

Winding Cypress Community Development District

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

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	608,951
Debt Assessments - Series 2015	526,216
Debt Assessments - Series 2019	310,259
Interest Income - Operating	4,000
Interest Income - Preserve	12,000
TOTAL REVENUES	\$ 1,461,426
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	10,000
Payroll Taxes - Employer	800
Management	52,980
Legal	25,500
Assessment Roll	5,000
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	8,200
Legal Advertisements	5,000
Miscellaneous	1,260
Postage	600
Office Supplies	850
Dues & Subscriptions	175
Trustee Fee	8,300
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 124,315
Maintenance Expenditures	
Engineering/Inspections	25,000
Preserve Maintenance	79,700
Lake Bank Maintenance	70,000
Lake Remediation	315,265
Total Maintenance Expenditures	\$ 489,965
Total O&M Expenditures	\$ 614,280
REVENUES LESS EXPENDITURES	\$ 847,146
Bond Payments - Series 2015	(486,750)
Bond Payments - Series 2019	(286,990)
BALANCE	73,406
County Appraiser & Tax Collector Fee	(49,867)
Discounts For Early Payments	(58,539)
EXCESS/ (SHORTFALL)	\$ (35,000)
Carryover Funds From Prior Year (Preserve Interest)	35,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
WINDING CYPRESS 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 (Operation & Maintenance) Assessments	610,848	608,951	608,951	Expenditures Less Interest & Carryover/.925
Debt Assessments - Series 2015	526,548	526,216	526,216	Bond Payments/.925
Debt Assessments - Series 2019	311,688	310,259	310,259	Bond Payments/.925
Interest Income - Operating	23,963	2,000	4,000	Operating Account Interest Income
Interest Income - Preserve	36,646	10,000	12,000	Preserve Account Interest Income
TOTAL REVENUES	1,509,693	\$ 1,457,426	\$ 1,461,426	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	2,600	12,000	10,000	Supervisor Fees
Payroll Taxes - Employer	199	960	800	Projected At 8% Of Supervisor Fees
Management	50,000	51,492	52,980	CPI Adjustment
Legal	32,987	25,500	25,500	No Change From 2024/2025 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	4,200	4,300	4,000	Approved Amount For 2024/2025 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	6,594	7,255	8,200	Insurance Estimate
Legal Advertisements	4,500	5,500	5,000	\$500 Decrease From 2024/2025 Budget
Miscellaneous	2,197	733	1,260	\$527 Increase From 2024/2025 Budget
Postage	676	600	600	No Change From 2024/2025 Budget
Office Supplies	666	850	850	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	8,277	8,300	8,300	No Change From 2024/2025 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2024/2025 Budget
Total Administrative Expenditures	119,721	\$ 124,315	\$ 124,315	
Maintenance Expenditures				
Engineering/Inspections	6,852	25,000	25,000	No Change From 2024/2025 Budget
Preserve Maintenance	75,100	79,700	79,700	No Change From 2024/2025 Budget
Lake Bank Maintenance	0	75,000	70,000	\$5,000 Decrease From 2024/2025 Budget
Lake Remediation	76,782	315,265	315,265	Lake Remediation (Formerly Legal & Engineering - Extraordinary)
Total Maintenance Expenditures	\$ 158,734	\$ 494,965	\$ 489,965	
Total O&M Expenditures	\$ 278,455	\$ 619,280	\$ 614,280	
REVENUES LESS EXPENDITURES	1,231,238	\$ 838,146	\$ 847,146	
Bond Payments - Series 2015	(496,527)	(486,750)	(486,750)	2026 Principal & Interest Payments
Bond Payments - Series 2019	(293,915)	(286,990)	(286,990)	2026 Principal & Interest Payments
BALANCE	440,796	64,406	73,406	
County Appraiser & Tax Collector Fee	(21,846)	(49,867)	(49,867)	Three And One Half Percent Of Total Assessment Roll
Discounts For Early Payments	(54,664)	(58,539)	(58,539)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 364,286	\$ (44,000)	\$ (35,000)	
Carryover Funds From Prior Year (Preserve Interest)	0	44,000	35,000	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 364,286	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2015) BUDGET

WINDING CYPRESS 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	35,740	500	1,200	Projected Interest For 2025/2026
NAV Tax Collection	496,527	486,750	486,750	Maximum Debt Service Collection
Total Revenues	\$ 532,267	\$ 487,250	\$ 487,950	
EXPENDITURES				
Principal Payments	160,000	175,000	185,000	Principal Payment Due In 2026
Interest Payments	320,125	309,410	301,750	Interest Payment Due In 2026
Bond Redemption	0	2,840	1,200	Estimated Excess Debt Collections
Total Expenditures	\$ 480,125	\$ 487,250	\$ 487,950	
Excess/ (Shortfall)	\$ 52,142	\$ -	\$ -	

