

Cypress Bluff

Community Development District

*Approved Budget
FY 2027*

Presented by:



Table of Contents

1-2	<u>General Fund</u>
3-6	<u>Narratives</u>
7	<u>Debt Service Fund Series 2019</u>
8	<u>Amortization Schedule Series 2019</u>
9	<u>Debt Service Fund Series 2020</u>
10	<u>Amortization Schedule Series 2020</u>
11	<u>Debt Service Fund Series 2020A</u>
12	<u>Amortization Schedule Series 2020A</u>
13	<u>Debt Service Fund Series 2021</u>
14	<u>Amortization Schedule Series 2021</u>
15	<u>Assessment Schedule</u>
16	<u>Capital Reserve Fund</u>

Cypress Bluff
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-Tax Roll	\$ 1,339,699	\$ 1,322,491	\$ 17,987	\$ 1,340,479	\$ 1,407,588
Interest Income	10,200	19,814	8,500	28,314	25,000
Insurance Proceeds	-	8,250	-	8,250	-
Other Revenues (Event Fees)	20,000	6,285	4,500	10,785	10,000
TOTAL REVENUES	\$ 1,369,899	\$ 1,356,840	\$ 30,987	\$ 1,387,827	\$ 1,442,588

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 4,600	\$ 5,000	\$ 9,600	\$ 12,000
FICA Expense	918	352	383	734	918
Engineering	9,500	590	8,910	9,500	9,500
Arbitrage Rebate	2,400	600	1,800	2,400	2,400
Dissemination Agent	7,969	4,949	3,021	7,969	8,800
Attorney	13,000	5,930	7,070	13,000	13,000
Annual Audit	6,700	6,800	-	6,800	6,900
Assessment Roll Administration	11,798	11,798	-	11,798	12,506
Trustee Fees	23,000	18,506	4,494	23,000	23,000
Management Fees	57,974	33,818	24,156	57,974	61,453
Information Technology	2,949	1,720	1,229	2,949	3,126
Website Maintenance	1,475	860	614	1,475	1,563
Telephone	500	102	398	500	500
Postage & Delivery	1,500	1,587	1,200	2,787	1,500
Printing & Binding	2,500	762	150	912	2,500
Insurance General Liability	7,460	7,029	-	7,029	7,732
Legal Advertising	2,500	721	1,779	2,500	2,500
Other Current Charges	500	189	500	689	500
Office Supplies	600	5	596	600	300
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 165,418	\$ 101,092	\$ 61,299	\$ 162,391	\$ 170,873

Operations & Maintenance

Grounds

Lake Maintenance	\$ 1,500	\$ 700	\$ 500	\$ 1,200	\$ 1,200
Landscape Maintenance	417,103	238,540	178,564	417,103	429,617
Landscape Contingency	13,000	14,575	15,000	29,575	30,000
Pump Maintenance	3,550	5,968	3,550	9,518	3,550
Water & Sewer	32,500	-	-	-	-
Electric	-	13,139	11,500	24,639	26,000
Reclaim Water	-	11,591	14,000	25,591	27,600
Irrigation Repairs	10,000	8,121	2,500	10,621	5,000
Pest Control	2,400	1,430	1,400	2,830	3,360
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	\$ 505,053	\$ 294,064	\$ 249,514	\$ 543,577	\$ 551,327

