

Cypress Ridge
Community Development District

Adopted Budget
FY2026



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Cypress Ridge
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY2026
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Revenues

Assessments- Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 422,352
Assessments- Direct	\$ -	\$ -	\$ -	\$ -	\$ 73,731
Developer Contributions	\$ 274,454	\$ 160,000	\$ 62,780	\$ 222,780	\$ -
Total Revenues	\$ 274,454	\$ 160,000	\$ 62,780	\$ 222,780	\$ 496,083

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,000	\$ 4,000	\$ 6,000
FICA Expense	\$ -	\$ 153	\$ 151	\$ 304	\$ 459
Engineering	\$ 15,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Attorney	\$ 25,000	\$ 4,186	\$ 2,093	\$ 6,279	\$ 15,000
Annual Audit	\$ 5,000	\$ 3,700	\$ -	\$ 3,700	\$ 3,300
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 900	\$ 450	\$ -	\$ 450	\$ 900
Dissemination	\$ 5,250	\$ 3,750	\$ 1,750	\$ 5,500	\$ 5,250
Amortization Schedules	\$ -	\$ 500	\$ -	\$ 500	\$ 600
Disclosure Software	\$ -	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Trustee Fees	\$ 8,020	\$ 4,558	\$ -	\$ 4,558	\$ 8,020
Management Fees	\$ 38,955	\$ 25,970	\$ 12,985	\$ 38,955	\$ 40,124
Information Technology	\$ 1,890	\$ 1,260	\$ 630	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 840	\$ 420	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 600	\$ 787	\$ 394	\$ 1,181	\$ 600
Insurance	\$ 6,429	\$ 5,814	\$ -	\$ 5,814	\$ 6,686
Copies	\$ 850	\$ -	\$ 100	\$ 100	\$ 850
Legal Advertising	\$ 7,500	\$ 1,273	\$ 5,541	\$ 6,813	\$ 2,500
Contingency	\$ 5,000	\$ 657	\$ 329	\$ 986	\$ 2,500
Office Supplies	\$ 625	\$ 5	\$ 3	\$ 8	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 139,454	\$ 62,578	\$ 28,894	\$ 91,473	\$ 113,333

Operation and Maintenance

Field Expenses

Field Management	\$ 15,000	\$ 5,000	\$ 2,500	\$ 7,500	\$ 15,000
Property Insurance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 125,500
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ 95,000
General Field Contingency	\$ 100,000	\$ 51,807	\$ 72,000	\$ 123,807	\$ 10,000
Total Field Expenses	\$ 125,000	\$ 56,807	\$ 74,500	\$ 131,307	\$ 293,000

Cypress Ridge
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY2026
<u><i>Amenity Expenses</i></u>					
Amenity Management	\$ 10,000	\$ -	\$ -	\$ -	\$ 8,583
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Amenity- Water	\$ -	\$ -	\$ -	\$ -	\$ 4,167
Internet	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 15,417
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 22,500
Amenity Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 8,333
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 14,500
Total Amenity Expenses	\$ 10,000	\$ -	\$ -	\$ -	\$ 89,750
Total Expenditures	\$ 274,454	\$ 119,386	\$ 103,394	\$ 222,780	\$ 496,083
<u><i>Other Financing Sources/Uses:</i></u>					
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 40,614	\$ (40,614)	\$ -	\$ -

Net Assessments	\$ 496,083
Discounts and Collections (6%)	\$ 31,665
Gross Assessments	\$ 527,748

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	369	\$ 422,352.24	\$ 1,144.59	\$ 1,217.64
Unplatted Lots - Direct	687	\$ 73,731.01	\$ 107.32	\$ 114.17
Total	1056	\$ 496,083.25		

Cypress Ridge

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2023 Special Assessment Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the Series 2023 Special Assessment Revenue Bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Cypress Ridge

Community Development District

General Fund Budget

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Field Management

Represents the cost for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Cypress Ridge

Community Development District

General Fund Budget

Landscape Maintenance

Represents the estimated cost provide for maintenance of the landscaping within the District. These services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, and irrigation inspections.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Lake Maintenance

Represents the estimated cost for the care and maintenance of its lakes which includes shoreline grass, brush and vegetation control.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

General Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year for any field category.

