

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

May 15, 2024

WORKSHOP PACKAGE

TEAMS INFORMATION

MEETING ID: 235 877 370 102 PASSCODE:DtcfcX



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

- Eugenia Lynch, Chairperson
- Jessica Ellis, Vice Chairperson
- Stephanie Boretski, Secretary
- Justin Sutphin, Assistant Secretary

- Lisa Castoria, District Manager
- Vivek Babbar, District Counsel
- Phil Chang, District Engineer

WORKSHOP AGENDA

Wednesday, May 15, 2024, at 1:00 p.m.

Teams Information

Meeting ID: 235 877 370 102 Passcode: DtcfcX

All cellular phones and pagers must be turned off during the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

4. BUSINESS ITEMS

A. Discussion on Proposed Budget

5. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

6. ADJOURNMENT

District Office:

Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071
954-603-0033

Meeting Location:

Land O' Lakes Heritage Park
5401 Land O' Lakes Blvd.
Land O' Lakes, Florida 34639

Fourth Order of Business

4A

Cypress Preserve
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Cypress Preserve
Community Development District

Budget Overview
Fiscal Year 2025

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Cypress Preserve
Community Development District

Operating Budget
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2024	THRU 3/31/24	April- 10/1/2024	PROJECTED FY 2024		BUDGET FY 2025
REVENUES						
Interest - Investments	\$ -	\$ 2,859	\$ -	\$ 2,859	0%	\$ -
Operations & Maintenance Assmts - On Roll	509,006	507,091	1,915	509,006	0%	565,161
Line of Credit Distribution	-	-	-	-	0%	-
Other Miscellaneous Revenues	-	50	-	50	0%	-
TOTAL REVENUES	\$ 509,006	\$ 510,000	\$ 1,915	\$ 511,915		\$ 565,161

EXPENDITURES

Financial and Administrative

Supervisor Fees	\$ 5,600	\$ 2,200	\$ 3,400	\$ 5,600	0%	\$ 5,600
ProfServ-Arbitrage Rebate	-	4,200	-	4,200	0%	-
ProfServ-Trustee Fees	8,200	8,034	166	8,200	0%	8,200
Disclosure Report	8,400	4,200	4,200	8,400	0%	8,400
District Counsel	3,500	7,140	-	7,140	104%	3,500
District Engineer	3,500	5,538	-	5,538	58%	3,500
District Manager	42,500	21,250	21,250	42,500	0%	42,500
Legal Fees	-	3,500	-	3,500	0%	-
Accounting Services	6,000	2,250	3,750	6,000	0%	6,000
Auditing Services	7,400	2,300	5,100	7,400	0%	7,400
Website Compliance	1,500	-	1,500	1,500	0%	1,500
Postage, Phone, Faxes, Copies	250	75	175	250	0%	250
Public Officials Insurance	3,428	2,788	640	3,428	0%	3,067
Legal Advertising	1,000	-	1,000	1,000	0%	1,000
Misc-Non Ad Valorem Taxes	-	387	-	387	0%	-
Bank Fees	200	261	-	261	31%	200
Website Administration	1,500	750	750	1,500	0%	1,500
Office Supplies	100	443	-	443	343%	100
Dues, Licenses, Subscriptions	200	1,153	-	1,153	477%	200
Operating Loan Repayment	-	2,763	53,120	55,883	0%	54,800
Total Financial and Administrative	\$ 93,278	\$ 69,232	\$ 95,051	\$ 164,283		\$ 147,717

Utility Services

Utility - Electric	\$ 6,500	\$ 1,054	\$ 5,446	\$ 6,500	0%	\$ 7,150
Utility - Streetlights	20,000	5,986	14,014.00	20,000.00	0%	22,000
Utility - Potable Water	8,000	6,768	1,232.00	8,000.00	0%	8,000
Total Utility Services	\$ 34,500	\$ 13,808	\$ 20,692	\$ 34,500		\$ 37,150

Other Physical Environment

Pond Maintenance Contracts	\$ 25,000	\$ 16,950	\$ 8,050	\$ 25,000	0%	\$ 29,700
Field Services	18,000	-	-	-	-100%	12,000
Insurance -Property & Casualty	28,062	45,904	-	45,904	64%	30,228
Landscape Maintenance Contracts	209,000	134,601	74,399	209,000	0%	209,000
R&M-Hardscape Cleaning	3,000	1,855	1,145	3,000	0%	-

