

District: CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, May 7, 2026

Time: 9:00 A.M.

Location: Clubhouse – 1325
Cresswind Blvd.
DeLand, FL 32724

Supervisor	Position	Y/N/V
Emily Vaughn	Chairman	
Brad Walker	Vice Chair	
Bridget Stevens	Assistant Secretary	
Rob Fisher	Assistant Secretary	
Vacant	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

I. Call to Order / Roll Call

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

III. Business Items

- A. Presentation of Proposed Budget for Fiscal Year 2027 **Exhibit 1**
- B. Consideration for Adoption – **Resolution 2026-02**, Approving Proposed FY 2026-2027 Budget and Setting Public Hearing **Exhibit 2**
 - 1. Exhibit A – Proposed Budget for Fiscal Year 2026/2027

IV. Consent Agenda

- A. Consideration for Acceptance – The Unaudited March 2026 Financials **Exhibit 3**
- B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held April 2, 2026 **Exhibit 4**

V. Staff Reports

- A. District Manager
 - 1. Consideration for Approval – Accurate Fence – Fence Repairs - \$3,960.00 **Exhibit 5**
 - 2. Presentation of Qualified Registered Voters – 148 **Exhibit 6**
- 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

Proposed Budget
FY 2026–2027

Presented at the May 7, 2026 Meeting



**Cresswind DeLand Community Development District
Table of Contents**

	Page
1. General Fund.....	1
2. General Fund Narrative.....	3
3. Debt Service Series 2024.....	6
4. Amortization Schedule Series 2024.....	7
5. O&M ERU Allocation & Assessment Summary.....	8

**Crosswind DeLand Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 2/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ -	\$ 5,288	\$ 24,289	\$ 22,904	\$ 1,385	\$ 24,289	\$ 30,072
Operations & Maintenance Assessments - Off-Roll	-	-	190,916	-	158,361	158,361	185,133
Operations & Maintenance Assessments - Lot Closings	1,444	20,226	-	4,760	-	4,760	-
Developer Funding Agreement	71,697	122,988	-	27,015	-	27,015	-
Miscellaneous Revenue	-	-	-	780	-	780	-
Tax Collector Excess Fees	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-
Total Revenue	73,141	148,502	215,205	55,459	159,746	215,205	215,205
II. Expenditures							
General Administrative							
P/R- Board of Supervisors	-	-	-	-	-	-	-
Payroll Taxes	-	-	-	-	-	-	-
Payroll Processing	-	-	-	-	-	-	-
Professional Services - Management Consulting Services	39,167	47,000	47,000	19,583	27,417	47,000	49,400
Professional Services - Auditing Services	-	4,900	5,500	-	5,500	5,500	6,000
Professional Services - Engineering Services	-	-	10,000	-	-	-	10,000
Professional Services - Legal Services	24,120	5,713	25,000	582	14,335	14,917	20,000
Legal Advertisements	4,407	672	4,500	55	2,484	2,540	4,500
Insurance	-	5,208	7,500	3,055	4,276	7,331	8,500
Regulatory & Permit Fees	-	200	175	175	-	175	175
Bank Fees	15	98	500	-	-	-	500
Travel Per Diem	-	-	-	-	-	-	-
Meeting Room Rental	-	-	-	-	-	-	-
Postage & Printing	-	-	-	-	-	-	300
Website Development & Hosting	2,250	2,013	2,015	631	1,384	2,015	1,515
County Assessment Collection Fee	-	-	-	-	-	-	-
Administrative Contingency	768	64	10,000	157	259	416	5,000
Total Administrative	70,727	65,868	112,190	24,239	55,654	79,893	105,890
Debt Administration							
Dissemination Agent	1,250	7,500	7,500	7,500	-	7,500	7,500
Trustee Fees	-	1,267	4,040	1,583	2,457	4,040	4,050
Arbitrage	-	-	475	-	475	475	475
Total Debt Administration	1,250	8,767	12,015	9,083	2,932	12,015	12,025
Physical Environment							
Common Areas & Right of Ways							
R&M - Pressure Washing	-	-	-	-	-	-	200
Total Common Areas & Right of Ways	-	-	-	-	-	-	200

**Cresswind DeLand Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 2/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Flood Control/Stormwater Management							
Contracts - Aquatic Maintenance	-	18,560	21,360	8,900	12,460	21,360	21,360
Contracts - Wetland Monitoring	-	-	2,800	-	2,800	2,800	2,800
R&M - Pond	-	8,850	15,000	8,850	6,150	15,000	15,000
R&M - Pump & Well	4,500	11,027	5,200	1,985	2,779	4,764	8,700
Total Flood Control/Stormwater Management	4,500	38,437	44,360	19,735	24,189	43,924	47,860
Security							
R&M - Perimeter Fence	-	-	-	-	-	-	3,800
Total Security	-	-	-	-	-	-	3,800
Capital & Contingency Reserves							
Capital Outlay Reserve	-	-	-	-	-	-	-
Emergency Response & Disaster Recovery	-	-	-	-	-	-	-
Physical Environment Contingency	-	15,378	46,640	1,233	45,407	46,640	45,430
Total Capital & Contingency Reserves	-	15,378	46,640	1,233	45,407	46,640	45,430
Total Physical Environment	4,500	53,815	91,000	20,968	69,596	90,564	97,290
Total Expenditures	76,477	128,449	215,205	54,290	128,182	182,472	215,205
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,335)	20,053	-	1,169	31,564	32,733	-
IV. Net Change in Fund Balance	(3,335)	20,053	-	1,169	31,564	32,733	-
Fund Balance - Beginning	-	(3,335)	16,717	16,717	-	16,717	49,450
Fund Balance - Ending	\$ (3,335)	\$ 16,717	\$ 16,717	\$ 17,887	\$ 31,564	\$ 49,450	\$ 49,450

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT
FY 2026 - 2027 BUDGET NARRATIVE**

REVENUES

SPECIAL ASSESSMENTS - ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

SPECIAL ASSESSMENTS - OFF-ROLL

Off-Roll assessments are billed directly to landowners that have not yet been placed on the County Tax Roll. These assessments fund the same O&M activities as On-Roll assessments and are invoiced according to the adopted assessment roll and applicable collection schedule.

EXPENDITURES

GENERAL ADMINISTRATIVE

PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES

The District receives Management, Accounting, Administrative, and Assessment services as part of the KAI Management Agreement. This line also includes IT-related costs for processing the District's financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in the agreement.

PROFESSIONAL SERVICES - AUDITING SERVICES

Covers the cost for the District's annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted by DiBartolomeo, McBee, Hartley & Barnes, P.A. in accordance with government auditing standards.

PROFESSIONAL SERVICES - ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. Services are provided by the District's contracted engineering vendor and the budget reflects expected usage and prior-year activity.

