

Cypress Bluff

Community Development District

Adopted Budget
FY 2026

Presented by:



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Cypress Bluff
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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REVENUES:

Special Assessments	\$ 1,196,190	\$ 1,200,488	\$ -	\$ 1,200,488	\$ 1,339,699
Interest income	5,000	14,069	3,000	17,069	10,200
Other Revenues (Event Fees)	20,000	14,823	5,177	20,000	20,000

TOTAL REVENUES	\$ 1,221,190	\$ 1,229,380	\$ 8,177	\$ 1,237,557	\$ 1,369,899
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 5,400	\$ 3,000	\$ 8,400	\$ 12,000
FICA Expense	918	413	230	643	918
Engineering	5,000	4,645	4,000	8,645	9,500
Arbitrage Rebate	2,400	1,200	1,200	2,400	2,400
Dissemination Agent	7,590	5,793	1,797	7,590	7,969
Attorney	13,000	4,345	8,655	13,000	13,000
Annual Audit	6,500	6,600	-	6,600	6,700
Assessment Roll Administration	11,236	11,236	-	11,236	11,798
Trustee Fees	20,500	22,158	-	22,158	23,000
Management Fees	55,214	41,411	13,803	55,214	57,974
Information Technology	2,809	2,107	702	2,809	2,949
Website Maintenance	1,405	1,054	351	1,405	1,475
Telephone	500	58	442	500	500
Postage & Delivery	1,500	2,934	150	3,084	1,500
Printing & Binding	2,500	2,562	150	2,712	2,500
Insurance General Liability	6,817	6,631	-	6,631	7,460
Legal Advertising	2,500	2,340	160	2,500	2,500
Other Current Charges	500	10	500	510	500
Office Supplies	600	82	518	600	600
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 153,663	\$ 121,153	\$ 35,658	\$ 156,811	\$ 165,418
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Operations & Maintenance

Grounds Maintenance

Lake Maintenance	\$ 1,500	\$ 900	\$ 300	\$ 1,200	\$ 1,500
Landscape Maintenance	408,925	306,694	102,231	408,925	417,103
Landscape Contingency	13,000	6,806	5,000	11,806	13,000
Pump Maintenance	3,550	-	2,500	2,500	3,550
Water & Sewer	26,720	23,361	9,000	32,361	32,500
Irrigation Repairs	7,500	12,515	2,500	15,015	10,000
Pest Control	2,400	1,664	736	2,400	2,400
Environmental Permit/Monitoring	20,000	-	20,000	20,000	20,000
Other Repairs and Maintenance	5,000	-	2,500	2,500	5,000

TOTAL GROUNDS MAINTENANCE	\$ 488,595	\$ 351,940	\$ 144,767	\$ 496,707	\$ 505,053
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Cypress Bluff
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<u>Amenity Expenditures</u>					
Insurance	\$ 60,517	\$ 56,563	\$ -	\$ 56,563	\$ 61,650
Amenity Manager (Vesta)	130,127	97,595	27,527	125,122	134,031
Pool Maintenance (Vesta)	9,876	7,407	2,469	9,876	10,172
Pool Chemicals (Vesta)	16,649	12,487	4,162	16,649	17,148
Facility Attendant (Vesta)	77,761	58,321	19,440	77,761	98,500
Janitorial Services (Vesta)	12,950	9,713	3,237	12,950	13,339
Refuse	2,160	1,490	670	2,160	3,000
Security and Gate Maintenance	10,000	1,910	8,090	10,000	10,000
Security Patrol	-	-	-	-	20,000
Facility Maintenance (Vesta)	20,764	15,573	5,191	20,764	21,387
Elevator Maintenance	5,000	4,019	981	5,000	5,000
Electric	27,060	16,783	4,500	21,283	25,500
Cable and Internet	13,200	9,032	2,400	11,432	10,200
Licenses and Permits	1,000	-	1,000	1,000	1,000
Repairs & Maintenance	45,000	54,686	25,314	80,000	71,000
Special Events	35,000	25,651	9,349	35,000	35,000
Holiday Decorations	1,500	1,019	481	1,500	1,500
Fitness Center R&M	18,000	14,043	5,957	20,000	20,000
Fitness Equipment Rentals	25,368	5,074	-	5,074	9,000
Reserve for Amenities	55,000	19,450	35,550	55,000	100,000
Mobile Application	9,000	5,250	3,750	9,000	9,000
Other Current Charges	3,000	1,398	1,500	2,898	3,000
TOTAL AMENITY EXPENDITURES	\$ 578,932	\$ 417,464	\$ 161,568	\$ 579,031	\$ 679,427
<u>Capital Reserve</u>					
Capital Reserve Funding	\$ -	\$ -	\$ -	\$ -	\$ 20,000
TOTAL CAPITAL RESERVE	\$ -	\$ -	\$ -	\$ -	\$ 20,000
TOTAL EXPENDITURES	\$ 1,221,190	\$ 890,556	\$ 341,992	\$ 1,232,549	\$ 1,369,899
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 338,824	\$ (333,815)	\$ 5,009	\$ -