Cypress Bluff
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<u>Amenity</u>					
Insurance	\$ 61,650	\$ 56,442	\$ -	\$ 56,442	\$ 53,623
Amenity Manager (Vesta)	134,031	78,185	55,846	134,031	129,480
Pool Maintenance (Vesta)	10,172	5,934	4,239	10,172	10,477
Pool Chemicals (Vesta)	17,148	10,003	7,145	17,148	17,662
Facility Attendant (Vesta)	98,500	57,458	41,042	98,500	93,500
Janitorial Services (Vesta)	13,339	7,781	5,557	13,339	13,739
Refuse	3,000	1,387	1,613	3,000	3,000
Security Monitoring	10,000	360	360	720	720
Security Camera	-	-	10,313	10,313	10,313
Security Patrol	20,000	-	10,000	10,000	20,000
Facility Maintenance (Vesta)	21,387	12,476	8,911	21,387	22,242
Elevator Maintenance	5,000	3,666	-	3,666	4,000
Electric	25,500	3,745	4,500	8,245	8,400
Water & Sewer	-	1,868	2,500	4,368	4,440
Irrigation Water	-	22,287	30,000	52,287	54,000
Cable and Internet	10,200	5,536	4,664	10,200	10,800
Licenses and Permits	1,000	-	1,000	1,000	1,000
Subscriptions	-	3,814	2,500	6,314	6,400
Repairs & Maintenance	71,000	22,751	48,249	71,000	71,000
Special Events	35,000	17,905	17,095	35,000	35,000
Holiday Decorations	1,500	704	796	1,500	1,500
Fitness Center R&M	20,000	4,550	15,450	20,000	20,000
Fitness Equipment Rentals	9,000	2,716	4,284	7,000	7,092
Reserve for Amenities	100,000	11,005	10,000	21,005	90,000
Mobile Application	9,000	5,250	3,750	9,000	9,000
Other Current Charges	3,000	1,560	1,440	3,000	3,000
TOTAL AMENITY	\$ 679,427	\$ 337,383	\$ 291,254	\$ 628,637	\$ 700,388
<u>Capital Reserve</u>					
Capital Reserve Funding	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ 20,000
TOTAL CAPITAL RESERVE	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ 20,000
TOTAL EXPENDITURES	\$ 1,369,899	\$ 752,539	\$ 602,067	\$ 1,354,606	\$ 1,442,588
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 604,301	\$ (571,080)	\$ 33,222	\$ -

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2027

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 the Board of Supervisors' compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisors' 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.

Vendor	Description	Monthly	Annual
GMS	Dissemination Agent	\$ 700	\$ 8,400
Disclosure Services	Revised Amortization Schedules		400
	Total		\$ 8,800

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 2027

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.

Dues, Licenses & Subscriptions

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

Expenditures - Operations & Maintenance Grounds

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 for the estimated costs related to maintaining the common areas of the District.

Vendor

Description	Monthly	Annual
Sun State Nursery & Landscaping	\$ 35,801	\$ 429,617

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.

Electric

Represents the cost of electric service for the District's irrigation pumps, provided by JEA.

Meter #	Location	Monthly	Annual
22970659	10923 E-Town PY Apt IR01	\$ 40	\$ 480
23679519	11145 E-Town PY Apt IR01	200	2,400
24059037	11399 Square St Apt IR02	40	480
22972246	10505 E-Town PY Apt IR01	40	480
23408499	11399 Square St Apt IR03	1,800	21,600
	Contingency	-	560
Total		\$ 2,120	\$ 26,000

Reclaim Water

Reclaim water needed for irrigation and maintenance of the common grounds provided by JEA.

Meter #	Location	Monthly	Annual
P4056216000	11399 Square ST Apt IR01	\$ 2,300	\$ 27,600

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Operations & Maintenance Grounds (continued)

Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

Pest Control

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

Vendor	Description	Monthly	Annual
Turner Pest Control	Pest Control	\$ 280	\$ 3,360

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 – Grounds Maintenance 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, provide facility tours, issue access cards, and enforce policy.

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	Description	Monthly	Annual
Waste Pro	Refuse	\$ 250	\$ 3,000

Security Monitoring

Costs of the quarterly monitoring of the fire alarm system via Starlink cellular.

Security Camera

Estimated costs for monitoring, maintenance, and repair of the security cameras installed on District property. The District has contracted with Everon for security camera services.

Vendor	Description	Monthly	Annual
Everon	Security Camera	\$ 859	\$ 10,313

Security Patrol

Estimated 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

JEA provides electric service to the District, including the Amenity Center and associated recreation facilities.

