

**District:** CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT

**Date of Meeting:** Thursday, April 2, 2026

**Time:** 9:00 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	

**Teams**

**Dial In:** +1 312-667-7136

**Meeting ID:** 213 947 094 313 8

**Phone ID:** 995 519 113#

**Passcode:** qL7aH9uk

## ***Regular Meeting Agenda***

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

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

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

### **III. Consent Agenda**

- A. Consideration for Acceptance – The Unaudited December 2025 Financials **Exhibit 1**
- B. Consideration for Acceptance – The Unaudited January 2026 Financials **Exhibit 2**
- C. Consideration for Acceptance – The Unaudited February 2026 Financials **Exhibit 3**
- D. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 8, 2026 **Exhibit 4**
- E. Ratification of DMHB – Audit Engagement Letter **Exhibit 5**

### **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**

**FINANCIAL STATEMENTS  
(Unaudited)**

**DECEMBER 31, 2025**

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
DECEMBER 31, 2025**

	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>CONSTRUCTION FUND</u>	<u>TOTAL FUNDS</u>
<b>1 ASSETS</b>				
2 RESTRICTED CASH FOR DEBT SERVICE	\$ 70,716	\$ -	\$ -	\$ 70,716
3 CASH-OPERATING ACCOUNT	16,057	-	-	16,057
4 DEBT SERVICE:				
5 REVENUE	-	10,676	-	10,676
6 SINKING FUND	-	8	-	8
7 INTEREST	-	73	-	73
8 RESERVE	-	183,305	-	183,305
9 COST OF ISSUANCE	-	-	-	-
10 ACQUISITION/CONSTRUCTION	-	-	9,239	9,239
11 ACCOUNTS RECEIVABLE - ON ROLL ASSESSMENTS	4,267	14,762	-	19,029
12 ACCOUNTS RECEIVABLE	12,587	-	-	12,587
13 DS - DUE FROM GF	-	70,716	-	70,716
14 PREPAIDS	8,470	-	-	8,470
15 DEPOSITS	-	-	-	-
<b>16 TOTAL ASSETS</b>	<u><b>\$ 112,097</b></u>	<u><b>\$ 279,541</b></u>	<u><b>\$ 9,239</b></u>	<u><b>\$ 400,877</b></u>
<b>17 LIABILITIES AND FUND BALANCE</b>				
<b>18 LIABILITIES</b>				
19 ACCOUNTS PAYABLE	\$ 14,657	\$ -	\$ -	\$ 14,657
20 ACCRUED EXPENSES	-	-	-	-
21 DEFERRED REVENUE ON ROLL	4,267	14,762	-	19,029
22 GF DUE TO DS	70,716	-	-	70,716
<b>23 TOTAL LIABILITIES</b>	<u><b>89,640</b></u>	<u><b>14,762</b></u>	<u><b>-</b></u>	<u><b>104,402</b></u>
<b>24 FUND BALANCES</b>				
25 NON SPENDABLE	8,470	-	-	8,470
26 RESTRICTED FUND BALANCE	-	264,778	9,239	274,017
27 UNASSIGNED FUND BALANCE	6,462	-	-	6,462
28 NET CHANGE IN FUND BALANCE	7,525	-	-	7,525
29 TOTAL FUND BALANCE	<u>22,457</u>	<u>264,778</u>	<u>9,239</u>	<u>296,475</u>
<b>30 TOTAL LIABILITIES AND FUND BALANCE</b>	<u><b>\$ 112,097</b></u>	<u><b>\$ 279,541</b></u>	<u><b>\$ 9,239</b></u>	<u><b>\$ 400,877</b></u>

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE PERIOD FROM OCTOBER 1, 2025 THROUGH DECEMBER 31, 2025**

	FY 2026 Adopted Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
<b>1 REVENUE</b>				
2 DEVELOPER FUNDING	\$ -	\$ -	\$ 18,080	\$ 18,080
3 ON ROLL TAX ASSESSMENTS	18,289	7,316	20,439	13,124
4 OFF ROLL TAX ASSESSMENTS	196,916	49,229	-	(49,229)
5 LOT CLOSINGS	-	-	4,109	4,109
6 OTHER MISCELLANEOUS REVENUE	-	-	30	30
<b>7 TOTAL REVENUE</b>	<b>215,205</b>	<b>56,545</b>	<b>42,658</b>	<b>(13,886)</b>
<b>8 EXPENDITURES</b>				
<b>9 GENERAL ADMINISTRATIVE</b>				
10 MANAGEMENT CONSULTING SERVICES	47,000	11,750	11,750	-
11 BANK FEES	500	125	-	125
12 AUDITING SERVICES	5,500	0	-	-
13 INSURANCE	7,500	1,875	1,833	42
14 REGULATORY AND PERMIT FEES	175	175	175	-
15 LEGAL ADVERTISEMENTS	4,500	1,125	55	1,070
16 ENGINEERING SERVICES	10,000	2,500	-	2,500
17 LEGAL SERVICES	25,000	6,250	-	6,250
18 WEBSITE HOSTING	2,015	504	1,129	(625)
19 ADMINISTRATIVE CONTINGENCY	10,000	2,500	126	2,374
<b>20 TOTAL GENERAL ADMINISTRATIVE</b>	<b>112,190</b>	<b>26,804</b>	<b>15,068</b>	<b>11,736</b>
<b>21 DEBT ADMINISTRATION:</b>				
22 DISSEMINATION AGENT	7,500	2,500	2,500	-
23 TRUSTEE FEES	4,040	950	950	-
24 ARBITRAGE	475	0	-	-
<b>25 TOTAL DEBT ADMINISTRATION</b>	<b>12,015</b>	<b>3,450</b>	<b>3,450</b>	<b>-</b>
<b>26 PHYSICAL ENVIRONMENT</b>				
27 ELECTRIC	-	-	-	-
28 AQUATIC MAINTENANCE	21,360	5,340	5,340	-
29 AERATORS	15,000	8,850	8,850	-
30 WETLAND MAINTENANCE	2,800	700	-	700
31 PUMP & WELL REPAIR & MAINTENANCE	5,200	1,300	2,426	(1,126)
32 PHYSICAL ENVIRONMENT CONTINGENCY	46,640	11,660	-	11,660
<b>33 TOTAL PHYSICAL ENVIRONMENT</b>	<b>91,000</b>	<b>27,850</b>	<b>16,616</b>	<b>11,235</b>
<b>34 TOTAL EXPENDITURES</b>	<b>215,205</b>	<b>58,104</b>	<b>35,133</b>	<b>22,971</b>
<b>35 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(1,559)</b>	<b>7,525</b>	<b>9,084</b>
36 FUND BALANCE - BEGINNING	(3,335)	14,932	14,932	-
<b>37 FUND BALANCE - ENDING</b>	<b>\$ (3,335)</b>	<b>13,373</b>	<b>\$ 22,457</b>	<b>\$ 9,084</b>

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2024**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD FROM OCTOBER 1, 2025 THROUGH DECEMBER 31, 2025**

		FY 2026 Adopted Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
G/L	<b>1 REVENUE</b>				
5363110	2 SPECIAL ASSESSMENT - ON ROLL	\$ -	\$ -	\$ 70,716	\$ 70,716
5363109	3 SPECIAL ASSESSMENT - OFF ROLL	363,156	90,789	120,189	29,400
5363105	4 PREPAYMENT REVENUE	-	-	-	-
5161000	5 INTEREST REVENUE	-	-	1,943	1,943
536320	6 ASSESSMENT VIA LOT CLOSINGS	-	-	15,746	15,746
536120	7 LESS: DISCOUNT ASSESSMENTS	-	-	-	-
	<b>8 TOTAL REVENUE</b>	<b>363,156</b>	<b>90,789</b>	<b>208,594</b>	<b>117,805</b>
	<b>9 EXPENDITURES</b>				
5517705	10 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
5517720	11 INTEREST EXPENSE				
	12 NOVEMBER 1, 2025	142,446	142,446	142,446	-
	13 MAY 1, 2026	140,566	-	-	-
5517730	14 PREPAYMENT	-	-	-	-
5517710	15 PRINCIPAL PAYMENT				
	16 MAY 1, 2026	80,000	-	-	-
5610000	17 COST OF ISSUANCE	-	-	-	-
	<b>18 TOTAL EXPENDITURES</b>	<b>363,012</b>	<b>142,446</b>	<b>142,446</b>	<b>-</b>
	<b>19 EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 144</b>	<b>\$ (51,657)</b>	<b>\$ 66,148</b>	<b>\$ 117,805</b>
	<b>20 OTHER FINANCING SOURCES (USES)</b>				
5310000	21 BOND PROCEEDS	-	-	-	-
	22 TRANSFER IN (OUT)	-	-	-	-
	<b>23 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	24 FUND BALANCE - BEGINNING	-	198,630	198,630	-
	<b>25 FUND BALANCE - ENDING</b>	<b>\$ 144</b>	<b>\$ 146,974</b>	<b>\$ 264,778</b>	<b>\$ 117,805</b>

