

**CYPRESS RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**CYPRESS RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
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**CYPRESS RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 388,679
Landowner contribution	89,090	33,780	41,847	75,627	-
Total revenues	<u>89,090</u>	<u>33,780</u>	<u>41,847</u>	<u>75,627</u>	<u>388,679</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management	48,000	24,000	24,000	48,000	48,000
DSF accounting	-	-	-	-	5,500
Legal	15,000	2,133	2,500	4,633	15,000
Engineering	1,000	1,906	1,000	2,906	2,000
Annual report	-	-	-	-	2,500
Stormwater analysis	-	-	-	-	5,000
Audit	4,800	-	4,800	4,800	4,800
Arbitrage rebate calculation*	500	-	500	500	750
Dissemination agent*	1,000	500	500	1,000	1,000
Trustee*	4,750	-	4,750	4,750	4,750
EMMA software system*	2,000	-	2,000	2,000	2,000
Telephone	200	100	100	200	200
Postage	500	9	491	500	500
Printing & binding	500	250	250	500	500
Legal advertising	3,500	401	3,099	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,565	-	5,565	5,500
Contingencies/bank charges	750	491	500	991	1,500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	145	145	145
Total professional & administrative	<u>89,090</u>	<u>35,530</u>	<u>45,340</u>	<u>80,870</u>	<u>104,025</u>
<b>Field operations</b>					
Landscape maintenance	-	-	-	-	5,000
Tree/plant replacement	-	-	-	-	1,000
Irrigation repairs	-	-	-	-	1,000
Pest control	-	-	-	-	13,050
Kayak launch maintenance	-	-	-	-	900
Trail maintenance	-	-	-	-	1,500
Porter services	-	-	-	-	9,000
Pond maintenance	-	-	-	-	42,000
Pond discing	-	-	-	-	21,600
General maintenance	-	-	-	-	2,500
Streetlights	-	-	-	-	179,500
Utilities	-	-	-	-	-
Irrigation - electric	-	-	-	-	1,500
Entrance - electric	-	-	-	-	3,600
Dog park - water	-	-	-	-	1,500
Irrigation - water	-	-	-	-	1,000
Total field operations	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>284,650</u>
Total expenditures	<u>89,090</u>	<u>35,530</u>	<u>45,340</u>	<u>80,870</u>	<u>388,675</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(1,750)	(3,493)	(5,243)	4
Fund balance - beginning (unaudited)	-	5,243	3,493	5,243	-
Fund balance - ending (projected)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Assigned	-	-	-	-	-
Working capital	-	-	-	-	-
Unassigned	-	3,493	-	-	4
Fund balance - ending	<u>\$ -</u>	<u>\$ 3,493</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4</u>

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

**EXPENDITURES**

**Professional & administrative**

Management	\$ 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>	
DSF accounting	5,500
Legal	15,000
<p>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.</p>	
Engineering	2,000
<p>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</p>	
Annual report	2,500
Stormwater analysis	5,000
Audit	4,800
<p>Statutorily required for the District to undertake an independent examination of its</p>	
Arbitrage rebate calculation*	750
<p>To ensure the District's compliance with all tax regulations, annual computations are</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the</p>	
Trustee	4,750
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
EMMA software system*	2,000
<p>EMMA filing assistance software service license agreement with Discolsure</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	3,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
<b>EXPENDITURES (continued)</b>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	145
Landscape maintenance	5,000
Tree/plant replacement	1,000
Irrigation repairs	1,000
Pest control	13,050
Kayak launch maintenance	900
Trail maintenance	1,500
Porter services	9,000
<p>Dog park stations and trash receptacles</p>	
Pond maintenance	42,000
Pond discing	21,600
General maintenance	2,500
Streetlights	179,500
Irrigation - electric	1,500
Entrance - electric	3,600
Dog park - water	1,500
Irrigation - water	1,000
Total expenditures	<u>\$388,675</u>

**CYPRESS RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2025  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Proposed Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: off-roll	\$ -	\$ -	\$ 459,965	\$ 459,965	\$ 1,143,972
Interest	-	27,870	-	27,870	-
Total revenues	-	27,870	459,965	487,835	1,143,972
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	225,000
Interest	-	-	551,958	551,958	919,930
Tax collector	-	-	-	-	-
Trustee fee	-	6,750	-	6,750	-
Total expenditures	-	6,750	551,958	558,708	1,144,930
Excess/(deficiency) of revenues over/(under) expenditures	-	21,120	(91,993)	(70,873)	(958)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(98)	-	(98)	-
Total other financing sources/(uses)	-	(98)	-	(98)	-
Net increase/(decrease) in fund balance	-	21,022	(91,993)	(70,971)	(958)
Fund balance:					
Beginning fund balance (unaudited)	-	1,690,133	1,711,155	1,690,133	1,619,162
Ending fund balance (projected)	\$ -	\$ 1,711,155	\$ 1,619,162	\$ 1,619,162	1,618,204
Use of fund balance:					
Debt service reserve account balance (required)					(1,143,970)
Interest expense - November 1, 2027					(455,465)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 18,769</u>

