

Cypress Lakes
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
CYPRESS LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	78,137
Debt Assessments	119,734
Other Revenues	0
Interest Income	960
TOTAL REVENUES	\$ 198,831
EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering	1,500
Management	29,400
Secretarial	4,200
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,600
Insurance	7,400
Legal Advertisements	1,300
Miscellaneous	575
Postage	125
Office Supplies	275
Dues & Subscriptions	175
Trustee Fee	4,100
Continuing Disclosure Fee	1,000
Website Management	2,000
Reserve	1,439
TOTAL EXPENDITURES	\$ 74,409
REVENUES LESS EXPENDITURES	\$ 124,422
Bond Payments	(112,550)
BALANCE	\$ 11,872
County Appraiser & Tax Collector Fee	(3,957)
Discounts For Early Payments	(7,915)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CYPRESS LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O & M Assessments	73,367	78,137	78,137	Expenditures Less Interest & Carryover/.94
Debt Assessments	124,804	119,734	119,734	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	5,555	480	960	Interest Projected At \$80.00 Per Month
TOTAL REVENUES	\$ 203,726	\$ 198,351	\$ 198,831	
EXPENDITURES				
Supervisor Fees	2,200	4,000	4,000	No Change From 2024/2025 Budget
Payroll Taxes (Employer)	168	320	320	Projected At 8% Of Supervisor Fees
Engineering	2,750	1,500	1,500	No Change From 2024/2025 Budget
Management	27,744	28,572	29,400	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2024/2025 Budget
Legal	6,955	7,000	7,000	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,800	3,900	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,100	7,400	FY 24/25 Expenditure Was \$6,858
Legal Advertisements	1,322	1,300	1,300	No Change From 2024/2025 Budget
Miscellaneous	427	600	575	\$25 Decrease From 2024/2025 Budget
Postage	56	125	125	No Change From 2024/2025 Budget
Office Supplies	156	275	275	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	4,089	4,100	4,100	No Change From 2024/2025 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Reserve	0	1,762	1,439	Reserve
TOTAL EXPENDITURES	\$ 69,636	\$ 73,929	\$ 74,409	
REVENUES LESS EXPENDITURES	\$ 134,090	\$ 124,422	\$ 124,422	
Bond Payments	(119,034)	(112,550)	(112,550)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 15,056	\$ 11,872	\$ 11,872	
County Appraiser & Tax Collector Fee	(1,282)	(3,957)	(3,957)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(7,266)	(7,915)	(7,915)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 6,508	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 6,508	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET

CYPRESS LAKES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7,162	300	1,250	Projected Interest For 2025/2026
NAV Tax Collection	119,034	112,550	112,550	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 126,196	\$ 112,850	\$ 113,800	
EXPENDITURES				
Principal Payments	75,000	65,000	70,000	Principal Payment Due In 2026
Interest Payments	54,000	47,850	43,800	Interest Payments Due In 2026
Extraordinary Principal Payments	0	0	0	
Total Expenditures	\$ 129,000	\$ 112,850	\$ 113,800	
Excess/ (Shortfall)	\$ (2,804)	\$ -	\$ -	

Series 2004 Bond Information

Original Par Amount =	\$1,745,000	Annual Principal Payments Due =	May 1st
Interest Rate =	6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2004		
Maturity Date =	May 2034		
Par Amount As Of 1/1/25 =	\$830,000		

Cypress Lakes Community Development District Assessment Comparison

	Fiscal Year 2022/2023 <u>Assessment*</u>	Fiscal Year 2023/2024 <u>Assessment*</u>	Fiscal Year 2024/2025 <u>Assessment*</u>	Fiscal Year 2025/2026 <u>Projected Assessment*</u>
O & M	\$ 695.06	\$ 683.53	\$ 730.26	\$ 730.26
<u>Debt</u>	<u>\$ 1,154.21</u>	<u>\$ 1,165.74</u>	<u>\$ 1,119.01</u>	<u>\$ 1,119.01</u>
Total	\$ 1,849.27	\$ 1,849.27	\$ 1,849.27	\$ 1,849.27

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units	107
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