

Cypress Ridge
Community Development District

Adopted Budget
FY2027



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Cypress Ridge
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY2027
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Revenues

Assessments- Tax Roll	\$ 422,352	\$ 423,308	\$ -	\$ 423,308	\$ 433,575
Assessments- Direct	73,731	55,297	18,434	73,731	78,964
Developer Contributions	-	-	-	-	161,344
Total Revenues	\$ 496,083	\$ 478,604	\$ 18,434	\$ 497,039	\$ 673,883

Expenditures

General & Administrative

Supervisor Fees	\$ 6,000	\$ 3,400	\$ 2,720	\$ 6,120	\$ 6,000
FICA Expense	459	260	208	468	459
Engineering	10,000	-	5,000	5,000	10,000
Attorney	15,000	11,312	9,050	20,362	20,000
Annual Audit	3,300	3,800	3,300	7,100	3,400
Assessment Administration	5,000	5,000	-	5,000	5,000
Arbitrage	900	-	900	900	900
Dissemination	5,250	3,500	2,800	6,300	5,250
Amortization Schedules	600	1,500	500	2,000	600
Disclosure Software	1,500	1,500	-	1,500	1,500
Trustee Fees	8,020	-	8,020	8,020	8,020
Management Fees	40,124	26,749	13,374	40,124	42,130
Information Technology	1,947	1,298	1,038	2,336	2,453
Website Maintenance	1,298	865	692	1,558	1,636
Postage & Delivery	600	729	583	1,312	600
Insurance	6,686	6,163	-	6,163	6,779
Copies	850	-	250	250	850
Legal Advertising	2,500	2,327	1,861	4,188	2,500
Contingency	2,500	1,280	1,024	2,304	2,500
Office Supplies	625	16	13	28	625
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative	\$ 113,333	\$ 69,874	\$ 51,334	\$ 121,208	\$ 121,377

Operation and Maintenance

Field Expenses

Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,750
Property Insurance	10,000	6,060	-	6,060	9,006
Landscape Maintenance	125,500	70,800	56,640	127,440	175,000
Landscape Replacement & Enhancements	5,000	2,500	2,000	4,500	30,000
Irrigation Repairs	2,500	7,485	4,500	11,985	15,000
Lake Maintenance	25,000	11,865	9,492	21,357	30,000
Electric	5,000	4,735	3,788	8,522	12,000
Streetlighting	95,000	61,861	49,489	111,349	125,000
Water Reporting	-	-	1,500	1,500	3,000
General Field Contingency	10,000	8,612	6,890	15,502	10,000
Total Field Expenses	\$ 293,000	\$ 183,917	\$ 139,298	\$ 323,215	\$ 424,756

Cypress Ridge
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY2027
<i>Amenity Expenses</i>					
Amenity Management	\$ 8,583	\$ 5,000	\$ 4,000	\$ 9,000	\$ 12,500
Amenity - Electric	12,500	6,632	5,306	11,938	12,500
Amenity- Water	4,167	6,264	2,500	8,764	10,000
Internet	2,500	444	355	799	2,000
Pest Control	1,250	-	-	-	1,250
Janitorial Services	15,417	-	-	-	-
Pool Maintenance	22,500	8,750	7,000	15,750	-
Pool and Janitorial Services	-	-	-	-	25,000
Security Services	-	-	15,000	15,000	32,000
Amenity Repairs and Maintenance	8,333	-	2,500	2,500	15,000
Holiday Lighting	-	-	-	-	7,500
Contingency	14,500	15,060	2,500	17,560	10,000
Total Amenity Expenses	\$ 89,750	\$ 42,150	\$ 39,161	\$ 81,311	\$ 127,750
Total Expenditures	\$ 496,083	\$ 295,941	\$ 229,792	\$ 525,733	\$ 673,883
<i>Other Financing Sources/Uses:</i>					
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 182,663	\$ (211,358)	\$ (28,695)	\$ (0)

