

***Cypress Bluff***  
Community Development District

**Approved Budget FY2020**



# **Cypress Bluff**

## **Community Development District**

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**Cypress Bluff**  
**Community Development District**  
 General Fund  
 Approved Operating Budget

Description	Adopted Budget FY2019	Actuals as of 4/30/19	Projected Next 5 Months	Total Projected 9/30/19	Approved Budget FY2020
<b>Revenues</b>					
Developer Contributions/Assessment	\$ 116,675	\$ 86,446	\$ 4,072	\$ 90,517	\$ 782,618
<b>Total Revenues</b>	<b>\$ 116,675</b>	<b>\$ 86,446</b>	<b>\$ 4,072</b>	<b>\$ 90,517</b>	<b>\$ 782,618</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisor Fees	\$ -	\$ 4,600	\$ 2,800	\$ 7,400	\$ 12,000
FICA Expense	\$ -	\$ 413	\$ 184	\$ 597	\$ 918
Engineering	\$ 15,000	\$ 4,423	\$ 2,500	\$ 6,923	\$ 3,000
Arbitrage	\$ 600	\$ -	\$ -	\$ -	\$ 800
Dissemination Agent	\$ 3,500	\$ 583	\$ 1,458	\$ 2,042	\$ 4,000
Attorney	\$ 20,000	\$ 11,907	\$ 5,000	\$ 16,907	\$ 30,000
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -	\$ 8,000
Assessment Roll	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 4,000	\$ -	\$ -	\$ -	\$ 15,000
Management Fees	\$ 45,000	\$ 26,250	\$ 18,750	\$ 45,000	\$ 45,000
Construction Accounting	\$ 3,500	\$ -	\$ -	\$ -	\$ -
Information Technology	\$ 1,200	\$ 700	\$ 500	\$ 1,200	\$ 2,000
Telephone	\$ 300	\$ -	\$ 150	\$ 150	\$ 5,000
Postage	\$ 1,500	\$ -	\$ 450	\$ 450	\$ 500
Printing & Binding	\$ 1,000	\$ 1,499	\$ 750	\$ 2,249	\$ 6,000
Insurance	\$ 5,800	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Legal Advertising	\$ 4,000	\$ 1,257	\$ 425	\$ 1,682	\$ 5,000
Other Current Charges	\$ 600	\$ 189	\$ 105	\$ 294	\$ 5,250
Office Supplies	\$ 1,000	\$ -	\$ 450	\$ 450	\$ 600
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 325
Website design/compliance	\$ 4,500	\$ -	\$ -	\$ -	\$ 1,000
<b>Total Administrative</b>	<b>\$ 116,675</b>	<b>\$ 56,995</b>	<b>\$ 33,522</b>	<b>\$ 90,517</b>	<b>\$ 154,393</b>
<b>Grounds Maintenance</b>					
Pond Maintenance (Water Quality)	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 315,000
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Pump Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 3,550
Reclaimed Water	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Landscape Reserves	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Other Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 6,000
<b>Total Grounds Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 393,550</b>
<b>Amenity</b>					
Insurance	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Field Service Operations	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Lifestyle Operations	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Interim Facility Staffing	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 28,000
Reffuse	\$ -	\$ -	\$ -	\$ -	\$ 4,200
Security and Gate Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Facility Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Elevator Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Cable and Utilities	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Licenses and Permits	\$ -	\$ -	\$ -	\$ -	\$ 1,475
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Special Events	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Fitness Center R&M	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Reserve for Amenities	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ 3,000
<b>Total Amenity</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 234,675</b>
<b>Total Expenditures</b>	<b>\$ 116,675</b>	<b>\$ 56,995</b>	<b>\$ 33,522</b>	<b>\$ 90,517</b>	<b>\$ 782,618</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 29,450</b>	<b>\$ (29,450)</b>	<b>\$ -</b>	<b>\$ -</b>

# Cypress Bluff

## Community Development District

### General Fund Budget

**REVENUES:**

**Developer Contributions/Assessments**

The District will enter into a Funding Agreement with the Developer to fund the General Fund Expenditures for the Fiscal Year

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**EXPENDITURES:**

**Administrative:**

**Supervisor Fees & FICA Expense**

Supervisors by Florida statutes are eligible for compensation if elected at \$200/meeting. The costs are reflective of anticipated compensation plus FICA matching.

