

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2024**

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
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**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Adopted Budget FY 2024	Build-out Budget
REVENUES		
Assessment levy: on-roll - gross	\$ -	\$ 684,172
Allowable discounts (4%)	-	(27,367)
Assessment levy: on-roll - net	-	656,805
Landowner contribution	515,635	-
Total revenues	515,635	656,805
EXPENDITURES		
Professional & administrative		
Supervisors	-	-
Management/accounting/recording**	48,000	48,000
Legal	25,000	25,000
Engineering	2,000	2,000
Audit	5,500	5,500
Arbitrage rebate calculation*	500	500
Dissemination agent*	1,000	1,000
Trustee*	5,500	5,500
Telephone	200	200
Postage	500	500
Printing & binding	500	500
Legal advertising	1,750	1,750
Annual special district fee	175	175
Insurance	5,500	5,500
Contingencies/bank charges	750	750
Website hosting & maintenance	705	705
Website ADA compliance	210	210
Property appraiser & tax collector	-	27,367
Total professional & administrative	97,790	125,157
Operations and Maintenance		
Management & administration		
Contingency	668	1,399
Licenses/taxes/permits	500	500
O&M accounting services	4,500	4,500
Insurance (property coverage only)	5,000	7,000
Management services	17,844	25,476
Postage	800	800
Office supplies/printing binding	2,500	2,500
General administrative	2,000	2,000
Total management & administration	33,812	44,175
Grounds/building maintenance		
General maintenance	6,500	8,000
Irrigation repairs	3,500	4,500
Landscape contract	120,000	150,000
Landscaping extras - replacement & annuals	3,500	5,000
Tree trimming	1,500	3,000
Pressure washing	4,000	6,000

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COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Adopted Budget FY 2024	Build-out Budget
Holiday decorations	2,500	25,000
Walkway maintenance & repair	2,000	7,500
Retaining wall maintenance repair	4,000	2,000
Fence & handrail repairs maintenance	1,500	-
Total grounds building maintenance	<u>149,000</u>	<u>211,000</u>
<i>Recreational - amenity</i>		
Insurance amenity	3,500	3,500
Pool maintenance contract	18,000	18,000
Pool/cababna janitorial contract	10,200	10,200
Pool/equipment repairs & maintenance	2,500	2,500
Pool/cabana general maintenance	3,000	3,000
Termite bond / pest control	1,400	1,440
Playground equipment/maintenance/mulch (2 locations)	4,000	4,000
Access control systems/camera	2,800	2,800
Pressure washing	2,500	2,500
Electrict - amenity	9,600	9,600
Domestic water/sewer - amenity	3,000	3,000
Irrigation amenity	4,000	4,000
Telephone/cable internet - amenity	2,400	2,400
Pool permits & licenses	500	500
Trash debris removal	2,400	2,400
Landscape maintenance	12,000	12,000
Landscape seasonal (annuals & mulch)	3,600	3,600
Maintenance reserves	2,000	2,000
Total recreatiional expenses	<u>87,400</u>	<u>87,440</u>
<i>Utilities</i>		
Electric - common areas/irrigation meters	4,200	6,000
Electric - street lights	45,000	65,000
Irrigation - common areas	32,000	42,000
Total utilities	<u>81,200</u>	<u>113,000</u>
Total field operations	<u>351,412</u>	<u>455,615</u>
Total expenditures	<u>449,202</u>	<u>580,772</u>

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Adopted Budget FY 2024	Build-out Budget
Excess/(deficiency) of revenues over/(under) expenditures	66,433	76,033
Fund balance - beginning (unaudited)	-	-
Fund balance - ending (projected)		
Assigned		
Future projects		
Monument Signage/Hardscape Maintenance (21k/7yr)	3,000	3,000
Ph 1 - Retaining Wall Maintenance/Repair (200k/20yr)	10,000	10,000
Ph 2 - Retaining Wall Maintenance/Repair (30k/20yr)	-	1,500
Fencing/Handrails P1 (600k/20yr)	30,800	30,800
Fencing/Handrails P2 (112k/20yr)	-	5,600
Playground (102k/15yr)	6,800	6,800
Pool/Deck/Equipment/Cabana/Parking Lot (125k/15yr)	8,333	8,333
Roadway Maintenance (70k/20yr)	3,500	5,000
General Reserve (10k/10yr)	1,000	1,000
Walkway Repairs/Maintenance (\$75k/25yr)	3,000	4,000
Working capital	-	-
Unassigned	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>

* These items will be realized when bonds are issued

** WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

***These items will be realized when the CDD takes ownership of the related assets.

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
<p>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.</p>	
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	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
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.	
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	1,750
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	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Total professional & administrative	<u>97,790</u>

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Operations and Maintenance

Management & administration

Contingency	668
Licenses/taxes/permits	500
O&M accounting services	4,500
Insurance (property coverage only)	5,000
Management services	17,844
Postage	800
Office supplies/printing binding	2,500
General administrative	2,000
Total management & administration	<u>33,812</u>

Grounds/building maintenance

General maintenance	6,500
Irrigation repairs	3,500
Landscape contract	120,000
Landscaping extras - replacement & annuals	3,500
Tree trimming	1,500
Pressure washing	4,000
Holiday decorations	2,500
Walkway maintenance & repair	2,000
Retaining wall maintenance repair	4,000
Fence & handrail repairs maintenance	1,500
Total grounds building maintenance	<u>149,000</u>

Recreational - amenity

Insurance amenity	3,500
Pool maintenance contract	18,000
Pool/cababna janitorial contract	10,200
Pool/equipment repairs & maintenance	2,500
Pool/cabana general maintenance	3,000
Termite bond / pest control	1,400
Playground equipment/maintenance/mulch (2 locations)	4,000
Access control systems/camera	2,800
Pressure washing	2,500
Electricity - amenity	9,600
Domestic water/sewer - amenity	3,000
Irrigation amenity	4,000
Telephone/cable internet - amenity	2,400
Pool permits & licenses	500
Trash debris removal	2,400
Landscape maintenance	12,000
Landscape seasonal (annuals & mulch)	3,600
Maintenance reserves	2,000
Total recreational expenses	<u>87,400</u>

Utilities

Electric - common areas/irrigation meters	4,200
Electric - street lights	45,000
Irrigation - common areas	32,000
Total utilities	<u>81,200</u>
Total field operations	<u>351,412</u>
Total expenditures	<u><u>\$ 449,202</u></u>