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
CONSTRUCTION FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE PERIOD FROM OCTOBER 1, 2025 THROUGH DECEMBER 31, 2025**

		<b>FY 2026 Actual Year-to-Date</b>
<b>1 REVENUE</b>		
2 DEVELOPER FUNDING	\$	-
3 BOND PROCEEDS		-
4 INTEREST		68
<b>5 TOTAL REVENUE</b>		<b>68</b>
<b>6 EXPENDITURES</b>		
7 CONSTRUCTION IN PROGRESS		-
<b>8 TOTAL EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>9 EXCESS REVENUE OVER (UNDER) EXPEND.</b>		<b>68</b>
10 TRANSFER IN (OUT)		-
11 FUND BALANCE - BEGINNING		9,170
<b>12 FUND BALANCE - ENDING</b>	<b>\$</b>	<b>9,239</b>

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

	<u>Bank United (Operating Acct)</u>
Ending Balance Per Bank Statement	97,737.46
Plus: Deposits in Transit	-
Less: Outstanding Checks	(10,964.98)
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 86,772.48</u></b>
Beginning Cash Balance Per Books (Restricted & Operating)	56,617.48
Cash Receipts	93,570.16
Cash Disbursements	(63,415.16)
<b><i>Balance Per Books</i></b>	<b><u>\$ 86,772.48</u></b>

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
FY 2026**

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	Acct Balance
<b>Balance at 9/30/25</b>						<b>21,869.36</b>
10/3/2025			Deposit	30.00		21,899.36
10/7/2025			Deposit	355.90		22,255.26
10/8/2025	100067	Kai Connected, LLC	Invoice: 4797 (Reference: Professional Management. )		3,916.67	18,338.59
10/9/2025	0103-00002303	Kolter Homes		5,429.73		23,768.32
10/9/2025	100068	Kutak Rock LLP	Invoice: 3638073 (Reference: For Professional Legal Services Rendered 8/2025. )		2,527.60	21,240.72
10/9/2025	100069	Kai	Invoice: 20927 (Reference: DS FedEx. )		13.06	21,227.66
10/9/2025	100070	Kai Connected, LLC	Invoice: 4746 (Reference: Professional Management Services Monthly. )		3,916.67	17,310.99
10/9/2025	100071	Lake Pros LLC	Invoice: 3369 (Reference: Pond Maintenance Service. )		1,500.00	15,810.99
10/10/2025	100072	Lake Pros LLC	Invoice: 3452 (Reference: Pond Maintenance Service. )		560.00	15,250.99
10/10/2025	100073	Kai	Invoice: 21219 (Reference: FedEx. )		13.06	15,237.93
10/14/2025			Deposit	355.90		15,593.83
10/23/2025	100074	Neighborhood Publications, Inc.	Invoice: CWDL4670 (Reference: Monthly Fee for Website Software. )		125.00	15,468.83
10/23/2025	100075	Kutak Rock LLP	Invoice: 3623336 (Reference: For Professional Legal Services Rendered 7/25. )		543.00	14,925.83
10/27/2025	20252960017	Cresswind DeLand c/o Regions Bank	DS Due 2024 AA1		1,083.93	13,841.90
10/29/2025			Deposit	795.19		14,637.09
<b>Balance at 10/31/25</b>				<b>6,966.72</b>	<b>14,198.99</b>	<b>14,637.09</b>
11/1/2025	625	Volusia Tax Collector	Volusia County Tax Colletor payments	407.30		15,044.39
11/1/2025	625	Volusia Tax Collector	Volusia County Tax Colletor payments	310.43		15,354.82
11/1/2025	625	Volusia Tax Collector	Volusia County Tax Colletor payments	5.54		15,360.36
11/1/2025	625	Volusia Tax Collector	Volusia County Tax Colletor payments		310.43	15,049.93
11/1/2025	625	Volusia Tax Collector	Volusia County Tax Colletor payments		5.54	15,044.39
11/4/2025	100076	Egis Insurance Advisors LLC	Invoice: 29514 (Reference: Policy #1001251203 10/01/2025-10/01/2026 Florida Insurance Alliance. )		7,331.00	7,713.39
11/4/2025	626	Volusia Tax Collector	Volusia County Tax Colletor payments	6,837.94		14,551.33
11/4/2025	626	Volusia Tax Collector	Volusia County Tax Colletor payments	5,211.63		19,762.96
11/4/2025	626	Volusia Tax Collector	Volusia County Tax Colletor payments	93.06		19,856.02
11/4/2025	626	Volusia Tax Collector	Volusia County Tax Colletor payments		5,211.63	14,644.39
11/4/2025	626	Volusia Tax Collector	Volusia County Tax Colletor payments		93.06	14,551.33
11/6/2025	0103-00003285	Kolter Homes		7,999.00		22,550.33
11/6/2025			Deposit	433.74		22,984.07
11/7/2025	100077	SPARKLING CLEAN	Invoice: 20566 (Reference: PRESSURE WASHED AND WINDOW CLEANING FOR GATE HOUSE. )		150.00	22,834.07
11/10/2025	627	Volusia Tax Collector	Volusia County Tax Colletor payments	1,628.08		24,462.15
11/10/2025	627	Volusia Tax Collector	Volusia County Tax Colletor payments	1,240.86		25,703.01
11/10/2025	627	Volusia Tax Collector	Volusia County Tax Colletor payments	22.16		25,725.17
11/10/2025	627	Volusia Tax Collector	Volusia County Tax Colletor payments		1,240.86	24,484.31
11/10/2025	627	Volusia Tax Collector	Volusia County Tax Colletor payments		22.16	24,462.15
11/11/2025			Deposit	722.90		25,185.05
11/12/2025	100078	Kai	Invoice: 21315 (Reference: FedEx. )		53.82	25,131.23
11/12/2025	100079	Kai Connected, LLC	Invoice: 4837 (Reference: Professional Management Services Monthly. )		3,916.67	21,214.56
11/14/2025	624	Volusia Tax Collector	VOID: FY 25 Excess Fees Received	-		21,214.56
11/14/2025	624	Volusia Tax Collector	FY 25 Excess Fees Received	-		21,214.56
11/14/2025	624	Volusia Tax Collector	FY 25 Excess Fees Received	-		21,214.56
11/17/2025			Deposit	725.60		21,940.16
11/21/2025	100080	Kai	Invoice: 21464 (Reference: Postage expense for FedEx shipment. )		13.04	21,927.12
11/21/2025	100081	DISCLOSURE TECHNOLOGY SERVICES, LLC	Invoice: 1485 (Reference: DTS MUNI ? CDASaaS, 1 Year Subscription, Year 2026 Continuing Disclosu...		2,500.00	19,427.12
11/22/2025	628	Volusia Tax Collector	Volusia County Tax Colletor payments	26,700.54		46,127.66
11/22/2025	628	Volusia Tax Collector	Volusia County Tax Colletor payments	20,350.18		66,477.84
11/22/2025	628	Volusia Tax Collector	Volusia County Tax Colletor payments	363.40		66,841.24

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
FY 2026**

<b>Date</b>	<b>Ref #</b>	<b>Vendor Name</b>	<b>Memo</b>	<b>Deposits</b>	<b>Disbursements</b>	<b>Acct Balance</b>
11/22/2025	628	Volusia Tax Collector	Volusia County Tax Colletor payments		20,350.18	46,491.06
11/22/2025	628	Volusia Tax Collector	Volusia County Tax Colletor payments		363.40	46,127.66
11/24/2025	112425ACH	Florida Dept of Economic Opportunity	Annual District Filing Fee (inv date is 10/1/25)		175.00	45,952.66
11/25/2025	GF-2026-01	Kolter Homes		53.82		46,006.48
11/25/2025			Deposit	543.00		46,549.48
11/26/2025	100082	Kai	Invoice: 21495 (Reference: FedEx. )		26.12	46,523.36
11/30/2025	629	Volusia Tax Collector	Volusia County Tax Colletor payments	10,094.12		56,617.48
11/30/2025	629	Volusia Tax Collector	Volusia County Tax Colletor payments	7,693.37		64,310.85
11/30/2025	629	Volusia Tax Collector	Volusia County Tax Colletor payments	137.38		64,448.23
11/30/2025	629	Volusia Tax Collector	Volusia County Tax Colletor payments		7,693.37	56,754.86
11/30/2025	629	Volusia Tax Collector	Volusia County Tax Colletor payments		137.38	56,617.48
<b>Balance at 11/30/25</b>				<b>91,574.05</b>	<b>49,593.66</b>	<b>56,617.48</b>
12/2/2025	100083	Lake Pros LLC	Invoice: 3723 (Reference: Pond Maintenance Service for 5 wet retention ponds and 2 dry retention...		1,780.00	54,837.48
12/3/2025	103-3933	Kolter Homes		11,350.00		66,187.48
12/4/2025	630	Volusia Tax Collector	Volusia County Tax Colletor payments	41,987.58		108,175.06
12/4/2025	630	Volusia Tax Collector	Volusia County Tax Colletor payments	32,001.41		140,176.47
12/4/2025	630	Volusia Tax Collector	Volusia County Tax Colletor payments	571.45		140,747.92
12/4/2025	630	Volusia Tax Collector	Volusia County Tax Colletor payments		32,001.41	108,746.51
12/4/2025	630	Volusia Tax Collector	Volusia County Tax Colletor payments		571.45	108,175.06
12/8/2025	100084	Kai Connected, LLC	Invoice: 4866 (Reference: Professional Management Services. )		3,916.67	104,258.39
12/8/2025	100085	Tri-City Electrical Contractors, Inc.	Invoice: 90811 (Reference: Irrigation and circuit installation for fountain. )		11,466.00	92,792.39
12/9/2025			Deposit	433.74		93,226.13
12/22/2025			Deposit	1,012.06		94,238.19
12/31/2025	100086	Duke Energy	Invoice: 112025-8894 (Reference: O GASLINE RD LITE Oct 21 - Nov i8. )		2,114.98	92,123.21
12/31/2025	100087	Lake Pros LLC	Invoice: 3626 (Reference: 50% Balance Due - invoice for Fountain Installation: AquaElite 5hp, Di...		8,850.00	83,273.21
12/31/2025	637	Volusia Tax Collector	Volusia County Tax Colletor payments	3,499.27		86,772.48
12/31/2025	637	Volusia Tax Collector	Volusia County Tax Colletor payments	2,667.02		89,439.50
12/31/2025	637	Volusia Tax Collector	Volusia County Tax Colletor payments	47.63		89,487.13
12/31/2025	637	Volusia Tax Collector	Volusia County Tax Colletor payments		2,667.02	86,820.11
12/31/2025	637	Volusia Tax Collector	Volusia County Tax Colletor payments		47.63	86,772.48
<b>Balance at 12/31/25</b>				<b>93,570.16</b>	<b>63,415.16</b>	<b>86,772.48</b>

