

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
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**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 345,441
Allowable discounts (4%)	-				(13,818)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	331,623
Assessment levy: off-roll	-	-	-	-	32,594
Landowner contribution	523,267	48,516	341,964	390,480	221,845
Total revenues	523,267	48,516	341,964	390,480	586,062

EXPENDITURES

Professional & administrative

Management/accounting/recording**	48,000	12,000	36,000	48,000	48,000
Legal	25,000	13,815	11,185	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	100	100	200	200
Postage	500	101	399	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	264	1,486	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	300	5,500	5,500
Contingencies/bank charges	750	575	175	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser & tax collector	-	-	-	-	10,363
Total professional & administrative	97,790	32,480	65,310	97,790	108,153

Operations and Maintenance

Management & administration

Contingency	668	-	668	668	-
Licenses/taxes/permits	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	26,000
Management services	25,476	10,615	14,861	25,476	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	41,444	10,615	30,829	41,444	61,276

Grounds/building maintenance

General maintenance	6,500	-	6,500	6,500	6,500
Irrigation repairs	3,500	-	3,500	3,500	3,500
Landscape contract	120,000	-	120,000	120,000	135,000
Landscaping extras - replacement & annuals	3,500	-	3,500	3,500	3,500
Tree trimming	1,500	-	1,500	1,500	1,500
Pressure washing	4,000	-	4,000	4,000	4,000

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
Holiday decorations	2,500	-	2,500	2,500	3,500
Walkway maintenance & repair	2,000	-	2,000	2,000	2,000
Retaining wall maintenance repair	4,000	-	4,000	4,000	4,000
Fence & handrail repairs maintenance	1,500	-	1,500	1,500	1,500
Total grounds building maintenance	149,000	-	149,000	149,000	165,000
Recreational - amenity					
Insurance amenity	3,500	-	3,500	3,500	4,000
Pool maintenance contract	18,000	-	18,000	18,000	18,000
Pool/cababna janitorial contract	10,200	-	10,200	10,200	10,200
Pool/equipment repairs & maintenance	2,500	-	2,500	2,500	2,500
Pool/cabana general maintenance	3,000	-	3,000	3,000	3,000
Termite bond / pest control	1,400	-	1,400	1,400	1,000
Playground equipment/maintenance/mulch (2 locations)	4,000	-	4,000	4,000	5,000
Access control systems/camera	2,800	-	2,800	2,800	3,500
Pressure washing	2,500	-	2,500	2,500	2,000
Electrict - amenity	9,600	-	9,600	9,600	9,600
Domestic water/sewer - amenity	3,000	-	3,000	3,000	4,800
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	-
Landscape maintenance	12,000	-	12,000	12,000	12,000
Landscape seasonal (annuals & mulch)	3,600	-	3,600	3,600	2,500
Maintenance reserves	2,000	-	2,000	2,000	-
Total recreatiional expenses	87,400	-	87,400	87,400	85,000
Utilities					
Electric - common areas/irrigation meters	4,200	-	4,200	4,200	4,200
Electric - street lights	45,000	-	45,000	45,000	84,000
Irrigation - common areas	32,000	-	32,000	32,000	12,000
Total utilities	81,200	-	81,200	81,200	100,200
Total field operations	359,044	10,615	348,429	359,044	411,476
Total expenditures	456,834	43,095	413,739	456,834	519,629

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Excess/(deficiency) of revenues over/(under) expenditures	66,433	5,421	(71,775)	(66,354)	66,433
Fund balance - beginning (unaudited)	66,433	66,354	71,775	66,354	-
Fund balance - ending (projected)					
Assigned					
Future projects					
Monument Signage/Hardscape Maintenance (21k/7yr)	6,000	6,000	6,000	6,000	12,000
Ph 1 - Retaining Wall Maintenance/Repair (200k/20yr)	20,000	20,000	20,000	20,000	40,000
Fencing/Handrails P1 (600k/20yr)	61,600	61,600	61,600	61,600	123,200
Playground (102k/15yr)	13,600	13,600	13,600	13,600	27,200
Pool/Deck/Equipment/Cabana/Parking Lot (125k/15yr)	16,666	16,666	16,666	16,666	33,332
Roadway Maintenance (70k/20yr)	7,000	7,000	7,000	7,000	14,000
General Reserve (10k/10yr)	2,000	2,000	2,000	2,000	4,000
Walkway Repairs/Maintenance (\$75k/25yr)	6,000	6,000	6,000	6,000	12,000
Unassigned	-	(61,091)	(132,866)	(132,866)	(199,299)
Fund balance - ending	<u>\$ 132,866</u>	<u>\$ 71,775</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 66,433</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

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

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.