Meter #	Location	Monthly	Annual
21277318	10571 E-Town PY	\$ 700	\$ 8,400

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Grounds Maintenance Amenity (continued)

Water & Sewer

JEA provides water and sewer service to the District, including the Amenity Center and associated recreation facilities.

<u>Meter #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
Fire Sprinkler 1	10571 E-Town PY	\$ 60	\$ 720
88781372	10571 E-Town PY	80	960
88781372	10571 E-Town PY	230	2,760
Total		\$ 370	\$ 4,440

Irrigation Water

JEA provides irrigation service to the District, including the Amenity Center and associated recreation facilities.

<u>Meter #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
88634656	10571 E-Town PY	\$ 4,500	\$ 54,000

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>
XX 5280	10571 E-Town Pkwy (Fitness)	\$ 900	\$ 10,800

Licenses and Permits

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

Subscriptions

Represents costs for software used to send automated text or voice messages to community residents, such as maintenance alerts, community announcements, or reminders

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	\$ 591	\$ 7,092

Reserve for Amenities

The District funds a capital reserve dedicated to the renewal and replacement of amenity-related capital facilities. These funds are transferred to the Capital Reserve Fund for future use.

Mobile Application

Mobile Application Peoplevine to provide 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

Capital Reserve Funding

The District funds a capital reserve dedicated to future renewal, replacement, and unanticipated capital needs. These funds are transferred to the Capital Reserve Fund to support long-term financial stability and the ongoing upkeep of District infrastructure and facilities.

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

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 723,981	\$ 714,266	\$ 9,715	\$ 723,981	\$ 723,981
Special Assessments - Prepayments	-	4,663	-	4,663	-
Interest Earnings	5,000	15,967	5,000	20,967	10,000
Carry Forward Surplus ⁽¹⁾	345,006	365,553	-	365,553	387,538
TOTAL REVENUES	\$ 1,073,988	\$ 1,100,449	\$ 14,715	\$ 1,115,164	\$ 1,121,519
EXPENDITURES:					
Interest - 11/1	\$ 241,313	\$ 241,313	\$ -	\$ 241,313	\$ 236,236
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	241,313	-	241,313	241,313	236,236
Principal - 5/1	240,000	-	240,000	240,000	250,000
TOTAL EXPENDITURES	\$ 722,626	\$ 246,313	\$ 481,313	\$ 727,626	\$ 722,471
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 722,626	\$ 246,313	\$ 481,313	\$ 727,626	\$ 722,471
EXCESS REVENUES (EXPENDITURES)	\$ 351,361	\$ 854,136	\$ (466,598)	\$ 387,538	\$ 399,048
				Interest Due 11/1/27	<u>\$ 231,079</u>

