

**STATEMENT 1
CYPRESS CREEK CDD
GENERAL FUND
BUDGET FY2016**

	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ADOPTED	FY 2016 ADOPTED	VARIANCE 2015 TO 2016
REVENUE					
SPECIAL ASSESSMENTS - ON-ROLL	\$ 266,803	\$ 265,527	\$ 283,084	\$ 429,683	\$ 146,600
SPECIAL ASSESSMENTS - OFF ROLL - 301 CYPRESS CREEK (Net)	10,577	21,152	21,152	-	(21,152)
SPECIAL ASSESSMENTS - OFF ROLL - CYPRESS CREEK 2 (Net)	9,910	19,819	19,819	-	(19,819)
SPECIAL ASSESSMENTS - OFF ROLL - LENNAR (Net)	2,392	2,392	2,392	-	(2,392)
INTEREST & MISCELLANROUES REVENUE	24	187	-	-	-
PRIOR YEAR REV OFF ROLL ASSMTS		20,486		-	-
DISCOUNT (ASSESSMENTS)			(11,323.00)	(17,903)	(6,581)
TOTAL REVENUE	289,706	329,563	315,124	411,780	96,655
EXPENDITURES					
ADMINSTRATIVE EXPENSES					
GENERAL ADMINISTRATIVE:					
SUPERVISORS' COMPENSATION	234	1,435	2,400	2,400	-
TRAVEL	-	14	-	200	200
PAYROLL TAXES	25	165	184	184	(0)
PAYROLL SERVICES	298	534	120	673	553
MANAGEMENT CONSULTING SERVICES	21,000	21,000	21,000	23,000	2,000
CONSTRUCTION ACCOUNTING	-	-	-	2,500	2,500
MISCELLANEOUS (BANK FEES, MAILINGS, ETC.)	1,096	209	250	250	-
AUDITING SERVICES	6,500	4,000	4,000	4,000	-
REGULATORY AND PERMIT FEES	175	225	175	175	-
LEGAL ADVERTISING	525	317	550	550	-
ENGINEERING SERVICES	2,857	18,981	3,500	3,500	-
LEGAL SERVICES	1,488	3,240	4,500	5,000	500
CONTINGENCY	-	-	1,775	1,775	-
WEBSITE SETUP & ADMINISTRATION	-	-	-	1,995	1,995
COUNTY-ASSESSMENT COLLECTION FEES	-	-	11,323	17,903	6,580
TOTAL GENERAL ADMINISTRATIVE	34,198	50,120	49,777	64,105	14,328
INSURANCE:					
INSURANCE (Liability, Property & Casualty)	6,993	8,653	8,328	14,500	6,172
TOTAL INSURANCE	6,993	8,653	8,328	14,500	6,172
DEBT SERVICE ADMINISTRATION:					
BOND DISSEMINATION SERVICES	5,000	5,000	5,000	5,000	-
TRUSTEES FEES	3,771	3,771	3,771	4,337	566
ARBITRAGE SERVICES	-	1,000	500	500	-
TOTAL DEBT SERVICE ADMINISTRATION	8,771	9,771	9,271	9,837	566

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FIELD OPERATIONS:					
UTILITY - ELECTRICITY	3,640	4,229	4,390	4,390	-
UTILITY - STREETLIGHTS	30,547	30,758	31,740	31,740	-
UTILITY - WATER	159	180	230	230	-
FIELD MANAGEMENT SERVICES	48,000	48,000	48,000	48,000	-
FIELD MANAGER	-	-	-	16,800	16,800
ENTRY & WALLS MAINTENANCE	1,358	-	3,000	3,000	-
LAKE/POND BANK MAINTENANCE	3,520	7,020	3,840	-	(3,840)
AQUATIC PLANT REPLACEMENT (Aquatic Systems)	6,900	-	2,000	1,500	(500)
WETLAND MAINTENANCE (Aquatic Systems)	10,516	4,140	8,280	8,280	-
LANDSCAPE MAINTENANCE - CONTRACT	80,950	80,950	80,950	84,192	3,242
LANDSCAPE REPLACEMENT	2,124	2,395	20,000	5,000	(15,000)
IRRIGATION MAINTENANCE & REPAIR	2,079	13,225	6,500	4,500	(2,000)
MISCELLANEOUS EXPENSES	200	800	650	650	-
STREET LIGHTS - PROPERTY TAXES	11,950	2,987	11,950	11,950	-
CONTINGENCY	-	-	26,219	5,490	(20,729)
TOTAL FIELD OPERATIONS	201,943	194,684	247,748	225,722	(22,027)
CAPITAL PROJECTS	-	-	-	-	-