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2026

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 2026

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.

Vendor	Decription		Monthly		Annual
Sun State Nursery & Landscaping	E-Town Area 1, 2 & 3	\$	34,759	\$	417,103

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.

Account #	Location		Monthly		Annual
Fire Sprinkler 1	10571 E-Town PY	\$	70	\$	840
P405621600-Water	11399 Square ST Apt 1R01		900		10,800
88781372-Water	10571 E-Town PY		100		1,200
88634656-Irrigation	10571 E-Town PY		1,400		16,800
88781372-Sewer	10571 E-Town PY		130		1,560
	Contingency				1,300
	Total	\$	2,600	\$	32,500

Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Field (continued)

Pest Control

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

Vendor	Decription		Monthly		Annual
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.

Vendor	Decription		Monthly		Annual
Waste Pro	Refuse	\$	250	\$	3,000

Security and Gate Maintenance

Estimated maintenance costs of the security cameras and gate.

Security Patrol

Estimates costs for security patrols and mileage reimbursement on District property for off-duty patrols.

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:

Account #	Location		Monthly		Annual
22970659	10923 E-Town PY Apt IR01	\$	30	\$	360
23679519	11145 Square ST Apt IR01		140		1,680
24059037	11399 Square St Apt IR02		30		360
22972246	10505 E-Town PY Apt IR01		30		360
21277318	10571 E-Town PY		750		9,000
23408499	11399 Square St Apt IR03		1,100		13,200
	Contingency		45		540
	Total	\$	2,125	\$	25,500

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Amenity (continued)

Cable and Internet

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

Account #	Location		Monthly		Annual
8495741213305280	10571 E-Town Pkwy (Fitness)	\$	850	\$	10,200

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

Vendor	Description		Monthly		Annual
Macrolease	Fitness Equipment Rental	\$	750	\$	9,000

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.

Expenditures – Reserves

General Reserves

Establishment of general reserve to fund future replacements of Capital items.

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

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments	\$ 723,124	\$ 726,903	\$ -	\$ 723,981	\$ 723,981
Interest Earnings	5,000	25,037	5,000	30,037	5,000
Carry Forward Surplus ⁽¹⁾	335,466	349,057	-	349,057	360,334
TOTAL REVENUES	\$ 1,063,590	\$ 1,100,997	\$ 5,000	\$ 1,103,075	\$ 1,089,315
EXPENDITURES:					
Interest - 11/1	\$ 246,562	\$ 246,562	\$ -	\$ 246,562	\$ 241,313
Principal Prepayment - 11/1	-	15,000	-	15,000	-
Interest - 5/1	246,562	246,179	-	246,179	241,313
Principal - 5/1	230,000	230,000	-	230,000	240,000
Principal Prepayment - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	\$ 723,124	\$ 742,741	\$ -	\$ 742,741	\$ 722,626
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 723,124	\$ 742,741	\$ -	\$ 742,741	\$ 722,626
EXCESS REVENUES (EXPENDITURES)	\$ 340,466	\$ 358,256	\$ 5,000	\$ 360,334	\$ 366,689
⁽¹⁾ Carry Forward is Net of Reserve Requirement					Interest Due 11/1/26
					<u>\$ 236,363</u>