⁽¹⁾ 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
11/01/26	9,555,000			236,236	722,471
05/01/27	9,555,000	4.125%	250,000	236,236	
11/01/27	9,305,000			231,079	722,159
05/01/28	9,305,000	4.125%	260,000	231,079	
11/01/28	9,045,000			225,717	726,434
05/01/29	9,045,000	4.125%	275,000	225,717	
11/01/29	8,770,000			220,045	725,090
05/01/30	8,770,000	4.900%	285,000	220,045	
11/01/30	8,485,000			213,063	726,125
05/01/31	8,485,000	4.900%	300,000	213,063	
11/01/31	8,185,000			205,713	726,425
05/01/32	8,185,000	4.900%	315,000	205,713	
11/01/32	7,870,000			197,995	725,990
05/01/33	7,870,000	4.900%	330,000	197,995	
11/01/33	7,540,000			189,910	724,820
05/01/34	7,540,000	4.900%	345,000	189,910	
11/01/34	7,195,000			181,458	727,915
05/01/35	7,195,000	4.900%	365,000	181,458	
11/01/35	6,830,000			172,515	730,030
05/01/36	6,830,000	4.900%	385,000	172,515	
11/01/36	6,445,000			163,083	726,165
05/01/37	6,445,000	4.900%	400,000	163,083	
11/01/37	6,045,000			153,283	726,565
05/01/38	6,045,000	4.900%	420,000	153,283	
11/01/38	5,625,000			142,993	730,985
05/01/39	5,625,000	4.900%	445,000	142,993	
11/01/39	5,180,000			132,090	729,180
05/01/40	5,180,000	5.100%	465,000	132,090	
11/01/40	4,715,000			120,233	730,465
05/01/41	4,715,000	5.100%	490,000	120,233	
11/01/41	4,225,000			107,738	730,475
05/01/42	4,225,000	5.100%	515,000	107,738	
11/01/42	3,710,000			94,605	734,210
05/01/43	3,710,000	5.100%	545,000	94,605	
11/01/43	3,165,000			80,708	731,415
05/01/44	3,165,000	5.100%	570,000	80,708	
11/01/44	2,595,000			66,173	732,345
05/01/45	2,595,000	5.100%	600,000	66,173	
11/01/45	1,995,000			50,873	736,745
05/01/46	1,995,000	5.100%	635,000	50,873	
11/01/46	1,360,000			34,680	734,360
05/01/47	1,360,000	5.100%	665,000	34,680	
11/01/47	695,000			17,723	730,445
05/01/48	695,000	5.100%	695,000	17,723	
Total			\$ 9,555,000	\$ 6,475,814	\$ 16,030,814

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

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	\$ 495,593	\$ 486,829	\$ 6,621	\$ 493,450	\$ 493,450
Interest Earnings	10,000	11,413	5,000	16,413	10,000
Carry Forward Surplus ⁽¹⁾	398,976	398,537	-	398,537	413,807
TOTAL REVENUES	\$ 904,569	\$ 896,778	\$ 11,621	\$ 908,400	\$ 917,257
EXPENDITURES:					
Interest - 11/1	\$ 171,259	\$ 171,259	\$ -	\$ 171,259	\$ 168,209
Principal - 11/1	150,000	150,000	-	150,000	155,000
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	168,334	-	168,334	168,334	164,838
TOTAL EXPENDITURES	\$ 489,593	\$ 326,259	\$ 168,334	\$ 494,593	\$ 488,046
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 489,593	\$ 326,259	\$ 168,334	\$ 494,593	\$ 488,046
EXCESS REVENUES (EXPENDITURES)	\$ 414,976	\$ 570,519	\$ (156,712)	\$ 413,807	\$ 429,211

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$ 164,838
Principal Due 11/1/27	160,000
	<u>\$ 324,838</u>