AMENITY CENTER:					
POOL SERVICE CONTRACT	-	-	-	9,600	9,600
POOL MAINTENANCE & REPAIRS	-	-	-	3,500	3,500
POOL PERMIT	-	-	-	275	275
AMENITY CENTER CLEANING & MAINTENANCE	-	-	-	12,720	12,720
AMENITY CENTER INTERNET	-	-	-	2,280	2,280
AMENITY CENTER ELECTRICITY	-	-	-	19,200	19,200
AMENITY CENTER WATER	-	-	-	10,500	10,500
AMENITY CENTER PEST CONTROL	-	-	-	1,020	1,020
REFUSE SERVICE	-	-	-	2,100	2,100
LANDSCAPE MAINTENANCE	-	-	-	14,400	14,400
MISCELLANEOUS AMENITY CENTER REPAIRS & MAINTENANCE	-	-	-	7,000	7,000
TOTAL AMENITY CENTER OPERATIONS	-	-	-	82,595	82,595
INCREASE IN RESERVES	-	-	-	15,021	15,021
TOTAL EXPENDITURES	251,905	263,228	315,124	411,780	96,655
EXCESS OF REV. OVER/(UNDER) EXPEND.	37,801	66,335	-	(0)	(0)
FUND BALANCE - BEGINNING	166,461	204,261	270,594	59,594	
INCREASE IN OPERATING RESERVE				15,021	
FUND BALANCE - ENDING	\$ 204,262	\$ 270,596	\$ 270,594	\$ 74,615	\$ (0)

GROSS ASSESSMENT BY PRODUCT TYPE:

Single Family 40'	\$ 383
Single Family 50'	\$ 478.75

FUND BALANCE APPROPRIATION	
BEGINNING FUND BALANCE	\$ 270,594
CAPITAL PROJECTS	\$ (211,000)
PROJECTED ENDING FUND BALANCE	\$ 59,594
General Fund Operating Reserve - 2 months (less increase in reserves)	\$ 66,127
Unassigned Fund Balance	\$ 8,488
	\$ 74,615

STATEMENT 2
CYPRESS CREEK OHC CDD
O&M ASSESSMENT CALCULATION AND ALLOCATION AMONG LAND USES
BUDGET FY2016
ADOPTED: 8-27-2015

A. FY 2016 O&M Assessment Requirement ("AR")/ (a)	Amount	%
General Administrative (less County Collection fees)	\$ 46,201.60	12%
Insurance	14,500.00	4%
Debt Service Administration	9,837.00	2%
Field Operations	225,722.00	57%
Amenity Center	82,595.00	21%
Increase in Reserves	15,021.00	4%
Subtotal (NET AR)	\$ 393,876.60	100%

B.FY 2016 Allocation of O&M Assessment and Net Assessment Per Unit /(b)

Platted Lands

CDD Land Use	Total Units	Assigned Net Assmt	Total Net Assmt	Total Gross Assmt / c)
Townhome	-	\$ -	\$ -	\$ -
Single Family 40'	406	352.36	143,058.51	155,498.38
Single Family 50'	443	440.45	195,119.83	212,086.77
Total	849		\$ 338,178.34	\$ 367,585.15

Un-Platted Lands

CDD Land Use	Total Units	Assigned Net Assmt	Total Net Assmt
Townhome	865	\$ 28.77	\$ 24,881.91
Single Family 40'	274	50.63	13,871.74
Single Family 50'	276	63.28	17,466.24
Total	1,415		\$ 56,219.89

C. FY 2016 Summary

Assessment Allocation	Amount	%
Total Platted - NET	\$ 338,178.34	86%
Total Un- Platted - NET	56,219.89	14%
Total = AR	\$ 394,398.22	100%

STATEMENT 3
CYPRESS CREEK OHC CDD
\$20,485,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2015A-1
BUDGET FY2016
ADOPTED: 8-27-2015