# **EXHIBIT 2**

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

**CRESSWIND DELAND  
COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS  
(Unaudited)**

**JANUARY 31, 2026**

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
JANUARY 31, 2026**

	<b>GENERAL FUND</b>	<b>DEBT SERVICE FUND</b>	<b>CONSTRUCTION FUND</b>	<b>TOTAL FUNDS</b>
<b>1 ASSETS</b>				
2 RESTRICTED CASH FOR DEBT SERVICE	\$ 77,955	\$ -	\$ -	\$ 77,955
3 CASH-OPERATING ACCOUNT	7,836	-	-	7,836
4 DEBT SERVICE:				
5 REVENUE	-	15,204	-	15,204
6 SINKING FUND	-	8	-	8
7 INTEREST	-	74	-	74
8 RESERVE	-	183,845	-	183,845
9 COST OF ISSUANCE	-	-	-	-
10 ACQUISITION/CONSTRUCTION	-	-	9,266	9,266
11 ACCOUNTS RECEIVABLE - ON ROLL ASSESSMENTS	2,174	7,523	-	9,698
12 ACCOUNTS RECEIVABLE	7,172	-	-	7,172
13 DS - DUE FROM GF	-	77,955	-	77,955
14 PREPAIDS	7,416	-	-	7,416
15 DEPOSITS	-	-	-	-
<b>16 TOTAL ASSETS</b>	<b>\$ 102,554</b>	<b>\$ 284,609</b>	<b>\$ 9,266</b>	<b>\$ 396,429</b>
<b>17 LIABILITIES AND FUND BALANCE</b>				
<b>18 LIABILITIES</b>				
19 ACCOUNTS PAYABLE	\$ 7,999	\$ -	\$ -	\$ 7,999
20 ACCRUED EXPENSES	-	-	-	-
21 DEFERRED REVENUE ON ROLL	2,174	7,523	-	9,698
22 GF DUE TO DS	77,955	-	-	77,955
<b>23 TOTAL LIABILITIES</b>	<b>88,129</b>	<b>7,523</b>	<b>-</b>	<b>95,652</b>
<b>24 FUND BALANCES</b>				
25 NON SPENDABLE	7,416	-	-	7,416
26 RESTRICTED FUND BALANCE	-	277,086	9,266	286,352
27 UNASSIGNED FUND BALANCE	9,301	-	-	9,301
28 NET CHANGE IN FUND BALANCE	(2,292)	-	-	(2,292)
29 TOTAL FUND BALANCE	14,426	277,086	9,266	300,777
<b>30 TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 102,554</b>	<b>\$ 284,609</b>	<b>\$ 9,266</b>	<b>\$ 396,429</b>

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE PERIOD FROM OCTOBER 1, 2025 THROUGH JANUARY 31, 2026**

	FY 2026 Adopted Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
<b>1 REVENUE</b>				
2 DEVELOPER CONTRIBUTIONS	\$ -	\$ -	\$ 18,080	\$ 18,080
3 ON ROLL TAX ASSESSMENTS	18,289	14,631	22,532	7,901
4 OFF ROLL TAX ASSESSMENTS	196,916	65,639	-	(65,639)
5 LOT CLOSINGS	-	-	4,399	4,399
6 OTHER MISCELLANEOUS REVENUE	-	-	30	30
<b>7 TOTAL REVENUE</b>	<b>215,205</b>	<b>80,270</b>	<b>45,040</b>	<b>(35,230)</b>
<b>8 EXPENDITURES</b>				
<b>9 GENERAL ADMINISTRATIVE</b>				
10 MANAGEMENT CONSULTING SERVICES	47,000	15,667	15,667	-
11 BANK FEES	500	167	-	167
12 AUDITING SERVICES	5,500	-	-	-
13 INSURANCE	7,500	2,500	2,444	56
14 REGULATORY AND PERMIT FEES	175	175	175	-
15 LEGAL ADVERTISEMENTS	4,500	1,500	55	1,445
16 ENGINEERING SERVICES	10,000	3,333	-	3,333
17 LEGAL SERVICES	25,000	8,333	262	8,071
18 WEBSITE HOSTING	2,015	672	630	42
19 ADMINISTRATIVE CONTINGENCY	10,000	3,333	144	3,189
<b>20 TOTAL GENERAL ADMINISTRATIVE</b>	<b>112,190</b>	<b>35,680</b>	<b>19,377</b>	<b>16,303</b>
<b>21 DEBT ADMINISTRATION:</b>				
22 DISSEMINATION AGENT	7,500	7,500	7,500	-
23 TRUSTEE FEES	4,040	1,267	1,267	-
24 ARBITRAGE	475	-	-	-
<b>25 TOTAL DEBT ADMINISTRATION</b>	<b>12,015</b>	<b>8,767</b>	<b>8,767</b>	<b>-</b>
<b>26 PHYSICAL ENVIRONMENT</b>				
27 ELECTRIC	-	-	-	-
28 AQUATIC MAINTENANCE	21,360	7,120	7,120	-
29 AERATORS	15,000	8,850	8,850	-
30 WETLAND MAINTENANCE	2,800	933	-	933
31 PUMP & WELL REPAIR & MAINTENANCE	5,200	1,733	2,900	(1,166)
32 PHYSICAL ENVIRONMENT CONTINGENCY	46,640	15,547	318	15,229
<b>33 TOTAL PHYSICAL ENVIRONMENT</b>	<b>91,000</b>	<b>34,183</b>	<b>19,188</b>	<b>14,996</b>
<b>34 TOTAL EXPENDITURES</b>	<b>215,205</b>	<b>78,630</b>	<b>47,331</b>	<b>31,299</b>
<b>35 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>1,640</b>	<b>(2,292)</b>	<b>(3,932)</b>
36 FUND BALANCE - BEGINNING	(3,335)	16,717	16,717	-
<b>37 FUND BALANCE - ENDING</b>	<b>\$ (3,335)</b>	<b>18,357</b>	<b>\$ 14,426</b>	<b>\$ (3,932)</b>

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2024**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD FROM OCTOBER 1, 2025 THROUGH JANUARY 31, 2026**