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	6,700,000	4.350%	155,000	168,209	488,046.25
05/01/27	6,545,000			164,838	
11/01/27	6,545,000	4.350%	160,000	164,838	486,195.00
05/01/28	6,385,000			161,358	
11/01/28	6,385,000	4.350%	170,000	161,358	489,017.50
05/01/29	6,215,000			157,660	
11/01/29	6,215,000	4.350%	175,000	157,660	486,513.75
05/01/30	6,040,000			153,854	
11/01/30	6,040,000	4.350%	185,000	153,854	488,683.75
05/01/31	5,855,000			149,830	
11/01/31	5,855,000	5.000%	190,000	149,830	484,910.00
05/01/32	5,665,000			145,080	
11/01/32	5,665,000	5.000%	200,000	145,080	485,160.00
05/01/33	5,465,000			140,080	
11/01/33	5,465,000	5.000%	210,000	140,080	484,910.00
05/01/34	5,255,000			134,830	
11/01/34	5,255,000	5.000%	220,000	134,830	484,160.00
05/01/35	5,035,000			129,330	
11/01/35	5,035,000	5.000%	235,000	129,330	487,785.00
05/01/36	4,800,000			123,455	
11/01/36	4,800,000	5.000%	245,000	123,455	485,785.00
05/01/37	4,555,000			117,330	
11/01/37	4,555,000	5.000%	255,000	117,330	483,285.00
05/01/38	4,300,000			110,955	
11/01/38	4,300,000	5.000%	270,000	110,955	485,160.00
05/01/39	4,030,000			104,205	
11/01/39	4,030,000	5.000%	285,000	104,205	486,285.00
05/01/40	3,745,000			97,080	
11/01/40	3,745,000	5.000%	290,000	97,080	476,910.00
05/01/41	3,455,000			89,830	
11/01/41	3,455,000	5.200%	310,000	89,830	481,600.00
05/01/42	3,145,000			81,770	
11/01/42	3,145,000	5.200%	325,000	81,770	480,090.00
05/01/43	2,820,000			73,320	
11/01/43	2,820,000	5.200%	345,000	73,320	482,670.00
05/01/44	2,475,000			64,350	
11/01/44	2,475,000	5.200%	360,000	64,350	479,340.00
05/01/45	2,115,000			54,990	
11/01/45	2,115,000	5.200%	380,000	54,990	480,100.00
05/01/46	1,735,000			45,110	
11/01/46	1,735,000	5.200%	400,000	45,110	479,820.00
05/01/47	1,335,000			34,710	
11/01/47	1,335,000	5.200%	420,000	34,710	478,500.00
05/01/48	915,000			23,790	
11/01/48	915,000	5.200%	445,000	23,790	481,010.00
05/01/49	470,000			12,220	
11/01/49	470,000	5.200%	470,000	12,220	482,220.00
Total			\$ 6,700,000	\$ 4,908,156	\$ 11,608,156

Cypress Bluff

Community Development District

Approved Budget

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

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	\$ 421,869	\$ 415,547	\$ 5,652	\$ 421,199	\$ 421,199
Special Assessments - Prepayments	-	10,024	-	10,024	-
Interest Earnings	5,000	9,251	3,500	12,751	10,000
Carry Forward Surplus ⁽¹⁾	178,676	197,432	-	197,432	212,889
TOTAL REVENUES	\$ 605,545	\$ 632,254	\$ 9,152	\$ 641,406	\$ 644,088
EXPENDITURES:					
Interest - 11/1	\$ 124,259	\$ 124,259	-	\$ 124,259	\$ 121,429
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	124,259	-	124,259	124,259	121,429
Principal - 5/1	175,000	-	175,000	175,000	180,000
TOTAL EXPENDITURES	\$ 423,518	\$ 129,259	\$ 299,259	\$ 428,518	\$ 422,859
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 423,518	\$ 129,259	\$ 299,259	\$ 428,518	\$ 422,859
EXCESS REVENUES (EXPENDITURES)	\$ 182,027	\$ 502,995	\$ (290,107)	\$ 212,889	\$ 221,229