Amenity Expenses

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity - Electric

Represents estimated electric charges for the District's amenity facility.

Amenity – Water

Represents estimated water charges for the District's amenity facility.

Internet

Represents the cost of internet service for the amenity facility.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the costs to provide janitorial services for the District's amenity facilities.

Cypress Ridge
Community Development District
General Fund Budget

Pool Maintenance

Represents the costs to routine cleaning, chemical treatments, debris removal, vacuuming, tile cleaning, and skimming to the District pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities and equipment.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Cypress Ridge
Community Development District
Adopted Budget
Series 2023 Debt Service Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY2026
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Revenues

Assessments - Direct	\$ 913,238	\$ 519,530	\$ 358,497	\$ 878,027	\$ 787,857
Assessments- Prepayment	\$ -	\$ 689,546	\$ 150,000	\$ 839,546	
Interest	\$ -	\$ 31,610	\$ 5,000	\$ 36,610	\$ -
Carry Forward Surplus	\$ 124,986	\$ 939,389	\$ -	\$ 939,389	\$ 450,873

Total Revenues	\$ 1,038,224	\$ 2,180,076	\$ 513,497	\$ 2,693,573	\$ 1,238,730
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Expenditures

Interest Expense - 11/1	\$ 364,425	\$ 364,425	\$ -	\$ 364,425	\$ 335,000
Principal Expense - 5/1	\$ 185,000	\$ 185,000	\$ -	\$ 185,000	\$ 185,000
Interest Expense - 5/1	\$ 364,425	\$ 363,006	\$ -	\$ 363,006	\$ 335,000
Interest Expense - 2/1	\$ -	\$ 709	\$ -	\$ 709	\$ -
Special Call - 2/1	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special Call - 5/1	\$ -	\$ 170,000	\$ -	\$ 170,000	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 655,000	\$ 655,000	\$ -

Total Expenditures	\$ 913,850	\$ 1,133,141	\$ 655,000	\$ 1,788,141	\$ 855,000
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Other Financing Sources/((Uses))

Transfer In/((Out))	\$ -	\$ (454,559)	\$ -	\$ (454,559)	\$ -
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Total Other Financing Sources/((Uses))	\$ -	\$ (454,559)	\$ -	\$ (454,559)	\$ -
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Excess Revenues/((Expenditures))	\$ 124,374	\$ 592,376	\$ (141,503)	\$ 450,873	\$ 383,730
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Interest Expense 11/1/26	\$ 330,491
Total	\$ 330,491

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 40'	99	\$ 205,123.05	\$ 2,071.95	\$ 2,204.20
Single Family 50'	177	\$ 458,417.61	\$ 2,589.93	\$ 2,755.25
Single Family 60'	40	\$ 124,316.80	\$ 3,107.92	\$ 3,306.30
Total	316	\$ 787,857.46		

Cypress Ridge
Community Development District
Special Assessment Revenue Bond, Series 2023