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2024	THRU 3/31/24	April- 10/1/2024	PROJECTED FY 2024		BUDGET FY 2025
Plant Replacement Program	10,000	3,750	6,250	10,000	0%	10,000
Miscellaneous Maintenance	13,000	7,354	5,646	13,000	0%	13,000
Capital Improvements	23,691	-	23,691	23,691	0%	23,691
Total Other Physical Environment	\$ 329,753	\$ 210,414	\$ 119,181	\$ 329,595		\$ 327,619
Road and Street Facilities						
Sidewalk and Pavement Repairs	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	0%	\$ 3,500
Total Road and Street Facilities	\$ 3,500	\$ -	\$ 3,500	\$ 3,500		\$ 3,500
Parks and Recreation						
Janitorial Contracts	\$ 12,000	\$ -	\$ 12,000	\$ 12,000	0%	\$ 13,200
Pool Operations and Maintenance	20,000	7,440	12,560	20,000	0%	20,000
Recreation Facility Maintenance	5,000	11,257	-	11,257	125%	5,000
Security	9,975	4,166	5,809	9,975	0%	9,975
Recreation Equipment Maintenance	1,000	964	36	1,000	0%	1,000
Total Landscape and Pond Maintenance	\$ 47,975	\$ 23,827	\$ 30,405	\$ 54,232		\$ 49,175
Reserves						
Capital Reserve	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Total Reserves	\$ -	\$ -	\$ -	\$ -		\$ -
TOTAL EXPENDITURES	\$ 509,006	\$ 317,281	\$ 268,829	\$ 586,110		\$ 565,161
Excess (deficiency) of revenues	\$ -	\$ 192,719	\$ (266,914)	\$ (74,195)		\$ -
Net change in fund balance	\$ -	\$ 192,719	\$ (266,914)	\$ (74,195)		\$ -
FUND BALANCE, BEGINNING	\$ (152,568)	\$(152,568)	\$ 40,151	\$ (152,568)		\$ (226,763)
FUND BALANCE, ENDING	\$ (152,568)	\$ 40,151	\$ (226,763)	\$ (226,763)		\$ (226,763)

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Financial and Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity**Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Cypress Preserve
Community Development District

Debt Service Budgets
Fiscal Year 2025

Cypress Preserve

Community Development District

Line of Credit

**Cypress Preserve Community Development District
Line Of Credit**

Date	Payment	Interest	Principal	Balance
1/5/2024	\$ 150,000			
5/1/2024	\$ 53,120	\$ 3,120	\$ 50,000	\$ 100,000
11/1/2024	\$ 3,200	\$ 3,200	\$ -	\$ 100,000
5/1/2025	\$ 53,200	\$ 3,200	\$ 50,000	\$ 50,000
11/1/2025	\$ 1,600	\$ 1,600	\$ -	\$ 50,000
5/1/2026	\$ 51,600	\$ 1,600	\$ 50,000	\$ -
Total	\$ 162,720	\$ 12,720	\$ 150,000	

Cypress Preserve

Community Development District

2017 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2017 Bonds

Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2024	THRU 3/31/2024	April- 10/1/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 15,080	\$ -	\$ 15,080	\$ -
Special Assmnts- Tax Collector	615,116	621,278	2,430	623,708	623,708
Special Assmnts- CDD Collected	-	-	-	-	-
TOTAL REVENUES	\$ 615,116	\$ 636,358	\$ 2,430	\$ 638,788	\$ 623,708
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	185,000	185,000	-	185,000	200,000
Interest Expense	430,116	216,734	213,381	430,115	418,688
TOTAL EXPENDITURES	\$ 615,116	\$ 401,734	\$ 213,381	\$ 615,115	\$ 618,688
Excess (deficiency) of revenues Over (under) expenditures	-	234,624	(210,951)	23,673	5,020
Net change in fund balance	\$ -	\$ 234,624	\$ (210,951)	\$ 23,673	\$ 10,041
FUND BALANCE, BEGINNING	\$ 808,264	\$ 808,264	\$ 1,042,888	\$ 808,264	\$ 831,937
FUND BALANCE, ENDING	\$ 808,264	\$ 1,042,888	\$ 831,937	\$ 831,937	\$ 841,977

