

**CYPRESS BLUFF  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2025**

**CYPRESS BLUFF  
COMMUNITY DEVELOPMENT DISTRICT  
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**CYPRESS BLUFF  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 02/29/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Landowner contribution	\$515,635	\$ 44,260	\$340,800	\$ 385,060	\$ 523,267
Total revenues	515,635	44,260	340,800	385,060	523,267
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording**	48,000	10,000	38,000	48,000	48,000
Legal	25,000	308	24,692	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	-	1,000	1,000	1,000
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	35	465	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	750	-	750	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	97,790	10,634	87,156	97,790	97,790
<b>Operations and Maintenance</b>					
<b>Management &amp; administration</b>					
Contingency	668	-	668	668	668
Licenses/taxes/permits	500	-	500	500	500
O&M accounting services	4,500	-	4,500	4,500	4,500
Insurance (property coverage only)	5,000	-	5,000	5,000	5,000
Management services	17,844	2,123	15,721	17,844	25,476
Postage	800	-	800	800	800
Office supplies/printing binding	2,500	-	2,500	2,500	2,500
General administrative	2,000	-	2,000	2,000	2,000
Total management & administration	33,812	2,123	31,689	33,812	41,444
<b>Grounds/building maintenance</b>					
General maintenance	6,500	-	6,500	6,500	6,500
Irrigation repairs	3,500	-	3,500	3,500	3,500
Landscape contract	120,000	-	65,000	65,000	120,000
Landscaping extras - replacement & annuals	3,500	-	3,500	3,500	3,500
Tree trimming	1,500	-	-	-	1,500
Pressure washing	4,000	-	500	500	4,000

**CYPRESS BLUFF  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 02/29/2024	Projected Through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
Holiday decorations	2,500	-	-	-	2,500
Walkway maintenance & repair	2,000	-	-	-	2,000
Retaining wall maintenance repair	4,000	-	-	-	4,000
Fence & handrail repairs maintenance	1,500	-	-	-	1,500
Total grounds building maintenance	149,000	-	79,000	79,000	149,000
<b>Recreational - amenity</b>					
Insurance amenity	3,500	-	3,500	3,500	3,500
Pool maintenance contract	18,000	-	9,000	9,000	18,000
Pool/cababna janitorial contract	10,200	-	5,100	5,100	10,200
Pool/equipment repairs & maintenance	2,500	-	1,000	1,000	2,500
Pool/cabana general maintenance	3,000	-	1,000	1,000	3,000
Termite bond / pest control	1,400	-	1,400	1,400	1,400
Playground equipment/maintenance/mulch (2 locations)	4,000	-	-	-	4,000
Access control systems/camera	2,800	-	2,800	2,800	2,800
Pressure washing	2,500	-	-	-	2,500
Electric - amenity	9,600	-	6,000	6,000	9,600
Domestic water/sewer - amenity	3,000	-	3,000	3,000	3,000
Irrigation amenity	4,000	-	4,000	4,000	4,000
Telephone/cable internet - amenity	2,400	-	2,400	2,400	2,400
Pool permits & licenses	500	-	500	500	500
Trash debris removal	2,400	-	2,400	2,400	2,400
Landscape maintenance	12,000	-	6,000	6,000	12,000
Landscape seasonal (annuals & mulch)	3,600	-	-	-	3,600
Maintenance reserves	2,000	-	2,000	2,000	2,000
Total recreatiional expenses	87,400	-	50,100	50,100	87,400
<b>Utilities</b>					
Electric - common areas/irrigation meters	4,200	-	4,200	4,200	4,200
Electric - street lights	45,000	-	2,000	2,000	45,000
Irrigation - common areas	32,000	-	16,000	16,000	32,000
Total utilities	81,200	-	22,200	22,200	81,200
Total field operations	351,412	2,123	182,989	185,112	359,044
Total expenditures	449,202	12,757	270,145	282,902	456,834

**CYPRESS BLUFF  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 02/29/2024	Projected Through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
Excess/(deficiency) of revenues over/(under) expenditures	66,433	31,503	70,655	102,158	66,433
Fund balance - beginning (unaudited)	-	(35,725)	(4,222)	(35,725)	66,433
Fund balance - ending (projected)					
Assigned					
Future projects					
Monument Signage/Hardscape Maintenance (21k/7yr)	3,000	3,000	3,000	3,000	6,000
Ph 1 - Retaining Wall Maintenance/Repair (200k/20yr)	10,000	10,000	10,000	10,000	20,000
Ph 2 - Retaining Wall Maintenance/Repair (30k/20yr)	-	-	-	-	-
Fencing/Handrails P1 (600k/20yr)	30,800	30,800	30,800	30,800	61,600
Fencing/Handrails P2 (112k/20yr)	-	-	-	-	-
Playground (102k/15yr)	6,800	6,800	6,800	6,800	13,600
Pool/Deck/Equipment/Cabana/Parking Lot (125k/15yr)	8,333	8,333	8,333	8,333	16,666
Roadway Maintenance (70k/20yr)	3,500	3,500	3,500	3,500	7,000
General Reserve (10k/10yr)	1,000	1,000	1,000	1,000	2,000
Walkway Repairs/Maintenance (\$75k/25yr)	3,000	3,000	3,000	3,000	6,000
Working capital	-	-	-	-	-
Unassigned	-	(70,655)	-	-	-
Fund balance - ending	<u>\$ 66,433</u>	<u>\$ (4,222)</u>	<u>\$ 66,433</u>	<u>\$ 66,433</u>	<u>\$ 132,866</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**

**Professional & administrative**

Management/accounting/recording**	\$ 48,000
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**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
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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
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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
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation*	500
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To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent*	1,000
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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	5,500
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Annual fee for the service provided by trustee, paying agent and registrar.

Telephone	200
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Telephone and fax machine.

Postage	500
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Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & binding	500
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Letterhead, envelopes, copies, agenda packages

Legal advertising	1,750
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The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

**EXPENDITURES (continued)**

Annual special district fee	175
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Annual fee paid to the Florida Department of Economic Opportunity.

Insurance	5,500
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The District will obtain public officials and general liability insurance.

Contingencies/bank charges	750
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Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance	705
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Website ADA compliance	210
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Total professional & administrative	97,790
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**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	25,476
Postage	800
Office supplies/printing binding	2,500
General administrative	2,000
Total management & administration	<u>41,444</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
Electrict - 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 recreatiional 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>359,044</u>
Total expenditures	<u><u>\$ 456,834</u></u>

**CYPRESS BLUFF  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2025**

Number of Units	Unit Type	Projected Fiscal Year 2014			FY 13 Assessment
		GF	DSF	GF & DSF	
37	MF	#REF!	-	#REF!	365.26
126	SF 65'	#REF!	2,339.85	#REF!	1,144.66
25	SF 85'	#REF!	2,472.73	#REF!	1,188.63
20	SF 100'	#REF!	2,605.62	#REF!	1,233.15
208					