

# *Cypress Bluff*

*Community Development District*

*Approved Budget  
FY 2025*

*Presented by:*



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

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
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**REVENUES:**

Special Assessments	\$ 910,227	\$ 904,330	\$ 3,844	\$ 908,174	\$ 1,196,190
Interest income	5,000	6,308	5,000	11,308	5,000
Other Revenues (Event Fees)	20,000	12,946	15,000	27,946	20,000
Carry Forward Surplus	192,092	-	192,092	192,092	-
<b>TOTAL REVENUES</b>	<b>\$ 1,127,318</b>	<b>\$ 923,583</b>	<b>\$ 215,935</b>	<b>\$ 1,139,519</b>	<b>\$ 1,221,190</b>

**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 6,000	\$ 11,000	\$ 12,000
FICA Expense	918	352	459	811	918
Engineering	5,000	-	5,000	5,000	5,000
Arbitrage Rebate	2,400	600	1,800	2,400	2,400
Dissemination Agent	7,160	4,477	2,683	7,160	7,590
Attorney	15,000	4,558	8,442	13,000	13,000
Annual Audit	6,600	6,400	-	6,400	6,500
Assessment Roll Administration	10,600	10,600	-	10,600	11,236
Trustee Fees	20,000	20,433	-	20,433	20,500
Management Fees	52,088	30,385	21,704	52,088	55,214
Information Technology	2,650	1,546	1,104	2,650	2,809
Website Maintenance	1,325	773	552	1,325	1,405
Telephone	500	16	484	500	500
Postage & Delevry	1,500	761	739	1,500	1,500
Printing & Binding	2,500	1,043	1,457	2,500	2,500
Insurance General Liability	6,586	6,197	-	6,197	6,817
Legal Advertising	2,500	871	1,629	2,500	2,500
Other Current Charges	1,000	-	500	500	500
Office Supplies	600	75	526	600	600
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 151,102</b>	<b>\$ 94,262</b>	<b>\$ 53,078</b>	<b>\$ 147,340</b>	<b>\$ 153,663</b>

**Operations & Maintenance**

**Grounds Maintenance**

Lake Maintenance	\$ 1,500	\$ 700	\$ 500	\$ 1,200	\$ 1,500
Landscape Maintenance	410,604	237,149	173,455	410,604	408,925
Landscape Contingency	13,000	6,100	5,000	11,100	13,000
Pump Maintenance	3,550	-	3,550	3,550	3,550
Water & Sewer	35,000	13,995	12,000	25,995	26,720
Irrigation Repairs	7,500	4,155	3,345	7,500	7,500
Pest Control	2,400	1,344	1,056	2,400	2,400
Environmental Permit/Monitoring	20,000	1,725	18,275	20,000	20,000
Other Repairs and Maintenance	3,000	1,960	2,500	4,460	5,000
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$ 496,554</b>	<b>\$ 267,127</b>	<b>\$ 219,682</b>	<b>\$ 486,809</b>	<b>\$ 488,595</b>