	<u>FY 2026 Adopted Budget</u>	<u>FY 2026 Budget Year-to-Date</u>	<u>FY 2026 Actual Year-to-Date</u>	<u>VARIANCE Favorable (Unfavorable)</u>
<b>1 REVENUE</b>				
2 SPECIAL ASSESSMENT - ON ROLL	\$ -	\$ -	\$ 77,955	\$ 77,955
3 SPECIAL ASSESSMENT - OFF ROLL	363,156	121,052	120,189	(863)
4 PREPAYMENT REVENUE	-	-	-	-
5 INTEREST REVENUE	-	-	2,513	2,513
6 ASSESSMENT VIA LOT CLOSINGS	-	-	20,245	20,245
7 LESS: DISCOUNT ASSESSMENTS	-	-	-	-
<b>8 TOTAL REVENUE</b>	<u><b>363,156</b></u>	<u><b>121,052</b></u>	<u><b>220,901</b></u>	<u><b>99,849</b></u>
<b>9 EXPENDITURES</b>				
10 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
11 INTEREST EXPENSE				
12     NOVEMBER 1, 2025	142,446	142,446	142,446	-
13     MAY 1, 2026	140,566	-	-	-
14 PREPAYMENT	-	-	-	-
15 PRINCIPAL PAYMENT				
16     MAY 1, 2026	80,000	-	-	-
17 COST OF ISSUANCE	-	-	-	-
<b>18 TOTAL EXPENDITURES</b>	<u><b>363,012</b></u>	<u><b>142,446</b></u>	<u><b>142,446</b></u>	<u><b>-</b></u>
<b>19 EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<u><b>\$ 144</b></u>	<u><b>\$ (21,394)</b></u>	<u><b>\$ 78,456</b></u>	<u><b>\$ 99,849</b></u>
<b>20 OTHER FINANCING SOURCES (USES)</b>				
21 BOND PROCEEDS	-	-	-	-
22 TRANSFER IN (OUT)	-	-	-	-
<b>23 TOTAL OTHER FINANCING SOURCES (USES)</b>	<u><b>\$ -</b></u>	<u><b>\$ -</b></u>	<u><b>\$ -</b></u>	<u><b>\$ -</b></u>
<b>24 FUND BALANCE - BEGINNING</b>	-	198,630	198,630	-
<b>25 FUND BALANCE - ENDING</b>	<u><b>\$ 144</b></u>	<u><b>\$ 177,237</b></u>	<u><b>\$ 277,086</b></u>	<u><b>\$ 99,849</b></u>

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
CONSTRUCTION FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE PERIOD FROM OCTOBER 1, 2025 THROUGH JANUARY 31, 2026**

		<b>FY 2026 Actual Year-to-Date</b>
<b>1 REVENUE</b>		
2 DEVELOPER FUNDING	\$	-
3 BOND PROCEEDS		-
4 INTEREST		95
<b>5 TOTAL REVENUE</b>		<b>95</b>
<b>6 EXPENDITURES</b>		
7 CONSTRUCTION IN PROGRESS		-
<b>8 TOTAL EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>9 EXCESS REVENUE OVER (UNDER) EXPEND.</b>		<b>95</b>
10 TRANSFER IN (OUT)		-
11 FUND BALANCE - BEGINNING		9,170
<b>12 FUND BALANCE - ENDING</b>	<b>\$</b>	<b>9,266</b>

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
CASH RECONCILIATION - GENERAL FUND  
JANUARY 31, 2026**

	<u><b>Bank United (Operating Acct)</b></u>
Ending Balance Per Bank Statement	88,212.48
Plus: Deposits in Transit	-
Less: Outstanding Checks	(2,421.57)
<b><i>Adjusted Bank Balance</i></b>	<b><u><u>\$ 85,790.91</u></u></b>
Beginning Cash Balance Per Books (Restricted & Operating)	86,772.48
Cash Receipts	20,775.12
Cash Disbursements	(21,756.69)
<b><i>Balance Per Books</i></b>	<b><u><u>\$ 85,790.91</u></u></b>

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
FY 2026**

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	Acct Balance
<b>Balance at 9/30/25</b>						<b>21,869.36</b>
10/3/2025			Deposit	30.00		21,899.36
10/7/2025			Deposit	355.90		22,255.26
10/8/2025	100067	Kai Connected, LLC	Invoice: 4797 (Reference: Professional Management. )		3,916.67	18,338.59
10/9/2025	0103-0000230	Kolter Homes		5,429.73		23,768.32
10/9/2025	100068	Kutak Rock LLP	Invoice: 3638073 (Reference: For Professional Legal Services Rendered 8/2025. )		2,527.60	21,240.72
10/9/2025	100069	Kai	Invoice: 20927 (Reference: DS FedEx. )		13.06	21,227.66
10/9/2025	100070	Kai Connected, LLC	Invoice: 4746 (Reference: Professional Management Services Monthly. )		3,916.67	17,310.99
10/9/2025	100071	Lake Pros LLC	Invoice: 3369 (Reference: Pond Maintenance Service. )		1,500.00	15,810.99
10/10/2025	100072	Lake Pros LLC	Invoice: 3452 (Reference: Pond Maintenance Service. )		560.00	15,250.99
10/10/2025	100073	Kai	Invoice: 21219 (Reference: FedEx. )		13.06	15,237.93
10/14/2025			Deposit	355.90		15,593.83
10/23/2025	100074	Neighborhood Publications, Inc.	Invoice: CWDL4670 (Reference: Monthly Fee for Website Software. )		125.00	15,468.83
10/23/2025	100075	Kutak Rock LLP	Invoice: 3623336 (Reference: For Professional Legal Services Rendered 7/25. )		543.00	14,925.83
10/27/2025	20252960017	Cresswind DeLand c/o Regions Bank	DS Due 2024 AA1		1,083.93	13,841.90
10/29/2025			Deposit	795.19		14,637.09
<b>Balance at 10/31/25</b>				<b>6,966.72</b>	<b>14,198.99</b>	<b>14,637.09</b>
11/1/2025	625	Volusia Tax Collector	Volusia County Tax Colletor payments	407.30		15,044.39
11/1/2025	625	Volusia Tax Collector	Volusia County Tax Colletor payments	310.43		15,354.82
11/1/2025	625	Volusia Tax Collector	Volusia County Tax Colletor payments	5.54		15,360.36
11/1/2025	625	Volusia Tax Collector	Volusia County Tax Colletor payments		310.43	15,049.93
11/1/2025	625	Volusia Tax Collector	Volusia County Tax Colletor payments		5.54	15,044.39
11/4/2025	100076	Egis Insurance Advisors LLC	Invoice: 29514 (Reference: Policy #1001251203 10/01/2025-10/01/2026 Florida Insurance Alliance. )		7,331.00	7,713.39
11/4/2025	626	Volusia Tax Collector	Volusia County Tax Colletor payments	6,837.94		14,551.33
11/4/2025	626	Volusia Tax Collector	Volusia County Tax Colletor payments	5,211.63		19,762.96
11/4/2025	626	Volusia Tax Collector	Volusia County Tax Colletor payments	93.06		19,856.02
11/4/2025	626	Volusia Tax Collector	Volusia County Tax Colletor payments		5,211.63	14,644.39
11/4/2025	626	Volusia Tax Collector	Volusia County Tax Colletor payments		93.06	14,551.33
11/6/2025	0103-0000328	Kolter Homes		7,999.00		22,550.33
11/6/2025			Deposit	433.74		22,984.07
11/7/2025	100077	SPARKLING CLEAN	Invoice: 20566 (Reference: PRESSURE WASHED AND WINDOW CLEANING FOR GATE HOUSE. )		150.00	22,834.07
11/10/2025	627	Volusia Tax Collector	Volusia County Tax Colletor payments	1,628.08		24,462.15
11/10/2025	627	Volusia Tax Collector	Volusia County Tax Colletor payments	1,240.86		25,703.01
11/10/2025	627	Volusia Tax Collector	Volusia County Tax Colletor payments	22.16		25,725.17
11/10/2025	627	Volusia Tax Collector	Volusia County Tax Colletor payments		1,240.86	24,484.31
11/10/2025	627	Volusia Tax Collector	Volusia County Tax Colletor payments		22.16	24,462.15
11/11/2025			Deposit	722.90		25,185.05
11/12/2025	100078	Kai	Invoice: 21315 (Reference: FedEx. )		53.82	25,131.23
11/12/2025	100079	Kai Connected, LLC	Invoice: 4837 (Reference: Professional Management Services Monthly. )		3,916.67	21,214.56
11/14/2025	624	Volusia Tax Collector	VOID: FY 25 Excess Fees Received	-		21,214.56
11/14/2025	624	Volusia Tax Collector	FY 25 Excess Fees Received	-		21,214.56
11/14/2025	624	Volusia Tax Collector	FY 25 Excess Fees Received	-		21,214.56
11/17/2025			Deposit	725.60		21,940.16
11/21/2025	100080	Kai	Invoice: 21464 (Reference: Postage expense for FedEx shipment. )		13.04	21,927.12
11/21/2025	100081	DISCLOSURE TECHNOLOGY SERVICES, LLC	Invoice: 1485 (Reference: DTS MUNI ? CDASaaS, 1 Year Subscription, Year 2026 Continuing Disclous...		2,500.00	19,427.12
11/22/2025	628	Volusia Tax Collector	Volusia County Tax Colletor payments	26,700.54		46,127.66
11/22/2025	628	Volusia Tax Collector	Volusia County Tax Colletor payments	20,350.18		66,477.84
11/22/2025	628	Volusia Tax Collector	Volusia County Tax Colletor payments	363.40		66,841.24
11/22/2025	628	Volusia Tax Collector	Volusia County Tax Colletor payments		20,350.18	46,491.06