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 118,617

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
11/01/26	6,635,000			121,429	422,858.75
05/01/27	6,635,000	3.125%	180,000	121,429	
11/01/27	6,455,000			118,617	422,233.75
05/01/28	6,455,000	3.125%	185,000	118,617	
11/01/28	6,270,000			115,726	421,452.50
05/01/29	6,270,000	3.125%	190,000	115,726	
11/01/29	6,080,000			112,758	420,515.00
05/01/30	6,080,000	3.125%	195,000	112,758	
11/01/30	5,885,000			109,711	424,421.25
05/01/31	5,885,000	3.625%	205,000	109,711	
11/01/31	5,680,000			105,995	421,990.00
05/01/32	5,680,000	3.625%	210,000	105,995	
11/01/32	5,470,000			102,189	424,377.50
05/01/33	5,470,000	3.625%	220,000	102,189	
11/01/33	5,250,000			98,201	421,402.50
05/01/34	5,250,000	3.625%	225,000	98,201	
11/01/34	5,025,000			94,123	423,246.25
05/01/35	5,025,000	3.625%	235,000	94,123	
11/01/35	4,790,000			89,864	424,727.50
05/01/36	4,790,000	3.625%	245,000	89,864	
11/01/36	4,545,000			85,423	425,846.25
05/01/37	4,545,000	3.625%	255,000	85,423	
11/01/37	4,290,000			80,801	421,602.50
05/01/38	4,290,000	3.625%	260,000	80,801	
11/01/38	4,030,000			76,089	422,177.50
05/01/39	4,030,000	3.625%	270,000	76,089	
11/01/39	3,760,000			71,195	422,390.00
05/01/40	3,760,000	3.625%	280,000	71,195	
11/01/40	3,480,000			66,120	422,240.00
05/01/41	3,480,000	3.800%	290,000	66,120	
11/01/41	3,190,000			60,610	426,220.00
05/01/42	3,190,000	3.800%	305,000	60,610	
11/01/42	2,885,000			54,815	424,630.00
05/01/43	2,885,000	3.800%	315,000	54,815	
11/01/43	2,570,000			48,830	427,660.00
05/01/44	2,570,000	3.800%	330,000	48,830	
11/01/44	2,240,000			42,560	425,120.00
05/01/45	2,240,000	3.800%	340,000	42,560	
11/01/45	1,900,000			36,100	427,200.00
05/01/46	1,900,000	3.800%	355,000	36,100	
11/01/46	1,545,000			29,355	423,710.00
05/01/47	1,545,000	3.800%	365,000	29,355	
11/01/47	1,180,000			22,420	424,840.00
05/01/48	1,180,000	3.800%	380,000	22,420	
11/01/48	800,000			15,200	425,400.00
05/01/49	800,000	3.800%	395,000	15,200	
11/01/49	405,000			7,695	420,390.00
05/01/50	405,000	3.800%	405,000	7,695	
Total			\$ 6,635,000	\$ 3,531,651	\$ 10,166,651

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

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	\$ 115,340	\$ 114,466	\$ 1,557	\$ 116,023	\$ 116,023
Interest Earnings	2,000	2,499	500	2,999	2,000
Carry Forward Surplus ⁽¹⁾	51,742	52,111	-	52,111	59,481
TOTAL REVENUES	\$ 169,083	\$ 169,076	\$ 2,057	\$ 171,133	\$ 177,505
EXPENDITURES:					
Interest - 11/1	\$ 33,326	\$ 33,326	\$ -	\$ 33,326	\$ 32,808
Interest - 5/1	33,326	-	33,326	33,326	32,808
Principal - 5/1	45,000	-	45,000	45,000	50,000
TOTAL EXPENDITURES	\$ 111,651	\$ 33,326	\$ 78,326	\$ 111,651	\$ 115,616
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 111,651	\$ 33,326	\$ 78,326	\$ 111,651	\$ 115,616
EXCESS REVENUES (EXPENDITURES)	\$ 57,432	\$ 135,750	\$ (76,269)	\$ 59,481	\$ 61,888