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

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>Amenity Expenditures</b>					
Insurance	\$ 53,294	\$ 53,555	\$ -	\$ 53,555	\$ 60,517
Amenity Manager (Vesta)	109,505	72,988	52,134	125,122	130,127
Pool Maintenance (Vesta)	9,875	5,761	4,114	9,875	9,876
Pool Chemicals (Vesta)	13,875	8,094	5,781	13,875	16,649
Facility Attendant (Vesta)	72,352	42,656	29,696	72,352	77,761
Janitorial Services (Vesta)	10,828	6,316	4,512	10,828	12,950
Refuse	1,800	1,093	707	1,800	2,160
Security and Gate Maintenance	5,500	5,005	4,996	10,000	10,000
Facility Maintenance (Vesta)	20,765	12,113	8,652	20,765	20,764
Elevator Maintenance	5,000	3,426	1,574	5,000	5,000
Electric	30,000	13,444	12,000	25,444	27,060
Cable and Internet	12,000	7,324	6,500	13,824	13,200
Licenses and Permits	1,000	-	1,000	1,000	1,000
Repairs & Maintenance	33,000	16,859	16,141	33,000	45,000
Special Events	32,000	17,853	14,147	32,000	35,000
Holiday Decorations	1,500	705	795	1,500	1,500
Fitness Center R&M	10,000	9,258	8,000	17,258	18,000
Fitness Equipment Rentals	25,368	14,798	10,570	25,368	25,368
Reserve for Amenities	20,000	-	20,000	20,000	55,000
Mobile Application	9,000	4,500	4,500	9,000	9,000
Other Current Charges	3,000	-	1,500	1,500	3,000
<b>TOTAL AMENITY EXPENDITURES</b>	<b>\$ 479,662</b>	<b>\$ 295,747</b>	<b>\$ 207,319</b>	<b>\$ 503,066</b>	<b>\$ 578,932</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,127,318</b>	<b>\$ 657,136</b>	<b>\$ 480,079</b>	<b>\$ 1,137,215</b>	<b>\$ 1,221,190</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 266,447</b>	<b>\$ (264,143)</b>	<b>\$ 2,304</b>	<b>\$ -</b>

**Cypress Bluff**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Interest Income**

The District earns interest on the monthly average collected balance for each of their investment accounts.

**Other Revenues (Event Fees)**

Income received from resident rental of Rooftop patio, amenity access fobs, fitness class, etc.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Engineering**

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 Rebate**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2019, 2020, 2020A and 2021 Special Assessment Revenue Bonds.

**Dissemination Agent**

The District is required by the Security and Exchange Commission 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, Kutak Rock LLP 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 by an Independent Certified Public Accounting Firm. Grau and Associates currently serves as the District's Independent Auditor.

**Assessment Roll Administration**

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Trustee Fees**

The Trustee at The Bank of New York Mellon administers the District's Series 2019, 2020, 2020A, and 2021 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. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Information Technology**

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

**Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**Cypress Bluff**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures - Administrative (continued)**

**Telephone**

New internet and Wi-Fi service for Office.

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Insurance General Liability**

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 and other public hearings in a newspaper of general circulation.

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Expenditures - Field**

**Lake Maintenance**

Maintenance costs to maintain lakes and control vegetation and algae. The District currently uses Clear Waters, Inc. and Aerostar SES for storm water inspection services.

**Landscape Maintenance**

The District has contracted with Sun State Nursery & Landscaping Estimated costs related to maintain the common areas of the District.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Sun State Nursery & Landscaping	Landscape Maintenance Ph1	\$ 6,027	\$ 72,325
	Landscape Maintenance Ph2	14,210	170,520
	E-Town Recharge Center	3,320	39,840
	E-Town Interchange East & West	6,720	80,640
	Apex Trail	1,600	19,200
	Glenmont	2,200	26,400
<b>Total</b>		<b>\$ 34,077</b>	<b>\$ 408,925</b>

**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.

**Water & Sewer**

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

<b>Account #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
Fire Sprinkler 1	10571 E-Town PY	\$ 50	\$ 600
P405621600-Water	11399 Square ST Apt IR01	800	9,600
88781372-Water	10571 E-Town PY	80	960
88634656-Irrigation	10571 E-Town PY	1,100	13,200
88781372-Sewer	10571 E-Town PY	130	1,560
	Contingency		800
	<b>Total</b>	<b>\$ 2,160</b>	<b>\$ 26,720</b>

**Irrigation Repairs**

Estimated miscellaneous irrigation maintenance and repair costs.

**Cypress Bluff**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Field (continued)**

**Pest Control**

The estimated costs for Turner 's Pest Control to provide monthly pest control services.