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
FY 2026**

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	Acct Balance
11/22/2025	628	Volusia Tax Collector	Volusia County Tax Colletor payments		363.40	46,127.66
11/24/2025	112425ACH	Florida Dept of Economic Opportunity	Annual District Filing Fee (inv date is 10/1/25)		175.00	45,952.66
11/25/2025	GF-2026-01	Kolter Homes		53.82		46,006.48
11/25/2025			Deposit	543.00		46,549.48
11/26/2025	100082	Kai	Invoice: 21495 (Reference: FedEx. )		26.12	46,523.36
11/30/2025	629	Volusia Tax Collector	Volusia County Tax Colletor payments	10,094.12		56,617.48
11/30/2025	629	Volusia Tax Collector	Volusia County Tax Colletor payments	7,693.37		64,310.85
11/30/2025	629	Volusia Tax Collector	Volusia County Tax Colletor payments	137.38		64,448.23
11/30/2025	629	Volusia Tax Collector	Volusia County Tax Colletor payments		7,693.37	56,754.86
11/30/2025	629	Volusia Tax Collector	Volusia County Tax Colletor payments		137.38	56,617.48
<b>Balance at 11/30/25</b>				<b>91,574.05</b>	<b>49,593.66</b>	<b>56,617.48</b>
12/2/2025	100083	Lake Pros LLC	Invoice: 3723 (Reference: Pond Maintenance Service for 5 wet retention ponds and 2 dry retention...		1,780.00	54,837.48
12/3/2025	103-3933	Kolter Homes		11,350.00		66,187.48
12/4/2025	630	Volusia Tax Collector	Volusia County Tax Colletor payments	41,987.58		108,175.06
12/4/2025	630	Volusia Tax Collector	Volusia County Tax Colletor payments	32,001.41		140,176.47
12/4/2025	630	Volusia Tax Collector	Volusia County Tax Colletor payments	571.45		140,747.92
12/4/2025	630	Volusia Tax Collector	Volusia County Tax Colletor payments		32,001.41	108,746.51
12/4/2025	630	Volusia Tax Collector	Volusia County Tax Colletor payments		571.45	108,175.06
12/8/2025	100084	Kai Connected, LLC	Invoice: 4866 (Reference: Professional Management Services. )		3,916.67	104,258.39
12/8/2025	100085	Tri-City Electrical Contractors, Inc.	Invoice: 90811 (Reference: Irrigation and circuit installation for fountain. )		11,466.00	92,792.39
12/9/2025			Deposit	433.74		93,226.13
12/22/2025			Deposit	1,012.06		94,238.19
12/31/2025	100086	Duke Energy	Invoice: 112025-8894 (Reference: O GASLINE RD LITE Oct 21 - Nov i8. )		2,114.98	92,123.21
12/31/2025	100087	Lake Pros LLC	Invoice: 3626 (Reference: 50% Balance Due - invoice for Fountain Installation: AquaElite 5hp, Di...		8,850.00	83,273.21
12/31/2025	637	Volusia Tax Collector	Volusia County Tax Colletor payments	3,499.27		86,772.48
12/31/2025	637	Volusia Tax Collector	Volusia County Tax Colletor payments	2,667.02		89,439.50
12/31/2025	637	Volusia Tax Collector	Volusia County Tax Colletor payments	47.63		89,487.13
12/31/2025	637	Volusia Tax Collector	Volusia County Tax Colletor payments		2,667.02	86,820.11
12/31/2025	637	Volusia Tax Collector	Volusia County Tax Colletor payments		47.63	86,772.48
<b>Balance at 12/31/25</b>				<b>93,570.16</b>	<b>63,415.16</b>	<b>86,772.48</b>
1/5/2026	103-00004424	Kolter Homes		150.00		86,922.48
1/5/2026			Deposit	289.16		87,211.64
1/7/2026	100088	Duke Energy	Invoice: 121925-8894 (Reference: O GASLINE RD LITE 11/19-12/17/25. )		2,146.70	85,064.94
1/9/2026	100089	SiteOne Landscape Supply, LLC	Invoice: 161607354-001 (Reference: RAIN BIRD ESP-LX IVM 2-WIRE SENSOR INPUT DEVICE. )		474.27	84,590.67
1/9/2026	100090	Kai Connected, LLC	Invoice: 4908 (Reference: Professional Management Services. )		3,916.67	80,674.00
1/9/2026	100091	Lake Pros LLC	Invoice: 4040 (Reference: Pond Maintenance Service for 5 wet retention ponds and 2 dry retention...		1,780.00	78,894.00
1/9/2026	100092	Kai	Invoice: 21765 (Reference: FedEx. )		13.20	78,880.80
1/14/2026	100093	SiteOne Landscape Supply, LLC	Invoice: 160962104-001 (Reference: Pump Maintenance on all stations in cont ract. )		1,985.00	76,895.80
1/14/2026	100094	Lake Pros LLC	Invoice: 3879 (Reference: Pond Maintenance Service for 5 wet retention ponds and 2 dry retention...		1,780.00	75,115.80
1/14/2026	103-4918	Kolter Homes		3,765.00		78,880.80
1/22/2026	638	Volusia Tax Collector	Volusia County Tax Colletor payments for 12/15/25 - 12/31/25	5,264.13		84,144.93
1/22/2026	638	Volusia Tax Collector	Volusia County Tax Colletor payments for 12/15/25 - 12/31/25	4,012.13		88,157.06
1/22/2026	638	Volusia Tax Collector	Volusia County Tax Colletor payments for 12/15/25 - 12/31/25	71.65		88,228.71
1/22/2026	638	Volusia Tax Collector	Volusia County Tax Colletor payments for 12/15/25 - 12/31/25		4,012.13	84,216.58
1/22/2026	638	Volusia Tax Collector	Volusia County Tax Colletor payments for 12/15/25 - 12/31/25		71.65	84,144.93
1/27/2026	100095	Kai	Invoice: 21787 (Reference: FedEx. )		6.57	84,138.36
1/27/2026	100096	SchoolNow	Invoice: INV-SN-1123 (Reference: Subscription start:12/15/2025 end: 12/14/2026. ) Invoice: INV...		2,415.00	81,723.36
1/30/2026	642	Volusia Tax Collector	Volusia County Tax Colletor payments for 1/1/26 - 1/15/26	4,067.55		85,790.91
1/30/2026	642	Volusia Tax Collector	Volusia County Tax Colletor payments for 1/1/26 - 1/15/26	3,100.14		88,891.05

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
FY 2026**

<b>Date</b>	<b>Ref #</b>	<b>Vendor Name</b>	<b>Memo</b>	<b>Deposits</b>	<b>Disbursements</b>	<b>Acet Balance</b>
1/30/2026	642	Volusia Tax Collector	Volusia County Tax Colletor payments for 1/1/26 - 1/15/26	55.36		88,946.41
1/30/2026	642	Volusia Tax Collector	Volusia County Tax Colletor payments for 1/1/26 - 1/15/26		3,100.14	85,846.27
1/30/2026	642	Volusia Tax Collector	Volusia County Tax Colletor payments for 1/1/26 - 1/15/26		55.36	85,790.91
<b>Balance at 1/31/26</b>				<b>20,775.12</b>	<b>21,756.69</b>	<b>85,790.91</b>

# **EXHIBIT 3**

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

**CRESSWIND DELAND  
COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS  
(Unaudited)**

**FEBRUARY 28, 2026**

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
FEBRUARY 28, 2026**

	<b>GENERAL FUND</b>	<b>DEBT SERVICE FUND</b>	<b>CONSTRUCTION FUND</b>	<b>TOTAL FUNDS</b>
<b>1 ASSETS</b>				
2 RESTRICTED CASH FOR DEBT SERVICE	\$ 79,244	\$ -	\$ -	\$ 79,244
3 CASH-OPERATING ACCOUNT	8,818	-	-	8,818
4 DEBT SERVICE:				
5 REVENUE	-	17,744	-	17,744
6 SINKING FUND	-	8	-	8
7 INTEREST	-	74	-	74
8 RESERVE	-	184,371	-	184,371
9 COST OF ISSUANCE	-	-	-	-
10 ACQUISITION/CONSTRUCTION	-	-	9,292	9,292
11 ACCOUNTS RECEIVABLE - ON ROLL ASSESSMENTS	1,802	6,234	-	8,036
12 ACCOUNTS RECEIVABLE	14,072	-	-	14,072
13 DS - DUE FROM GF	-	79,244	-	79,244
14 PREPAIDS	6,363	-	-	6,363
15 DEPOSITS	-	-	-	-
<b>16 TOTAL ASSETS</b>	<b>\$ 110,299</b>	<b>\$ 287,675</b>	<b>\$ 9,292</b>	<b>\$ 407,266</b>
<b>17 LIABILITIES AND FUND BALANCE</b>				
<b>18 LIABILITIES</b>				
19 ACCOUNTS PAYABLE	\$ 11,366	\$ -	\$ -	\$ 11,366
20 ACCRUED EXPENSES	-	-	-	-
21 DEFERRED REVENUE ON ROLL	1,802	6,234	-	8,036
22 GF DUE TO DS	79,244	-	-	79,244
<b>23 TOTAL LIABILITIES</b>	<b>92,412</b>	<b>6,234</b>	<b>-</b>	<b>98,646</b>
<b>24 FUND BALANCES</b>				
25 NON SPENDABLE	6,363	-	-	6,363
26 RESTRICTED FUND BALANCE	-	281,441	9,292	290,733
27 UNASSIGNED FUND BALANCE	10,355	-	-	10,355
28 NET CHANGE IN FUND BALANCE	1,169	-	-	1,169
29 TOTAL FUND BALANCE	17,887	281,441	9,292	308,620
<b>30 TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 110,299</b>	<b>\$ 287,675</b>	<b>\$ 9,292</b>	<b>\$ 407,266</b>