Net Assessments	\$ 512,539
Discounts and Collections (6%)	\$ 32,715
Gross Assessments	<u>\$ 545,254</u>

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	369	\$ 433,575.00	\$ 1,175.00	\$ 1,250.00
Unplatted Lots - Direct	687	\$ 78,963.74	\$ 114.94	\$ 122.28
Total	1056	\$ 512,538.74		

Development	Units	FY26 Adopted Gross Per Unit	FY27 Proposed Gross Per Unit	Variance
Single Family	369	\$ 1,217.64	\$ 1,250.00	\$ 32.36
Unplatted Lots - Direct	687	\$ 114.17	\$ 122.28	\$ 8.10

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

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY2027
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Revenues

Assessments - Direct	\$ 824,642	\$ 826,439	\$ -	\$ 826,439	\$ 409,727
Assessments- Prepayment	\$ -	\$ 2,295,823	\$ 150,000	\$ 2,445,823	
Interest	\$ -	\$ 45,452	\$ 63,633	\$ 109,085	\$ -
Carry Forward Surplus	\$ 450,873	\$ 1,272,281	\$ -	\$ 1,272,281	\$ (0)

Total Revenues	\$ 1,275,514	\$ 4,439,995	\$ 213,633	\$ 4,653,628	\$ 409,727
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Expenditures

Interest Expense - 11/1	\$ 335,000	\$ 335,000	\$ -	\$ 335,000	\$ 281,072
Special Call - 11/1	\$ -	\$ 1,360,000	\$ 430,000	\$ 1,790,000	\$ -
Principal Expense - 5/1	\$ 185,000	\$ 155,000	\$ 155,000	\$ 310,000	\$ 160,000
Interest Expense - 5/1	\$ 335,000	\$ 303,778	\$ 284,850	\$ 588,628	\$ 281,072
Interest Expense - 2/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special Call - 2/1	\$ -	\$ 1,330,000	\$ -	\$ 1,330,000	\$ -
Special Call - 5/1	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ -

Total Expenditures	\$ 855,000	\$ 3,483,778	\$ 1,169,850	\$ 4,653,628	\$ 722,144
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Other Financing Sources/(Uses)

Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
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Excess Revenues/(Expenditures)	\$ 420,514	\$ 956,217	\$ (956,217)	\$ (0)	\$ (312,416)
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Interest Expense 11/1/27	\$ 277,172
Total	\$ 277,172

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 40'	77	\$ 159,540.15	\$ 2,071.95	\$ 2,204.20
Single Family 50'	87	\$ 225,323.91	\$ 2,589.93	\$ 2,755.25
Single Family 60'	8	\$ 24,863.36	\$ 3,107.92	\$ 3,306.30
Total	172	\$ 409,727.42		