<u>Vendor</u>	<u>Decription</u>	<u>Monthly</u>	<u>Annual</u>
Turner Pest Control	Pest Contol	\$ 200	\$ 2,400

**Environmental Permit/Monitoring**

An Environmental Resource Permit (ERP) is required for development or construction activities to reduce increased flooding, protect the water quality of Florida's lakes and streams from stormwater pollution, and protect wetlands and other surface waters.

**Other Repairs & Maintenance**

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

**Expenditures – Amenity**

**Insurance**

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

**Amenity Manager (Vesta)**

The District contracted with Vesta Property Services to provide management services for the Amenity Center.

**Pool Maintenance (Vesta)**

The District has contracted with Vesta to maintain the Amenity swimming pools.

**Pool Chemicals (Vesta)**

The District has contracted with Vesta for purchase and delivery of pool chemicals for the maintenance of the Amenity Center swimming pools.

**Facility Attendant (Vesta)**

The District has contracted with Vesta to provide community facility staff for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

**Janitorial Services (Vesta)**

The District utilizes the services of Vesta Property Services to provide janitorial services.

**Refuse**

This item includes Waste Pro Management picking up trash from the receptacles at the Amenity Center.

<u>Vendor</u>	<u>Decription</u>	<u>Monthly</u>	<u>Annual</u>
Waste Pro	Refuse	\$ 180	\$ 2,160

**Security and Gate Maintenance**

Estimated maintenance costs of the security cameras and gate.

**Facility Maintenance (Vesta)**

The District utilizes the services of Vesta Property Services 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.

**Electric**

IEA provides for electric services for the District. The cost of electric associated with the Recreation Facilities:

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
22970659	10923 E-Town PY Apt IR01	\$ 30	\$ 360
23679519	11145 Square ST Apt IR01	140	1,680
24059037	11399 Square St Apt IR02	35	420
22972246	10505 E-Town PY Apt IR01	35	420
21277318	10571 E-Town PY	850	10,200
23408499	11399 Square St Apt IR03	1,150	13,800
	Contingency	15	180
	<b>Total</b>	<b>\$ 2,255</b>	<b>\$ 27,060</b>

**Cypress Bluff**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

<b>Expenditures – Amenity (continued)</b>
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**Cable and Internet**

The District has contracted with Comcast for cable and internet in the Amenity Center.

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
8495741213305280	10571 E-Town Pkwy (Fitness)	\$ 650	\$ 7,800
8495741213305080	10571 E-Town Pkwy (Outdoor)	450	5,400
	<b>Total</b>	<b>\$ 1,100</b>	<b>\$ 13,200</b>

**Licenses 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.

**Repairs & Maintenance**

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.

**Fitness Equipment Rentals**

The District has contracted with Macrolease to rent fitness equipment

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Macrolease	Fitness Equipment Rental	\$ 2,114	\$ 25,368

**Reserve for Amenities**

Establishment of general reserve to fund future replacement.

**Mobile Application**

Alternative mobile communication of information related to Amenity Facilities for residents and patrons included but not limited to hours of operations, resident programs, special events, and other services for the District.

**Other Current Charges**

Represents miscellaneous costs incurred by the District.



**Cypress Bluff**  
**Community Development District**  
**Approved Budget**  
**Debt Service Series 2019 Special Assessment Bonds**

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments	\$ 727,221	\$ 720,354	\$ 3,627	\$ 723,981	\$ 723,124
Interest Earnings	5,000	23,676	10,000	33,676	5,000
Carry Forward Surplus <sup>(1)</sup>	300,578	312,036	-	312,036	327,798
<b>TOTAL REVENUES</b>	<b>\$ 1,032,799</b>	<b>\$ 1,056,066</b>	<b>\$ 13,627</b>	<b>\$ 1,069,693</b>	<b>\$ 1,055,922</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 251,114	\$ 251,114	-	\$ 251,114	\$ 246,562
Principal Prepayment - 11/1	-	15,000	-	15,000	-
Interest - 5/1	251,114	-	250,781	250,781	246,562
Principal - 5/1	225,000	-	225,000	225,000	230,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 727,229</b>	<b>\$ 266,114</b>	<b>\$ 475,781</b>	<b>\$ 741,895</b>	<b>\$ 723,124</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 727,229</b>	<b>\$ 266,114</b>	<b>\$ 475,781</b>	<b>\$ 741,895</b>	<b>\$ 723,124</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 305,570</b>	<b>\$ 789,952</b>	<b>\$ (462,153)</b>	<b>\$ 327,798</b>	<b>\$ 332,799</b>
				Interest Due 11/1/25	<u>\$ 241,818</u>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