Trustee 5,500

Annual fee for the service provided by trustee, paying agent and registrar.

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.

EXPENDITURES (continued)

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 108,153

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

EXPENDITURES (continued)

Operations and Maintenance

Management & administration

Contingency	-
Licenses/taxes/permits	-
O&M accounting services	4,500
Insurance (property coverage only)	26,000
Management services	25,476
Postage	800
Office supplies/printing binding	2,500
General administrative	2,000
Total management & administration	<u>61,276</u>

Grounds/building maintenance

General maintenance	6,500
Irrigation repairs	3,500
Landscape contract	135,000
Landscaping extras - replacement & annuals	3,500
Tree trimming	1,500
Pressure washing	4,000
Holiday decorations	3,500
Walkway maintenance & repair	2,000
Retaining wall maintenance repair	4,000
Fence & handrail repairs maintenance	1,500
Total grounds building maintenance	<u>165,000</u>

Recreational - amenity

Insurance amenity	4,000
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	1,000
Playground equipment/maintenance/mulch (2 locations)	5,000
Access control systems/camera	3,500
Pressure washing	2,000
Electric - amenity	9,600
Domestic water/sewer - amenity	4,800
Irrigation amenity	4,000
Telephone/cable internet - amenity	2,400
Pool permits & licenses	500
Trash debris removal	-
Landscape maintenance	12,000
Landscape seasonal (annuals & mulch)	2,500
Maintenance reserves	-
Total recreational expenses	<u>85,000</u>

Utilities

Electric - common areas/irrigation meters	4,200
Electric - street lights	84,000
Irrigation - common areas	12,000
Total utilities	<u>100,200</u>
Total field operations	<u>411,476</u>
Total expenditures	<u><u>\$ 519,629</u></u>

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 334,739
Allowable discounts (4%)	-				(13,390)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	321,349
Total revenues	-	-	-	-	321,349
EXPENDITURES					
Debt service					
Principal	-	-	-	-	70,000
Interest	-	-	27,614	27,614	242,465
Tax collector	-	-	-	-	10,042
Cost of issuance	-	178,890		178,890	-
Underwriter's Discount	-	91,400		91,400	
Total expenditures	-	270,290	27,614	297,904	322,507
Excess/(deficiency) of revenues over/(under) expenditures	-	(270,290)	(27,614)	(297,904)	(1,158)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	575,800		575,800	-
Original issue discount	-	(1,010)		(1,010)	-
Total other financing sources/(uses)	-	574,790	-	574,790	-
Net increase/(decrease) in fund balance	-	304,500	(27,614)	276,886	(1,158)
Fund balance:					
Beginning fund balance (unaudited)	-	(22,025)	282,475	(22,025)	254,861
Ending fund balance (projected)	\$ -	\$ 282,475	\$254,861	\$254,861	253,703
Use of fund balance:					
Debt service reserve account balance (required)					(155,654)
Interest expense - November 1, 2026					(119,745)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ (21,696)