PROFESSIONAL SERVICES - LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Services are provided by Kutak Rock LLP and the budget reflects anticipated legal activity.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

INSURANCE

Covers premiums for the District's general liability, public officials, and property coverage as required to protect District assets and operations. Coverage is placed with Egis Insurance Advisors and premiums are renewed annually based on current rates and exposures.

REGULATORY & PERMIT FEES

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

BANK FEES

Charges associated with the District's bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations.

POSTAGE & PRINTING

Provides for the printing, postage, mailing, and courier costs associated with official District communications, including meeting notices, budget documents, compliance correspondence, and other required materials distributed to residents, Board members, government agencies, vendors, etc.

WEBSITE DEVELOPMENT & HOSTING

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. Hosting and ADA compliance services are provided by Kai Connected, LLC to maintain the District's public-records obligations.

ADMINISTRATIVE CONTINGENCY

Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment.

DEBT ADMINISTRATION EXPENDITURES

DISSEMINATION AGENT

Provides for the continuing disclosure services required under Rule 15c2-12 of the Securities and Exchange Commission for District bonds. Services are provided by Kai Connected, LLC and include preparation and filing of required annual financial information and material event notices.

TRUSTEE FEES

Provides for the fees charged by the bond Trustee for administration of the District's bond indebtedness. Services are provided by Regions Bank and include trust accounting, disbursement, and reporting functions.

ARBITRAGE

Provides for arbitrage rebate calculation services required by the Internal Revenue Code for the District's tax-exempt bonds. These services are provided by Arbitrage Rebate Counselors, LLC on a recurring schedule over the life of the bonds.

PHYSICAL ENVIRONMENT EXPENDITURES

COMMON AREAS & RIGHT OF WAYS

R&M - PRESSURE WASHING

Provides for the cleaning and pressure washing of community infrastructure such as sidewalks, curbs, monument signs, entry features, and perimeter walls to maintain appearance and safety.

FLOOD CONTROL/STORMWATER MANAGEMENT

CONTRACTS - AQUATIC MAINTENANCE

Provides for the contracted treatment and maintenance of the District's stormwater ponds, lakes, and aquatic vegetation. Services may include algae control, shoreline management, water quality monitoring, and midge fly or invasive species treatment. Services are performed by Lake Pros LLC for an annual amount of \$21,360.

CONTRACTS - WETLAND MONITORING

Provides for the contracted monitoring and maintenance of the District's wetland mitigation and conservation areas to ensure compliance with applicable environmental permits and regulatory requirements. Services include periodic site inspections, vegetation management, documentation, and reporting.

R&M - POND

Provides funding for repairs and non-routine maintenance of the District's stormwater ponds and related fountain or aeration equipment, including electrical work on fountain circuits, pump or aerator service, and minor remediation work.

R&M - PUMP & WELL

Provides funding for the routine repair and maintenance of the District's irrigation pumps and well system, including pump service, motor repair, electrical components, and related parts replacement.

SECURITY

R&M - PERIMETER FENCE

Covers repairs and maintenance of the District's perimeter fencing, including structural repairs, panel and post replacement, gate hardware associated with perimeter access points, and related weather or impact damage remediation. Work is performed by Accurate Fence & Screen LLC and is scheduled or prioritized based on condition assessments.

CAPITAL & CONTINGENCY RESERVES

PHYSICAL ENVIRONMENT CONTINGENCY

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year.

**Crosswind DeLand Community Development District
Fiscal Year 2027 Annual Budget
Series 2024 Debt Service Fund**

Account Description	Actual FY 2025	Adopted FY 2026	Acutal Thru 2/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 18,567	\$ 83,978	\$ 79,244	\$ 4,734	\$ 83,978	\$ 103,973
Debt Service Assessments - Off-Roll	165,878	280,428	120,189	134,901	255,090	257,159
Debt Service Assessments - Lot Closings	48,915	-	22,745	-	22,745	-
Prepayment Income	-	-	-	-	-	-
Tax Collector Excess Remittance	-	-	-	-	-	-
Interest	9,105	-	3,079	-	3,079	-
Total Revenue	242,465	364,406	225,257	139,635	364,892	361,132
II. Expenditures						
Debt Service						
Principal Debt Retirement	-	-	-	80,000	80,000	80,000
Interest Expense	262,779	-	142,446	142,446	284,892	281,132
Prepayment Expense	-	-	-	-	-	-
Principal Payment	75,000	-	-	-	-	-
Total Debt Service	337,779	-	142,446	222,446	364,892	361,132
Total Expenditures	337,779	-	142,446	222,446	364,892	361,132
Excess (Deficiency) of Revenues Over (Under) Expenditures	(95,314)	364,406	82,811	(82,811)	-	-
III. Other Financing Sources (Uses)						
Interfund Transfer-In	(7,672)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-
Contribution To Fund Balance	-	-	-	-	-	-
Total Other Sources (Uses)	(7,672)	-	-	-	-	-
IV. Net Change in Fund Balance	(102,986)	364,406	82,811	(82,811)	-	-
Fund Balance - Beginning	301,616	198,630	198,630	-	198,630	198,630
Fund Balance - Ending	\$ 198,630	\$ 563,036	\$ 281,441	\$ (82,811)	\$ 198,630	\$ 198,630