**Cypress Bluff**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2019 Special Assessment Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 10,050,000			\$ 246,562	\$ 246,562
05/01/25	10,050,000	4.125%	230,000	246,562	
11/01/25	9,820,000			241,818	718,380
05/01/26	9,820,000	4.125%	240,000	241,818	
11/01/26	9,580,000			236,868	718,686
05/01/27	9,580,000	4.125%	250,000	236,868	
11/01/27	9,330,000			231,712	718,580
05/01/28	9,330,000	4.125%	260,000	231,712	
11/01/28	9,070,000			226,349	718,061
05/01/29	9,070,000	4.125%	275,000	226,349	
11/01/29	8,795,000			220,678	722,027
05/01/30	8,795,000	4.900%	285,000	220,678	
11/01/30	8,510,000			213,695	719,373
05/01/31	8,510,000	4.900%	300,000	213,695	
11/01/31	8,210,000			206,345	720,040
05/01/32	8,210,000	4.900%	315,000	206,345	
11/01/32	7,895,000			198,628	719,973
05/01/33	7,895,000	4.900%	330,000	198,628	
11/01/33	7,565,000			190,543	719,170
05/01/34	7,565,000	4.900%	345,000	190,543	
11/01/34	7,220,000			182,090	717,633
05/01/35	7,220,000	4.900%	365,000	182,090	
11/01/35	6,855,000			173,148	720,238
05/01/36	6,855,000	4.900%	385,000	173,148	
11/01/36	6,470,000			163,715	721,863
05/01/37	6,470,000	4.900%	400,000	163,715	
11/01/37	6,070,000			153,915	717,630
05/01/38	6,070,000	4.900%	425,000	153,915	
11/01/38	5,645,000			143,503	722,418
05/01/39	5,645,000	4.900%	445,000	143,503	
11/01/39	5,200,000			132,600	721,103
05/01/40	5,200,000	5.100%	465,000	132,600	
11/01/40	4,735,000			120,743	718,343
05/01/41	4,735,000	5.100%	490,000	120,743	
11/01/41	4,245,000			108,248	718,990
05/01/42	4,245,000	5.100%	515,000	108,248	
11/01/42	3,730,000			95,115	718,363
05/01/43	3,730,000	5.100%	545,000	95,115	
11/01/43	3,185,000			81,218	721,333
05/01/44	3,185,000	5.100%	575,000	81,218	
11/01/44	2,610,000			66,555	722,773
05/01/45	2,610,000	5.100%	605,000	66,555	
11/01/45	2,005,000			51,128	722,683
05/01/46	2,005,000	5.100%	635,000	51,128	
11/01/46	1,370,000			34,935	721,063
05/01/47	1,370,000	5.100%	665,000	34,935	
11/01/47	705,000			17,978	717,913
05/01/48	705,000	5.100%	705,000	17,978	722,978
<b>Total</b>			<b>\$ 10,050,000</b>	<b>\$ 7,476,169</b>	<b>\$ 17,526,169</b>

**Cypress Bluff**  
**Community Development District**  
**Approved Budget**  
**Debt Service Series 2020 Special Assessment Bonds**

