CYPRESS CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

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

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Landowner contribution	$ 255,149	$ 20,900	$ 234,249	$ 255,149	$ 262,149
Total revenues	255,149	20,900	234,249	255,149	262,149
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	1,042	23,958	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	3,500	4,700	-	4,700	5,000
Dissemination agent	1,000	500	500	1,000	2,000
Debt Service Series 2027	-	-	-	-	5,500
EMMA software service	2,000	-	2,000	2,000	2,000
Trustee	5,000	-	5,000	5,000	5,000
Telephone	167	100	67	167	167
Postage	500	-	500	500	500
Printing & binding	417	250	167	417	417
Legal advertising	7,500	236	7,264	7,500	7,500
Annual special district fee	175	175	-	175	175
Insurance	6,500	5,000	1,500	6,500	5,500
Contingencies/bank charges	1,500	1,361	139	1,500	1,500
Website hosting & maintenance	1,680	-	1,680	1,680	1,680
Website ADA compliance	210	-	210	210	210
Total professional & administrative	105,149	37,364	68,985	106,349	112,149
Field operations					
Field operations contingency	150,000	-	150,000	150,000	150,000
Total field operations	150,000	-	150,000	150,000	150,000
Total expenditures	255,149	37,364	218,985	256,349	262,149
Excess/(deficiency) of revenues over/(under) expenditures	-	(16,464)	15,264	(1,200)	-
Fund balance - beginning (unaudited)	-	(61)	(16,525)	(61)	(1,261)
Fund balance - ending	$ -	$ (16,525)	$ (1,261)	$ (1,261)	$ (1,261)

CYPRESS CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Management/accounting/recording	$ 48,000
Wrathell, Hunt and Associates, LLC (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.	
Legal	25,000
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	2,000
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 community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Debt Service Series 2027	5,500
EMMA software service	2,000
Trustee	5,000
Telephone	167
Postage	500
Telephone and fax machine.	
Printing & binding	417
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	7,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	1,680
Website ADA compliance	210
Field operations contingency	150,000
Total expenditures	$ 262,149

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

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: off-roll	$ 356,740	$ -	$ 356,740	$ 356,740	$ 887,193
Interest	-	24,366	-	24,366	-
Total revenues	356,740	24,366	356,740	381,106	887,193
EXPENDITURES					
Debt service					
Principal	-	-	-	-	175,000
Interest	594,521	237,808	356,713	594,521	713,425
Total expenditures	594,521	237,808	356,713	594,521	888,425
Excess/(deficiency) of revenues over/(under) expenditures	(237,781)	(213,442)	27	(213,415)	(1,232)
Fund balance:					
Beginning fund balance (unaudited)	1,481,711	1,511,871	1,298,429	1,511,871	1,298,456
Ending fund balance (projected)	$1,243,930	$1,298,429	$1,298,456	$ 1,298,456	1,297,224
Use of fund balance:					
Debt service reserve account balance (required)					(887,190)
Interest expense - November 1, 2027					(353,038)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ 56,996

