

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
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**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected Through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 345,441				\$ 338,198
Allowable discounts (4%)	(13,818)				(13,528)
Assessment levy: on-roll - net	331,623	\$ 326,913	\$ 4,710	\$ 331,623	324,670
Lot closing assessments	-	4,067	-	4,067	-
Assessment levy: off-roll	32,594	-	32,594	32,594	32,828
Landowner contribution	221,845	-	221,845	221,845	191,998
Total revenues	586,062	330,980	259,149	590,129	549,496
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	24,000	24,000	48,000	48,000
Legal	25,000	2,260	22,740	25,000	25,000
Engineering	2,000	740	1,260	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	500	500	1,000	1,000
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	25	475	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	141	1,609	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,512	-	5,512	6,200
Contingencies/bank charges	750	554	196	750	750
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	65	210	210
Property appraiser & tax collector	10,363	8,118	2,245	10,363	10,146
Total professional & administrative	108,153	43,225	64,928	108,165	108,636
Operations and Maintenance					
Management & administration					
O&M accounting services	4,500	-	4,500	4,500	4,500
Insurance (property coverage only)	26,000	-	26,000	26,000	26,000
Management services	25,476	10,615	14,861	25,476	26,760
Postage	800	-	400	400	800
Office supplies/printing binding	2,500	-	1,000	1,000	1,500
General administrative	2,000	-	2,000	2,000	2,000
Total management & administration	61,276	10,615	48,761	59,376	61,560
Grounds/building maintenance					
General maintenance	6,500	-	6,500	6,500	5,000
Irrigation repairs	3,500	-	3,500	3,500	4,500
Landscape contract	135,000	17,727	117,273	135,000	142,000
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	-	2,000	2,000	4,000

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected Through 9/30/2026		
Holiday decorations	3,500	-	1,000	1,000	4,500
Pet station/garbage can service	-	-	-	-	9,000
Walkway maintenance & repair	2,000	-	2,000	2,000	2,000
Retaining wall maintenance repair	4,000	-	1,500	1,500	2,500
Fence & handrail repairs maintenance	1,500	-	1,500	1,500	1,500
Total grounds building maintenance	165,000	17,727	140,273	158,000	180,000
Recreational - amenity					
Insurance amenity	4,000	-	-	-	20,000
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	-	1,500	1,500	2,500
Pool/cabana general maintenance	3,000	-	-	-	3,000
Termite bond / pest control	1,000	-	1,000	1,000	1,000
Playground equipment/maintenance/mulch (2 locations)	5,000	-	2,500	2,500	5,000
Access control systems/camera	3,500	-	1,500	1,500	3,500
Pressure washing	2,000	-	1,000	1,000	2,000
Electrict - amenity	9,600	-	3,500	3,500	6,500
Domestic water/sewer - amenity	4,800	-	2,400	2,400	6,000
Irrigation amenity	4,000	-	2,000	2,000	4,000
Telephone/cable internet - amenity	2,400	-	1,200	1,200	2,400
Pool permits & licenses	500	-	500	500	500
Landscape maintenance	12,000	-	6,000	6,000	12,000
Landscape seasonal (annuals & mulch)	2,500	-	2,500	2,500	2,500
Total recreatiional expenses	85,000	-	39,700	39,700	99,100
Utilities					
Electric - common areas/irrigation meters	4,200	-	4,200	4,200	4,200
Electric - street lights	84,000	29,441	54,559	84,000	84,000
Irrigation - common areas	12,000	13,407	(1,407)	12,000	12,000
Total utilities	100,200	42,848	57,352	100,200	100,200
Total field operations	411,476	71,190	286,086	357,276	440,860
Total expenditures	519,629	114,415	351,014	465,441	549,496

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected Through 9/30/2026	Total Actual & Projected	
Excess/(deficiency) of revenues over/(under) expenditures	66,433	216,565	(91,865)	124,688	-
Fund balance - beginning (unaudited)	-	131,936	348,501	131,936	256,624
Fund balance - ending (projected)	<hr/>				
Assigned					
Future projects					
Monument Signage/Hardscape Maintenance (21k/7yr)	12,000	12,000	12,000	12,000	24,000
Ph 1 - Retaining Wall Maintenance/Repair (200k/20yr)	40,000	40,000	40,000	40,000	80,000
Fencing/Handrails P1 (600k/20yr)	123,200	123,200	123,200	123,200	246,400
Playground (102k/15yr)	27,200	27,200	27,200	27,200	54,400
Pool/Deck/Equipment/Cabana/Parking Lot (125k/15yr)	33,332	33,332	33,332	33,332	66,664
Roadway Maintenance (70k/20yr)	14,000	14,000	14,000	14,000	28,000
General Reserve (10k/10yr)	4,000	4,000	4,000	4,000	8,000
Walkway Repairs/Maintenance (\$75k/25yr)	12,000	12,000	12,000	12,000	24,000
Unassigned	(199,299)	82,769	(9,096)	(9,108)	(274,840)
Fund balance - ending	<u>\$ 66,433</u>	<u>\$ 348,501</u>	<u>\$ 256,636</u>	<u>\$ 256,624</u>	<u>\$ 256,624</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	6,200
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	108,636