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments	\$ 494,600	\$ 492,751	\$ 1,849	\$ 494,600	\$ 494,600
Interest Earnings	5,000	16,916	10,000	26,916	10,000
Carry Forward Surplus <sup>(1)</sup>	339,141	343,594	-	343,594	373,687
<b>TOTAL REVENUES</b>	<b>\$ 838,742</b>	<b>\$ 853,261</b>	<b>\$ 11,849</b>	<b>\$ 865,110</b>	<b>\$ 878,287</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 177,076	\$ 177,076	-	\$ 177,076	\$ 174,346
Principal - 11/1	140,000	140,000	-	140,000	145,000
Interest - 5/1	174,346	-	174,346	174,346	171,519
<b>TOTAL EXPENDITURES</b>	<b>\$ 491,423</b>	<b>\$ 317,076</b>	<b>\$ 174,346</b>	<b>\$ 491,423</b>	<b>\$ 490,865</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	-	\$ -	-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 491,423</b>	<b>\$ 317,076</b>	<b>\$ 174,346</b>	<b>\$ 491,423</b>	<b>\$ 490,865</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 347,319</b>	<b>\$ 536,184</b>	<b>\$ (162,497)</b>	<b>\$ 373,687</b>	<b>\$ 387,422</b>
<sup>(1)</sup> Carry Forward is Net of Reserve Requirement			Interest Due 11/1/25	\$ 171,519	
			Principal Due 11/1/25	150,000	
				<u>\$ 321,519</u>	

**Cypress Bluff**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2020 Special Assessment Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	7,010,000	3.900%	145,000	174,346	319,346.25
05/01/25	6,865,000			171,519	
11/01/25	6,865,000	3.900%	150,000	171,519	493,037.50
05/01/26	6,715,000			168,594	
11/01/26	6,715,000	4.350%	155,000	168,594	492,187.50
05/01/27	6,560,000			165,223	
11/01/27	6,560,000	4.350%	160,000	165,223	490,445.00
05/01/28	6,400,000			161,743	
11/01/28	6,400,000	4.350%	170,000	161,743	493,485.00
05/01/29	6,230,000			158,045	
11/01/29	6,230,000	4.350%	175,000	158,045	491,090.00
05/01/30	6,055,000			154,239	
11/01/30	6,055,000	4.350%	185,000	154,239	493,477.50
05/01/31	5,870,000			150,215	
11/01/31	5,870,000	5.000%	190,000	150,215	490,430.00
05/01/32	5,680,000			145,465	
11/01/32	5,680,000	5.000%	200,000	145,465	490,930.00
05/01/33	5,480,000			140,465	
11/01/33	5,480,000	5.000%	210,000	140,465	490,930.00
05/01/34	5,270,000			135,215	
11/01/34	5,270,000	5.000%	220,000	135,215	490,430.00
05/01/35	5,050,000			129,715	
11/01/35	5,050,000	5.000%	235,000	129,715	494,430.00
05/01/36	4,815,000			123,840	
11/01/36	4,815,000	5.000%	245,000	123,840	492,680.00
05/01/37	4,570,000			117,715	
11/01/37	4,570,000	5.000%	255,000	117,715	490,430.00
05/01/38	4,315,000			111,340	
11/01/38	4,315,000	5.000%	270,000	111,340	492,680.00
05/01/39	4,045,000			104,590	
11/01/39	4,045,000	5.000%	285,000	104,590	494,180.00
05/01/40	3,760,000			97,465	
11/01/40	3,760,000	5.000%	295,000	97,465	489,930.00
05/01/41	3,465,000			90,090	
11/01/41	3,465,000	5.200%	310,000	90,090	490,180.00
05/01/42	3,155,000			82,030	
11/01/42	3,155,000	5.200%	330,000	82,030	494,060.00
05/01/43	2,825,000			73,450	
11/01/43	2,825,000	5.200%	345,000	73,450	491,900.00
05/01/44	2,480,000			64,480	
11/01/44	2,480,000	5.200%	365,000	64,480	493,960.00
05/01/45	2,115,000			54,990	
11/01/45	2,115,000	5.200%	380,000	54,990	489,980.00
05/01/46	1,735,000			45,110	
11/01/46	1,735,000	5.200%	400,000	45,110	490,220.00
05/01/47	1,335,000			34,710	
11/01/47	1,335,000	5.200%	420,000	34,710	489,420.00
05/01/48	915,000			23,790	
11/01/48	915,000	5.200%	445,000	23,790	492,580.00
05/01/49	470,000			12,220	
11/01/49	470,000	5.200%	470,000	12,220	494,440.00
<b>Total</b>			<b>\$ 7,010,000</b>	<b>\$ 5,606,859</b>	<b>\$ 12,616,859</b>