**CYPRESS RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/26			551,958.00	551,958.00	16,370,000.00
11/01/26			459,965.00	459,965.00	16,370,000.00
05/01/27	225,000.00	4.000%	459,965.00	684,965.00	16,145,000.00
11/01/27			455,465.00	455,465.00	16,145,000.00
05/01/28	235,000.00	4.000%	455,465.00	690,465.00	15,910,000.00
11/01/28			450,765.00	450,765.00	15,910,000.00
05/01/29	245,000.00	4.000%	450,765.00	695,765.00	15,665,000.00
11/01/29			445,865.00	445,865.00	15,665,000.00
05/01/30	255,000.00	4.000%	445,865.00	700,865.00	15,410,000.00
11/01/30			440,765.00	440,765.00	15,410,000.00
05/01/31	270,000.00	5.600%	440,765.00	710,765.00	15,140,000.00
11/01/31			433,205.00	433,205.00	15,140,000.00
05/01/32	285,000.00	5.600%	433,205.00	718,205.00	14,855,000.00
11/01/32			425,225.00	425,225.00	14,855,000.00
05/01/33	300,000.00	5.600%	425,225.00	725,225.00	14,555,000.00
11/01/33			416,825.00	416,825.00	14,555,000.00
05/01/34	315,000.00	5.600%	416,825.00	731,825.00	14,240,000.00
11/01/34			408,005.00	408,005.00	14,240,000.00
05/01/35	335,000.00	5.600%	408,005.00	743,005.00	13,905,000.00
11/01/35			398,625.00	398,625.00	13,905,000.00
05/01/36	355,000.00	5.600%	398,625.00	753,625.00	13,550,000.00
11/01/36			388,685.00	388,685.00	13,550,000.00
05/01/37	375,000.00	5.600%	388,685.00	763,685.00	13,175,000.00
11/01/37			378,185.00	378,185.00	13,175,000.00
05/01/38	395,000.00	5.600%	378,185.00	773,185.00	12,780,000.00
11/01/38			367,125.00	367,125.00	12,780,000.00
05/01/39	420,000.00	5.600%	367,125.00	787,125.00	12,360,000.00
11/01/39			355,365.00	355,365.00	12,360,000.00
05/01/40	445,000.00	5.600%	355,365.00	800,365.00	11,915,000.00
11/01/40			342,905.00	342,905.00	11,915,000.00
05/01/41	470,000.00	5.600%	342,905.00	812,905.00	11,445,000.00
11/01/41			329,745.00	329,745.00	11,445,000.00
05/01/42	495,000.00	5.600%	329,745.00	824,745.00	10,950,000.00
11/01/42			315,885.00	315,885.00	10,950,000.00
05/01/43	525,000.00	5.600%	315,885.00	840,885.00	10,425,000.00
11/01/43			301,185.00	301,185.00	10,425,000.00
05/01/44	555,000.00	5.600%	301,185.00	856,185.00	9,870,000.00
11/01/44			285,645.00	285,645.00	9,870,000.00
05/01/45	585,000.00	5.600%	285,645.00	870,645.00	9,285,000.00
11/01/45			269,265.00	269,265.00	9,285,000.00
05/01/46	620,000.00	5.800%	269,265.00	889,265.00	8,665,000.00
11/01/46			251,285.00	251,285.00	8,665,000.00
05/01/47	660,000.00	5.800%	251,285.00	911,285.00	8,005,000.00
11/01/47			232,145.00	232,145.00	8,005,000.00
05/01/48	695,000.00	5.800%	232,145.00	927,145.00	7,310,000.00
11/01/48			211,990.00	211,990.00	7,310,000.00
05/01/49	740,000.00	5.800%	211,990.00	951,990.00	6,570,000.00
11/01/49			190,530.00	190,530.00	6,570,000.00

**CYPRESS RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/50	785,000.00	5.800%	190,530.00	975,530.00	5,785,000.00
11/01/50			167,765.00	167,765.00	5,785,000.00
05/01/51	830,000.00	5.800%	167,765.00	997,765.00	4,955,000.00
11/01/51			143,695.00	143,695.00	4,955,000.00
05/01/52	880,000.00	5.800%	143,695.00	1,023,695.00	4,075,000.00
11/01/52			118,175.00	118,175.00	4,075,000.00
05/01/53	930,000.00	5.800%	118,175.00	1,048,175.00	3,145,000.00
11/01/53			91,205.00	91,205.00	3,145,000.00
05/01/54	990,000.00	5.800%	91,205.00	1,081,205.00	2,155,000.00
11/01/54			62,495.00	62,495.00	2,155,000.00
05/01/55	1,045,000.00	5.800%	62,495.00	1,107,495.00	1,110,000.00
11/01/55			32,190.00	32,190.00	1,110,000.00
05/01/56	1,110,000.00	5.800%	32,190.00	1,142,190.00	-
11/01/56			-	-	-
<b>Total</b>	<b>15,910,000.00</b>		<b>16,932,765.00</b>	<b>31,967,765.00</b>	

**CYPRESS RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

<b>Off-Roll Assessments</b>					
<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2027 O&amp;M Assessment per Unit</b>	<b>FY 2027 DS Assessment per Unit</b>	<b>FY 2027 Total Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>
Townhome	66	\$ 577.53	\$ 999.93	\$ 1,577.46	n/a
SF 50'	528	577.53	1,749.88	2,327.41	n/a
SF 65'	79	577.53	1,949.87	2,527.40	n/a
<b>Total</b>	<b>673</b>				