**Engineering Fees**

The District's engineer, England-Thims & Miller, Inc will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

**Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2019 Special Assessment Revenue Bonds.

**Dissemination**

The District has contracted with GMS, LLC to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Attorney**

The District's legal counsel, Hopping, Green & Sams will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

**Annual Audit**

The District is required annually to conduct an audit of its financial records.

**Assessment Roll**

The District has contracted with Governmental Management Services, LLC for the certification and collection of the District's annual maintenance and debt service assessments. Assessments on platted lots are collected by agreement with Duval County while unplatted assessments maybe collected directly by District and/or by County Tax Collector.

**Trustee Fees**

The Trustee at The Bank of New York Mellon administers the District's Series 2019 Special Assessment Revenue Bonds. The amount represents the annual fee for the administration of the District's bond issue.

**Management Fees**

The District receives management, accounting and administrative services as part of a management agreement with Governmental Management Services, LLC ("GMS"). These services are further outlined in Exhibit "A" of the Management Agreement with GMS.

# Cypress Bluff

## Community Development District

### General Fund Budget

#### **Information Technology**

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements maintained by GMS.

#### **Telephone**

Telephone conference costs for District meetings, workshops and committee meetings.

#### **Postage**

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

#### **Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### **Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

#### **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings etc. in a newspaper of general circulation.

#### **Other Current Charges**

Estimated bank charges and any other miscellaneous expenses that incurred during the year.

#### **Office Supplies**

Miscellaneous office supplies.

#### **Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

#### **Website Compliance**

Website information required under Florida Law to be posted for all Special Districts.

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#### **Grounds Maintenance:**

##### **Pond Maintenance (Water Quality)**

Estimated costs to maintain ponds in the District.

##### **Landscape Maintenance**

Estimated costs related to maintain the common areas of the District.

##### **Landscape Contingency**

Estimated costs for other landscape maintenance incurred by the district.

##### **Pump Maintenance**

Estimated costs related to maintain the irrigation pumps in the District.

# Cypress Bluff

## Community Development District

### General Fund Budget

#### **Reclaimed Water**

Estimated costs for irrigation by the district for reuse water billed by JEA .

#### **Irrigation Repairs**

Estimated miscellaneous irrigation maintenance and repair costs.

#### **Landscape Reserves**

For additional landscape services and possible storm cleanup.

#### **Other Repairs and Maintenance**

Estimated costs for other repairs and maintenance incurred by the district.

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#### **Amenity:**

##### **Insurance**

Estimated Property Insurance policy from Florida Insurance Alliance.

##### **Field Services Operations**

Estimated costs to provide field operations management to oversee all day-to-day operation of all the Districts assets, common grounds, and service providers

##### **Lifestyle Operations**

Estimated costs to provide general amenity management

##### **Pool Maintenance**

Estimated costs to maintain the Amenity swimming pools

##### **Pool Chemicals**

Cost related to pool chemicals for the maintenance of the Amenity Center Swimming Pools.

##### **Interim Facility Staffing**

Estimated costs to provide community facility staff for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

##### **Janitorial Services**

Estimated costs for janitorial services for the District

##### **Refuse**

Estimated costs for garbage disposal services for the District.

##### **Security and Gate Maintenance**

Estimated maintenance costs of the security cameras and gate.

##### **Facility Maintenance**

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

##### **Elevator Maintenance**

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Center elevator

# **Cypress Bluff**

## **Community Development District**

### **General Fund Budget**

#### **Electric**

Estimated costs for electric billed to the District by FPL.

#### **Water/Sewer/Irrigation**

Estimated costs for sewer, water, and irrigation billed to the District by JEA.