# Cypress Bluff

## Community Development District

### Approved Budget

#### Debt Service Series 2020A Special Assessment Bonds (Del Webb Project)

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments	\$ 422,539	\$ 419,755	\$ 2,114	\$ 421,869	\$ 416,315
Special Assessments - Prepayments	-	10,914	-	10,914	-
Interest Earnings	5,000	13,886	5,000	18,886	5,000
Carry Forward Surplus <sup>(1)</sup>	165,825	171,174	-	171,174	174,404
<b>TOTAL REVENUES</b>	<b>\$ 593,364</b>	<b>\$ 615,729</b>	<b>\$ 7,114</b>	<b>\$ 622,842</b>	<b>\$ 595,720</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 129,439	\$ 129,439	-	\$ 129,439	\$ 126,771
Principal Prepayment - 11/1	-	15,000	-	15,000	-
Interest - 5/1	129,439	-	128,999	128,999	126,771
Principal Prepayment - 5/1	-	-	10,000	10,000	-
Principal - 5/1	165,000	-	165,000	165,000	165,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 423,879</b>	<b>\$ 144,439</b>	<b>\$ 303,999</b>	<b>\$ 448,438</b>	<b>\$ 418,543</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 423,879</b>	<b>\$ 144,439</b>	<b>\$ 303,999</b>	<b>\$ 448,438</b>	<b>\$ 418,543</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 169,485</b>	<b>\$ 471,289</b>	<b>\$ (296,885)</b>	<b>\$ 174,404</b>	<b>\$ 177,177</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$ 124,544

# Cypress Bluff

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2020A Special Assessment Bonds (Del Webb Project)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	6,995,000			126,771	126,771.25
05/01/25	6,995,000	2.700%	165,000	126,771	
11/01/25	6,830,000			124,544	416,315.00
05/01/26	6,830,000	3.125%	175,000	124,544	
11/01/26	6,655,000			121,809	421,353.13
05/01/27	6,655,000	3.125%	180,000	121,809	
11/01/27	6,475,000			118,997	420,806.25
05/01/28	6,475,000	3.125%	185,000	118,997	
11/01/28	6,290,000			116,106	420,103.13
05/01/29	6,290,000	3.125%	190,000	116,106	
11/01/29	6,100,000			113,138	419,243.75
05/01/30	6,100,000	3.125%	195,000	113,138	
11/01/30	5,905,000			110,091	418,228.13
05/01/31	5,905,000	3.625%	205,000	110,091	
11/01/31	5,700,000			106,375	421,465.63
05/01/32	5,700,000	3.625%	210,000	106,375	
11/01/32	5,490,000			102,569	418,943.75
05/01/33	5,490,000	3.625%	220,000	102,569	
11/01/33	5,270,000			98,581	421,150.00
05/01/34	5,270,000	3.625%	225,000	98,581	
11/01/34	5,045,000			94,503	418,084.38
05/01/35	5,045,000	3.625%	235,000	94,503	
11/01/35	4,810,000			90,244	419,746.88
05/01/36	4,810,000	3.625%	245,000	90,244	
11/01/36	4,565,000			85,803	421,046.88
05/01/37	4,565,000	3.625%	255,000	85,803	
11/01/37	4,310,000			81,181	421,984.38
05/01/38	4,310,000	3.625%	260,000	81,181	
11/01/38	4,050,000			76,469	417,650.00
05/01/39	4,050,000	3.625%	270,000	76,469	
11/01/39	3,780,000			71,575	418,043.75
05/01/40	3,780,000	3.625%	280,000	71,575	
11/01/40	3,500,000			66,500	418,075.00
05/01/41	3,500,000	3.800%	295,000	66,500	
11/01/41	3,205,000			60,895	422,395.00
05/01/42	3,205,000	3.800%	305,000	60,895	
11/01/42	2,900,000			55,100	420,995.00
05/01/43	2,900,000	3.800%	315,000	55,100	
11/01/43	2,585,000			49,115	419,215.00
05/01/44	2,585,000	3.800%	330,000	49,115	
11/01/44	2,255,000			42,845	421,960.00
05/01/45	2,255,000	3.800%	340,000	42,845	
11/01/45	1,915,000			36,385	419,230.00
05/01/46	1,915,000	3.800%	355,000	36,385	
11/01/46	1,560,000			29,640	421,025.00
05/01/47	1,560,000	3.800%	370,000	29,640	
11/01/47	1,190,000			22,610	422,250.00
05/01/48	1,190,000	3.800%	380,000	22,610	
11/01/48	810,000			15,390	418,000.00
05/01/49	810,000	3.800%	395,000	15,390	
11/01/49	415,000			7,885	418,275.00
05/01/50	415,000	3.800%	415,000	7,885	422,885.00
<b>Total</b>			<b>\$ 6,995,000</b>	<b>\$ 4,050,241</b>	<b>\$ 11,045,241</b>

