Cypress Bluff

Community Development District

Adopted Budget
FY 2027

Presented by:

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Cypress Bluff

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments-Tax Roll	$ 1,339,699	$ 1,345,790	$ -	$ 1,345,790	$ 1,407,588
Interest Income	10,200	24,507	2,500	27,007	25,000
Insurance Proceeds	-	8,250	-	8,250	-
Other Revenues (Event Fees)	20,000	9,262	2,500	11,762	10,000
TOTAL REVENUES	**$ 1,369,899**	**$ 1,387,810**	**$ 5,000**	**$ 1,392,810**	**$ 1,442,588**
EXPENDITURES:					
Administrative					
Supervisor Fees	$ 12,000	$ 5,800	$ 3,000	$ 8,800	$ 12,000
FICA Expense	918	444	230	673	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	6,577	1,392	7,969	8,800
Attorney	13,000	9,026	3,974	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	43,481	14,494	57,974	61,453
Information Technology	2,949	2,212	738	2,949	3,126
Website Maintenance	1,475	1,106	368	1,475	1,563
Telephone	500	150	350	500	500
Postage & Delivery	1,500	3,373	1,200	4,573	1,500
Printing & Binding	2,500	3,530	150	3,680	2,500
Insurance General Liability	7,460	7,029	-	7,029	7,732
Legal Advertising	2,500	1,495	1,006	2,500	2,500
Other Current Charges	500	305	500	805	500
Office Supplies	600	6	594	600	300
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 165,418**	**$ 123,001**	**$ 43,200**	**$ 166,200**	**$ 170,873**
Operations & Maintenance					
Grounds					
Lake Maintenance	$ 1,500	$ 900	$ 300	$ 1,200	$ 1,200
Landscape Maintenance	417,103	307,375	109,728	417,103	429,617
Landscape Contingency	13,000	18,381	15,000	33,381	30,000
Pump Maintenance	3,550	6,872	3,550	10,422	3,550
Water & Sewer	32,500	-	-	-	-
Electric	-	15,408	6,900	22,308	26,000
Reclaim Water	-	14,497	8,400	22,897	27,600
Irrigation Repairs	10,000	17,036	2,500	19,536	5,000
Pest Control	2,400	1,720	840	2,560	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**	**$ 382,190**	**$ 169,718**	**$ 551,908**	**$ 551,327**

Cypress Bluff

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
Amenity					
Insurance	$ 61,650	$ 56,442	$ -	$ 56,442	$ 53,623
Amenity Manager (Vesta)	134,031	100,523	33,508	134,031	129,480
Pool Maintenance (Vesta)	10,172	7,629	2,543	10,172	10,477
Pool Chemicals (Vesta)	17,148	12,861	4,287	17,148	17,662
Facility Attendant (Vesta)	98,500	73,875	24,625	98,500	93,500
Janitorial Services (Vesta)	13,339	10,004	3,334	13,339	13,739
Refuse	3,000	1,816	1,184	3,000	3,000
Security Monitoring	10,000	540	360	900	720
Security Camera	-	-	10,313	10,313	10,313
Security Patrol	20,000	-	10,000	10,000	20,000
Facility Maintenance (Vesta)	21,387	16,040	5,347	21,387	22,242
Elevator Maintenance	5,000	4,016	-	4,016	4,000
Electric	25,500	5,059	4,500	9,559	8,400
Water & Sewer	-	2,983	2,500	5,483	4,440
Irrigation Water	-	26,619	30,000	56,619	54,000
Cable and Internet	10,200	7,157	3,043	10,200	10,800
Licenses and Permits	1,000	-	1,000	1,000	1,000
Subscriptions	-	4,765	1,500	6,265	6,400
Repairs & Maintenance	71,000	35,783	35,217	71,000	71,000
Special Events	35,000	22,852	12,148	35,000	35,000
Holiday Decorations	1,500	704	796	1,500	1,500
Fitness Center R&M	20,000	7,556	12,444	20,000	20,000
Fitness Equipment Rentals	9,000	3,899	3,101	7,000	7,092
Reserve for Amenities	100,000	25,155	10,000	35,155	90,000
Mobile Application	9,000	6,750	2,250	9,000	9,000
Other Current Charges	3,000	1,560	1,440	3,000	3,000
TOTAL AMENITY	**$ 679,427**	**$ 434,588**	**$ 215,442**	**$ 650,030**	**$ 700,388**
Capital Reserve					
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**	**$ 959,778**	**$ 428,360**	**$ 1,388,138**	**$ 1,442,588**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 428,031**	**$ (423,360)**	**$ 4,672**	**$ -**

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.

