



**CYPRESS LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
APRIL 16, 2026
6:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.cypresslakescdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
CYPRESS LAKES
COMMUNITY DEVELOPMENT DISTRICT
Meeting Room at The Wellington Branch Library
1951 Royal Fern Drive
Wellington, Florida 33414
REGULAR BOARD MEETING
April 16, 2026
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. November 20, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 3
 - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 10
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

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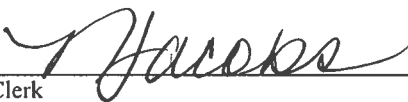
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

WPB Palm Beach Post 10/03/2025
WPB palmbeachpost.com 10/03/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/03/2025



Legal Clerk



Notary, State of WI, County of Broyn

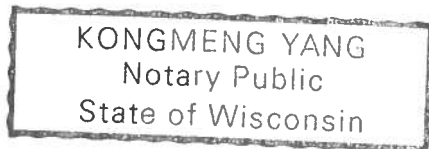
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CYPRESS LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cypress Lakes Community Development District will hold Regular Meetings at the Wellington Branch Library located at 1951 Royal Fern Drive, Wellington, Florida 33414 at 6:00 p.m. on the following dates:

- October 16, 2025
- November 20, 2025
- December 18, 2025
- January 15, 2026
- February 19, 2026
- March 19, 2026
- April 16, 2026
- May 21, 2026
- June 18, 2026
- July 16, 2026
- August 20, 2026
- September 17, 2026

The purpose of the meetings is to conduct any and all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

CYPRESS LAKES COMMUNITY
DEVELOPMENT DISTRICT
www.cypresslakescdd.org
11701425 10/3/25

**NOVEMBER 20, 2025
REGULAR BOARD MEETING MINUTES**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Cypress Lakes Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS LAKES COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for July 16, 2026 at 6:00 p.m. in the Meeting Room at the Wellington Branch Library, 1951 Royal Fern Drive, Wellington, Florida 33414, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 16th day of April, 2026.

ATTEST:

**CYPRESS LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Cypress Lakes
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
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PROPOSED BUDGET
CYPRESS LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2026/2027 BUDGET |
|--------------------------------------|---|
| REVENUES | |
| O & M Assessments | 78,137 |
| Debt Assessments | 119,734 |
| Other Revenues | 0 |
| Interest Income | 1,500 |
| TOTAL REVENUES | \$ 199,371 |
| EXPENDITURES | |
| Supervisor Fees | 4,000 |
| Payroll Taxes (Employer) | 320 |
| Engineering | 1,500 |
| Management | 30,192 |
| Secretarial | 4,200 |
| Legal | 7,500 |
| Assessment Roll | 6,000 |
| Audit Fees | 3,700 |
| Insurance | 8,000 |
| Legal Advertisements | 1,200 |
| Miscellaneous | 462 |
| Postage | 125 |
| Office Supplies | 275 |
| Dues & Subscriptions | 175 |
| Trustee Fee | 4,300 |
| Continuing Disclosure Fee | 1,000 |
| Website Management | 2,000 |
| Reserve | 0 |
| TOTAL EXPENDITURES | \$ 74,949 |
| 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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 ACTUAL | FISCAL YEAR 2025/2026 BUDGET | FISCAL YEAR 2026/2027 BUDGET | COMMENTS |
|--------------------------------------|---|---|---|--|
| REVENUES | | | | |
| O & M Assessments | 76,341 | 78,137 | 78,137 | Expenditures Less Interest & Carryover/.94 |
| Debt Assessments | 121,736 | 119,734 | 119,734 | Bond Payments/.94 |
| Other Revenues | 0 | 0 | 0 | |
| Interest Income | 4,084 | 960 | 1,500 | Interest Projected At \$125.00 Per Month |
| TOTAL REVENUES | \$ 202,161 | \$ 198,831 | \$ 199,371 | |
| EXPENDITURES | | | | |
| Supervisor Fees | 2,000 | 4,000 | 4,000 | No Change From 2025/2026 Budget |
| Payroll Taxes (Employer) | 234 | 320 | 320 | Projected At 8% Of Supervisor Fees |
| Engineering | 0 | 1,500 | 1,500 | No Change From 2025/2026 Budget |
| Management | 28,572 | 29,400 | 30,192 | CPI Adjustment |
| Secretarial | 4,200 | 4,200 | 4,200 | No Change From 2025/2026 Budget |
| Legal | 7,167 | 7,000 | 7,500 | \$500 Increase From 2025/2026 Budget |
| Assessment Roll | 6,000 | 6,000 | 6,000 | As Per Contract |
| Audit Fees | 3,500 | 3,600 | 3,700 | Accepted Amount For 2025/2026 Audit |
| Insurance | 6,858 | 7,400 | 8,000 | FY 25/26 Expenditure Was \$7,269 |
| Legal Advertisements | 633 | 1,300 | 1,200 | \$100 Decrease From 2025/2026 Budget |
| Miscellaneous | 283 | 575 | 462 | \$113 Decrease From 2025/2026 Budget |
| Postage | 24 | 125 | 125 | No Change From 2025/2026 Budget |
| Office Supplies | 197 | 275 | 275 | No Change From 2025/2026 Budget |
| Dues & Subscriptions | 175 | 175 | 175 | No Change From 2025/2026 Budget |
| Trustee Fee | 4,256 | 4,100 | 4,300 | \$200 Increase From 2025/2026 Budget |
| Continuing Disclosure Fee | 1,000 | 1,000 | 1,000 | No Change From 2025/2026 Budget |
| Website Management | 2,000 | 2,000 | 2,000 | No Change From 2025/2026 Budget |
| Reserve | 0 | 1,439 | 0 | Reserve |
| TOTAL EXPENDITURES | \$ 67,099 | \$ 74,409 | \$ 74,949 | |
| REVENUES LESS EXPENDITURES | \$ 135,062 | \$ 124,422 | \$ 124,422 | |
| Bond Payments | (115,947) | (112,550) | (112,550) | 2027 P & I Payments Less Earned Interest |
| BALANCE | \$ 19,115 | \$ 11,872 | \$ 11,872 | |
| County Appraiser & Tax Collector Fee | (1,241) | (3,957) | (3,957) | Two Percent Of Total Assessment Roll |
| Discounts For Early Payments | (7,124) | (7,915) | (7,915) | Four Percent Of Total Assessment Roll |
| EXCESS/ (SHORTFALL) | \$ 10,750 | \$ - | \$ - | |
| Carryover From Prior Year | 0 | 0 | 0 | Carryover Balance From Prior Years |
| NET EXCESS/ (SHORTFALL) | \$ 10,750 | \$ - | \$ - | |