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 9,800,000			\$ 241,313	\$ 241,313
05/01/26	9,800,000	4.125%	240,000	241,313	
11/01/26	9,560,000			236,363	717,676
05/01/27	9,560,000	4.125%	250,000	236,363	
11/01/27	9,310,000			231,207	717,570
05/01/28	9,310,000	4.125%	260,000	231,207	
11/01/28	9,050,000			225,844	717,051
05/01/29	9,050,000	4.125%	275,000	225,844	
11/01/29	8,775,000			220,173	721,017
05/01/30	8,775,000	4.900%	285,000	220,173	
11/01/30	8,490,000			213,190	718,363
05/01/31	8,490,000	4.900%	300,000	213,190	
11/01/31	8,190,000			205,840	719,030
05/01/32	8,190,000	4.900%	315,000	205,840	
11/01/32	7,875,000			198,123	718,963
05/01/33	7,875,000	4.900%	330,000	198,123	
11/01/33	7,545,000			190,038	718,160
05/01/34	7,545,000	4.900%	345,000	190,038	
11/01/34	7,200,000			181,585	716,623
05/01/35	7,200,000	4.900%	365,000	181,585	
11/01/35	6,835,000			172,643	719,228
05/01/36	6,835,000	4.900%	385,000	172,643	
11/01/36	6,450,000			163,210	720,853
05/01/37	6,450,000	4.900%	400,000	163,210	
11/01/37	6,050,000			153,410	716,620
05/01/38	6,050,000	4.900%	420,000	153,410	
11/01/38	5,630,000			143,120	716,530
05/01/39	5,630,000	4.900%	445,000	143,120	
11/01/39	5,185,000			132,218	720,338
05/01/40	5,185,000	5.100%	465,000	132,218	
11/01/40	4,720,000			120,360	717,578
05/01/41	4,720,000	5.100%	490,000	120,360	
11/01/41	4,230,000			107,865	718,225
05/01/42	4,230,000	5.100%	515,000	107,865	
11/01/42	3,715,000			94,733	717,598
05/01/43	3,715,000	5.100%	545,000	94,733	
11/01/43	3,170,000			80,835	720,568
05/01/44	3,170,000	5.100%	570,000	80,835	
11/01/44	2,600,000			66,300	717,135
05/01/45	2,600,000	5.100%	600,000	66,300	
11/01/45	2,000,000			51,000	717,300
05/01/46	2,000,000	5.100%	635,000	51,000	
11/01/46	1,365,000			34,808	720,808
05/01/47	1,365,000	5.100%	665,000	34,808	
11/01/47	700,000			17,850	717,658
05/01/48	700,000	5.100%	700,000	17,850	717,850
Total			\$ 9,800,000	\$ 6,964,050	\$ 16,764,050

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

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments	\$ 494,600	\$ 495,593	\$ -	\$ 495,593	\$ 495,593
Prepayments	-	4,773	-	4,773	-
Interest Earnings	10,000	18,210	3,000	21,210	10,000
Carry Forward Surplus ⁽¹⁾	367,386	378,265	-	378,265	398,976
TOTAL REVENUES	\$ 871,986	\$ 896,841	\$ 3,000	\$ 899,841	\$ 904,569
EXPENDITURES:					
Interest - 11/1	\$ 174,346	\$ 174,346	\$ -	\$ 174,346	\$ 171,259
Principal - 11/1	145,000	145,000	-	145,000	150,000
Interest - 5/1	171,519	171,519	-	171,519	168,334
Principal Prepayment - 5/1	-	10,000	-	10,000	-
TOTAL EXPENDITURES	\$ 490,865	\$ 500,865	\$ -	\$ 500,865	\$ 489,593
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 490,865	\$ 500,865	\$ -	\$ 500,865	\$ 489,593
EXCESS REVENUES (EXPENDITURES)	\$ 381,121	\$ 395,976	\$ 3,000	\$ 398,976	\$ 414,976

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$ 168,334
Principal Due 11/1/26	155,000
	<u>\$ 323,334</u>