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 32,089

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,825,000			32,808	115,616.25
05/01/27	1,825,000	2.875%	50,000	32,808	
11/01/27	1,775,000			32,089	114,178.75
05/01/28	1,775,000	2.875%	50,000	32,089	
11/01/28	1,725,000			31,371	112,741.25
05/01/29	1,725,000	2.875%	50,000	31,371	
11/01/29	1,675,000			30,652	111,303.75
05/01/30	1,675,000	2.875%	50,000	30,652	
11/01/30	1,625,000			29,933	114,866.25
05/01/31	1,625,000	2.875%	55,000	29,933	
11/01/31	1,570,000			29,143	113,285.00
05/01/32	1,570,000	3.300%	55,000	29,143	
11/01/32	1,515,000			28,235	111,470.00
05/01/33	1,515,000	3.300%	55,000	28,235	
11/01/33	1,460,000			27,328	114,655.00
05/01/34	1,460,000	3.300%	60,000	27,328	
11/01/34	1,400,000			26,338	112,675.00
05/01/35	1,400,000	3.300%	60,000	26,338	
11/01/35	1,340,000			25,348	115,695.00
05/01/36	1,340,000	3.300%	65,000	25,348	
11/01/36	1,275,000			24,275	113,550.00
05/01/37	1,275,000	3.300%	65,000	24,275	
11/01/37	1,210,000			23,203	116,405.00
05/01/38	1,210,000	3.300%	70,000	23,203	
11/01/38	1,140,000			22,048	114,095.00
05/01/39	1,140,000	3.300%	70,000	22,048	
11/01/39	1,070,000			20,893	111,785.00
05/01/40	1,070,000	3.300%	70,000	20,893	
11/01/40	1,000,000			19,738	114,475.00
05/01/41	1,000,000	3.300%	75,000	19,738	
11/01/41	925,000			18,500	112,000.00
05/01/42	925,000	4.000%	75,000	18,500	
11/01/42	850,000			17,000	114,000.00
05/01/43	850,000	4.000%	80,000	17,000	
11/01/43	770,000			15,400	115,800.00
05/01/44	770,000	4.000%	85,000	15,400	
11/01/44	685,000			13,700	112,400.00
05/01/45	685,000	4.000%	85,000	13,700	
11/01/45	600,000			12,000	114,000.00
05/01/46	600,000	4.000%	90,000	12,000	
11/01/46	510,000			10,200	115,400.00
05/01/47	510,000	4.000%	95,000	10,200	
11/01/47	415,000			8,300	116,600.00
05/01/48	415,000	4.000%	100,000	8,300	
11/01/48	315,000			6,300	112,600.00
05/01/49	315,000	4.000%	100,000	6,300	
11/01/49	215,000			4,300	113,600.00
05/01/50	215,000	4.000%	105,000	4,300	
11/01/50	110,000			2,200	114,400.00
05/01/51	110,000	4.000%	110,000	2,200	
Total			\$ 1,825,000	\$ 1,022,596	\$ 2,847,596

Cypress Bluff
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2027	FY 2026	Increase/ (decrease)	
Active Adult	519	\$411.87	\$391.89	\$19.98	5%
Residential	1479	\$884.35	\$841.74	\$42.61	5%
Total	1998				

Cypress Bluff
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Interest Income	\$ 500	\$ -	\$ 150	\$ 150	\$ 500
Reserve for Amenities	-	-	-	-	90,000
Capital Reserve Funding	20,000	20,000	-	20,000	20,000
Carry Forward Balance	-	-	-	-	11,602
TOTAL REVENUES	\$ 20,500	\$ 20,000	\$ 150	\$ 20,150	\$ 122,102
EXPENDITURES:					
Capital Outlay	\$ 16,000	\$ -	\$ 5,000	\$ 5,000	\$ 15,000
Repairs and Replacements	-	-	3,000	3,000	5,000
Other Current Charges	-	148	400	548	960
TOTAL EXPENDITURES	\$ 16,000	\$ 148	\$ 8,400	\$ 8,548	\$ 20,960
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 16,000	\$ 148	\$ 8,400	\$ 8,548	\$ 20,960
EXCESS REVENUES (EXPENDITURES)	\$ 4,500	\$ 19,852	\$ (8,250)	\$ 11,602	\$ 101,142

Capital Reserve Study

Description	FY 2027 Reserve Study*
Reserves Beginning of Year	\$ 106,530
Contributions	120,622
Interest Income	6,320
Expenditures	16,840
Anticipated Balance	\$ 250,312

Description	FY 2027 Budget
Reserves Beginning of Year	\$ 11,602
Contributions	110,000
Interest Income	500
Expenditures	(20,960)
Anticipated Balance	\$ 101,142

Variance Reserve Study vs. Actual **(\$149,170)**

*Refers to the Cypress Bluff CDD Reserve Study Report dated April 24, 2025, page 2-1.