Series 2015 Bond Information

Original Par Amount =	\$7,535,000	Annual Principal Payments Due =	November 1st
Interest Rate =	4.00% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2015		
Maturity Date =	November 2045		

Par Amount As Of 1/1/25 = \$6,210,000

DETAILED PROPOSED DEBT SERVICE (SERIES 2019) FUND BUDGET
WINDING CYPRESS 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	20,576	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	293,915	286,990	286,990	Maximum Debt Service Collection
Prepaid Bond Collection	18,660	0	0	
Total Revenues	\$ 333,151	\$ 287,390	\$ 287,990	
EXPENDITURES				
Principal Payments	85,000	90,000	95,000	Principal Payment Due In 2026
Interest Payments	202,938	197,156	191,888	Interest Payment Due In 2026
Bond Redemption	0	234	1,102	Estimated Excess Debt Collections
Total Expenditures	\$ 287,938	\$ 287,390	\$ 287,990	
Excess/ (Shortfall)	\$ 45,213	\$ -	\$ -	

Series 2019 Bond Information

Original Par Amount =	\$4,470,000	Annual Principal Payments Due =	November 1st
Interest Rate =	3.75% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2019		
Maturity Date =	November 2049		
Par Amount As Of 1/1/25 =	\$4,050,000		

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For Phases 1 & 2 SF Villas	\$ 232.06	\$ 794.99	\$ 794.98	\$ 794.98
Debt For Phases 1 & 2 SF Villas	\$ 849.00	\$ 849.00	\$ 849.00	\$ 849.00
Total For Phases 1 & 2 SF Villas	\$ 1,081.06	\$ 1,643.99	\$ 1,643.98	\$ 1,643.98
O & M For Phases 1 & 2 SF 50' Units	\$ 232.06	\$ 794.99	\$ 794.98	\$ 794.98
Debt For Phases 1 & 2 SF 50' Units	\$ 954.00	\$ 954.00	\$ 954.00	\$ 954.00
Total For Phases 1 & 2 SF 50' Units	\$ 1,186.06	\$ 1,748.99	\$ 1,748.98	\$ 1,748.98
O & M For Phases 1 & 2 SF 65' Units	\$ 232.06	\$ 794.99	\$ 794.98	\$ 794.98
Debt For Phases 1 & 2 SF 65' Units	\$ 1,060.00	\$ 1,060.00	\$ 1,060.00	\$ 1,060.00
Total For Phases 1 & 2 SF 65' Units	\$ 1,292.06	\$ 1,854.99	\$ 1,854.98	\$ 1,854.98
O & M For Phase 3 SF 50' Units	\$ 232.06	\$ 794.99	\$ 794.98	\$ 794.98
Debt For Phase 3 SF 50' Units	\$ 1,429.00	\$ 1,429.00	\$ 1,429.00	\$ 1,429.00
Total For Phase 3 SF 50' Units	\$ 1,661.06	\$ 2,223.99	\$ 2,223.98	\$ 2,223.98
O & M For Phase 3 SF 65' Units	\$ 232.06	\$ 794.99	\$ 794.98	\$ 794.98
Debt For Phase 3 SF 65' Units	\$ 1,544.00	\$ 1,544.00	\$ 1,544.00	\$ 1,544.00
Total For Phase 3 SF 65' Units	\$ 1,776.06	\$ 2,338.99	\$ 2,338.98	\$ 2,338.98

* Assessments Include the Following :

4% Discount for Early Payments
2% County Tax Collector Fee
1.5% County Property Appraiser Fee

Notes:

Developer made Phase 3 Bond Prepayment
in January 2020 for 1 lot differential
(1 65' Lot Replaced with 1 50' Lot)

Community Information:

Phases 1 & 2: 554 Units
Phase 3: 212 Units
Total: 766 Units

Phases 1 & 2:

Villas: 152 Units
50' Lots: 270 Units
65' Lots: 132 Units
Total: 554 Units

Phase 3:

Villas: 0 Units
50' Lots: 136 Units
65' Lots: 76 Units
Total: 212 Units

Phase 3 50' Lot Information:

Total Units: 136
Prepayments: 1
Billed for 50' Lot Debt: 135