**Cresswind DeLand Community Development District
\$5,250,000 Special Assessment Bonds, Series 2024 (Assessment Area One)**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/26	80,000	4.70%	142,446	222,446	364,892	5,095,000
11/1/26			140,566	140,566		5,095,000
5/1/27	80,000	4.70%	140,566	220,566	361,132	5,015,000
11/1/27			138,686	138,686		5,015,000
5/1/28	85,000	4.70%	138,686	223,686	362,372	4,930,000
11/1/28		0.00%	136,688	136,688		4,930,000
5/1/29	90,000	4.70%	136,688	226,688	363,376	4,840,000
11/1/29			134,573	134,573		4,840,000
5/1/30	95,000	4.70%	134,573	229,573	364,146	4,745,000
11/1/30			132,341	132,341		4,745,000
5/1/31	100,000	4.70%	132,341	232,341	364,682	4,645,000
11/1/31			129,991	129,991		4,645,000
5/1/32	105,000	5.38%	129,991	234,991	364,982	4,540,000
11/1/32			127,169	127,169		4,540,000
5/1/33	110,000	5.38%	127,169	237,169	364,338	4,430,000
11/1/33			124,213	124,213		4,430,000
5/1/34	115,000	5.38%	124,213	239,213	363,426	4,315,000
11/1/34			121,122	121,122		4,315,000
5/1/35	120,000	5.38%	121,122	241,122	362,244	4,195,000
11/1/35			117,897	117,897		4,195,000
5/1/36	130,000	5.38%	117,897	247,897	365,794	4,065,000
11/1/36			114,403	114,403		4,065,000
5/1/37	135,000	5.38%	114,403	249,403	363,806	3,930,000
11/1/37			110,775	110,775		3,930,000
5/1/38	145,000	5.38%	110,775	255,775	366,550	3,785,000
11/1/38			106,878	106,878		3,785,000
5/1/39	150,000	5.38%	106,878	256,878	363,756	3,635,000
11/1/39			102,847	102,847		3,635,000
5/1/40	160,000	5.38%	102,847	262,847	365,694	3,475,000
11/1/40			98,547	98,547		3,475,000
5/1/41	170,000	5.38%	98,547	268,547	367,094	3,305,000
11/1/41			93,978	93,978		3,305,000
5/1/42	175,000	5.38%	93,978	268,978	362,956	3,130,000
11/1/42			89,275	89,275		3,130,000
5/1/43	185,000	5.38%	89,275	274,275	363,550	2,945,000
11/1/43			84,303	84,303		2,945,000
5/1/44	195,000	5.38%	84,303	279,303	363,606	2,750,000
11/1/44			79,063	79,063		2,750,000
5/1/45	210,000	5.75%	79,063	289,063	368,126	2,540,000
11/1/45			73,025	73,025		2,540,000
5/1/46	220,000	5.75%	73,025	293,025	366,050	2,320,000
11/1/46			66,700	66,700		2,320,000
5/1/47	235,000	5.75%	66,700	301,700	368,400	2,085,000
11/1/47			59,944	59,944		2,085,000
5/1/48	250,000	5.75%	59,944	309,944	369,888	1,835,000
11/1/48			52,756	52,756		1,835,000
5/1/49	265,000	5.75%	52,756	317,756	370,512	1,570,000
11/1/49			45,138	45,138		1,570,000
5/1/50	280,000	5.75%	45,138	325,138	370,276	1,290,000
11/1/50			37,088	37,088		1,290,000
5/1/51	295,000	5.75%	37,088	332,088	369,176	995,000
11/1/51			28,606	28,606		995,000
5/1/52	315,000	5.75%	28,606	343,606	372,212	680,000
11/1/52			19,550	19,550		680,000
5/1/53	330,000	5.75%	19,550	349,550	369,100	350,000
11/1/53			10,063	10,063		350,000
5/1/54	350,000	5.75%	10,063	360,063	370,126	0
Total	5,250,000		5,700,041	10,950,041	10,950,041	

**Cresswind DeLand Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison**

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

1. Equivalent Residential Unit (ERU) Allocation of Annual Operations And Maintenance Assessments

Product ¹	Units	ERU	0	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'	153	0.80	122.40	20.56%	\$289.16	\$44,241.00	\$304.38	\$46,569.47
50'	311	1.00	311.00	52.23%	\$361.45	\$112,409.73	\$380.47	\$118,326.03
60'	135	1.20	162.00	27.21%	\$433.74	\$58,554.27	\$456.56	\$61,636.07
Total	599		595.40	100.00%		\$215,205.00		\$226,531.58

2. Assessment Comparison Summary by Fiscal Year

Assessment Area One - Phases 1, 2B, and 3

Product	O&M Units	DS Units	Operations & Maintenance ²			Series 2025 Debt Service ²			Total ²			
			FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
40'	153	88	\$304.38	\$304.38	0%	\$1,052.36	\$1,052.36	0%	\$1,356.74	\$1,356.74	\$0.00	0%
50'	311	148	\$380.47	\$380.47	0%	\$1,315.45	\$1,315.45	0%	\$1,695.92	\$1,695.92	\$0.00	0%
60'	135	61	\$456.56	\$456.56	0%	\$1,578.54	\$1,578.54	0%	\$2,035.10	\$2,035.10	\$0.00	0%
Total	599	297										

1. The Product mix is subject to change at the Developer's discretion. Assessment categories shown as zero in a given Fiscal Year reflect Product types that did not exist in the prior year or were created in the current year.

2. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.

EXHIBIT 2

[Return to Agenda](#)

RESOLUTION 2026- 02 _

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Cresswind DeLand Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 6, 2026
HOUR: 9:00 am
LOCATION: Clubhouse
1325 Cresswind Blvd.,
DeLand, FL 32724

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Volusia County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

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

PASSED AND ADOPTED ON MAY 7, 2026.

Attest:

**Cresswind DeLand Community
Development District**

Print Name: _____
 Secretary/ Assistant Secretary

Print Name: _____
 Chair/ Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Cresswind DeLand
Community Development District

Proposed Budget
FY 2026–2027

Presented at the May 7, 2026 Meeting



**Cresswind DeLand Community Development District
Table of Contents**

	Page
1. General Fund.....	1
2. General Fund Narrative.....	3
3. Debt Service Series 2024.....	6
4. Amortization Schedule Series 2024.....	7
5. O&M ERU Allocation & Assessment Summary.....	8

**Crosswind DeLand Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 2/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ -	\$ 5,288	\$ 24,289	\$ 22,904	\$ 1,385	\$ 24,289	\$ 30,072
Operations & Maintenance Assessments - Off-Roll	-	-	190,916	-	158,361	158,361	185,133
Operations & Maintenance Assessments - Lot Closings	1,444	20,226	-	4,760	-	4,760	-
Developer Funding Agreement	71,697	122,988	-	27,015	-	27,015	-
Miscellaneous Revenue	-	-	-	780	-	780	-
Tax Collector Excess Fees	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-
Total Revenue	73,141	148,502	215,205	55,459	159,746	215,205	215,205
II. Expenditures							
General Administrative							
P/R- Board of Supervisors	-	-	-	-	-	-	-
Payroll Taxes	-	-	-	-	-	-	-
Payroll Processing	-	-	-	-	-	-	-
Professional Services - Management Consulting Services	39,167	47,000	47,000	19,583	27,417	47,000	49,400
Professional Services - Auditing Services	-	4,900	5,500	-	5,500	5,500	6,000
Professional Services - Engineering Services	-	-	10,000	-	-	-	10,000
Professional Services - Legal Services	24,120	5,713	25,000	582	14,335	14,917	20,000
Legal Advertisements	4,407	672	4,500	55	2,484	2,540	4,500
Insurance	-	5,208	7,500	3,055	4,276	7,331	8,500
Regulatory & Permit Fees	-	200	175	175	-	175	175
Bank Fees	15	98	500	-	-	-	500
Travel Per Diem	-	-	-	-	-	-	-
Meeting Room Rental	-	-	-	-	-	-	-
Postage & Printing	-	-	-	-	-	-	300
Website Development & Hosting	2,250	2,013	2,015	631	1,384	2,015	1,515
County Assessment Collection Fee	-	-	-	-	-	-	-
Administrative Contingency	768	64	10,000	157	259	416	5,000
Total Administrative	70,727	65,868	112,190	24,239	55,654	79,893	105,890
Debt Administration							
Dissemination Agent	1,250	7,500	7,500	7,500	-	7,500	7,500
Trustee Fees	-	1,267	4,040	1,583	2,457	4,040	4,050
Arbitrage	-	-	475	-	475	475	475
Total Debt Administration	1,250	8,767	12,015	9,083	2,932	12,015	12,025
Physical Environment							
Common Areas & Right of Ways							
R&M - Pressure Washing	-	-	-	-	-	-	200
Total Common Areas & Right of Ways	-	-	-	-	-	-	200

