

**CYPRESS BAY WEST
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**CYPRESS BAY WEST
COMMUNITY DEVELOPMENT DISTRICT
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**CYPRESS BAY WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 230,197				\$ 210,068
Allowable discounts (4%)	(9,208)				(8,403)
Assessment levy: on-roll - net	220,989	\$ 216,309	\$ 4,680	\$ 220,989	201,665
Assessment levy: off-roll	461,012	345,759	115,253	461,012	420,706
Total revenues	<u>682,001</u>	<u>562,068</u>	<u>119,933</u>	<u>682,001</u>	<u>622,371</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	2,572	12,000	14,572	25,000
Engineering	2,000	1,080	920	2,000	2,000
Engineer's report	-	-	-	-	5,000
Audit	6,000	4,500	-	4,500	6,000
Arbitrage rebate calculation	1,000	-	500	500	1,000
Dissemination agent	2,000	500	500	1,000	2,000
Trustee	11,000	-	5,000	5,000	6,000
Telephone	200	100	100	200	200
Postage	500	60	440	500	500
Printing & binding	500	250	250	500	500
Legal advertising	5,000	215	4,785	5,000	5,000
Annual special district fee	175	175	-	175	175
Insurance	6,600	5,732	-	5,732	6,400
Contingencies/bank charges	1,500	589	911	1,500	1,500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	-	145	145
Tax collector	4,604	4,319	285	4,604	4,201
EMMA software service	1,000	1,000	-	1,000	1,000
Total professional & administrative	<u>115,994</u>	<u>45,942</u>	<u>49,691</u>	<u>95,633</u>	<u>115,326</u>

**CYPRESS BAY WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
Field operations and maintenance					
Field operations manager	6,000	2,535	6,000	8,535	18,000
Landscaping contract labor	253,588	131,169	124,998	256,167	257,000
Insurance: property	6,500	-	1,000	1,000	6,500
Backflow prevention test	150	-	150	150	150
Irrigation maintenance/repair	10,000	912	9,088	10,000	10,000
Plants, shrubs & mulch	20,000	29,986	6,000	35,986	35,000
Tree trimming	15,000	4,531	10,469	15,000	15,000
Signage	3,500	1,512	1,988	3,500	3,500
Lake management services	22,020	8,110	13,910	22,020	36,000
General maintenance	10,000	-	10,000	10,000	10,000
Fence/wall repair	2,000	-	2,000	2,000	2,000
Irrigation pump maintenance	7,000	440	6,560	7,000	12,000
Electric:					
Irrigation	8,000	1,930	6,070	8,000	2,100
Street lights	30,000	31,118	14,000	45,118	48,000
Entrance signs	2,000	851	1,149	2,000	1,800
Property appraiser	-	284	-	284	-
Contingency	32,250	-	-	-	50,000
Total field operations	<u>428,008</u>	<u>213,378</u>	<u>213,382</u>	<u>426,476</u>	<u>507,050</u>
Total expenditures	<u>544,002</u>	<u>259,320</u>	<u>263,073</u>	<u>522,109</u>	<u>622,376</u>
Excess/(deficiency) of revenues over/(under) expenditures	137,999	302,748	(143,140)	159,892	(5)
Fund balance - beginning (unaudited)	<u>-</u>	<u>31,188</u>	<u>333,936</u>	<u>31,188</u>	<u>191,080</u>
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	165,269
Unassigned	137,999	333,936	190,796	191,080	25,806
Fund balance - ending	<u>\$ 137,999</u>	<u>\$ 333,936</u>	<u>\$ 190,796</u>	<u>\$ 191,080</u>	<u>\$ 191,075</u>

**CYPRESS BAY WEST
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.

Engineer's report 5,000

Audit 6,000

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation 1,000

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

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.

Trustee 6,000

Annual fee for the service provided by trustee, paying agent and registrar.

Telephone 200

Telephone and fax machine.

Postage 500

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & binding 500

Letterhead, envelopes, copies, agenda packages

Legal advertising 5,000

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Annual special district fee 175

Annual fee paid to the Florida Department of Economic Opportunity.

Insurance 6,400

The District will obtain public officials and general liability insurance.

Contingencies/bank charges 1,500

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance 705

Website ADA compliance 145

Tax collector 4,201

EMMA software service 1,000

**CYPRESS BAY WEST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations and maintenance

Field operations manager	18,000
Landscaping contract labor	257,000
Insurance: property	6,500
Backflow prevention test	150
Irrigation maintenance/repair	10,000
Plants, shrubs & mulch	35,000
Tree trimming	15,000
Signage	3,500
Lake management services	36,000
General maintenance	10,000
Fence/wall repair	2,000
Irrigation pump maintenance	12,000
Electric:	
Irrigation	2,100
Street lights	48,000
Entrance signs	1,800
Contingency	50,000
Total expenditures	<u><u>\$ 622,376</u></u>

**CYPRESS BAY WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected Revenue &	
REVENUES					
Assessment levy: on-roll	\$ 545,057				\$ 545,057
Allowable discounts (4%)	(21,802)				(21,802)
Net assessment levy - on-roll	523,255	\$ 512,250	\$ 11,005	\$ 523,255	523,255
Interest	-	7,817	-	7,817	-
Total revenues	523,255	520,067	11,005	531,072	523,255
EXPENDITURES					
Debt service					
Principal	120,000	-	120,000	120,000	125,000
Interest	393,713	196,313	197,400	393,713	387,075
Tax collector	10,901	10,229	672	10,901	10,901
Total expenditures	524,614	206,542	318,072	524,614	522,976
Excess/(deficiency) of revenues over/(under) expenditures	(1,359)	313,525	(307,067)	6,458	279
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(130,166)	-	(130,166)	-
Total other financing sources/(uses)	-	(130,166)	-	(130,166)	-
Net increase/(decrease) in fund balance	(1,359)	183,359	(307,067)	(123,708)	279
Fund balance:					
Beginning fund balance (unaudited)	467,479	517,469	700,828	517,469	393,761
Ending fund balance (projected)	\$ 466,120	\$ 700,828	\$ 393,761	\$ 393,761	394,040
Use of fund balance:					
Debt service reserve account balance (required)					(129,048)
Interest expense - November 1, 2027					(190,647)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 74,345</u>