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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	E-Town Area 1, 2 & 3	$ 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

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

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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.

Meter #	Location		Monthly		Annual
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.

Meter #	Location		Monthly		Annual
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.

Account #	Location		Monthly		Annual
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.

Vendor	Description		Monthly		Annual
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

Adopted Budget

Debt Service Series 2019 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 723,981	$ 726,850	$ -	$ 726,850	$ 726,850
Special Assessments - Prepayments	-	4,663	-	4,663	-
Interest Earnings	5,000	21,425	1,500	22,925	10,000
Carry Forward Surplus [1]	345,006	365,803	-	365,803	387,742
TOTAL REVENUES	**$ 1,073,988**	**$ 1,118,741**	**$ 1,500**	**$ 1,120,241**	**$ 1,124,592**
EXPENDITURES:					
Interest - 11/1	$ 241,313	$ 241,313	$ -	$ 241,313	$ 236,113
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	241,313	241,186	-	241,186	236,113
Principal - 5/1	240,000	240,000	-	240,000	250,000
Principal Prepayment - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	**$ 722,626**	**$ 732,499**	**$ -**	**$ 732,499**	**$ 722,226**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 722,626**	**$ 732,499**	**$ -**	**$ 732,499**	**$ 722,226**
EXCESS REVENUES (EXPENDITURES)	**$ 351,361**	**$ 386,242**	**$ 1,500**	**$ 387,742**	**$ 402,366**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 $ 230,957

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	9,550,000			236,113	722,226
05/01/27	9,550,000	4.125%	250,000	236,113	
11/01/27	9,300,000			230,957	721,914
05/01/28	9,300,000	4.125%	260,000	230,957	
11/01/28	9,040,000			225,594	726,189
05/01/29	9,040,000	4.125%	275,000	225,594	
11/01/29	8,765,000			219,923	724,845
05/01/30	8,765,000	4.900%	285,000	219,923	
11/01/30	8,480,000			212,940	725,880
05/01/31	8,480,000	4.900%	300,000	212,940	
11/01/31	8,180,000			205,590	726,180
05/01/32	8,180,000	4.900%	315,000	205,590	
11/01/32	7,865,000			197,873	725,745
05/01/33	7,865,000	4.900%	330,000	197,873	
11/01/33	7,535,000			189,788	724,575
05/01/34	7,535,000	4.900%	345,000	189,788	
11/01/34	7,190,000			181,335	727,670
05/01/35	7,190,000	4.900%	365,000	181,335	
11/01/35	6,825,000			172,393	724,785
05/01/36	6,825,000	4.900%	380,000	172,393	
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	731,745
05/01/46	1,995,000	5.100%	630,000	50,873	
11/01/46	1,365,000			34,808	734,615
05/01/47	1,365,000	5.100%	665,000	34,808	
11/01/47	700,000			17,850	735,700
05/01/48	700,000	5.100%	700,000	17,850	
Total			**$ 9,550,000**	**$ 6,473,874**	**$ 16,023,874**

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Community Development District

Adopted Budget

Debt Service Series 2020 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments	$ 495,593	$ 495,405	$ -	$ 495,405	$ 495,405
Interest Earnings	10,000	15,374	1,500	16,874	10,000
Carry Forward Surplus [1]	398,976	402,303	-	402,303	415,115
TOTAL REVENUES	**$ 904,569**	**$ 913,082**	**$ 1,500**	**$ 914,582**	**$ 920,520**
EXPENDITURES:					
Interest - 11/1	$ 171,259	$ 171,259	$ -	$ 171,259	$ 168,084
Principal - 11/1	150,000	150,000	-	150,000	155,000
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	168,334	168,209	-	168,209	164,713
Principal Prepayment - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	**$ 489,593**	**$ 499,468**	**$ -**	**$ 499,468**	**$ 487,796**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 489,593**	**$ 499,468**	**$ -**	**$ 499,468**	**$ 487,796**
EXCESS REVENUES (EXPENDITURES)	**$ 414,976**	**$ 413,615**	**$ 1,500**	**$ 415,115**	**$ 432,724**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	$ 164,713
Principal Due 11/1/27	160,000
	$ 324,713