**Cresswind DeLand Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 2/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Flood Control/Stormwater Management							
Contracts - Aquatic Maintenance	-	18,560	21,360	8,900	12,460	21,360	21,360
Contracts - Wetland Monitoring	-	-	2,800	-	2,800	2,800	2,800
R&M - Pond	-	8,850	15,000	8,850	6,150	15,000	15,000
R&M - Pump & Well	4,500	11,027	5,200	1,985	2,779	4,764	8,700
Total Flood Control/Stormwater Management	4,500	38,437	44,360	19,735	24,189	43,924	47,860
Security							
R&M - Perimeter Fence	-	-	-	-	-	-	3,800
Total Security	-	-	-	-	-	-	3,800
Capital & Contingency Reserves							
Capital Outlay Reserve	-	-	-	-	-	-	-
Emergency Response & Disaster Recovery	-	-	-	-	-	-	-
Physical Environment Contingency	-	15,378	46,640	1,233	45,407	46,640	45,430
Total Capital & Contingency Reserves	-	15,378	46,640	1,233	45,407	46,640	45,430
Total Physical Environment	4,500	53,815	91,000	20,968	69,596	90,564	97,290
Total Expenditures	76,477	128,449	215,205	54,290	128,182	182,472	215,205
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,335)	20,053	-	1,169	31,564	32,733	-
IV. Net Change in Fund Balance	(3,335)	20,053	-	1,169	31,564	32,733	-
Fund Balance - Beginning	-	(3,335)	16,717	16,717	-	16,717	49,450
Fund Balance - Ending	\$ (3,335)	\$ 16,717	\$ 16,717	\$ 17,887	\$ 31,564	\$ 49,450	\$ 49,450

CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT
FY 2026 - 2027 BUDGET NARRATIVE

REVENUES

SPECIAL ASSESSMENTS - ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

SPECIAL ASSESSMENTS - OFF-ROLL

Off-Roll assessments are billed directly to landowners that have not yet been placed on the County Tax Roll. These assessments fund the same O&M activities as On-Roll assessments and are invoiced according to the adopted assessment roll and applicable collection schedule.

EXPENDITURES

GENERAL ADMINISTRATIVE

PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES

The District receives Management, Accounting, Administrative, and Assessment services as part of the KAI Management Agreement. This line also includes IT-related costs for processing the District's financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in the agreement.

PROFESSIONAL SERVICES - AUDITING SERVICES

Covers the cost for the District's annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted by DiBartolomeo, McBee, Hartley & Barnes, P.A. in accordance with government auditing standards.

PROFESSIONAL SERVICES - ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. Services are provided by the District's contracted engineering vendor and the budget reflects expected usage and prior-year activity.

PROFESSIONAL SERVICES - LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Services are provided by Kutak Rock LLP and the budget reflects anticipated legal activity.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

INSURANCE

Covers premiums for the District's general liability, public officials, and property coverage as required to protect District assets and operations. Coverage is placed with Egis Insurance Advisors and premiums are renewed annually based on current rates and exposures.

REGULATORY & PERMIT FEES

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

BANK FEES

Charges associated with the District's bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations.

POSTAGE & PRINTING

Provides for the printing, postage, mailing, and courier costs associated with official District communications, including meeting notices, budget documents, compliance correspondence, and other required materials distributed to residents, Board members, government agencies, vendors, etc.

WEBSITE DEVELOPMENT & HOSTING

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. Hosting and ADA compliance services are provided by Kai Connected, LLC to maintain the District's public-records obligations.

ADMINISTRATIVE CONTINGENCY

Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment.

DEBT ADMINISTRATION EXPENDITURES

DISSEMINATION AGENT

Provides for the continuing disclosure services required under Rule 15c2-12 of the Securities and Exchange Commission for District bonds. Services are provided by Kai Connected, LLC and include preparation and filing of required annual financial information and material event notices.

TRUSTEE FEES

Provides for the fees charged by the bond Trustee for administration of the District's bond indebtedness. Services are provided by Regions Bank and include trust accounting, disbursement, and reporting functions.

ARBITRAGE

Provides for arbitrage rebate calculation services required by the Internal Revenue Code for the District's tax-exempt bonds. These services are provided by Arbitrage Rebate Counselors, LLC on a recurring schedule over the life of the bonds.

PHYSICAL ENVIRONMENT EXPENDITURES

COMMON AREAS & RIGHT OF WAYS

R&M - PRESSURE WASHING

Provides for the cleaning and pressure washing of community infrastructure such as sidewalks, curbs, monument signs, entry features, and perimeter walls to maintain appearance and safety.

FLOOD CONTROL/STORMWATER MANAGEMENT

CONTRACTS - AQUATIC MAINTENANCE

Provides for the contracted treatment and maintenance of the District's stormwater ponds, lakes, and aquatic vegetation. Services may include algae control, shoreline management, water quality monitoring, and midge fly or invasive species treatment. Services are performed by Lake Pros LLC for an annual amount of \$21,360.

CONTRACTS - WETLAND MONITORING

Provides for the contracted monitoring and maintenance of the District's wetland mitigation and conservation areas to ensure compliance with applicable environmental permits and regulatory requirements. Services include periodic site inspections, vegetation management, documentation, and reporting.

R&M - POND

Provides funding for repairs and non-routine maintenance of the District's stormwater ponds and related fountain or aeration equipment, including electrical work on fountain circuits, pump or aerator service, and minor remediation work.

R&M - PUMP & WELL

Provides funding for the routine repair and maintenance of the District's irrigation pumps and well system, including pump service, motor repair, electrical components, and related parts replacement.

SECURITY

R&M - PERIMETER FENCE

Covers repairs and maintenance of the District's perimeter fencing, including structural repairs, panel and post replacement, gate hardware associated with perimeter access points, and related weather or impact damage remediation. Work is performed by Accurate Fence & Screen LLC and is scheduled or prioritized based on condition assessments.

CAPITAL & CONTINGENCY RESERVES

PHYSICAL ENVIRONMENT CONTINGENCY

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year.