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

EXPENDITURES (continued)

Operations and Maintenance

Management & administration

O&M accounting services	4,500
Insurance (property coverage only)	26,000
Management services	26,760
Postage	800
Office supplies/printing binding	1,500
General administrative	2,000
Total management & administration	<u>61,560</u>

Grounds/building maintenance

General maintenance	5,000
Irrigation repairs	4,500
Landscape contract	142,000
Landscaping extras - replacement & annuals	3,500
Tree trimming	1,500
Pressure washing	4,000
Holiday decorations	4,500
Walkway maintenance & repair	2,000
Retaining wall maintenance repair	2,500
Fence & handrail repairs maintenance	1,500
Total grounds building maintenance	<u>180,000</u>

Recreational - amenity

Insurance amenity	20,000
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
Electricity - amenity	6,500
Domestic water/sewer - amenity	6,000
Irrigation amenity	4,000
Telephone/cable internet - amenity	2,400
Pool permits & licenses	500
Landscape maintenance	12,000
Landscape seasonal (annuals & mulch)	2,500
Total recreational expenses	<u>99,100</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>440,860</u>
Total expenditures	<u><u>\$ 549,496</u></u>

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected Through 9/30/2026		
REVENUES					
Assessment levy: on-roll	\$ 334,739				\$ 334,739
Allowable discounts (4%)	(13,390)				(13,390)
Net assessment levy - on-roll	321,349	\$ 313,632	\$ 7,717	\$ 321,349	321,349
Interest	-	4,625		4,625	-
Total revenues	321,349	318,257	7,717	325,974	321,349
EXPENDITURES					
Debt service					
Principal	70,000	-	70,000	70,000	70,000
Interest	242,465	121,232	121,233	242,465	239,490
Tax collector	10,042	4,692	5,350	10,042	10,042
Total expenditures	322,507	125,924	196,583	322,507	319,532
Excess/(deficiency) of revenues over/(under) expenditures	(1,158)	192,333	(188,866)	3,467	1,817
Fund balance:					
Beginning fund balance (unaudited)	254,861	269,817	462,150	269,817	273,284
Ending fund balance (projected)	<u>\$253,703</u>	<u>\$ 462,150</u>	<u>\$273,284</u>	<u>\$273,284</u>	<u>275,101</u>
Use of fund balance:					
Debt service reserve account balance (required)					(155,654)
Interest expense - November 1, 2027					(118,258)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 1,189</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	4,500,000.00		4,566,427.50	9,066,427.50	

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

On-Roll

Series 2025

Product/Parcel	Units/Sq. Ft.	FY 2027 O&M Assessment per Unit/1,000 Sq. Ft.	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit/1,000 Sq. Ft.	FY 2026 Total Assessment per Unit/1,000 Sq. Ft.
Live-Work 25'	20	\$ 742.93	\$ 719.87	\$ 1,462.80	\$ 1,513.02
Townhome 25'	30	742.93	719.87	1,462.80	\$ 1,513.02
SF 35'	68	1,031.85	1,079.80	2,111.65	\$ 2,181.39
SF 60'	139	1,500.00	1,439.74	2,939.74	\$ 2,939.74
SF 70'	14	1,500.00	1,799.67	3,299.67	\$ 3,299.67
Sub-Total	271				
Commercial	40,000	34.64			n/a
Sub-Total	40,000				

Off-Roll (GF)

Product/Parcel	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit/1,000 Sq. Ft.
Townhome 25'	6	124.71	-	124.71	\$ 123.83
SF 35'	16	173.21	-	173.21	\$ 171.98
SF 60'	60	297.93	-	297.93	\$ 295.81
SF 70'	33	346.43	-	346.43	\$ 343.97
Sub-Total	115				