**CYPRESS BAY WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			196,312.50	196,312.50	7,390,000.00
05/01/26	120,000.00	4.625%	196,312.50	316,312.50	7,270,000.00
11/01/26			193,537.50	193,537.50	7,270,000.00
05/01/27	125,000.00	4.625%	193,537.50	318,537.50	7,125,000.00
11/01/27	-		190,646.88	190,646.88	7,125,000.00
05/01/28	130,000.00	4.625%	190,646.88	320,646.88	6,995,000.00
11/01/28	-		187,640.63	187,640.63	6,995,000.00
05/01/29	140,000.00	4.625%	187,640.63	327,640.63	6,855,000.00
11/01/29	-		184,403.13	184,403.13	6,855,000.00
05/01/30	145,000.00	4.625%	184,403.13	329,403.13	6,710,000.00
11/01/30	-		181,050.00	181,050.00	6,710,000.00
05/01/31	155,000.00	5.250%	181,050.00	336,050.00	6,555,000.00
11/01/31	-		176,981.25	176,981.25	6,555,000.00
05/01/32	160,000.00	5.250%	176,981.25	336,981.25	6,395,000.00
11/01/32	-		172,781.25	172,781.25	6,395,000.00
05/01/33	170,000.00	5.250%	172,781.25	342,781.25	6,225,000.00
11/01/33	-		168,318.75	168,318.75	6,225,000.00
05/01/34	180,000.00	5.250%	168,318.75	348,318.75	6,045,000.00
11/01/34	-		163,593.75	163,593.75	6,045,000.00
05/01/35	190,000.00	5.250%	163,593.75	353,593.75	5,855,000.00
11/01/35	-		158,606.25	158,606.25	5,855,000.00
05/01/36	200,000.00	5.250%	158,606.25	358,606.25	5,655,000.00
11/01/36	-		153,356.25	153,356.25	5,655,000.00
05/01/37	210,000.00	5.250%	153,356.25	363,356.25	5,445,000.00
11/01/37	-		147,843.75	147,843.75	5,445,000.00
05/01/38	220,000.00	5.250%	147,843.75	367,843.75	5,225,000.00
11/01/38	-		142,068.75	142,068.75	5,225,000.00
05/01/39	235,000.00	5.250%	142,068.75	377,068.75	4,990,000.00
11/01/39	-		135,900.00	135,900.00	4,990,000.00
05/01/40	245,000.00	5.250%	135,900.00	380,900.00	4,745,000.00
11/01/40	-		129,468.75	129,468.75	4,745,000.00
05/01/41	260,000.00	5.250%	129,468.75	389,468.75	4,485,000.00
11/01/41	-		122,643.75	122,643.75	4,485,000.00
05/01/42	270,000.00	5.250%	122,643.75	392,643.75	4,215,000.00
11/01/42	-		115,556.25	115,556.25	4,215,000.00
05/01/43	285,000.00	5.250%	115,556.25	400,556.25	3,930,000.00
11/01/43	-		108,075.00	108,075.00	3,930,000.00
05/01/44	305,000.00	5.500%	108,075.00	413,075.00	3,625,000.00
11/01/44	-		99,687.50	99,687.50	3,625,000.00
05/01/45	320,000.00	5.500%	99,687.50	419,687.50	3,305,000.00
11/01/45	-		90,887.50	90,887.50	3,305,000.00
05/01/46	340,000.00	5.500%	90,887.50	430,887.50	2,965,000.00
11/01/46	-		81,537.50	81,537.50	2,965,000.00
05/01/47	355,000.00	5.500%	81,537.50	436,537.50	2,610,000.00

**CYPRESS BAY WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/47	-		71,775.00	71,775.00	2,610,000.00
05/01/48	375,000.00	5.500%	71,775.00	446,775.00	2,235,000.00
11/01/48	-		61,462.50	61,462.50	2,235,000.00
05/01/49	400,000.00	5.500%	61,462.50	461,462.50	1,835,000.00
11/01/49	-		50,462.50	50,462.50	1,835,000.00
05/01/50	420,000.00	5.500%	50,462.50	470,462.50	1,415,000.00
11/01/50	-		38,912.50	38,912.50	1,415,000.00
05/01/51	445,000.00	5.500%	38,912.50	483,912.50	970,000.00
11/01/51	-		26,675.00	26,675.00	970,000.00
05/01/52	470,000.00	5.500%	26,675.00	496,675.00	500,000.00
11/01/52	-		13,750.00	13,750.00	500,000.00
05/01/53	500,000.00	5.500%	13,750.00	513,750.00	-
Total	7,370,000.00		7,127,868.78	14,497,868.78	

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

On-Roll Assessments

Series 2023

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 50'	429	\$ 489.67	\$ 1,276.48	\$ 1,766.15	\$ 1,813.07
Total	429				

Off-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
Townhomes	124	\$ 460.29	\$ -	\$ 460.29	\$ 504.39
SF 50'	613	460.29	-	460.29	504.39
SF 60'	177	460.29	-	460.29	504.39
Total	914				