**Cypress Bluff**  
**Community Development District**  
**Approved Budget**  
**Debt Service Series 2021 Special Assessment Bonds**

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments	\$ 115,250	\$ 115,138	\$ 112	\$ 115,250	\$ 114,450
Interest Earnings	100	1,710	800	2,510	2,000
Carry Forward Surplus <sup>(1)</sup>	40,049	40,049	-	40,049	44,088
<b>TOTAL REVENUES</b>	<b>\$ 155,399</b>	<b>\$ 156,897</b>	<b>\$ 912</b>	<b>\$ 157,809</b>	<b>\$ 160,538</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 34,361	\$ 34,361	\$ -	\$ 34,361	\$ 33,843
Interest - 5/1	34,361	-	34,361	34,361	33,843
Principal - 5/1	45,000	-	45,000	45,000	45,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 113,721</b>	<b>\$ 34,361</b>	<b>\$ 79,361</b>	<b>\$ 113,721</b>	<b>\$ 112,686</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 113,721</b>	<b>\$ 34,361</b>	<b>\$ 79,361</b>	<b>\$ 113,721</b>	<b>\$ 112,686</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 41,677</b>	<b>\$ 122,536</b>	<b>\$ (78,448)</b>	<b>\$ 44,088</b>	<b>\$ 47,852</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$ 33,326