CYPRESS CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

Date	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			237,808.33	237,808.33	12,500,000.00
05/01/26			356,712.50	356,712.50	12,500,000.00
11/01/26			356,712.50	356,712.50	12,500,000.00
05/01/27	175,000.00	4.200%	356,712.50	531,712.50	12,325,000.00
11/01/27			353,037.50	353,037.50	12,325,000.00
05/01/28	185,000.00	4.200%	353,037.50	538,037.50	12,140,000.00
11/01/28			349,152.50	349,152.50	12,140,000.00
05/01/29	190,000.00	4.200%	349,152.50	539,152.50	11,950,000.00
11/01/29			345,162.50	345,162.50	11,950,000.00
05/01/30	200,000.00	4.200%	345,162.50	545,162.50	11,750,000.00
11/01/30			340,962.50	340,962.50	11,750,000.00
05/01/31	210,000.00	4.750%	340,962.50	550,962.50	11,540,000.00
11/01/31			335,975.00	335,975.00	11,540,000.00
05/01/32	220,000.00	4.750%	335,975.00	555,975.00	11,320,000.00
11/01/32			330,750.00	330,750.00	11,320,000.00
05/01/33	230,000.00	4.750%	330,750.00	560,750.00	11,090,000.00
11/01/33			325,287.50	325,287.50	11,090,000.00
05/01/34	240,000.00	4.750%	325,287.50	565,287.50	10,850,000.00
11/01/34			319,587.50	319,587.50	10,850,000.00
05/01/35	250,000.00	4.750%	319,587.50	569,587.50	10,600,000.00
11/01/35			313,650.00	313,650.00	10,600,000.00
05/01/36	265,000.00	5.750%	313,650.00	578,650.00	10,335,000.00
11/01/36			306,031.25	306,031.25	10,335,000.00
05/01/37	280,000.00	5.750%	306,031.25	586,031.25	10,055,000.00
11/01/37			297,981.25	297,981.25	10,055,000.00
05/01/38	295,000.00	5.750%	297,981.25	592,981.25	9,760,000.00
11/01/38			289,500.00	289,500.00	9,760,000.00
05/01/39	315,000.00	5.750%	289,500.00	604,500.00	9,445,000.00
11/01/39			280,443.75	280,443.75	9,445,000.00
05/01/40	335,000.00	5.750%	280,443.75	615,443.75	9,110,000.00
11/01/40			270,812.50	270,812.50	9,110,000.00
05/01/41	355,000.00	5.750%	270,812.50	625,812.50	8,755,000.00
11/01/41			260,606.25	260,606.25	8,755,000.00
05/01/42	375,000.00	5.750%	260,606.25	635,606.25	8,380,000.00
11/01/42			249,825.00	249,825.00	8,380,000.00
05/01/43	395,000.00	5.750%	249,825.00	644,825.00	7,985,000.00
11/01/43			238,468.75	238,468.75	7,985,000.00
05/01/44	420,000.00	5.750%	238,468.75	658,468.75	7,565,000.00
11/01/44			226,393.75	226,393.75	7,565,000.00
05/01/45	445,000.00	5.750%	226,393.75	671,393.75	7,120,000.00
11/01/45			213,600.00	213,600.00	7,120,000.00
05/01/46	470,000.00	6.000%	213,600.00	683,600.00	6,650,000.00
11/01/46			199,500.00	199,500.00	6,650,000.00
05/01/47	500,000.00	6.000%	199,500.00	699,500.00	6,150,000.00
11/01/47			184,500.00	184,500.00	6,150,000.00
05/01/48	530,000.00	6.000%	184,500.00	714,500.00	5,620,000.00
11/01/48			168,600.00	168,600.00	5,620,000.00
05/01/49	565,000.00	6.000%	168,600.00	733,600.00	5,055,000.00

CYPRESS CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

Date	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			151,650.00	151,650.00	5,055,000.00
05/01/50	600,000.00	6.000%	151,650.00	751,650.00	4,455,000.00
11/01/50			133,650.00	133,650.00	4,455,000.00
05/01/51	635,000.00	6.000%	133,650.00	768,650.00	3,820,000.00
11/01/51			114,600.00	114,600.00	3,820,000.00
05/01/52	675,000.00	6.000%	114,600.00	789,600.00	3,145,000.00
11/01/52			94,350.00	94,350.00	3,145,000.00
05/01/53	715,000.00	6.000%	94,350.00	809,350.00	2,430,000.00
11/01/53			72,900.00	72,900.00	2,430,000.00
05/01/54	760,000.00	6.000%	72,900.00	832,900.00	1,670,000.00
11/01/54			50,100.00	50,100.00	1,670,000.00
05/01/55	810,000.00	6.000%	50,100.00	860,100.00	860,000.00
11/01/55			25,800.00	25,800.00	860,000.00
05/01/56	860,000.00	6.000%	25,800.00	885,800.00	-
11/01/56				-	
Total	**12,500,000.00**		**14,993,700.83**	**27,493,700.83**	

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

Landowner's Contribuiton (GF)/Off-Roll Assessments (DSF)					
Product/Parcel	**Units**	**FY 2027 O&M Assessment per Unit**	**FY 2027 DS Assessment per Unit**	**FY 2027 Total Assessment per Unit**	**FY 2026 Total Assessment per Unit**
Single-Family	405	$ 493.75	$ 2,190.60	$ 2,684.35	$ 1,366.89
Total	**405**				

Operations and maintenance assessments will attach to any platted and sold lots, including any lots platted and sold during Fiscal Year 2026/2027 (on a pro-rata basis using the time of sale) and as evidenced by an estoppel letter prepared by the District's Manager. Any additional costs of the District's Adopted Budget (above and beyond the operations and maintenance assessment that attaches to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.

Landowner's Contribuiton - Future Phase(s)					
Product/Parcel	**Units**	**FY 2027 O&M Assessment per Unit**	**FY 2027 DS Assessment per Unit**	**FY 2027 Total Assessment per Unit**	**FY 2026 Total Assessment per Unit**
Single-Family	504	$ 123.38	-	$ 123.38	$ 115.68
Total	**504**				