DETAILED PROPOSED DEBT SERVICE BUDGET
CYPRESS LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 | FISCAL YEAR 2025/2026 | FISCAL YEAR 2026/2027 | |
|----------------------------------|--------------------------|--------------------------|--------------------------|--|
| REVENUES | ACTUAL | BUDGET | BUDGET | COMMENTS |
| Interest Income | 6,298 | 1,250 | 1,300 | Projected Interest For 2026/2027 |
| NAV Tax Collection | 115,947 | 112,550 | 112,550 | 2026 P & I Payments Less Earned Interest |
| Total Revenues | \$ 122,245 | \$ 113,800 | \$ 113,850 | |
| EXPENDITURES | | | | |
| Principal Payments | 65,000 | 70,000 | 75,000 | Principal Payment Due In 2027 |
| Interest Payments | 49,800 | 43,800 | 38,850 | Interest Payments Due In 2027 |
| Extraordinary Principal Payments | 0 | 0 | 0 | |
| Total Expenditures | \$ 114,800 | \$ 113,800 | \$ 113,850 | |
| Excess/ (Shortfall) | \$ 7,445 | \$ - | \$ - | |

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 1/1/26 = | \$755,000 | | |

Cypress Lakes Community Development District Assessment Comparison

| | Fiscal Year 2023/2024 | Fiscal Year 2024/2025 | Fiscal Year 2025/2026 | Fiscal Year 2026/2027 |
|--------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Assessment* | Assessment* | Assessment* | Projected Assessment* |
| O & M | \$ 683.53 | \$ 730.26 | \$ 730.26 | \$ 730.26 |
| <u>Debt</u> | \$ 1,165.74 | \$ 1,119.01 | \$ 1,119.01 | \$ 1,119.01 |
| 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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ESTABLISHED 1977

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CLARK J. COCHRAN, JR.
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February 2, 2026

VIA E-MAIL ONLY—jpierman@sdsinc.org

Mr. Jason Pierman
District Manager
Special District Services
The Oaks Center
2501A Burns Rd
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure
Cypress Lakes Community Development District
Our File: 578.03505**

Dear Jason:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

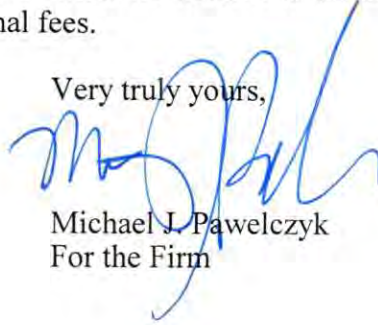
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Jason Pierman
February 2, 2026
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Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)