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			121,232.50	121,232.50	4,570,000.00
05/01/26	70,000.00	4.250%	121,232.50	191,232.50	4,500,000.00
11/01/26			119,745.00	119,745.00	4,500,000.00
05/01/27	70,000.00	4.250%	119,745.00	189,745.00	4,430,000.00
11/01/27			118,257.50	118,257.50	4,430,000.00
05/01/28	75,000.00	4.250%	118,257.50	193,257.50	4,355,000.00
11/01/28			116,663.75	116,663.75	4,355,000.00
05/01/29	75,000.00	4.250%	116,663.75	191,663.75	4,280,000.00
11/01/29			115,070.00	115,070.00	4,280,000.00
05/01/30	80,000.00	4.250%	115,070.00	195,070.00	4,200,000.00
11/01/30			113,370.00	113,370.00	4,200,000.00
05/01/31	85,000.00	4.250%	113,370.00	198,370.00	4,115,000.00
11/01/31			111,563.75	111,563.75	4,115,000.00
05/01/32	85,000.00	4.250%	111,563.75	196,563.75	4,030,000.00
11/01/32			109,757.50	109,757.50	4,030,000.00
05/01/33	90,000.00	5.300%	109,757.50	199,757.50	3,940,000.00
11/01/33			107,372.50	107,372.50	3,940,000.00
05/01/34	95,000.00	5.300%	107,372.50	202,372.50	3,845,000.00
11/01/34			104,855.00	104,855.00	3,845,000.00
05/01/35	100,000.00	5.300%	104,855.00	204,855.00	3,745,000.00
11/01/35			102,205.00	102,205.00	3,745,000.00
05/01/36	105,000.00	5.300%	102,205.00	207,205.00	3,640,000.00
11/01/36			99,422.50	99,422.50	3,640,000.00
05/01/37	115,000.00	5.300%	99,422.50	214,422.50	3,525,000.00
11/01/37			96,375.00	96,375.00	3,525,000.00
05/01/38	120,000.00	5.300%	96,375.00	216,375.00	3,405,000.00
11/01/38			93,195.00	93,195.00	3,405,000.00
05/01/39	125,000.00	5.300%	93,195.00	218,195.00	3,280,000.00
11/01/39			89,882.50	89,882.50	3,280,000.00
05/01/40	130,000.00	5.300%	89,882.50	219,882.50	3,150,000.00
11/01/40			86,437.50	86,437.50	3,150,000.00
05/01/41	140,000.00	5.300%	86,437.50	226,437.50	3,010,000.00
11/01/41			82,727.50	82,727.50	3,010,000.00
05/01/42	145,000.00	5.300%	82,727.50	227,727.50	2,865,000.00
11/01/42			78,885.00	78,885.00	2,865,000.00
05/01/43	155,000.00	5.300%	78,885.00	233,885.00	2,710,000.00
11/01/43			74,777.50	74,777.50	2,710,000.00
05/01/44	165,000.00	5.300%	74,777.50	239,777.50	2,545,000.00
11/01/44			70,405.00	70,405.00	2,545,000.00
05/01/45	175,000.00	5.300%	70,405.00	245,405.00	2,370,000.00
11/01/45			65,767.50	65,767.50	2,370,000.00
05/01/46	180,000.00	5.550%	65,767.50	245,767.50	2,190,000.00
11/01/46			60,772.50	60,772.50	2,190,000.00
05/01/47	190,000.00	5.550%	60,772.50	250,772.50	2,000,000.00
11/01/47			55,500.00	55,500.00	2,000,000.00
05/01/48	205,000.00	5.550%	55,500.00	260,500.00	1,795,000.00
11/01/48			49,811.25	49,811.25	1,795,000.00

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	215,000.00	5.550%	49,811.25	264,811.25	1,580,000.00
11/01/49			43,845.00	43,845.00	1,580,000.00
05/01/50	230,000.00	5.550%	43,845.00	273,845.00	1,350,000.00
11/01/50			37,462.50	37,462.50	1,350,000.00
05/01/51	240,000.00	5.550%	37,462.50	277,462.50	1,110,000.00
11/01/51			30,802.50	30,802.50	1,110,000.00
05/01/52	255,000.00	5.550%	30,802.50	285,802.50	855,000.00
11/01/52			23,726.25	23,726.25	855,000.00
05/01/53	270,000.00	5.550%	23,726.25	293,726.25	585,000.00
11/01/53			16,233.75	16,233.75	585,000.00
05/01/54	285,000.00	5.550%	16,233.75	301,233.75	300,000.00
11/01/54			8,325.00	8,325.00	300,000.00
05/01/55	300,000.00	5.550%	8,325.00	308,325.00	-
11/01/55			-	-	-
Total	4,570,000.00		4,808,892.50	9,378,892.50	

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll

Series 2025

					FY 2025 Total Assessment per Unit/1,000 Sq. Ft.
Product/Parcel	Units/Sq. Ft.	FY 2026 O&M Assessment per Unit/1,000 Sq. Ft.	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit/1,000 Sq. Ft.	
Live-Work 25'	20	\$ 793.15	\$ 719.87	\$ 1,513.02	n/a
Townhome 25'	30	793.15	719.87	1,513.02	n/a
SF 35'	68	1,101.59	1,079.80	2,181.39	n/a
SF 60'	139	1,500.00	1,439.74	2,939.74	n/a
SF 70'	14	1,500.00	1,799.67	3,299.67	n/a
Sub-Total	271				
Commercial	40,000	34.40			n/a
Sub-Total	40,000				

Off-Roll (GF)

					FY 2025 Total Assessment per Unit/1,000 Sq. Ft.
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	
Townhome 25'	6	123.83	-	123.83	n/a
SF 35'	16	171.98	-	171.98	n/a
SF 60'	60	295.81	-	295.81	n/a
SF 70'	33	343.97	-	343.97	n/a
Sub-Total	115				