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE PERIOD FROM OCTOBER 1, 2025 THROUGH FEBRUARY 28, 2026**

	FY 2026 Adopted Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
<b>1 REVENUE</b>				
2 DEVELOPER CONTRIBUTIONS	\$ -	\$ -	\$ 27,015	\$ 27,015
3 ON ROLL TAX ASSESSMENTS	18,289	16,460	22,904	6,444
4 OFF ROLL TAX ASSESSMENTS	196,916	82,048	-	(82,048)
5 LOT CLOSINGS	-	-	4,760	4,760
6 OTHER MISCELLANEOUS REVENUE	-	-	780	780
<b>7 TOTAL REVENUE</b>	<b>215,205</b>	<b>98,508</b>	<b>55,459</b>	<b>(43,049)</b>
<b>8 EXPENDITURES</b>				
<b>9 GENERAL ADMINISTRATIVE</b>				
10 MANAGEMENT CONSULTING SERVICES	47,000	19,583	19,583	-
11 BANK FEES	500	208	-	208
12 AUDITING SERVICES	5,500	-	-	-
13 INSURANCE	7,500	3,125	3,055	70
14 REGULATORY AND PERMIT FEES	175	175	175	-
15 LEGAL ADVERTISEMENTS	4,500	1,875	55	1,820
16 ENGINEERING SERVICES	10,000	4,167	-	4,167
17 LEGAL SERVICES	25,000	10,417	582	9,835
18 WEBSITE HOSTING	2,015	840	631	208
19 ADMINISTRATIVE CONTINGENCY	10,000	4,167	157	4,009
<b>20 TOTAL GENERAL ADMINISTRATIVE</b>	<b>112,190</b>	<b>44,556</b>	<b>24,239</b>	<b>20,317</b>
<b>21 DEBT ADMINISTRATION:</b>				
22 DISSEMINATION AGENT	7,500	7,500	7,500	-
23 TRUSTEE FEES	4,040	1,583	1,583	-
24 ARBITRAGE	475	-	-	-
<b>25 TOTAL DEBT ADMINISTRATION</b>	<b>12,015</b>	<b>9,083</b>	<b>9,083</b>	<b>-</b>
<b>26 PHYSICAL ENVIRONMENT</b>				
27 ELECTRIC	-	-	-	-
28 AQUATIC MAINTENANCE	21,360	8,900	8,900	-
29 AERATORS	15,000	8,850	8,850	-
30 WETLAND MAINTENANCE	2,800	1,167	-	1,167
31 PUMP & WELL REPAIR & MAINTENANCE	5,200	2,167	1,985	182
32 PHYSICAL ENVIRONMENT CONTINGENCY	46,640	19,433	1,233	18,201
<b>33 TOTAL PHYSICAL ENVIRONMENT</b>	<b>91,000</b>	<b>40,517</b>	<b>20,968</b>	<b>19,549</b>
<b>34 TOTAL EXPENDITURES</b>	<b>215,205</b>	<b>94,156</b>	<b>54,290</b>	<b>39,866</b>
<b>35 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>4,352</b>	<b>1,169</b>	<b>(3,183)</b>
36 FUND BALANCE - BEGINNING	(3,335)	16,717	16,717	-
<b>37 FUND BALANCE - ENDING</b>	<b>\$ (3,335)</b>	<b>21,069</b>	<b>\$ 17,887</b>	<b>\$ (3,183)</b>

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND - SERIES 2024  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE PERIOD FROM OCTOBER 1, 2025 THROUGH FEBRUARY 28, 2026**

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Budget Year-to-Date</b>	<b>FY 2026 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE</b>				
2 SPECIAL ASSESSMENT - ON ROLL	\$ -	\$ -	\$ 79,244	\$ 79,244
3 SPECIAL ASSESSMENT - OFF ROLL	363,156	151,315	120,189	(31,126)
4 PREPAYMENT REVENUE	-	-	-	-
5 INTEREST REVENUE	-	-	3,079	3,079
6 ASSESSMENT VIA LOT CLOSINGS	-	-	22,744	22,744
7 LESS: DISCOUNT ASSESSMENTS	-	-	-	-
<b>8 TOTAL REVENUE</b>	<b>363,156</b>	<b>151,315</b>	<b>225,256</b>	<b>73,941</b>
<b>9 EXPENDITURES</b>				
10 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
11 INTEREST EXPENSE				
12 NOVEMBER 1, 2025	142,446	142,446	142,446	-
13 MAY 1, 2026	140,566	-	-	-
14 PREPAYMENT	-	-	-	-
15 PRINCIPAL PAYMENT				
16 MAY 1, 2026	80,000	-	-	-
17 COST OF ISSUANCE	-	-	-	-
<b>18 TOTAL EXPENDITURES</b>	<b>363,012</b>	<b>142,446</b>	<b>142,446</b>	<b>-</b>
<b>19 EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 144</b>	<b>\$ 8,869</b>	<b>\$ 82,811</b>	<b>\$ 73,941</b>
<b>20 OTHER FINANCING SOURCES (USES)</b>				
21 BOND PROCEEDS	-	-	-	-
22 TRANSFER IN (OUT)	-	-	-	-
<b>23 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
24 FUND BALANCE - BEGINNING	-	198,630	198,630	-
<b>25 FUND BALANCE - ENDING</b>	<b>\$ 144</b>	<b>\$ 207,500</b>	<b>\$ 281,441</b>	<b>\$ 73,941</b>

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
CONSTRUCTION FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE PERIOD FROM OCTOBER 1, 2025 THROUGH FEBRUARY 28, 2026**

		<b>FY 2026 Actual Year-to-Date</b>
<b>1 REVENUE</b>		
2 DEVELOPER FUNDING	\$	-
3 BOND PROCEEDS		-
4 INTEREST		122
<b>5 TOTAL REVENUE</b>		<b>122</b>
<b>6 EXPENDITURES</b>		
7 CONSTRUCTION IN PROGRESS		-
<b>8 TOTAL EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>9 EXCESS REVENUE OVER (UNDER) EXPEND.</b>		<b>122</b>
10 TRANSFER IN (OUT)		-
11 FUND BALANCE - BEGINNING		9,170
<b>12 FUND BALANCE - ENDING</b>	<b>\$</b>	<b>9,292</b>

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
CASH RECONCILIATION - GENERAL FUND  
FEBRUARY 28, 2026**

	<u>Bank United (Operating Acct)</u>
Ending Balance Per Bank Statement	89,842.36
Plus: Deposits in Transit	-
Less: Outstanding Checks	(1,780.00)
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 88,062.36</u></b>
Beginning Cash Balance Per Books (Restricted & Operating)	85,790.91
Cash Receipts	6,223.54
Cash Disbursements	(3,952.09)
<b><i>Balance Per Books</i></b>	<b><u>\$ 88,062.36</u></b>