Period Ending	Principal Balance	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/25	\$11,760,000		4.875%	\$335,000.00	\$335,000.00
05/01/26	\$11,760,000	\$ 185,000.00	4.875%	\$335,000.00	
11/01/26	\$11,575,000		4.875%	\$330,490.63	\$850,490.63
05/01/27	\$11,575,000	\$ 190,000.00	4.875%	\$330,490.63	
11/01/27	\$11,385,000		4.875%	\$325,859.38	\$846,350.01
05/01/28	\$11,385,000	\$ 200,000.00	4.875%	\$325,859.38	
11/01/28	\$11,185,000		4.875%	\$320,984.38	\$846,843.76
05/01/29	\$11,185,000	\$ 210,000.00	4.875%	\$320,984.38	
11/01/29	\$10,975,000		4.875%	\$315,865.63	\$846,850.01
05/01/30	\$10,975,000	\$ 220,000.00	4.875%	\$315,865.63	
11/01/30	\$10,755,000		5.625%	\$310,503.13	\$846,368.76
05/01/31	\$10,755,000	\$ 235,000.00	5.625%	\$310,503.13	
11/01/31	\$10,520,000		5.625%	\$303,893.75	\$849,396.88
05/01/32	\$10,520,000	\$ 245,000.00	5.625%	\$303,893.75	
11/01/32	\$10,275,000		5.625%	\$297,003.13	\$845,896.88
05/01/33	\$10,275,000	\$ 260,000.00	5.625%	\$297,003.13	
11/01/33	\$10,015,000		5.625%	\$289,690.63	\$846,693.76
05/01/34	\$10,015,000	\$ 275,000.00	5.625%	\$289,690.63	
11/01/34	\$9,740,000		5.625%	\$281,956.25	\$846,646.88
05/01/35	\$9,740,000	\$ 290,000.00	5.625%	\$281,956.25	
11/01/35	\$9,450,000		5.625%	\$273,800.00	\$845,756.25
05/01/36	\$9,450,000	\$ 310,000.00	5.625%	\$273,800.00	
11/01/36	\$9,140,000		5.625%	\$265,081.25	\$848,881.25
05/01/37	\$9,140,000	\$ 325,000.00	5.625%	\$265,081.25	
11/01/37	\$8,815,000		5.625%	\$255,940.63	\$846,021.88
05/01/38	\$8,815,000	\$ 345,000.00	5.625%	\$255,940.63	
11/01/38	\$8,470,000		5.625%	\$246,237.50	\$847,178.13
05/01/39	\$8,470,000	\$ 365,000.00	5.625%	\$246,237.50	
11/01/39	\$8,105,000		5.625%	\$235,971.88	\$847,209.38
05/01/40	\$8,105,000	\$ 385,000.00	5.625%	\$235,971.88	
11/01/40	\$7,720,000		5.625%	\$225,143.75	\$846,115.63
05/01/41	\$7,720,000	\$ 410,000.00	5.625%	\$225,143.75	
11/01/41	\$7,310,000		5.625%	\$213,612.50	\$848,756.25
05/01/42	\$7,310,000	\$ 435,000.00	5.625%	\$213,612.50	
11/01/42	\$6,875,000		5.625%	\$201,378.13	\$849,990.63
05/01/43	\$6,875,000	\$ 460,000.00	5.625%	\$201,378.13	
11/01/43	\$6,415,000		5.625%	\$188,440.63	\$849,818.76
05/01/44	\$6,415,000	\$ 485,000.00	5.875%	\$188,440.63	

Cypress Ridge
Community Development District
Special Assessment Revenue Bond, Series 2023

Period Ending	Principal Balance	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/44	\$5,930,000		5.875%	\$174,193.75	\$847,634.38
05/01/45	\$5,930,000	\$ 515,000.00	5.875%	\$174,193.75	
11/01/45	\$5,415,000		5.875%	\$159,065.63	\$848,259.38
05/01/46	\$5,415,000	\$ 545,000.00	5.875%	\$159,065.63	
11/01/46	\$4,870,000		5.875%	\$143,056.25	\$847,121.88
05/01/47	\$4,870,000	\$ 580,000.00	5.875%	\$143,056.25	
11/01/47	\$4,290,000		5.875%	\$126,018.75	\$849,075.00
05/01/48	\$4,290,000	\$ 615,000.00	5.875%	\$126,018.75	
11/01/48	\$3,675,000		5.875%	\$107,953.13	\$848,971.88
05/01/49	\$3,675,000	\$ 650,000.00	5.875%	\$107,953.13	
11/01/49	\$3,025,000		5.875%	\$88,859.38	\$846,812.51
05/01/50	\$3,025,000	\$ 690,000.00	5.875%	\$88,859.38	
11/01/50	\$2,335,000		5.875%	\$68,590.63	\$847,450.01
05/01/51	\$2,335,000	\$ 735,000.00	5.875%	\$68,590.63	
11/01/51	\$1,600,000		5.875%	\$47,000.00	\$850,590.63
05/01/52	\$1,600,000	\$ 775,000.00	5.875%	\$47,000.00	
11/01/52	\$825,000		5.875%	\$24,234.38	\$846,234.38
05/01/53	\$825,000	\$ 825,000.00	5.875%	\$24,234.38	
11/01/53					\$849,234.38
Total		\$ 11,760,000.00		\$12,311,650.16	\$24,071,650.16