**Crosswind DeLand Community Development District
Fiscal Year 2027 Annual Budget
Series 2024 Debt Service Fund**

Account Description	Actual FY 2025	Adopted FY 2026	Acutal Thru 2/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 18,567	\$ 83,978	\$ 79,244	\$ 4,734	\$ 83,978	\$ 103,973
Debt Service Assessments - Off-Roll	165,878	280,428	120,189	134,901	255,090	257,159
Debt Service Assessments - Lot Closings	48,915	-	22,745	-	22,745	-
Prepayment Income	-	-	-	-	-	-
Tax Collector Excess Remittance	-	-	-	-	-	-
Interest	9,105	-	3,079	-	3,079	-
Total Revenue	242,465	364,406	225,257	139,635	364,892	361,132
II. Expenditures						
Debt Service						
Principal Debt Retirement	-	-	-	80,000	80,000	80,000
Interest Expense	262,779	-	142,446	142,446	284,892	281,132
Prepayment Expense	-	-	-	-	-	-
Principal Payment	75,000	-	-	-	-	-
Total Debt Service	337,779	-	142,446	222,446	364,892	361,132
Total Expenditures	337,779	-	142,446	222,446	364,892	361,132
Excess (Deficiency) of Revenues Over (Under) Expenditures	(95,314)	364,406	82,811	(82,811)	-	-
III. Other Financing Sources (Uses)						
Interfund Transfer-In	(7,672)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-
Contribution To Fund Balance	-	-	-	-	-	-
Total Other Sources (Uses)	(7,672)	-	-	-	-	-
IV. Net Change in Fund Balance	(102,986)	364,406	82,811	(82,811)	-	-
Fund Balance - Beginning	301,616	198,630	198,630	-	198,630	198,630
Fund Balance - Ending	\$ 198,630	\$ 563,036	\$ 281,441	\$ (82,811)	\$ 198,630	\$ 198,630

Cresswind DeLand Community Development District
\$5,250,000 Special Assessment Bonds, Series 2024 (Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/26	80,000	4.70%	142,446	222,446	364,892	5,095,000
11/1/26			140,566	140,566		5,095,000
5/1/27	80,000	4.70%	140,566	220,566	361,132	5,015,000
11/1/27			138,686	138,686		5,015,000
5/1/28	85,000	4.70%	138,686	223,686	362,372	4,930,000
11/1/28		0.00%	136,688	136,688		4,930,000
5/1/29	90,000	4.70%	136,688	226,688	363,376	4,840,000
11/1/29			134,573	134,573		4,840,000
5/1/30	95,000	4.70%	134,573	229,573	364,146	4,745,000
11/1/30			132,341	132,341		4,745,000
5/1/31	100,000	4.70%	132,341	232,341	364,682	4,645,000
11/1/31			129,991	129,991		4,645,000
5/1/32	105,000	5.38%	129,991	234,991	364,982	4,540,000
11/1/32			127,169	127,169		4,540,000
5/1/33	110,000	5.38%	127,169	237,169	364,338	4,430,000
11/1/33			124,213	124,213		4,430,000
5/1/34	115,000	5.38%	124,213	239,213	363,426	4,315,000
11/1/34			121,122	121,122		4,315,000
5/1/35	120,000	5.38%	121,122	241,122	362,244	4,195,000
11/1/35			117,897	117,897		4,195,000
5/1/36	130,000	5.38%	117,897	247,897	365,794	4,065,000
11/1/36			114,403	114,403		4,065,000
5/1/37	135,000	5.38%	114,403	249,403	363,806	3,930,000
11/1/37			110,775	110,775		3,930,000
5/1/38	145,000	5.38%	110,775	255,775	366,550	3,785,000
11/1/38			106,878	106,878		3,785,000
5/1/39	150,000	5.38%	106,878	256,878	363,756	3,635,000
11/1/39			102,847	102,847		3,635,000
5/1/40	160,000	5.38%	102,847	262,847	365,694	3,475,000
11/1/40			98,547	98,547		3,475,000
5/1/41	170,000	5.38%	98,547	268,547	367,094	3,305,000
11/1/41			93,978	93,978		3,305,000
5/1/42	175,000	5.38%	93,978	268,978	362,956	3,130,000
11/1/42			89,275	89,275		3,130,000
5/1/43	185,000	5.38%	89,275	274,275	363,550	2,945,000
11/1/43			84,303	84,303		2,945,000
5/1/44	195,000	5.38%	84,303	279,303	363,606	2,750,000
11/1/44			79,063	79,063		2,750,000
5/1/45	210,000	5.75%	79,063	289,063	368,126	2,540,000
11/1/45			73,025	73,025		2,540,000
5/1/46	220,000	5.75%	73,025	293,025	366,050	2,320,000
11/1/46			66,700	66,700		2,320,000
5/1/47	235,000	5.75%	66,700	301,700	368,400	2,085,000
11/1/47			59,944	59,944		2,085,000
5/1/48	250,000	5.75%	59,944	309,944	369,888	1,835,000
11/1/48			52,756	52,756		1,835,000
5/1/49	265,000	5.75%	52,756	317,756	370,512	1,570,000
11/1/49			45,138	45,138		1,570,000
5/1/50	280,000	5.75%	45,138	325,138	370,276	1,290,000
11/1/50			37,088	37,088		1,290,000
5/1/51	295,000	5.75%	37,088	332,088	369,176	995,000
11/1/51			28,606	28,606		995,000
5/1/52	315,000	5.75%	28,606	343,606	372,212	680,000
11/1/52			19,550	19,550		680,000
5/1/53	330,000	5.75%	19,550	349,550	369,100	350,000
11/1/53			10,063	10,063		350,000
5/1/54	350,000	5.75%	10,063	360,063	370,126	0
Total	5,250,000		5,700,041	10,950,041	10,950,041	

**Cresswind DeLand Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison**

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

1. Equivalent Residential Unit (ERU) Allocation of Annual Operations And Maintenance Assessments

Product ¹	Units	ERU	0	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'	153	0.80	122.40	20.56%	\$289.16	\$44,241.00	\$304.38	\$46,569.47
50'	311	1.00	311.00	52.23%	\$361.45	\$112,409.73	\$380.47	\$118,326.03
60'	135	1.20	162.00	27.21%	\$433.74	\$58,554.27	\$456.56	\$61,636.07
Total	599		595.40	100.00%		\$215,205.00		\$226,531.58

2. Assessment Comparison Summary by Fiscal Year

Assessment Area One - Phases 1, 2B, and 3

Product	O&M Units	DS Units	Operations & Maintenance ²			Series 2025 Debt Service ²			Total ²			
			FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
40'	153	88	\$304.38	\$304.38	0%	\$1,052.36	\$1,052.36	0%	\$1,356.74	\$1,356.74	\$0.00	0%
50'	311	148	\$380.47	\$380.47	0%	\$1,315.45	\$1,315.45	0%	\$1,695.92	\$1,695.92	\$0.00	0%
60'	135	61	\$456.56	\$456.56	0%	\$1,578.54	\$1,578.54	0%	\$2,035.10	\$2,035.10	\$0.00	0%
Total	599	297										

1. The Product mix is subject to change at the Developer's discretion. Assessment categories shown as zero in a given Fiscal Year reflect Product types that did not exist in the prior year or were created in the current year.

2. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.

EXHIBIT 3

[Return to Agenda](#)

**CRESSWIND DELAND
COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS
(Unaudited)**

MARCH 31, 2026

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

	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>CONSTRUCTION FUND</u>	<u>TOTAL FUNDS</u>
1 ASSETS				
2 RESTRICTED CASH FOR DEBT SERVICE	\$ 1,302	\$ -	\$ -	\$ 1,302
3 CASH-OPERATING ACCOUNT	16,988	-	-	16,988
4 CASH IN TRANSIT	79,244	-	-	79,244
5 DEBT SERVICE:				
6 REVENUE	-	20,284	-	20,284
7 SINKING FUND	-	8	-	8
8 INTEREST	-	74	-	74
9 RESERVE	-	184,842	-	184,842
10 COST OF ISSUANCE	-	-	-	-
11 ACQUISITION/CONSTRUCTION	-	-	9,316	9,316
12 ACCOUNTS RECEIVABLE - ON ROLL ASSESSMENTS	1,425	4,931	-	6,357
13 ACCOUNTS RECEIVABLE	7,980	-	-	7,980
14 DS - DUE FROM GF	-	80,547	-	80,547
15 PREPAIDS	5,309	-	-	5,309
16 DEPOSITS	-	-	-	-
17 TOTAL ASSETS	<u><u>\$ 112,248</u></u>	<u><u>\$ 290,687</u></u>	<u><u>\$ 9,316</u></u>	<u><u>\$ 412,251</u></u>
18 LIABILITIES AND FUND BALANCE				
19 LIABILITIES				
20 ACCOUNTS PAYABLE	\$ 12,096	\$ -	\$ -	\$ 12,096
21 ACCRUED EXPENSES	4,462	-	-	4,462
22 DEFERRED REVENUE ON ROLL	1,425	4,931	-	6,357
23 GF DUE TO DS	80,547	-	-	80,547
24 TOTAL LIABILITIES	<u><u>98,530</u></u>	<u><u>4,931</u></u>	<u><u>-</u></u>	<u><u>103,461</u></u>
25 FUND BALANCES				
26 NON SPENDABLE	5,309	-	-	5,309
27 RESTRICTED FUND BALANCE	-	285,755	9,316	295,072
28 UNASSIGNED FUND BALANCE	11,408	-	-	11,408
29 NET CHANGE IN FUND BALANCE	(2,999)	-	-	(2,999)
30 TOTAL FUND BALANCE	<u><u>13,719</u></u>	<u><u>285,755</u></u>	<u><u>9,316</u></u>	<u><u>308,790</u></u>
31 TOTAL LIABILITIES AND FUND BALANCE	<u><u>\$ 112,248</u></u>	<u><u>\$ 290,687</u></u>	<u><u>\$ 9,316</u></u>	<u><u>\$ 412,251</u></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 MARCH 31, 2026**

	FY 2026 Adopted Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 DEVELOPER CONTRIBUTIONS	\$ -	\$ -	\$ 29,858	\$ 29,858
3 ON ROLL TAX ASSESSMENTS	18,289	16,460	23,281	6,821
4 OFF ROLL TAX ASSESSMENTS	196,916	98,458	-	(98,458)
5 LOT CLOSINGS	-	-	5,483	5,483
6 OTHER MISCELLANEOUS REVENUE	-	-	780	780
7 TOTAL REVENUE	215,205	114,918	59,402	(55,516)
8 EXPENDITURES				
9 GENERAL ADMINISTRATIVE				
10 MANAGEMENT CONSULTING SERVICES	47,000	23,500	23,500	-
11 BANK FEES	500	250	85	165
12 AUDITING SERVICES	5,500	-	-	-
13 INSURANCE	7,500	3,750	3,665	85
14 REGULATORY AND PERMIT FEES	175	175	175	-
15 LEGAL ADVERTISEMENTS	4,500	2,250	55	2,195
16 ENGINEERING SERVICES	10,000	5,000	-	5,000
17 LEGAL SERVICES	25,000	12,500	1,127	11,373
18 WEBSITE HOSTING	2,015	1,008	758	250
19 ADMINISTRATIVE CONTINGENCY	10,000	5,000	171	4,829
20 TOTAL GENERAL ADMINISTRATIVE	112,190	53,433	29,536	23,896
21 DEBT ADMINISTRATION:				
22 DISSEMINATION AGENT	7,500	7,500	7,500	-
23 TRUSTEE FEES	4,040	1,900	1,900	-
24 ARBITRAGE	475	-	-	-
25 TOTAL DEBT ADMINISTRATION	12,015	9,400	9,400	-
26 PHYSICAL ENVIRONMENT				
27 ELECTRIC	-	-	-	-
28 AQUATIC MAINTENANCE	21,360	10,680	10,680	-
29 AERATORS	15,000	8,850	8,850	-
30 WETLAND MAINTENANCE	2,800	1,400	-	1,400
31 PUMP & WELL REPAIR & MAINTENANCE	5,200	2,600	1,985	615
32 PHYSICAL ENVIRONMENT CONTINGENCY	46,640	23,320	1,949	21,371
33 TOTAL PHYSICAL ENVIRONMENT	91,000	46,850	23,464	23,386
34 TOTAL EXPENDITURES	215,205	109,682	62,400	47,282
35 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	5,236	(2,999)	(8,235)
36 FUND BALANCE - BEGINNING	(3,335)	16,717	16,717	-
37 FUND BALANCE - ENDING	\$ (3,335)	21,953	\$ 13,719	\$ (8,235)

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 MARCH 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>
1 REVENUE				
2 SPECIAL ASSESSMENT - ON ROLL	\$ -	\$ -	\$ 80,547	\$ 80,547
3 SPECIAL ASSESSMENT - OFF ROLL	363,156	181,578	120,189	(61,389)
4 PREPAYMENT REVENUE	-	-	-	-
5 INTEREST REVENUE	-	-	3,592	3,592
6 ASSESSMENT VIA LOT CLOSINGS	-	-	25,244	25,244
7 LESS: DISCOUNT ASSESSMENTS	-	-	-	-
8 TOTAL REVENUE	<u>363,156</u>	<u>181,578</u>	<u>229,571</u>	<u>47,993</u>
9 EXPENDITURES				
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	-	-	-	-
18 TOTAL EXPENDITURES	<u>363,012</u>	<u>142,446</u>	<u>142,446</u>	<u>-</u>
19 EXCESS REVENUE OVER (UNDER) EXPENDITURES	<u>\$ 144</u>	<u>\$ 39,132</u>	<u>\$ 87,125</u>	<u>\$ 47,993</u>
20 OTHER FINANCING SOURCES (USES)				
21 BOND PROCEEDS	-	-	-	-
22 TRANSFER IN (OUT)	-	-	-	-
23 TOTAL OTHER FINANCING SOURCES (USES)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
24 FUND BALANCE - BEGINNING	-	198,630	198,630	-
25 FUND BALANCE - ENDING	<u>\$ 144</u>	<u>\$ 237,763</u>	<u>\$ 285,755</u>	<u>\$ 47,993</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 MARCH 31, 2026**