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
FY 2026**

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	Acct Balance
<b>Balance at 9/30/25</b>						<b>21,869.36</b>
10/3/2025			Deposit	30.00		21,899.36
10/7/2025			Deposit	355.90		22,255.26
10/8/2025	100067	Kai Connected, LLC	Invoice: 4797 (Reference: Professional Management. )		3,916.67	18,338.59
10/9/2025	0103-0000230	Kolter Homes		5,429.73		23,768.32
10/9/2025	100068	Kutak Rock LLP	Invoice: 3638073 (Reference: For Professional Legal Services Rendered 8/2025. )		2,527.60	21,240.72
10/9/2025	100069	Kai	Invoice: 20927 (Reference: DS FedEx. )		13.06	21,227.66
10/9/2025	100070	Kai Connected, LLC	Invoice: 4746 (Reference: Professional Management Services Monthly. )		3,916.67	17,310.99
10/9/2025	100071	Lake Pros LLC	Invoice: 3369 (Reference: Pond Maintenance Service. )		1,500.00	15,810.99
10/10/2025	100072	Lake Pros LLC	Invoice: 3452 (Reference: Pond Maintenance Service. )		560.00	15,250.99
10/10/2025	100073	Kai	Invoice: 21219 (Reference: FedEx. )		13.06	15,237.93
10/14/2025			Deposit	355.90		15,593.83
10/23/2025	100074	Neighborhood Publications, Inc.	Invoice: CWDL4670 (Reference: Monthly Fee for Website Software. )		125.00	15,468.83
10/23/2025	100075	Kutak Rock LLP	Invoice: 3623336 (Reference: For Professional Legal Services Rendered 7/25. )		543.00	14,925.83
10/27/2025	20252960017	Cresswind DeLand c/o Regions Bank	DS Due 2024 AA1		1,083.93	13,841.90
10/29/2025			Deposit	795.19		14,637.09
<b>Balance at 10/31/25</b>				<b>6,966.72</b>	<b>14,198.99</b>	<b>14,637.09</b>
11/1/2025	625	Volusia Tax Collector	Volusia County Tax Colletor payments	407.30		15,044.39
11/1/2025	625	Volusia Tax Collector	Volusia County Tax Colletor payments	310.43		15,354.82
11/1/2025	625	Volusia Tax Collector	Volusia County Tax Colletor payments	5.54		15,360.36
11/1/2025	625	Volusia Tax Collector	Volusia County Tax Colletor payments		310.43	15,049.93
11/1/2025	625	Volusia Tax Collector	Volusia County Tax Colletor payments		5.54	15,044.39
11/4/2025	100076	Egis Insurance Advisors LLC	Invoice: 29514 (Reference: Policy #1001251203 10/01/2025-10/01/2026 Florida Insurance Alliance. )		7,331.00	7,713.39
11/4/2025	626	Volusia Tax Collector	Volusia County Tax Colletor payments	6,837.94		14,551.33
11/4/2025	626	Volusia Tax Collector	Volusia County Tax Colletor payments	5,211.63		19,762.96
11/4/2025	626	Volusia Tax Collector	Volusia County Tax Colletor payments	93.06		19,856.02
11/4/2025	626	Volusia Tax Collector	Volusia County Tax Colletor payments		5,211.63	14,644.39
11/4/2025	626	Volusia Tax Collector	Volusia County Tax Colletor payments		93.06	14,551.33
11/6/2025	0103-0000328	Kolter Homes		7,999.00		22,550.33
11/6/2025			Deposit	433.74		22,984.07
11/7/2025	100077	SPARKLING CLEAN	Invoice: 20566 (Reference: PRESSURE WASHED AND WINDOW CLEANING FOR GATE HOUSE. )		150.00	22,834.07
11/10/2025	627	Volusia Tax Collector	Volusia County Tax Colletor payments	1,628.08		24,462.15
11/10/2025	627	Volusia Tax Collector	Volusia County Tax Colletor payments	1,240.86		25,703.01
11/10/2025	627	Volusia Tax Collector	Volusia County Tax Colletor payments	22.16		25,725.17
11/10/2025	627	Volusia Tax Collector	Volusia County Tax Colletor payments		1,240.86	24,484.31
11/10/2025	627	Volusia Tax Collector	Volusia County Tax Colletor payments		22.16	24,462.15
11/11/2025			Deposit	722.90		25,185.05
11/12/2025	100078	Kai	Invoice: 21315 (Reference: FedEx. )		53.82	25,131.23
11/12/2025	100079	Kai Connected, LLC	Invoice: 4837 (Reference: Professional Management Services Monthly. )		3,916.67	21,214.56
11/14/2025	624	Volusia Tax Collector	VOID: FY 25 Excess Fees Received	-		21,214.56
11/14/2025	624	Volusia Tax Collector	FY 25 Excess Fees Received	-		21,214.56
11/14/2025	624	Volusia Tax Collector	FY 25 Excess Fees Received	-		21,214.56
11/17/2025			Deposit	725.60		21,940.16
11/21/2025	100080	Kai	Invoice: 21464 (Reference: Postage expense for FedEx shipment. )		13.04	21,927.12
11/21/2025	100081	DISCLOSURE TECHNOLOGY SERVICES, LLC	Invoice: 1485 (Reference: DTS MUNI ? CDASaaS, 1 Year Subscription, Year 2026 Continuing Disclous...		2,500.00	19,427.12
11/22/2025	628	Volusia Tax Collector	Volusia County Tax Colletor payments	26,700.54		46,127.66
11/22/2025	628	Volusia Tax Collector	Volusia County Tax Colletor payments	20,350.18		66,477.84
11/22/2025	628	Volusia Tax Collector	Volusia County Tax Colletor payments	363.40		66,841.24
11/22/2025	628	Volusia Tax Collector	Volusia County Tax Colletor payments		20,350.18	46,491.06

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
FY 2026**

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	Acct Balance
11/22/2025	628	Volusia Tax Collector	Volusia County Tax Colletor payments		363.40	46,127.66
11/24/2025	112425ACH	Florida Dept of Economic Opportunity	Annual District Filing Fee (inv date is 10/1/25)		175.00	45,952.66
11/25/2025	GF-2026-01	Kolter Homes		53.82		46,006.48
11/25/2025			Deposit	543.00		46,549.48
11/26/2025	100082	Kai	Invoice: 21495 (Reference: FedEx. )		26.12	46,523.36
11/30/2025	629	Volusia Tax Collector	Volusia County Tax Colletor payments	10,094.12		56,617.48
11/30/2025	629	Volusia Tax Collector	Volusia County Tax Colletor payments	7,693.37		64,310.85
11/30/2025	629	Volusia Tax Collector	Volusia County Tax Colletor payments	137.38		64,448.23
11/30/2025	629	Volusia Tax Collector	Volusia County Tax Colletor payments		7,693.37	56,754.86
11/30/2025	629	Volusia Tax Collector	Volusia County Tax Colletor payments		137.38	56,617.48
<b>Balance at 11/30/25</b>				<b>91,574.05</b>	<b>49,593.66</b>	<b>56,617.48</b>
12/2/2025	100083	Lake Pros LLC	Invoice: 3723 (Reference: Pond Maintenance Service for 5 wet retention ponds and 2 dry retention...		1,780.00	54,837.48
12/3/2025	103-3933	Kolter Homes		11,350.00		66,187.48
12/4/2025	630	Volusia Tax Collector	Volusia County Tax Colletor payments	41,987.58		108,175.06
12/4/2025	630	Volusia Tax Collector	Volusia County Tax Colletor payments	32,001.41		140,176.47
12/4/2025	630	Volusia Tax Collector	Volusia County Tax Colletor payments	571.45		140,747.92
12/4/2025	630	Volusia Tax Collector	Volusia County Tax Colletor payments		32,001.41	108,746.51
12/4/2025	630	Volusia Tax Collector	Volusia County Tax Colletor payments		571.45	108,175.06
12/8/2025	100084	Kai Connected, LLC	Invoice: 4866 (Reference: Professional Management Services. )		3,916.67	104,258.39
12/8/2025	100085	Tri-City Electrical Contractors, Inc.	Invoice: 90811 (Reference: Irrigation and circuit installation for fountain. )		11,466.00	92,792.39
12/9/2025			Deposit	433.74		93,226.13
12/22/2025			Deposit	1,012.06		94,238.19
12/31/2025	100086	Duke Energy	Invoice: 112025-8894 (Reference: O GASLINE RD LITE Oct 21 - Nov i8. )		2,114.98	92,123.21
12/31/2025	100087	Lake Pros LLC	Invoice: 3626 (Reference: 50% Balance Due - invoice for Fountain Installation: AquaElite 5hp, Di...		8,850.00	83,273.21
12/31/2025	637	Volusia Tax Collector	Volusia County Tax Colletor payments	3,499.27		86,772.48
12/31/2025	637	Volusia Tax Collector	Volusia County Tax Colletor payments	2,667.02		89,439.50
12/31/2025	637	Volusia Tax Collector	Volusia County Tax Colletor payments	47.63		89,487.13
12/31/2025	637	Volusia Tax Collector	Volusia County Tax Colletor payments		2,667.02	86,820.11
12/31/2025	637	Volusia Tax Collector	Volusia County Tax Colletor payments		47.63	86,772.48
<b>Balance at 12/31/25</b>				<b>93,570.16</b>	<b>63,415.16</b>	<b>86,772.48</b>
1/5/2026	103-00004424	Kolter Homes		150.00		86,922.48
1/5/2026			Deposit	289.16		87,211.64
1/7/2026	100088	Duke Energy	Invoice: 121925-8894 (Reference: O GASLINE RD LITE 11/19-12/17/25. )		2,146.70	85,064.94
1/9/2026	100089	SiteOne Landscape Supply, LLC	Invoice: 161607354-001 (Reference: RAIN BIRD ESP-LX IVM 2-WIRE SENSOR INPUT DEVICE. )		474.27	84,590.67
1/9/2026	100090	Kai Connected, LLC	Invoice: 4908 (Reference: Professional Management Services. )		3,916.67	80,674.00
1/9/2026	100091	Lake Pros LLC	Invoice: 4040 (Reference: Pond Maintenance Service for 5 wet retention ponds and 2 dry retention...		1,780.00	78,894.00
1/9/2026	100092	Kai	Invoice: 21765 (Reference: FedEx. )		13.20	78,880.80
1/14/2026	100093	SiteOne Landscape Supply, LLC	Invoice: 160962104-001 (Reference: Pump Maintenance on all stations in cont ract. )		1,985.00	76,895.80
1/14/2026	100094	Lake Pros LLC	Invoice: 3879 (Reference: Pond Maintenance Service for 5 wet retention ponds and 2 dry retention...		1,780.00	75,115.80
1/14/2026	103-4918	Kolter Homes		3,765.00		78,880.80
1/22/2026	638	Volusia Tax Collector	Volusia County Tax Colletor payments for 12/15/25 - 12/31/25	5,264.13		84,144.93
1/22/2026	638	Volusia Tax Collector	Volusia County Tax Colletor payments for 12/15/25 - 12/31/25	4,012.13		88,157.06
1/22/2026	638	Volusia Tax Collector	Volusia County Tax Colletor payments for 12/15/25 - 12/31/25	71.65		88,228.71
1/22/2026	638	Volusia Tax Collector	Volusia County Tax Colletor payments for 12/15/25 - 12/31/25		4,012.13	84,216.58
1/22/2026	638	Volusia Tax Collector	Volusia County Tax Colletor payments for 12/15/25 - 12/31/25		71.65	84,144.93
1/27/2026	100095	Kai	Invoice: 21787 (Reference: FedEx. )		6.57	84,138.36
1/27/2026	100096	SchoolNow	Invoice: INV-SN-1123 (Reference: Subscription start:12/15/2025 end: 12/14/2026. ) Invoice: INV...		2,415.00	81,723.36
1/30/2026	642	Volusia Tax Collector	Volusia County Tax Colletor payments for 1/1/26 - 1/15/26	4,067.55		85,790.91
1/30/2026	642	Volusia Tax Collector	Volusia County Tax Colletor payments for 1/1/26 - 1/15/26	3,100.14		88,891.05

