

**CYPRESS RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**CYPRESS RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
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**CYPRESS RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>REVENUES</b>					
Landowner contribution	\$ 82,240	\$ 12,989	\$ 65,809	\$ 78,798	\$ 123,090
Total revenues	82,240	12,989	65,809	78,798	123,090
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording**	48,000	5,000	19,000	24,000	48,000
Legal	15,000	1,078	2,500	3,578	15,000
Engineering	1,000	-	1,000	1,000	1,000
Audit	4,700	-	3,200	3,200	4,800
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	-	333	333	1,000
Trustee*	-	-	-	-	4,750
EMMA software system*	-	-	-	-	2,000
Telephone	200	83	117	200	200
Postage	500	6	494	500	500
Printing & binding	500	208	292	500	500
Legal advertising	3,500	705	1,500	2,205	3,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,250	-	5,250	5,500
Contingencies/bank charges	750	397	353	750	750
Website hosting & maintenance	705	25	680	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	82,240	12,927	30,179	43,106	89,090
<b>Field operations</b>					
Landscape maintenance	-	-	15,000	15,000	15,000
Irrigation repairs	-	-	10,000	10,000	10,000
Irrigation - water	-	-	3,000	3,000	3,000
Irrigation - electric	-	-	6,000	6,000	6,000
Total field operations	-	-	34,000	34,000	34,000
Total expenditures	82,240	12,927	64,179	77,106	123,090
Excess/(deficiency) of revenues over/(under) expenditures	-	62	1,630	1,692	-
Fund balance - beginning (unaudited)	-	(1,692)	(1,630)	(1,692)	-
Fund balance - ending (projected)					
Unassigned	-	(1,630)	-	-	-
Fund balance - ending	\$ -	\$ (1,630)	\$ -	\$ -	\$ -

\* These items will be realized when bonds are issued

\*\* WHA will charge a reduced management fee of \$1000 per month during semi-dormancy period.

**CYPRESS RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording**	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	1,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the	
Audit	4,800
Statutorily required for the District to undertake an independent examination of its	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the	
Trustee	4,750
Annual fee for the service provided by trustee, paying agent and registrar.	
EMMA software system*	2,000
EMMA filing assistance software service license agreement with Disclosure	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	3,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Landscape maintenance	15,000
Irrigation repairs	10,000
Irrigation water	3,000
Irrigation - electric	6,000
Total expenditures	<u><u>\$ 123,090</u></u>