#### **Cable**

Estimated costs for cable and internet in the Amenity Center

#### **License and Permits**

Represents license fees for the amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pools.

#### **Repair and Replacements**

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

#### **Special Events**

Represents estimated costs for the District to host special events for the community through the Fiscal Year.

#### **Holiday Decorations**

Represents estimated costs for the District to decorate the Amenity center for the holidays.

#### **Fitness Center R&M**

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Fitness Center

#### **Reserve for Amenities**

Establishment of general reserve to fund future replacement.

#### **Other Current Charges**

Represents miscellaneous costs incurred by the District.

**Cypress Bluff**  
**Community Development District**  
 Debt Service- Series 2019  
 Approved Budget

Description	Adopted Budget FY2019	Actuals as of 4/30/19	Projected Next 5 Months	Total Projected 9/30/19	Approved Budget FY2020
<b>Revenues</b>					
Special Assessments	\$ -	\$ -	\$ 730,414	\$ 730,414	\$ 731,680
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 271,726
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 730,414</b>	<b>\$ 730,414</b>	<b>\$ 1,003,406</b>
<b>Expenditures</b>					
<i>Series 2019</i>					
Interest Expense 11/1	\$ -	\$ -	\$ -	\$ -	\$ 269,573
Principal Expense 5/1	\$ -	\$ -	\$ 330,000	\$ 330,000	\$ 195,000
Interest Expense 5/1	\$ -	\$ -	\$ 128,688	\$ 128,688	\$ 269,573
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 458,688</b>	<b>\$ 458,688</b>	<b>\$ 734,146</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 271,726</b>	<b>\$ 271,726</b>	<b>\$ 269,260</b>

*11/1/20 Interest Payment*    \$ 265,917

Development Type	Units	Gross Per Unit	Gross Assessments
SF- Active Adult Lots	346	\$405	\$140,130
SF- Residential	777	\$838	\$651,126
Less Disc. + Collections 7%			\$59,576
<b>Net Annual Assessment</b>			<b>\$731,680</b>



**Cypress Bluff  
Community Development District  
Special Assessment Revenue Bonds, Series 2019**

<b>Period Ending</b>	<b>Principal</b>	<b>Annual Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
5/1/19	\$11,565,000	\$ 330,000	3.75%	\$ 128,688.29	\$ 458,688.29
11/1/19				\$ 269,573.13	\$ 269,573.13
5/1/20	\$11,235,000	\$ 195,000	3.75%	\$ 269,573.13	\$ 464,573.13
11/1/20				\$ 265,916.88	\$ 265,916.88
5/1/21	\$11,040,000	\$ 200,000	3.75%	\$ 265,916.88	\$ 465,916.88
11/1/21				\$ 262,166.88	\$ 262,166.88
5/1/22	\$10,840,000	\$ 210,000	3.75%	\$ 262,166.88	\$ 472,166.88
11/1/22				\$ 258,229.38	\$ 258,229.38
5/1/23	\$10,630,000	\$ 215,000	3.75%	\$ 258,229.38	\$ 473,229.38
11/1/23				\$ 254,198.13	\$ 254,198.13
5/1/24	\$10,415,000	\$ 225,000	3.75%	\$ 254,198.13	\$ 479,198.13
11/1/24				\$ 249,979.38	\$ 249,979.38
5/1/25	\$10,190,000	\$ 235,000	4.125%	\$ 249,979.38	\$ 484,979.38
11/1/25				\$ 245,132.50	\$ 245,132.50
5/1/26	\$ 9,955,000	\$ 245,000	4.125%	\$ 245,132.50	\$ 490,132.50
11/1/26				\$ 240,079.38	\$ 240,079.38
5/1/27	\$ 9,710,000	\$ 255,000	4.125%	\$ 240,079.38	\$ 495,079.38
11/1/27				\$ 234,820.00	\$ 234,820.00
5/1/28	\$ 9,455,000	\$ 265,000	4.125%	\$ 234,820.00	\$ 499,820.00
11/1/28				\$ 229,354.38	\$ 229,354.38
5/1/29	\$ 9,190,000	\$ 275,000	4.125%	\$ 229,354.38	\$ 504,354.38
11/1/29				\$ 223,682.50	\$ 223,682.50
5/1/30	\$ 8,915,000	\$ 290,000	4.125%	\$ 223,682.50	\$ 513,682.50
11/1/30				\$ 216,577.50	\$ 216,577.50
5/1/31	\$ 8,625,000	\$ 305,000	4.90%	\$ 216,577.50	\$ 521,577.50
11/1/31				\$ 209,105.00	\$ 209,105.00
5/1/32	\$ 8,320,000	\$ 320,000	4.90%	\$ 209,105.00	\$ 529,105.00
11/1/32				\$ 201,265.00	\$ 201,265.00
5/1/33	\$ 8,000,000	\$ 335,000	4.90%	\$ 201,265.00	\$ 536,265.00
11/1/33				\$ 193,057.50	\$ 193,057.50
5/1/34	\$ 7,665,000	\$ 350,000	4.90%	\$ 193,057.50	\$ 543,057.50
11/1/34				\$ 184,482.50	\$ 184,482.50
5/1/35	\$ 7,315,000	\$ 370,000	4.90%	\$ 184,482.50	\$ 554,482.50
11/1/35				\$ 175,417.50	\$ 175,417.50