Cypress Preserve

Community Development District

Series 2017 Debt Service

Cypress Preserve Community Development District Assessment Revenue Bond, Series 2017 (Assessment Area One)					
Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2022	\$ 9,130,000	\$ 180,000	3.625%	\$ 219,997	\$ 399,997
5/1/2023	\$ 8,950,000			\$ 216,734	\$ 216,734
11/1/2023	\$ 8,950,000	\$ 185,000	3.625%	\$ 216,734	\$ 401,734
5/1/2024	\$ 8,765,000			\$ 213,381	\$ 213,381
11/1/2024	\$ 8,765,000	\$ 190,000	4.250%	\$ 213,381	\$ 403,381
5/1/2025	\$ 8,575,000			\$ 209,344	\$ 209,344
11/1/2025	\$ 8,575,000	\$ 200,000	4.250%	\$ 209,344	\$ 409,344
5/1/2026	\$ 8,375,000			\$ 205,094	\$ 205,094
11/1/2026	\$ 8,375,000	\$ 210,000	4.250%	\$ 205,094	\$ 415,094
5/1/2027	\$ 8,165,000			\$ 200,631	\$ 200,631
11/1/2027	\$ 8,165,000	\$ 215,000	4.250%	\$ 200,631	\$ 415,631
5/1/2028	\$ 7,950,000			\$ 196,063	\$ 196,063
11/1/2028	\$ 7,950,000	\$ 225,000	4.250%	\$ 196,063	\$ 421,063
5/1/2029	\$ 7,725,000			\$ 191,281	\$ 191,281
11/1/2029	\$ 7,725,000	\$ 235,000	4.875%	\$ 191,281	\$ 426,281
5/1/2030	\$ 7,490,000			\$ 185,553	\$ 185,553
11/1/2030	\$ 7,490,000	\$ 250,000	4.875%	\$ 185,553	\$ 435,553
5/1/2031	\$ 7,240,000			\$ 179,459	\$ 179,459
11/1/2031	\$ 7,240,000	\$ 260,000	4.875%	\$ 179,459	\$ 439,459
5/1/2032	\$ 6,980,000			\$ 173,122	\$ 173,122
11/1/2032	\$ 6,980,000	\$ 270,000	4.875%	\$ 173,122	\$ 443,122
5/1/2033	\$ 6,710,000			\$ 166,541	\$ 166,541
11/1/2033	\$ 6,710,000	\$ 285,000	4.875%	\$ 166,541	\$ 451,541
5/1/2034	\$ 6,425,000			\$ 159,594	\$ 159,594
11/1/2034	\$ 6,425,000	\$ 300,000	4.875%	\$ 159,594	\$ 459,594
5/1/2035	\$ 6,125,000			\$ 152,281	\$ 152,281
11/1/2035	\$ 6,125,000	\$ 315,000	4.875%	\$ 152,281	\$ 467,281
5/1/2036	\$ 5,810,000			\$ 144,603	\$ 144,603
11/1/2036	\$ 5,810,000	\$ 330,000	4.875%	\$ 144,603	\$ 474,603
5/1/2037	\$ 5,480,000			\$ 136,559	\$ 136,559
11/1/2037	\$ 5,480,000	\$ 345,000	4.875%	\$ 136,559	\$ 481,559
5/1/2038	\$ 5,135,000			\$ 128,150	\$ 128,150
11/1/2038	\$ 5,135,000	\$ 360,000	4.875%	\$ 128,150	\$ 488,150
5/1/2039	\$ 4,775,000			\$ 119,375	\$ 119,375
11/1/2039	\$ 4,775,000	\$ 380,000	5.000%	\$ 119,375	\$ 499,375
5/1/2040	\$ 4,395,000			\$ 109,875	\$ 109,875
11/1/2040	\$ 4,395,000	\$ 400,000	5.000%	\$ 109,875	\$ 509,875
5/1/2041	\$ 3,995,000			\$ 99,875	\$ 99,875
11/1/2041	\$ 3,995,000	\$ 420,000	5.000%	\$ 99,875	\$ 519,875
5/1/2042	\$ 3,575,000			\$ 89,375	\$ 89,375
11/1/2042	\$ 3,575,000	\$ 440,000	5.000%	\$ 89,375	\$ 529,375
5/1/2043	\$ 3,135,000			\$ 78,375	\$ 78,375
11/1/2043	\$ 3,135,000	\$ 460,000	5.000%	\$ 78,375	\$ 538,375
5/1/2044	\$ 2,675,000			\$ 66,875	\$ 66,875
11/1/2044	\$ 2,675,000	\$ 485,000	5.000%	\$ 66,875	\$ 551,875

Cypress Preserve

Community Development District

Series 2017 Debt Service

Continued

Date	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2045	\$ 2,190,000			\$ 54,750	\$ 54,750
11/1/2045	\$ 2,190,000	\$ 510,000	5.000%	\$ 54,750	\$ 564,750
5/1/2046	\$ 1,680,000			\$ 42,000	\$ 42,000
11/1/2046	\$ 1,680,000	\$ 535,000	5.000%	\$ 42,000	\$ 577,000
5/1/2047	\$ 1,145,000			\$ 28,625	\$ 28,625
11/1/2047	\$ 1,145,000	\$ 560,000	5.000%	\$ 28,625	\$ 588,625
5/1/2048	\$ 585,000			\$ 14,625	\$ 14,625
11/1/2048	\$ 585,000	\$ 585,000	5.000%	\$ 14,625	\$ 599,625
		\$ 9,130,000		\$ 7,344,278	\$ 16,474,278