	FY 2026 Actual Year-to-Date
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 BOND PROCEEDS	-
4 INTEREST	146
5 TOTAL REVENUE	146
6 EXPENDITURES	
7 CONSTRUCTION IN PROGRESS	-
8 TOTAL EXPENDITURES	\$ -
9 EXCESS REVENUE OVER (UNDER) EXPEND.	146
10 TRANSFER IN (OUT)	-
11 FUND BALANCE - BEGINNING	9,170
12 FUND BALANCE - ENDING	\$ 9,316

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

	<u>Bank United (Operating Acct)</u>
Ending Balance Per Bank Statement	97,534.60
Plus: Deposits in Transit	-
Less: Outstanding Checks	(79,244.14)
<i>Adjusted Bank Balance</i>	<u>\$ 18,290.46</u>
Beginning Cash Balance Per Books (Restricted & Operating)	88,062.36
Cash Receipts	91,883.76
Cash Disbursements	(161,655.66)
<i>Balance Per Books</i>	<u>\$ 18,290.46</u>

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

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	Acct Balance
Balance at 9/30/25						21,869.36
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
Balance at 10/31/25				6,966.72	14,198.99	14,637.09
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 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
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
Balance at 11/30/25				91,574.05	49,593.66	56,617.48
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
Balance at 12/31/25				93,570.16	63,415.16	86,772.48
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**

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	Acct Balance
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
Balance at 1/31/26				20,775.12	21,756.69	85,790.91
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
Balance at 2/28/26				6,223.54	3,952.09	88,062.36
3/6/2026	651	Volusia Tax Collector	Volusia County Tax Colletor payments for 2/1/26-2/16/26	1,678.96		89,741.32
3/6/2026	651	Volusia Tax Collector	Volusia County Tax Colletor payments for 2/1/26-2/16/26	1,279.64		91,020.96
3/6/2026	651	Volusia Tax Collector	Volusia County Tax Colletor payments for 2/1/26-2/16/26	22.85		91,043.81
3/6/2026	651	Volusia Tax Collector	Volusia County Tax Colletor payments for 2/1/26-2/16/26		1,279.64	89,764.17
3/6/2026	651	Volusia Tax Collector	Volusia County Tax Colletor payments for 2/1/26-2/16/26		22.85	89,741.32
3/12/2026			Funds Transfer		79,244.14	10,497.18
3/12/2026			Funds Transfer	79,244.14		89,741.32
3/13/2026	031326WIRE	Bank United	Bank Fees		84.89	89,656.43
3/17/2026	100102	Cresswind DeLand CDD	Invoice: 030526-Fund (Reference: To transfer funds to Valley National Bank.)		79,244.14	10,412.29
3/18/2026	100103	Lake Pros LLC	Invoice: 3552 (Reference: Pond Maintenance Service.)		1,780.00	8,632.29
3/23/2026			Deposit	722.90		9,355.19
3/23/2026	0103-00006689	Kolter Homes		8,935.27		18,290.46
Balance at 3/31/26				91,883.76	161,655.66	18,290.46

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, April 2, 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	Mark Bines	Board Supervisor, Assistant Secretary
14	Rob Fisher	Board Supervisor, Assistant Secretary

15 Also present were:

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

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

19 None

20 **THIRD ORDER OF BUSINESS – Consent Agenda**

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

27 On a MOTION by Ms. Vaughn, SECONDED by Mr. Fisher, WITH ALL IN FAVOR, the Board **approved**
28 **Consent Agenda items A-E**, for the Cresswind DeLand Community Development District.

29 **FOURTH ORDER OF BUSINESS – Staff Reports**

30 **A. District Manager**

31 Mr. Mendenhall stated that the Board would review and consider approval of the preliminary
32 budget at the May meeting.

33 **B. District Attorney**

34 None

35 **C. District Engineer**

36 None

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

39 A resident raised concerns about a drainage issue causing water buildup and requested clarification
40 on the relationship between the CDD, and HOA. A Supervisor responded that the CDD primarily
41 handled stormwater, conservation areas, and irrigation. The Board and staff agreed that a tailored
42 presentation and one page summary would be helpful for residents and future buyers, and discussed
43 coordinating a workshop, to clearly explain responsibilities and improve communication.

44 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

45 Ms. Vaughn requested that the address be updated to the clubhouse and that the next meeting be
46 held there, potentially in the card room depending on attendance. She confirmed the address as
47 1325 Cresswind Boulevard, DeLand, 32724.

48 **SEVENTH ORDER OF BUSINESS – Adjournment**

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

51

52

Signature

53

Printed Name

54 **Title:** **Secretary** **Assistant Secretary**

EXHIBIT 5

[Return to Agenda](#)



GENERAL CONDITIONS

PARTIES AND SCOPE OF WORK. Accurate Fence LLC. (hereinafter referred to as "Accurate Fence") shall include said Accurate Fence, its employees, agents, division, subsidiary, parent or affiliate performing the Work. "Work" means the scope of work to be performed by Accurate Fence as set forth in Accurate Fence's proposal, the Customer's acceptance thereof, and these General Conditions (all referred to herein as "the Agreement" and/or Contract). "Customer" refers to the person or business entity ordering the Work to be done by Accurate Fence. If the Customer is ordering the Work on behalf of another, the Customer represents and warrants that the Customer is the duly authorized agent of said party for the purpose of ordering and directing said Work. Further, Customer shall disclose any such agency relationship to Accurate Fence in writing before the commencement of Accurate Fence's Work hereunder. The ordering of Work from Accurate Fence shall constitute acceptance of the terms of Accurate Fence's proposal and these General Conditions.