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
FY 2026**

<b>Date</b>	<b>Ref #</b>	<b>Vendor Name</b>	<b>Memo</b>	<b>Deposits</b>	<b>Disbursements</b>	<b>Acct Balance</b>
1/30/2026	642	Volusia Tax Collector	Volusia County Tax Colletor payments for 1/1/26 - 1/15/26	55.36		88,946.41
1/30/2026	642	Volusia Tax Collector	Volusia County Tax Colletor payments for 1/1/26 - 1/15/26		3,100.14	85,846.27
1/30/2026	642	Volusia Tax Collector	Volusia County Tax Colletor payments for 1/1/26 - 1/15/26		55.36	85,790.91
<b>Balance at 1/31/26</b>				<b>20,775.12</b>	<b>21,756.69</b>	<b>85,790.91</b>
2/2/2026	GF 2026-07	Kolter Homes		2,910.75		88,701.66
2/4/2026	100097	SiteOne Landscape Supply, LLC	Invoice: 161530517-001 (Reference: INTERMATIC ARRESTERGUARD SURGE PROTECTOR. )		440.50	88,261.16
2/4/2026	100098	Kutak Rock LLP	Invoice: 3688749 (Reference: For Professional Legal Services Rendered 10/3-12/22/25. )		262.00	87,999.16
2/4/2026	100099	Ormond Beach Observer	Invoice: 25-006521 (Reference: Change in Meeting Date for the Regular Meeting of the Board of Su...		55.25	87,943.91
2/4/2026	100100	Neighborhood Publications, Inc.	Invoice: CWDL4674 (Reference: Monthly Fee for Website Software. )		125.00	87,818.91
2/9/2026			Deposit	361.45		88,180.36
2/20/2026	650	Volusia Tax Collector	Volusia County Tax Colletor payments for 1/16/26-1/31/26	1,662.00		89,842.36
2/20/2026	650	Volusia Tax Collector	Volusia County Tax Colletor payments for 1/16/26-1/31/26	1,266.72		91,109.08
2/20/2026	650	Volusia Tax Collector	Volusia County Tax Colletor payments for 1/16/26-1/31/26	22.62		91,131.70
2/20/2026	650	Volusia Tax Collector	Volusia County Tax Colletor payments for 1/16/26-1/31/26		1,266.72	89,864.98
2/20/2026	650	Volusia Tax Collector	Volusia County Tax Colletor payments for 1/16/26-1/31/26		22.62	89,842.36
2/24/2026	100101	Lake Pros LLC	Invoice: 4208 (Reference: Pond Maintenance Service for 5 wet retention ponds and 2 dry retention...		1,780.00	88,062.36
<b>Balance at 2/28/26</b>				<b>6,223.54</b>	<b>3,952.09</b>	<b>88,062.36</b>

# **EXHIBIT 4**

**[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, January 8, 2026 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	Board Supervisor, Vice Chairman
12 Bridget Stevens	Board Supervisor, Assistant Secretary
13 Rob Fisher	Board Supervisor, Assistant Secretary

14 Also present were:

15 Andy Mendenhall	District Manager, Kai
16 Jere Earlywine ( <i>Virtual</i> )	District Counsel, Kutak Rock

17 **SECOND ORDER OF BUSINESS – Audience Comments**

18 None

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

20 A. Exhibit 1: Consideration for Adoption – Resolution 2026-01, District Objectives and Goals

21 1. Exhibit 2: Performance Measures/Standards & Annual Reporting Form

22 Mr. Mendenhall explained that most Boards reused last year’s goals, but the ten-meeting goal were  
23 not met and could be changed to at least quarterly for flexibility. Mr. Earlywine added that the goals  
24 were primarily a statutory requirement with reasonable objectives.

25 On a MOTION by Ms. Vaughn, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board **adopted**  
26 **Resolution 2026-01, District Objectives and Goals with the amendment that meetings shall be held at**  
27 **least twice a year**, for the Cresswind DeLand Community Development District.

28 Mr. Mendenhall explained that the performance measures and annual reporting form were based  
29 on last year’s goals and objectives. He noted that all goals were achieved except for the ten-meeting  
30 goal, which he planned to correct, and stated that the report would be sent to the state and posted.

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

32 A. Exhibit 3: Consideration for Acceptance – The Unaudited August 2025 Financials

33 B. Exhibit 4: Consideration for Acceptance – The Unaudited September 2025 Financials

34 C. Exhibit 5: Consideration for Acceptance – The Unaudited October 2025 Financials

35 D. Exhibit 6: Consideration for Acceptance – The Unaudited November 2025 Financials

36 E. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
37 Held August 22, 2025

38 F. Exhibit 8: Ratification of Lake Pros – Second Amendment to Agreement for Pond Maintenance  
39 Services

40 It was pointed out that supervisor Briget Steven's name was misspelled in the meeting minutes.

41 On a MOTION by Ms. Vaughn, SECONDED by Mr. Fisher, WITH ALL IN FAVOR, the Board **approved**  
42 **Consent Agenda A through F with with changes as amended**, for the Cresswind DeLand Community  
43 Development District.

44 **FIFTH ORDER OF BUSINESS – Staff Reports**

45 **A. District Manager**

46 Mr. Mendenhall stated that budget season were approaching, asked the Board to share any  
47 anticipated needs, and noted he would review contracts and keep everyone informed. He added that  
48 everything was going well with no issues.

49 **B. District Attorney**

50 Ms. Vaughn asked about attending sales training for additional education. Mr. Earlywine confirmed  
51 it were scheduled for the last Friday of the month and said supervisors could attend if they wished.  
52 Ms. Vaughn agreed it would be useful education.

53 **C. District Engineer**

54 None

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

57 None

58 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

59 Mr. Walker suggested moving the next meeting to the clubhouse for better Wi-Fi. Mr. Mendenhall  
60 agreed and stated that the change would be advertised, updated on the agenda and website, and  
61 planned for the next meeting.

62 **EIGHTH ORDER OF BUSINESS – Adjournment**

63 On a MOTION by Mr. Walker, SECONDED by Mr. Fisher, WITH ALL IN FAVOR, the Board **adjourned**  
64 **the meeting** for the Cresswind DeLand Community Development District.

65

66

---

**Signature**

67

---

**Printed Name**

68 **Title:**  Secretary  Assistant Secretary

# **EXHIBIT 5**

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

November 5, 2025

Cresswind Deland Community Development District  
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Cresswind Deland Community Development District, (“the District”) for the fiscal years ended September 30, 2024, 2025, 2026, 2027 and 2028. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

### **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2025. In addition, we will examine the District’s 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. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the District’s basic financial statements. Such information, 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. As part of our engagement we will apply certain limited procedures to the District’s RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding 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 will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management’s Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor’s report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. 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 GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

### **Auditor’s Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

#### **Audit Procedures—Internal Control**

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. 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, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

## **Other Services**

We will also prepare the financial statements of Cresswind Deland Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

## **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

## **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$5,025 (\$4,275 plus \$750 for issuance of debt in 2024) for the year ending 2025. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.

- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

**Reporting**

We will issue a written report upon completion of our audit of Cresswind Deland Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Cresswind Deland Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

*DiBartolomeo, McBee, Hartley & Barnes*

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

**RESPONSE:**

This letter correctly sets forth the understanding of Cresswind Deland Community Development District.

Management signature: *C.P. [Signature]*

Title: District Manager

Date: 02/18/26