Cypress Preserve

Community Development District

Series 2019 Debt Service

Summary of Revenues, Expenditures and Changes in Fund Balances
 Series 2019 Bonds
 Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2024	3/31/2024	10/1/2024	FY 2024	FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 18,075	\$ 54,225	\$ 72,300	\$ -
Special Assmnts- Tax Collector	382,481	388,052	1,461	389,513	389,513
Special Assmnts- CDD Collected	-	-	-	-	-
TOTAL REVENUES	\$ 382,481	\$ 406,127	\$ 55,686	\$ 461,813	\$ 389,513
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	130,000	130,000	-	130,000	140,000
Interest Expense	252,481	127,338	125,144	252,482	245,731
TOTAL EXPENDITURES	\$ 382,481	\$ 257,338	\$ 125,144	\$ 382,482	\$ 385,731
Excess (deficiency) of revenues Over (under) expenditures	-	148,789	(69,458)	79,331	3,781
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 3,781
TOTAL OTHER SOURCES (USES)	\$ -	\$ -	\$ -	\$ -	\$ 3,781
Net change in fund balance	\$ -	\$ 148,789	\$ (69,458)	\$ 79,331	\$ 7,562
FUND BALANCE, BEGINNING	\$ 683,636.00	\$ 683,636	\$ 683,636	\$ 683,636	\$ 762,967
FUND BALANCE, ENDING	\$ 683,636.00	\$ 832,425	\$ 614,178	\$ 762,967	\$ 770,529
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024		11/1/2025		
Series 2019 Bonds:	\$ 6,120,000		\$ 5,980,000		

Cypress Preserve

Community Development District

Series 2019 Debt Service

**Cypress Preserve Community Development District
Special Assessment Revenue Bonds, Series 2019 (Assessment Area No 2)**

Date	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2025	\$ 6,120,000			\$ 122,866	\$ 122,866
11/1/2025	\$ 6,120,000	\$ 140,000	3.38%	\$ 122,866	\$ 262,866
5/1/2026	\$ 5,980,000			\$ 120,503	\$ 120,503
11/1/2026	\$ 5,980,000	\$ 145,000	3.75%	\$ 120,503	\$ 265,503
5/1/2027	\$ 5,835,000			\$ 117,784	\$ 117,784
11/1/2027	\$ 5,835,000	\$ 150,000	3.75%	\$ 117,784	\$ 267,784
5/1/2028	\$ 5,685,000			\$ 114,972	\$ 114,972
11/1/2028	\$ 5,685,000	\$ 155,000	3.75%	\$ 114,972	\$ 269,972
5/1/2029	\$ 5,530,000			\$ 112,066	\$ 112,066
11/1/2029	\$ 5,530,000	\$ 160,000	3.75%	\$ 112,066	\$ 272,066
5/1/2030	\$ 5,370,000			\$ 109,066	\$ 109,066
11/1/2030	\$ 5,370,000	\$ 170,000	3.75%	\$ 109,066	\$ 279,066
5/1/2031	\$ 5,200,000			\$ 105,878	\$ 105,878
11/1/2031	\$ 5,200,000	\$ 175,000	3.75%	\$ 105,878	\$ 280,878
5/1/2032	\$ 5,025,000			\$ 102,597	\$ 102,597
11/1/2032	\$ 5,025,000	\$ 180,000	4.00%	\$ 102,597	\$ 282,597
5/1/2033	\$ 4,845,000			\$ 98,997	\$ 98,997
11/1/2033	\$ 4,845,000	\$ 190,000	4.00%	\$ 98,997	\$ 288,997
5/1/2034	\$ 4,655,000			\$ 95,197	\$ 95,197
11/1/2034	\$ 4,655,000	\$ 195,000	4.00%	\$ 95,197	\$ 290,197
5/1/2035	\$ 4,460,000			\$ 91,297	\$ 91,297
11/1/2035	\$ 4,460,000	\$ 205,000	4.00%	\$ 91,297	\$ 296,297
5/1/2036	\$ 4,255,000			\$ 87,197	\$ 87,197
11/1/2036	\$ 4,255,000	\$ 210,000	4.00%	\$ 87,197	\$ 297,197
5/1/2037	\$ 4,045,000			\$ 82,997	\$ 82,997
11/1/2037	\$ 4,045,000	\$ 220,000	4.00%	\$ 82,997	\$ 302,997
5/1/2038	\$ 3,825,000			\$ 78,597	\$ 78,597
11/1/2038	\$ 3,825,000	\$ 230,000	4.00%	\$ 78,597	\$ 308,597
5/1/2039	\$ 3,595,000			\$ 73,997	\$ 73,997
11/1/2039	\$ 3,595,000	\$ 240,000	4.00%	\$ 73,997	\$ 313,997
5/1/2040	\$ 3,355,000			\$ 69,197	\$ 69,197
11/1/2040	\$ 3,355,000	\$ 245,000	4.13%	\$ 69,197	\$ 314,197
5/1/2041	\$ 3,110,000			\$ 64,144	\$ 64,144
11/1/2041	\$ 3,110,000	\$ 255,000	4.13%	\$ 64,144	\$ 319,144
5/1/2042	\$ 2,855,000			\$ 58,884	\$ 58,884
11/1/2042	\$ 2,855,000	\$ 270,000	4.13%	\$ 58,884	\$ 328,884
5/1/2043	\$ 2,585,000			\$ 53,316	\$ 53,316
11/1/2043	\$ 2,585,000	\$ 280,000	4.13%	\$ 53,316	\$ 333,316
5/1/2044	\$ 2,305,000			\$ 47,541	\$ 47,541
11/1/2044	\$ 2,305,000	\$ 290,000	4.13%	\$ 47,541	\$ 337,541
5/1/2045	\$ 2,015,000			\$ 41,559	\$ 41,559
11/1/2045	\$ 2,015,000	\$ 305,000	4.13%	\$ 41,559	\$ 346,559