PAYMENT. Customer agrees to pay Accurate Fence for the described work, labor and material, at the total stated amount, subject to additions and deductions as provided herein. The initial deposit amount is due to Accurate Fence prior to commencement of any work, with the remaining balance due upon completion. Failure to pay the initial deposit may result in delays for which the Customer waives any claims or recourse against Accurate Fence for such delays. Customer shall make all payments of the contract price and Accurate Fence, may, at its option, require the Customer to make partial payments from time to time through issuance of invoices. Final payment, constituting the entire unpaid balance of the Contract Sum, is due upon completion unless other arrangements have been made in writing. If the Customer fails to make payments, for the invoiced amounts within the specified time, Accurate Fence may suspend production, shipment, delivery or installation of all or part of the work contracted for until such payments are made. The making of final payment shall constitute a waiver of all claims against Accurate Fence by the Customer except for those arising from (a) unsettled liens stemming from work performed by Accurate Fence, and (b) terms of any guarantee or warranty issued pursuant to this Agreement. No guarantee or warranty provided by Accurate Fence shall be valid until full and final payment is received. All payments are due within 30 days of the date of the invoice. In the event payment of the invoice in full is not received within thirty (30) days from the invoicing date, any and all remaining balance shall bear interest at the rate of 20% per annum (2 % monthly) or at the maximum legal rate permitted by law, from the date the invoice was due until such time as the balance is paid in full. All attorney fees and expenses associated with collection of past due invoices will be paid by Customer.

CHANGES IN WORK/SCOPE. No alterations to the work covered under this Agreement shall be made except by written Change Order executed by Accurate Fence and Customer, and where so made, the value of the work or materials added or omitted shall be computed and determined by Accurate Fence, subject to written approval and acceptance by Customer, with such amount being either added or deducted from the contract price as the case may be. If any shortage of materials is discovered, Accurate Fence is to be notified in writing and allowed to furnish the proper or missing material or make an adjustment in price. Any changes to the work shall be billed on a time and material basis, plus \$500.00 trip charge, unless agreed otherwise in writing.

FENCE LINE. The Customer agrees to locate the property line or the line over which the fence is to be erected. The fence line will be clearly marked by the Customer with stakes or any other form of marker that designates all terminals as the line over which the fence is to be erected. Accurate Fence shall not be responsible for the location of the fence and the Customer hereby releases and discharges any claim, demand or suit he/she may have against Accurate Fence related to the location of the fence and further agrees to indemnify and hold harmless Accurate Fence from any and all claims or suits related to, or arising out of, the location of the fence, including any and all attorney's fees incurred as a result of such claim or suit. All fence line locations are approximate unless Customer provides Accurate Fence, at Customer's cost, with a survey showing the exact location of the fence and the surveyor stakes it out. The fence is to be erected to follow the contours of the ground unless otherwise specified in the contract.

DAMAGE TO EXISTING MAN-MADE OBJECTS/STRUCTURES. The Customer further warrants to Accurate Fence that there are no underground obstructions to the erection of the fence; such as, but not limited to, electrical wiring of any kind whatsoever; plumbing or pipes of any nature whatsoever; bricks, concrete, wooden objects, or foundations or any man-made structures or sub-structure of any nature whatsoever, no matter where the above referred to objects become situated on the property. It shall be the responsibility of the Customer or his duly authorized representative to disclose the presence and accurate location of all hidden or obscure man-made objects relative to work locations. Should any man-made sub-structure of any nature whatsoever be encountered in the erection of the fence, then any material and labor used or expended in connection with the above mentioned substructure will be billed at the rate of \$150.00 per hour and cost of materials at the current standard retail price. Should Customer or his duly authorized representative fail to disclose or detect the existence of any man-made sub-structure, affecting Accurate Fence's work, then Accurate Fence shall not be held responsible for any damage to such. In addition, Customer waives any claim against Accurate Fence arising from any damage to existing man-made objects. The price offered in this contract is based on a clear fence line without any of the obstructions identified above.

RIGHT OF ENTRY. Unless otherwise agreed, Customer will furnish right-of-entry on the property for Accurate Fence to perform its scope of work. Accurate Fence will take reasonable precautions to minimize damage to the property caused by performance of said work, but the cost of restoration or damage which may result from the planned work is not included in the contracted amount. Customer agrees that Accurate Fence may remove the fencing for non-payment and may do so without written permission of the Customer, and Accurate Fence will not be a trespasser, nor will Accurate Fence be liable for any damage incurred in the removal of said fencing for non-payment. It is the intent of both parties that the fence (materials and supplies making up such) upon the real property shall not constitute a fixture to said property until final payment is received by Accurate Fence. As such, title to said fencing remains in Accurate Fence until final payment is paid by Customers, and this Agreement does establish a security interest to Accurate Fence in said fencing.

CANCELLATION. If the Customer cancels the contract at any time without the written consent of Accurate Fence, then Customer forfeits the initial deposit. Accurate Fence reserves its rights to seek damages and reimbursement costs.

GOVERNING LAW. This agreement and all transactions contemplated hereby, shall be governed by, construed and enforced in accordance with the laws of the State of Florida. In the event that litigation results from or arises out of this Agreement or the performance thereof, the parties agree to reimburse the prevailing party's reasonable attorney's fees, court costs, and all other expenses, whether or not taxable by the court as costs, in addition to any other relief to which the prevailing party may be entitled. The parties agree that any actions brought to enforce any provision of this Agreement shall only be brought in a court of competent jurisdiction located in Orlando, Orange County, Florida and Customer hereby waives any objections to venue. Accurate Fence may accept partial payment without waiving its claim to attorney's fees for the full amount of the contract. Furthermore, Customer represents to Accurate Fence that he/she or they hold legal title to the subject real property or is authorized to act as agent for the true owner(s).

FORCE MAJEURE. Accurate Fence shall not be held responsible for any delay or failure in performance of any part of this Agreement to the extent such delay or failure is caused by fire, flood, explosion, war, strike, embargo, government requirement, civil or military authority, labor or material shortage, acts of God, act or omission of subcontractors, carriers, Customer or other similar causes beyond its control.

SEVERABILITY. Should any provision of this Agreement be held unenforceable, unconstitutional or invalid for any reason, said provision shall be stricken and the remaining provisions shall continue to be in full force and effect.

EXHIBIT 6

[Return to Agenda](#)



Lisa Lewis
Supervisor of Elections
Volusia County, Florida

April 15, 2026

Mr. Larry Krause
Cresswind DeLand CDD
2502 N Rocky Point Dr, Suite 1000
Tampa, Florida 33607

Re: Cresswind CDD

Dear Mr. Krause:

Please accept this letter regarding the number of registered voters within the boundaries of Cresswind Community Development District in accordance with Senate Bill 1184, enacted June 23, 2004. There are **148** registered voters in this district as of April 15, 2026.

Please feel free to contact my office should you have questions.

Regards,

Lisa Lewis
Supervisor of Elections

1588 N Woodland Blvd., DeLand, FL 32720-7915
(386) 736-5930 • FAX (386) 822-5715

VolusiaElections.gov

Para información en español, llame al 386-736-5930.

*If your signature has changed, please update your signature by completing a new Florida voter registration application.
It is important to keep your signature updated, so that ballots and/or petition signatures can be counted.*