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 6,855,000	3.900%	\$ 150,000	\$ 171,259	\$ 321,259
05/01/26	6,705,000			168,334	
11/01/26	6,705,000	4.350%	155,000	168,334	491,667.50
05/01/27	6,550,000			164,963	
11/01/27	6,550,000	4.350%	160,000	164,963	489,925.00
05/01/28	6,390,000			161,483	
11/01/28	6,390,000	4.350%	170,000	161,483	492,965.00
05/01/29	6,220,000			157,785	
11/01/29	6,220,000	4.350%	175,000	157,785	490,570.00
05/01/30	6,045,000			153,979	
11/01/30	6,045,000	4.350%	185,000	153,979	492,957.50
05/01/31	5,860,000			149,955	
11/01/31	5,860,000	5.000%	190,000	149,955	489,910.00
05/01/32	5,670,000			145,205	
11/01/32	5,670,000	5.000%	200,000	145,205	490,410.00
05/01/33	5,470,000			140,205	
11/01/33	5,470,000	5.000%	210,000	140,205	490,410.00
05/01/34	5,260,000			134,955	
11/01/34	5,260,000	5.000%	220,000	134,955	489,910.00
05/01/35	5,040,000			129,455	
11/01/35	5,040,000	5.000%	235,000	129,455	493,910.00
05/01/36	4,805,000			123,580	
11/01/36	4,805,000	5.000%	245,000	123,580	492,160.00
05/01/37	4,560,000			117,455	
11/01/37	4,560,000	5.000%	255,000	117,455	489,910.00
05/01/38	4,305,000			111,080	
11/01/38	4,305,000	5.000%	270,000	111,080	492,160.00
05/01/39	4,035,000			104,330	
11/01/39	4,035,000	5.000%	285,000	104,330	493,660.00
05/01/40	3,750,000			97,205	
11/01/40	3,750,000	5.000%	295,000	97,205	489,410.00
05/01/41	3,455,000			89,830	
11/01/41	3,455,000	5.200%	310,000	89,830	489,660.00
05/01/42	3,145,000			81,770	
11/01/42	3,145,000	5.200%	325,000	81,770	488,540.00
05/01/43	2,820,000			73,320	
11/01/43	2,820,000	5.200%	345,000	73,320	491,640.00
05/01/44	2,475,000			64,350	
11/01/44	2,475,000	5.200%	360,000	64,350	488,700.00
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
Total			\$ 6,855,000	\$ 5,251,374	\$ 12,106,374

Cypress Bluff

Community Development District

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

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments	\$ 416,315	\$ 423,571	\$ -	\$ 421,869	\$ 421,869
Special Assessments - Prepayments	-	10,291	-	10,291	-
Interest Earnings	5,000	14,510	3,000	17,510	5,000
Carry Forward Surplus ⁽¹⁾	178,676	181,113	-	181,113	197,240
TOTAL REVENUES	\$ 599,991	\$ 629,485	\$ 3,000	\$ 630,782	\$ 624,108
EXPENDITURES:					
Interest - 11/1	\$ 126,771	\$ 126,771	\$ -	\$ 126,771	\$ 124,259
Interest - 5/1	126,771	126,771	-	126,771	124,259
Principal - 5/1	165,000	165,000	-	165,000	175,000
Principal Prepayment - 5/1	-	15,000	-	15,000	-
TOTAL EXPENDITURES	\$ 418,543	\$ 433,543	\$ -	\$ 433,543	\$ 423,518
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 418,543	\$ 433,543	\$ -	\$ 433,543	\$ 423,518
EXCESS REVENUES (EXPENDITURES)	\$ 181,449	\$ 195,942	\$ 3,000	\$ 197,240	\$ 200,591