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

Period Ending	Principal Balance	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/26	\$9,845,000		4.875%	\$281,071.88	\$281,071.88
05/01/27	\$9,845,000	\$ 160,000.00	4.875%	\$281,071.88	
11/01/27	\$9,685,000		4.875%	\$277,171.88	\$718,243.76
05/01/28	\$9,685,000	\$ 170,000.00	4.875%	\$277,171.88	
11/01/28	\$9,515,000		4.875%	\$273,028.13	\$720,200.01
05/01/29	\$9,515,000	\$ 180,000.00	4.875%	\$273,028.13	
11/01/29	\$9,335,000		4.875%	\$268,640.63	\$721,668.76
05/01/30	\$9,335,000	\$ 190,000.00	4.875%	\$268,640.63	
11/01/30	\$9,145,000		5.625%	\$264,009.38	\$722,650.01
05/01/31	\$9,145,000	\$ 200,000.00	5.625%	\$264,009.38	
11/01/31	\$8,945,000		5.625%	\$258,384.38	\$722,393.76
05/01/32	\$8,945,000	\$ 210,000.00	5.625%	\$258,384.38	
11/01/32	\$8,735,000		5.625%	\$252,478.13	\$720,862.51
05/01/33	\$8,735,000	\$ 220,000.00	5.625%	\$252,478.13	
11/01/33	\$8,515,000		5.625%	\$246,290.63	\$718,768.76
05/01/34	\$8,515,000	\$ 235,000.00	5.625%	\$246,290.63	
11/01/34	\$8,280,000		5.625%	\$239,681.26	\$720,971.89
05/01/35	\$8,280,000	\$ 250,000.00	5.625%	\$239,681.26	
11/01/35	\$8,030,000		5.625%	\$232,650.01	\$722,331.27
05/01/36	\$8,030,000	\$ 260,000.00	5.625%	\$232,650.01	
11/01/36	\$7,770,000		5.625%	\$225,337.51	\$717,987.52
05/01/37	\$7,770,000	\$ 280,000.00	5.625%	\$225,337.51	
11/01/37	\$7,490,000		5.625%	\$217,462.51	\$722,800.02
05/01/38	\$7,490,000	\$ 295,000.00	5.625%	\$217,462.51	
11/01/38	\$7,195,000		5.625%	\$209,165.63	\$721,628.14
05/01/39	\$7,195,000	\$ 310,000.00	5.625%	\$209,165.63	
11/01/39	\$6,885,000		5.625%	\$200,446.88	\$719,612.51
05/01/40	\$6,885,000	\$ 330,000.00	5.625%	\$200,446.88	
11/01/40	\$6,555,000		5.625%	\$191,165.63	\$721,612.51
05/01/41	\$6,555,000	\$ 350,000.00	5.625%	\$191,165.63	
11/01/41	\$6,205,000		5.625%	\$181,321.88	\$722,487.51
05/01/42	\$6,205,000	\$ 370,000.00	5.625%	\$181,321.88	
11/01/42	\$5,835,000		5.625%	\$170,915.63	\$722,237.51
05/01/43	\$5,835,000	\$ 390,000.00	5.625%	\$170,915.63	
11/01/43	\$5,445,000		5.625%	\$159,946.88	\$720,862.51
05/01/44	\$5,445,000	\$ 415,000.00	5.875%	\$159,946.88	
11/01/44	\$5,030,000		5.875%	\$147,756.25	\$722,703.13
05/01/45	\$5,030,000	\$ 435,000.00	5.875%	\$147,756.25	

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

Period Ending	Principal Balance	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/45	\$4,595,000		5.875%	\$134,978.13	\$717,734.38
05/01/46	\$4,595,000	\$ 465,000.00	5.875%	\$134,978.13	
11/01/46	\$4,130,000		5.875%	\$121,318.75	\$721,296.88
05/01/47	\$4,130,000	\$ 490,000.00	5.875%	\$121,318.75	
11/01/47	\$3,640,000		5.875%	\$106,925.00	\$718,243.75
05/01/48	\$3,640,000	\$ 520,000.00	5.875%	\$106,925.00	
11/01/48	\$3,120,000		5.875%	\$91,650.00	\$718,575.00
05/01/49	\$3,120,000	\$ 555,000.00	5.875%	\$91,650.00	
11/01/49	\$2,565,000		5.875%	\$75,346.88	\$721,996.88
05/01/50	\$2,565,000	\$ 585,000.00	5.875%	\$75,346.88	
11/01/50	\$1,980,000		5.875%	\$58,162.50	\$718,509.38
05/01/51	\$1,980,000	\$ 620,000.00	5.875%	\$58,162.50	
11/01/51	\$1,360,000		5.875%	\$39,950.00	\$718,112.50
05/01/52	\$1,360,000	\$ 660,000.00	5.875%	\$39,950.00	
11/01/52	\$700,000		5.875%	\$20,562.50	\$720,512.50
05/01/53	\$700,000	\$ 700,000.00	5.875%	\$20,562.50	
11/01/53					\$720,562.50
Total		\$ 9,845,000.00		\$9,891,637.74	\$19,736,637.74