

Winding Cypress  
Community Development District

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

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

	FISCAL YEAR 2025/2026 BUDGET
<b>REVENUES</b>	
O&M (Operation & Maintenance) Assessments	608,951
Debt Assessments - Series 2015	526,216
Debt Assessments - Series 2019	308,830
Interest Income - Operating	4,000
Interest Income - Preserve	12,000
<b>TOTAL REVENUES</b>	<b>\$ 1,459,997</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
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
<b>Total Administrative Expenditures</b>	<b>\$ 124,315</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	25,000
Preserve Maintenance	79,700
Lake Bank Maintenance	70,000
Lake Bank Remediation And Related Items	315,265
<b>Total Maintenance Expenditures</b>	<b>\$ 489,965</b>
<b>Total O&amp;M Expenditures</b>	<b>\$ 614,280</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 845,717</b>
Bond Payments - Series 2015	(486,750)
Bond Payments - Series 2019	(285,668)
<b>BALANCE</b>	<b>73,299</b>
County Appraiser & Tax Collector Fee	(49,818)
Discounts For Early Payments	(58,481)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (35,000)</b>
Carryover Funds From Prior Year (Preserve Interest)	35,000
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

Note: Lake Bank Reserves Balance As Of 8/7/25: \$345,000 - Reserve Balance To Be Adjusted At Close Of Fiscal Year.

**DETAILED FINAL 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
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	308,830	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
<b>TOTAL REVENUES</b>	<b>1,509,693</b>	<b>\$ 1,457,426</b>	<b>\$ 1,459,997</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
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
<b>Total Administrative Expenditures</b>	<b>119,721</b>	<b>\$ 124,315</b>	<b>\$ 124,315</b>	
<b>Maintenance Expenditures</b>				
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 Bank Remediation And Related Items	76,782	315,265	315,265	Lake Bank Remediation And Related Items
<b>Total Maintenance Expenditures</b>	<b>\$ 158,734</b>	<b>\$ 494,965</b>	<b>\$ 489,965</b>	
<b>Total O&amp;M Expenditures</b>	<b>\$ 278,455</b>	<b>\$ 619,280</b>	<b>\$ 614,280</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>1,231,238</b>	<b>\$ 838,146</b>	<b>\$ 845,717</b>	
Bond Payments - Series 2015	(496,527)	(486,750)	(486,750)	2026 Principal & Interest Payments
Bond Payments - Series 2019	(293,915)	(286,990)	(285,668)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>440,796</b>	<b>64,406</b>	<b>73,299</b>	
County Appraiser & Tax Collector Fee	(21,846)	(49,867)	(49,818)	Three And One Half Percent Of Total Assessment Roll
Discounts For Early Payments	(54,664)	(58,539)	(58,481)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 364,286</b>	<b>\$ (44,000)</b>	<b>\$ (35,000)</b>	
Carryover Funds From Prior Year (Preserve Interest)	0	44,000	35,000	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 364,286</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: Lake Bank Reserves Balance As Of 8/7/25: \$345,000 - Reserve Balance To Be Adjusted At Close Of Fiscal Year.

# DETAILED FINAL 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
<b>Total Revenues</b>	<b>\$ 532,267</b>	<b>\$ 487,250</b>	<b>\$ 487,950</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 480,125</b>	<b>\$ 487,250</b>	<b>\$ 487,950</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 52,142</b>	<b>\$ -</b>	<b>\$ -</b>	

## 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 FINAL 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	285,668	Maximum Debt Service Collection
Prepaid Bond Collection	18,660	0	0	
<b>Total Revenues</b>	<b>\$ 333,151</b>	<b>\$ 287,390</b>	<b>\$ 286,668</b>	
<b>EXPENDITURES</b>				
Principal Payments	85,000	90,000	95,000	Principal Payment Due In 2026
Interest Payments	202,938	197,156	190,581	Interest Payment Due In 2026
Bond Redemption	0	234	1,087	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 287,938</b>	<b>\$ 287,390</b>	<b>\$ 286,668</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 45,213</b>	<b>\$ -</b>	<b>\$ -</b>	

## 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
<b>Total For Phases 1 &amp; 2 SF Villas</b>	<b>\$ 1,081.06</b>	<b>\$ 1,643.99</b>	<b>\$ 1,643.98</b>	<b>\$ 1,643.98</b>
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
<b>Total For Phases 1 &amp; 2 SF 50' Units</b>	<b>\$ 1,186.06</b>	<b>\$ 1,748.99</b>	<b>\$ 1,748.98</b>	<b>\$ 1,748.98</b>
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
<b>Total For Phases 1 &amp; 2 SF 65' Units</b>	<b>\$ 1,292.06</b>	<b>\$ 1,854.99</b>	<b>\$ 1,854.98</b>	<b>\$ 1,854.98</b>
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
<b>Total For Phase 3 SF 50' Units</b>	<b>\$ 1,661.06</b>	<b>\$ 2,223.99</b>	<b>\$ 2,223.98</b>	<b>\$ 2,223.98</b>
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
<b>Total For Phase 3 SF 65' Units</b>	<b>\$ 1,776.06</b>	<b>\$ 2,338.99</b>	<b>\$ 2,338.98</b>	<b>\$ 2,338.98</b>

\* 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: 2  
Billed for 50' Lot Debt: 134  
One New Bond Prepayer For 25/26