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	6,695,000	4.350%	155,000	168,084	487,796.25
05/01/27	6,540,000			164,713	
11/01/27	6,540,000	4.350%	160,000	164,713	485,945.00
05/01/28	6,380,000			161,233	
11/01/28	6,380,000	4.350%	170,000	161,233	488,767.50
05/01/29	6,210,000			157,535	
11/01/29	6,210,000	4.350%	175,000	157,535	486,263.75
05/01/30	6,035,000			153,729	
11/01/30	6,035,000	4.350%	185,000	153,729	488,433.75
05/01/31	5,850,000			149,705	
11/01/31	5,850,000	5.000%	190,000	149,705	484,660.00
05/01/32	5,660,000			144,955	
11/01/32	5,660,000	5.000%	200,000	144,955	484,910.00
05/01/33	5,460,000			139,955	
11/01/33	5,460,000	5.000%	210,000	139,955	484,660.00
05/01/34	5,250,000			134,705	
11/01/34	5,250,000	5.000%	220,000	134,705	483,910.00
05/01/35	5,030,000			129,205	
11/01/35	5,030,000	5.000%	230,000	129,205	482,660.00
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%	280,000	104,205	481,410.00
05/01/40	3,750,000			97,205	
11/01/40	3,750,000	5.000%	295,000	97,205	482,035.00
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			**$ 6,695,000**	**$ 4,906,031**	**$ 11,601,031**

Cypress Bluff

Community Development District

Adopted Budget

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

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments	$ 421,869	$ 422,868	$ -	$ 422,868	$ 422,868
Special Assessments - Prepayments	-	10,024	-	10,024	-
Interest Earnings	5,000	12,406	1,500	13,906	10,000
Carry Forward Surplus (1)	178,676	200,692	-	200,692	209,068
TOTAL REVENUES	**$ 605,545**	**$ 645,990**	**$ 1,500**	**$ 647,490**	**$ 641,936**
EXPENDITURES:					
Interest - 11/1	$ 124,259	$ 124,259	$ -	$ 124,259	$ 121,244
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	124,259	124,164	-	124,164	121,244
Principal - 5/1	175,000	175,000	-	175,000	180,000
Principal Prepayment - 5/1	-	10,000	-	10,000	-
TOTAL EXPENDITURES	**$ 423,518**	**$ 438,423**	**$ -**	**$ 438,423**	**$ 422,488**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 423,518**	**$ 438,423**	**$ -**	**$ 438,423**	**$ 422,488**
EXCESS REVENUES (EXPENDITURES)	**$ 182,027**	**$ 207,568**	**$ 1,500**	**$ 209,068**	**$ 219,448**