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 121,524

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
11/01/25	\$ 6,815,000			\$ 124,259	\$ 124,259
05/01/26	6,815,000	3.125%	175,000	124,259	
11/01/26	6,640,000			121,524	420,783.13
05/01/27	6,640,000	3.125%	180,000	121,524	
11/01/27	6,460,000			118,712	420,236.25
05/01/28	6,460,000	3.125%	185,000	118,712	
11/01/28	6,275,000			115,821	419,533.13
05/01/29	6,275,000	3.125%	190,000	115,821	
11/01/29	6,085,000			112,853	418,673.75
05/01/30	6,085,000	3.125%	195,000	112,853	
11/01/30	5,890,000			109,806	417,658.13
05/01/31	5,890,000	3.625%	205,000	109,806	
11/01/31	5,685,000			106,090	420,895.63
05/01/32	5,685,000	3.625%	210,000	106,090	
11/01/32	5,475,000			102,284	418,373.75
05/01/33	5,475,000	3.625%	220,000	102,284	
11/01/33	5,255,000			98,296	420,580.00
05/01/34	5,255,000	3.625%	225,000	98,296	
11/01/34	5,030,000			94,218	417,514.38
05/01/35	5,030,000	3.625%	235,000	94,218	
11/01/35	4,795,000			89,959	419,176.88
05/01/36	4,795,000	3.625%	245,000	89,959	
11/01/36	4,550,000			85,518	420,476.88
05/01/37	4,550,000	3.625%	255,000	85,518	
11/01/37	4,295,000			80,896	421,414.38
05/01/38	4,295,000	3.625%	260,000	80,896	
11/01/38	4,035,000			76,184	417,080.00
05/01/39	4,035,000	3.625%	270,000	76,184	
11/01/39	3,765,000			71,290	417,473.75
05/01/40	3,765,000	3.625%	280,000	71,290	
11/01/40	3,485,000			66,215	417,505.00
05/01/41	3,485,000	3.800%	290,000	66,215	
11/01/41	3,195,000			60,705	416,920.00
05/01/42	3,195,000	3.800%	305,000	60,705	
11/01/42	2,890,000			54,910	420,615.00
05/01/43	2,890,000	3.800%	315,000	54,910	
11/01/43	2,575,000			48,925	418,835.00
05/01/44	2,575,000	3.800%	330,000	48,925	
11/01/44	2,245,000			42,655	421,580.00
05/01/45	2,245,000	3.800%	340,000	42,655	
11/01/45	1,905,000			36,195	418,850.00
05/01/46	1,905,000	3.800%	355,000	36,195	
11/01/46	1,550,000			29,450	420,645.00
05/01/47	1,550,000	3.800%	365,000	29,450	
11/01/47	1,185,000			22,515	416,965.00
05/01/48	1,185,000	3.800%	380,000	22,515	
11/01/48	805,000			15,295	417,810.00
05/01/49	805,000	3.800%	395,000	15,295	
11/01/49	410,000			7,790	418,085.00
05/01/50	410,000	3.800%	410,000	7,790	417,790.00
Total			\$ 6,815,000	\$ 3,784,729	\$ 10,599,729

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

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments	\$ 114,450	\$ 115,340	\$ -	\$ 115,340	\$ 115,340
Interest Earnings	2,000	3,721	750	4,471	2,000
Carry Forward Surplus ⁽¹⁾	44,853	44,617	-	44,617	51,742
TOTAL REVENUES	\$ 161,303	\$ 163,679	\$ 750	\$ 164,429	\$ 169,083
EXPENDITURES:					
Interest - 11/1	\$ 33,843	\$ 33,843	\$ -	\$ 33,843	\$ 33,326
Interest - 5/1	33,843	33,843	-	33,843	33,326
Principal - 5/1	45,000	45,000	-	45,000	45,000
TOTAL EXPENDITURES	\$ 112,686	\$ 112,686	\$ -	\$ 112,686	\$ 111,651
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 112,686	\$ 112,686	\$ -	\$ 112,686	\$ 111,651
EXCESS REVENUES (EXPENDITURES)	\$ 48,616	\$ 50,992	\$ 750	\$ 51,742	\$ 57,432
⁽¹⁾ Carry Forward is Net of Reserve Requirement					Interest Due 11/1/26
					<u>\$ 32,808</u>

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 1,870,000			\$ 33,326	\$ 33,326
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
Total			\$ 1,870,000	\$ 1,089,248	\$ 2,959,248

Cypress Bluff

Community Development District

Non-Ad Valorem Assessments Comparison

2025-2026

Neighborhood O&M Units		Annual Maintenance Assessments			
		FY 2026	FY 2025	Increase/ (decrease)	
Active Adult	519	\$391.89	\$368.62	\$23.28	6.31%
Residential	1479	\$841.74	\$745.01	\$96.74	12.98%
Total	1998				

Cypress Bluff
Community Development District
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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REVENUES:

Interest Income	\$ -	\$ -	\$ -	\$ -	\$ 500
Capital Reserve Funding	-	-	-	-	20,000
Carry Forward Balance	-	-	-	-	-
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 20,500

EXPENDITURES:

Repairs and Replacements	\$ -	\$ -	\$ -	\$ -	\$ 16,000
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 16,000

Other Sources/(Uses)

Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 16,000
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -	\$ -	\$ -	\$ 4,500

Capital Reserve Study

Description	FY 2026 Reserve Study
Reserves Beginning of Year	\$ -
Contributions	119,428
Interest Income	3,103
Expenditures	(16,000)
Anticipated Balance	\$ 106,530

Description	FY 2026 Budget
Reserves Beginning of Year	\$ -
Contributions	20,000
Interest Income	500
Expenditures	(16,000)
Anticipated Balance	\$ 4,500

Variance Reserve Study Vs Actual **(\$102,030)**