**Cypress Bluff  
Community Development District  
Special Assessment Revenue Bonds, Series 2019**

<b>Period Ending</b>	<b>Principal</b>	<b>Annual Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
5/1/36	\$ 6,945,000	\$ 390,000	4.90%	\$ 175,417.50	\$ 565,417.50
11/1/36				\$ 165,862.50	\$ 165,862.50
5/1/37	\$ 6,555,000	\$ 410,000	4.90%	\$ 165,862.50	\$ 575,862.50
11/1/37				\$ 155,817.50	\$ 155,817.50
5/1/38	\$ 6,145,000	\$ 430,000	4.90%	\$ 155,817.50	\$ 585,817.50
11/1/38				\$ 145,282.50	\$ 145,282.50
5/1/39	\$ 5,715,000	\$ 450,000	4.90%	\$ 145,282.50	\$ 595,282.50
11/1/39				\$ 134,257.50	\$ 134,257.50
5/1/40	\$ 5,265,000	\$ 475,000	5.10%	\$ 134,257.50	\$ 609,257.50
11/1/40				\$ 122,145.00	\$ 122,145.00
5/1/41	\$ 4,790,000	\$ 500,000	5.10%	\$ 122,145.00	\$ 622,145.00
11/1/41				\$ 109,395.00	\$ 109,395.00
5/1/42	\$ 4,290,000	\$ 525,000	5.10%	\$ 109,395.00	\$ 634,395.00
11/1/42				\$ 96,007.50	\$ 96,007.50
5/1/43	\$ 3,765,000	\$ 550,000	5.10%	\$ 96,007.50	\$ 646,007.50
11/1/43				\$ 81,982.50	\$ 81,982.50
5/1/44	\$ 3,215,000	\$ 580,000	5.10%	\$ 81,982.50	\$ 661,982.50
11/1/44				\$ 67,192.50	\$ 67,192.50
5/1/45	\$ 2,635,000	\$ 610,000	5.10%	\$ 67,192.50	\$ 677,192.50
11/1/45				\$ 51,637.50	\$ 51,637.50
5/1/46	\$ 2,025,000	\$ 640,000	5.10%	\$ 51,637.50	\$ 691,637.50
11/1/46				\$ 35,317.50	\$ 35,317.50
5/1/47	\$ 1,385,000	\$ 675,000	5.10%	\$ 35,317.50	\$ 710,317.50
11/1/47				\$ 18,105.00	\$ 18,105.00
5/1/48	\$ 710,000	\$ 710,000	5.10%	\$ 18,105.00	\$ 728,105.00
<b>Total</b>		<b>\$ 11,565,000</b>		<b>\$ 10,320,768.37</b>	<b>\$ 21,885,768.37</b>