

Winding Cypress
Community Development District

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

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PROPOSED BUDGET
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	608,951
Debt Assessments - Series 2015	526,216
Debt Assessments - Series 2019	308,830
Interest Income - Operating	5,000
Interest Income - Preserve	13,000
TOTAL REVENUES	\$ 1,461,997
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	14,400
Payroll Taxes - Employer	1,152
Management	54,408
Legal	25,500
Assessment Roll	5,000
Audit Fees	4,100
Arbitrage Rebate Fee	650
Insurance	8,200
Legal Advertisements	2,500
Miscellaneous	1,760
Postage	600
Office Supplies	850
Dues & Subscriptions	175
Trustee Fee	8,300
Continuing Disclosure Fee	700
Total Administrative Expenditures	\$ 128,295
Maintenance Expenditures	
Engineering/Inspections	45,000
Preserve Maintenance	79,700
Lake Bank Maintenance	50,000
Lake Bank Remediation And Related Items	315,265
Total Maintenance Expenditures	\$ 489,965
Total O&M Expenditures	\$ 618,260
REVENUES LESS EXPENDITURES	\$ 843,737
Bond Payments - Series 2015	(486,750)
Bond Payments - Series 2019	(285,668)
BALANCE	71,319
County Appraiser & Tax Collector Fee	(49,818)
Discounts For Early Payments	(58,481)
EXCESS/ (SHORTFALL)	\$ (36,980)
Carryover Funds From Prior Year (Preserve Interest)	36,980
NET EXCESS/ (SHORTFALL)	\$ -

Note: Lake Bank Reserves Balance As Of 5/1/26: \$345,000 - Reserve Balance To Be Adjusted At Close Of Fiscal Year.

DETAILED PROPOSED BUDGET
WINDING CYPRESS 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 (Operation & Maintenance) Assessments	610,731	608,951	608,951	Expenditures Less Interest & Carryover/.925
Debt Assessments - Series 2015	526,549	526,216	526,216	Bond Payments/.925
Debt Assessments - Series 2019	310,260	308,830	308,830	Bond Payments/.925
Interest Income - Operating	29,634	4,000	5,000	Operating Account Interest Income
Interest Income - Preserve	29,543	12,000	13,000	Preserve Account Interest Income
TOTAL REVENUES	1,506,717	\$ 1,459,997	\$ 1,461,997	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	2,000	10,000	14,400	Supervisor Fees
Payroll Taxes - Employer	153	800	1,152	Projected At 8% Of Supervisor Fees
Management	51,492	52,980	54,408	CPI Adjustment
Legal	23,178	25,500	25,500	No Change From 2025/2026 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,900	4,000	4,100	Approved Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	6,858	8,200	8,200	Insurance Estimate
Legal Advertisements	3,570	5,000	2,500	Using Collier County Legal Advertising Website
Miscellaneous	1,991	1,260	1,760	\$500 Increase From 2025/2026 Budget
Postage	1,041	600	600	No Change From 2025/2026 Budget
Office Supplies	736	850	850	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	8,277	8,300	8,300	No Change From 2025/2026 Budget
Continuing Disclosure Fee	700	1,000	700	\$300 Decrease From 2025/2026 Budget
Total Administrative Expenditures	109,721	\$ 124,315	\$ 128,295	
Maintenance Expenditures				
Engineering/Inspections	77,216	25,000	45,000	\$20,000 Increase From 2025/2026 Budget
Preserve Maintenance	75,100	79,700	79,700	No Change From 2025/2026 Budget
Lake Bank Maintenance	0	70,000	50,000	\$20,000 Decrease From 2025/2026 Budget
Lake Bank Remediation And Related Items	294,203	315,265	315,265	Lake Bank Remediation And Related Items
Total Maintenance Expenditures	\$ 446,519	\$ 489,965	\$ 489,965	
Total O&M Expenditures	\$ 556,240	\$ 614,280	\$ 618,260	
REVENUES LESS EXPENDITURES	950,477	\$ 845,717	\$ 843,737	
Bond Payments - Series 2015	(496,575)	(486,750)	(486,750)	2027 Principal & Interest Payments
Bond Payments - Series 2019	(292,599)	(285,668)	(285,668)	2027 Principal & Interest Payments
BALANCE	161,303	73,299	71,319	
County Appraiser & Tax Collector Fee	(24,573)	(49,818)	(49,818)	Three And One Half Percent Of Total Assessment Roll
Discounts For Early Payments	(54,477)	(58,481)	(58,481)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 82,253	\$ (35,000)	\$ (36,980)	
Carryover Funds From Prior Year (Preserve Interest)	0	35,000	36,980	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 82,253	\$ -	\$ -	

Note: Lake Bank Reserves Balance As Of 5/1/26: \$345,000 - Reserve Balance To Be Adjusted At Close Of Fiscal Year.