Continued

Date	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2046	\$ 1,710,000			\$ 35,269	\$ 35,269
11/1/2046	\$ 1,710,000	\$ 315,000	4.13%	\$ 35,269	\$ 350,269
5/1/2047	\$ 1,395,000			\$ 28,772	\$ 28,772
11/1/2047	\$ 1,395,000	\$ 330,000	4.13%	\$ 28,772	\$ 358,772
5/1/2048	\$ 1,065,000			\$ 21,966	\$ 21,966
11/1/2048	\$ 1,065,000	\$ 340,000	4.13%	\$ 21,966	\$ 361,966
5/1/2049	\$ 725,000			\$ 14,953	\$ 14,953
11/1/2049	\$ 725,000	\$ 355,000	4.13%	\$ 14,953	\$ 369,953
5/1/2050	\$ 370,000			\$ 7,631	\$ 7,631
11/1/2050	\$ 370,000	\$ 370,000	4.13%	\$ 7,631	\$ 377,631
		\$ 6,635,000		\$ 5,169,481	\$ 11,804,481

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Cypress Preserve

Community Development District

Supporting Budget Schedules

Fiscal Year 2025

Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION

Assessment Area One- Series 2017												
Product	Units	O&M Assessment			Debt Service Series 2019			Total Assessments per Unit				
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	Percent Change	
Villa - 35'	100	\$ 612.77	\$ 549.66	\$ 63.11	\$ 1,094.40	\$ 1,094.40	\$ -	\$ 1,707.17	\$ 1,644.06	\$ 63.11	4%	
Single Family 40'	173	\$ 696.33	\$ 628.19	\$ 68.14	\$ 1,250.74	\$ 1,250.74	\$ -	\$ 1,947.07	\$ 1,878.93	\$ 68.14	4%	
Single Family 50'	216	\$ 870.42	\$ 785.23	\$ 85.19	\$ 1,563.43	\$ 1,563.43	\$ -	\$ 2,433.85	\$ 2,348.66	\$ 85.19	4%	
	489											

Assessment Area Two- Series 2019												
Product	Units	O&M Assessment			Debt Service Series 2019			Total Assessments per Unit				
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	Percent Change	
Villa - 35'	186	\$ 612.77	\$ 549.66	\$ 63.11	\$ 1,093.75	\$ 1,093.75	\$ -	\$ 1,706.52	\$ 1,643.41	\$ 63.11	4%	
Single Family 40'	110	\$ 696.33	\$ 628.19	\$ 68.14	\$ 1,250.00	\$ 1,250.00	\$ -	\$ 1,946.33	\$ 1,878.19	\$ 68.14	4%	
Single Family 50'	47	\$ 870.42	\$ 785.23	\$ 85.19	\$ 1,562.50	\$ 1,562.50	\$ -	\$ 2,432.92	\$ 2,347.73	\$ 85.19	4%	
	343											