(1) Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 $ 118,431

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	6,625,000			121,244	422,487.50
05/01/27	6,625,000	3.125%	180,000	121,244	
11/01/27	6,445,000			118,431	421,862.50
05/01/28	6,445,000	3.125%	185,000	118,431	
11/01/28	6,260,000			115,541	421,081.25
05/01/29	6,260,000	3.125%	190,000	115,541	
11/01/29	6,070,000			112,572	420,143.75
05/01/30	6,070,000	3.125%	195,000	112,572	
11/01/30	5,875,000			109,525	424,050.00
05/01/31	5,875,000	3.625%	205,000	109,525	
11/01/31	5,670,000			105,809	421,618.75
05/01/32	5,670,000	3.625%	210,000	105,809	
11/01/32	5,460,000			102,003	424,006.25
05/01/33	5,460,000	3.625%	220,000	102,003	
11/01/33	5,240,000			98,016	421,031.25
05/01/34	5,240,000	3.625%	225,000	98,016	
11/01/34	5,015,000			93,938	422,875.00
05/01/35	5,015,000	3.625%	235,000	93,938	
11/01/35	4,780,000			89,678	424,356.25
05/01/36	4,780,000	3.625%	245,000	89,678	
11/01/36	4,535,000			85,238	420,475.00
05/01/37	4,535,000	3.625%	250,000	85,238	
11/01/37	4,285,000			80,706	421,412.50
05/01/38	4,285,000	3.625%	260,000	80,706	
11/01/38	4,025,000			75,994	421,987.50
05/01/39	4,025,000	3.625%	270,000	75,994	
11/01/39	3,755,000			71,100	422,200.00
05/01/40	3,755,000	3.625%	280,000	71,100	
11/01/40	3,475,000			66,025	422,050.00
05/01/41	3,475,000	3.800%	290,000	66,025	
11/01/41	3,185,000			60,515	426,030.00
05/01/42	3,185,000	3.800%	305,000	60,515	
11/01/42	2,880,000			54,720	424,440.00
05/01/43	2,880,000	3.800%	315,000	54,720	
11/01/43	2,565,000			48,735	422,470.00
05/01/44	2,565,000	3.800%	325,000	48,735	
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	422,200.00
05/01/46	1,900,000	3.800%	350,000	36,100	
11/01/46	1,550,000			29,450	423,900.00
05/01/47	1,550,000	3.800%	365,000	29,450	
11/01/47	1,185,000			22,515	425,030.00
05/01/48	1,185,000	3.800%	380,000	22,515	
11/01/48	805,000			15,295	425,590.00
05/01/49	805,000	3.800%	395,000	15,295	
11/01/49	410,000			7,790	425,580.00
05/01/50	410,000	3.800%	410,000	7,790	
Total			**$ 6,625,000**	**$ 3,526,998**	**$ 10,151,998**

Cypress Bluff

Community Development District

Adopted Budget

Debt Service Series 2021 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments	$ 115,340	$ 116,483	$ -	$ 116,483	$ 116,483
Interest Earnings	2,000	3,365	500	3,865	2,000
Carry Forward Surplus (1)	51,742	52,111	-	52,111	60,807
TOTAL REVENUES	**$ 169,083**	**$ 171,959**	**$ 500**	**$ 172,459**	**$ 179,290**
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**	**$ 111,651**	**$ -**	**$ 111,651**	**$ 115,616**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 111,651**	**$ 111,651**	**$ -**	**$ 111,651**	**$ 115,616**
EXCESS REVENUES (EXPENDITURES)	**$ 57,432**	**$ 60,307**	**$ 500**	**$ 60,807**	**$ 63,674**

(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

Adopted Budget

Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Interest Income	$ 500	$ -	$ 80	$ 80	$ 500
Reserve for Amenities	-	-	-	-	90,000
Capital Reserve Funding	20,000	20,000	-	20,000	20,000
Carry Forward Balance	-	-	-	-	11,634
TOTAL REVENUES	**$ 20,500**	**$ 20,000**	**$ 80**	**$ 20,080**	**$ 122,134**
EXPENDITURES:					
Capital Outlay	$ 16,000	$ -	$ 5,000	$ 5,000	$ 15,000
Repairs and Replacements	-	-	3,000	3,000	5,000
Other Current Charges	-	296	150	446	960
TOTAL EXPENDITURES	**$ 16,000**	**$ 296**	**$ 8,150**	**$ 8,446**	**$ 20,960**
Other Sources/(Uses)					
Transfer in/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 16,000**	**$ 296**	**$ 8,150**	**$ 8,446**	**$ 20,960**
EXCESS REVENUES (EXPENDITURES)	**$ 4,500**	**$ 19,704**	**$ (8,070)**	**$ 11,634**	**$ 101,174**

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	$ 216,632

Description	**FY 2027 Budget**
Reserves Beginning of Year	$ 11,634
Contributions	110,000
Interest Income	500
Expenditures	(20,960)
Anticipated Balance	$ 101,174

Variance Reserve Study vs. Actual **($115,458)**

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