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2015) BUDGET
WINDING CYPRESS 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	31,487	1,200	2,000	Projected Interest For 2026/2027
NAV Tax Collection	496,575	486,750	486,750	Maximum Debt Service Collection
Total Revenues	\$ 528,062	\$ 487,950	\$ 488,750	
EXPENDITURES				
Principal Payments	165,000	185,000	190,000	Principal Payment Due In 2027
Interest Payments	313,016	301,750	292,500	Interest Payment Due In 2027
Bond Redemption	0	1,200	6,250	Estimated Excess Debt Collections
Total Expenditures	\$ 478,016	\$ 487,950	\$ 488,750	
Excess/ (Shortfall)	\$ 50,046	\$ -	\$ -	

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 1/1/26 =	\$6,035,000		

DETAILED PROPOSED DEBT SERVICE (SERIES 2019) FUND BUDGET
WINDING CYPRESS 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	17,741	1,000	2,000	Projected Interest For 2026/2027
NAV Tax Collection	292,599	285,668	285,668	Maximum Debt Service Collection
Prepaid Bond Collection	18,354	0	0	
Total Revenues	\$ 328,694	\$ 286,668	\$ 287,668	
EXPENDITURES				
Principal Payments	85,000	95,000	95,000	Principal Payment Due In 2027
Interest Payments	199,253	190,581	188,344	Interest Payment Due In 2027
Bond Redemption	40,000	1,087	4,324	Estimated Excess Debt Collections
Total Expenditures	\$ 324,253	\$ 286,668	\$ 287,668	
Excess/ (Shortfall)	\$ 4,441	\$ -	\$ -	

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 1/1/26 =	\$3,940,000		

WINDING CYPRESS 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 For Phases 1 & 2 SF Villas	\$ 794.99	\$ 794.98	\$ 794.98	\$ 794.98
<u>Debt For Phases 1 & 2 SF Villas</u>	<u>\$ 849.00</u>	<u>\$ 849.00</u>	<u>\$ 849.00</u>	<u>\$ 849.00</u>
Total For Phases 1 & 2 SF Villas	\$ 1,643.99	\$ 1,643.98	\$ 1,643.98	\$ 1,643.98
O & M For Phases 1 & 2 SF 50' Units	\$ 794.99	\$ 794.98	\$ 794.98	\$ 794.98
<u>Debt For Phases 1 & 2 SF 50' Units</u>	<u>\$ 954.00</u>	<u>\$ 954.00</u>	<u>\$ 954.00</u>	<u>\$ 954.00</u>
Total For Phases 1 & 2 SF 50' Units	\$ 1,748.99	\$ 1,748.98	\$ 1,748.98	\$ 1,748.98
O & M For Phases 1 & 2 SF 65' Units	\$ 794.99	\$ 794.98	\$ 794.98	\$ 794.98
<u>Debt For Phases 1 & 2 SF 65' Units</u>	<u>\$ 1,060.00</u>	<u>\$ 1,060.00</u>	<u>\$ 1,060.00</u>	<u>\$ 1,060.00</u>
Total For Phases 1 & 2 SF 65' Units	\$ 1,854.99	\$ 1,854.98	\$ 1,854.98	\$ 1,854.98
O & M For Phase 3 SF 50' Units	\$ 794.99	\$ 794.98	\$ 794.98	\$ 794.98
<u>Debt For Phase 3 SF 50' Units</u>	<u>\$ 1,429.00</u>	<u>\$ 1,429.00</u>	<u>\$ 1,429.00</u>	<u>\$ 1,429.00</u>
Total For Phase 3 SF 50' Units	\$ 2,223.99	\$ 2,223.98	\$ 2,223.98	\$ 2,223.98
O & M For Phase 3 SF 65' Units	\$ 794.99	\$ 794.98	\$ 794.98	\$ 794.98
<u>Debt For Phase 3 SF 65' Units</u>	<u>\$ 1,544.00</u>	<u>\$ 1,544.00</u>	<u>\$ 1,544.00</u>	<u>\$ 1,544.00</u>
Total For Phase 3 SF 65' Units	\$ 2,338.99	\$ 2,338.98	\$ 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: 2
Billed for 50' Lot Debt: 134
One New Bond Prepayer For 25/26