**Cypress Bluff**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2021 Special Assessment Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 1,915,000			\$ 33,843	\$ 33,843.13
05/01/25	1,915,000	2.300%	45,000	33,843	
11/01/25	1,870,000			33,326	112,168.75
05/01/26	1,870,000	2.300%	45,000	33,326	
11/01/26	1,825,000			32,808	111,133.75
05/01/27	1,825,000	2.875%	50,000	32,808	
11/01/27	1,775,000			32,089	114,897.50
05/01/28	1,775,000	2.875%	50,000	32,089	
11/01/28	1,725,000			31,371	113,460.00
05/01/29	1,725,000	2.875%	50,000	31,371	
11/01/29	1,675,000			30,652	112,022.50
05/01/30	1,675,000	2.875%	50,000	30,652	
11/01/30	1,625,000			29,933	110,585.00
05/01/31	1,625,000	2.875%	55,000	29,933	
11/01/31	1,570,000			29,143	114,075.63
05/01/32	1,570,000	3.300%	55,000	29,143	
11/01/32	1,515,000			28,235	112,377.50
05/01/33	1,515,000	3.300%	55,000	28,235	
11/01/33	1,460,000			27,328	110,562.50
05/01/34	1,460,000	3.300%	60,000	27,328	
11/01/34	1,400,000			26,338	113,665.00
05/01/35	1,400,000	3.300%	60,000	26,338	
11/01/35	1,340,000			25,348	111,685.00
05/01/36	1,340,000	3.300%	65,000	25,348	
11/01/36	1,275,000			24,275	114,622.50
05/01/37	1,275,000	3.300%	65,000	24,275	
11/01/37	1,210,000			23,203	112,477.50
05/01/38	1,210,000	3.300%	70,000	23,203	
11/01/38	1,140,000			22,048	115,250.00
05/01/39	1,140,000	3.300%	70,000	22,048	
11/01/39	1,070,000			20,893	112,940.00
05/01/40	1,070,000	3.300%	70,000	20,893	
11/01/40	1,000,000			19,738	110,630.00
05/01/41	1,000,000	3.300%	75,000	19,738	
11/01/41	925,000			18,500	113,237.50
05/01/42	925,000	4.000%	75,000	18,500	
11/01/42	850,000			17,000	110,500.00
05/01/43	850,000	4.000%	80,000	17,000	
11/01/43	770,000			15,400	112,400.00
05/01/44	770,000	4.000%	85,000	15,400	
11/01/44	685,000			13,700	114,100.00
05/01/45	685,000	4.000%	85,000	13,700	
11/01/45	600,000			12,000	110,700.00
05/01/46	600,000	4.000%	90,000	12,000	
11/01/46	510,000			10,200	112,200.00
05/01/47	510,000	4.000%	95,000	10,200	
11/01/47	415,000			8,300	113,500.00
05/01/48	415,000	4.000%	100,000	8,300	
11/01/48	315,000			6,300	114,600.00
05/01/49	315,000	4.000%	100,000	6,300	
11/01/49	215,000			4,300	110,600.00
05/01/50	215,000	4.000%	105,000	4,300	
11/01/50	110,000			2,200	111,500.00
05/01/51	110,000	4.000%	110,000	2,200	112,200.00
<b>Total</b>			<b>\$ 1,915,000</b>	<b>\$ 1,156,934</b>	<b>\$ 3,071,934</b>



**Cypress Bluff**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2024-2025**

Neighborhood	O&M Units	Bonds 2019 Units	Bonds 2020 Units	Bonds 2020A Units	Bonds 2021 Units	Annual Maintenance Assessments			Annual Debt Assessments								
						FY 2025	FY2024	Increase/ (decrease)	FY 2025				FY2024				Increase/ (decrease)
									Series 2019	Series 2020	Series 2020A	Series 2021	Series 2019	Series 2020	Series 2020A	Series 2021	Total
Active Adult	519	345	172	0	2	\$368.62	\$351.35	\$17.27	\$397.62	\$405.37	\$0.00	\$397.62	\$405.17	\$405.37	\$0.00	\$405.00	-\$14.92
Residential	1479	776	555	0	148	\$745.01	\$540.54	\$204.47	\$830.64	\$837.80	\$0.00	\$830.64	\$837.60	\$838.80	\$0.00	\$836.00	-\$13.32
40'	0	0	0	188	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$714.11	\$0.00	\$0.00	\$0.00	\$724.03	\$0.00	-\$9.92
50'	0	0	0	201	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$893.45	\$0.00	\$0.00	\$0.00	\$904.86	\$0.00	-\$11.42
60'	0	0	0	128	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,064.34	\$0.00	\$0.00	\$0.00	\$1,085.41	\$0.00	-\$21.07
<b>Total</b>	<b>1998</b>	<b>1121</b>	<b>727</b>	<b>517</b>	<b>150</b>												