

Cypress Lakes Community Development District

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

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