	FY 2016 ADOPTED BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL (GROSS)	\$ 766,932
SPECIAL ASSESSMENTS - OFF ROLL (Net)	811,528
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD (est.)	12,373
LESS: DISCOUNT ASSESSMENTS	(30,677)
TOTAL REVENUE	1,560,156
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	30,677
INTEREST EXPENSE	
May 1, 2016	484,581
November 1, 2016	474,081
PRINCIPAL RETIREMENT	
May 1, 2016	560,000
TOTAL EXPENDITURES	1,549,340
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	10,817
FUND BALANCE - BEGINNING	12,373
Less Fund Balance Forward	(12,373)
FUND BALANCE - ENDING	\$ -

Total Units Subject to Debt Service Assessment: 2,258.00

A. ON-ROLL Allocation of Debt Service and Assessment Per Unit /(a)

CDD Land Use	Units /(a)	GROSS Debt Service Assmt per Unit	Total Debt Service Assmt GROSS	Early Pmt Disc.	Cty Collection Fee	Net Debt Service Assmt
Single Family 40'	404	\$800.76	323,507.04	(12,940.28)	(12,940.28)	297,626.48
Single Family 50'	443	\$1,000.96	443,425.28	(17,737.01)	(17,737.01)	407,951.26
Total	847		\$ 766,932.32	\$ (30,677.29)	\$ (30,677.29)	\$ 705,577.73

B. OFF-ROLL Collection

CDD Land Use	Units /(a)	Net Assmt/ Unit	Total Net Assmt
Townhome	865	\$414.40	\$ 358,456.00
Single Family 40'	270	\$736.70	198,909.00
Single Family 50'	276	\$920.88	254,162.88
Total	1411		\$ 811,527.88

STATEMENT 4
CYPRESS CREEK OHC CDD
\$20,485,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2015A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Dbt Srvc	Principal Balance
6/30/2015						
11/1/2015			325,746	325,746	\$325,746	\$20,485,000
5/1/2016	560,000	3.75%	484,581	1,044,581		19,925,000
11/1/2016		3.75%	474,081	474,081	1,518,663	19,925,000
5/1/2017	585,000	3.75%	474,081	1,059,081		19,340,000
11/1/2017		3.75%	463,113	463,113	1,522,194	19,340,000
5/1/2018	605,000	3.75%	463,113	1,068,113		18,735,000
11/1/2018		3.75%	451,769	451,769	1,519,881	18,735,000
5/1/2019	630,000	3.75%	451,769	1,081,769		18,105,000
11/1/2019		3.75%	439,956	439,956	1,521,725	18,105,000
5/1/2020	650,000	3.75%	439,956	1,089,956		17,455,000
11/1/2020		3.75%	427,769	427,769	1,517,725	17,455,000
5/1/2021	680,000	4.63%	427,769	1,107,769		16,775,000
11/1/2021		4.63%	412,044	412,044	1,519,813	16,775,000
5/1/2022	710,000	4.63%	412,044	1,122,044		16,065,000
11/1/2022		4.63%	395,625	395,625	1,517,669	16,065,000
5/1/2023	745,000	4.63%	395,625	1,140,625		15,320,000
11/1/2023		4.63%	378,397	378,397	1,519,022	15,320,000
5/1/2024	780,000	4.63%	378,397	1,158,397		14,540,000
11/1/2024		4.63%	360,359	360,359	1,518,756	14,540,000
5/1/2025	820,000	4.63%	360,359	1,180,359		13,720,000
11/1/2025		4.63%	341,397	341,397	1,521,756	13,720,000
5/1/2026	855,000	4.63%	341,397	1,196,397		12,865,000
11/1/2026		4.63%	321,625	321,625	1,518,022	12,865,000
5/1/2027	900,000	5.00%	321,625	1,221,625		11,965,000
11/1/2027		5.00%	299,125	299,125	1,520,750	11,965,000
5/1/2028	945,000	5.00%	299,125	1,244,125		11,020,000
11/1/2028		5.00%	275,500	275,500	1,519,625	11,020,000
5/1/2029	995,000	5.00%	275,500	1,270,500		10,025,000
11/1/2029		5.00%	250,625	250,625	1,521,125	10,025,000
5/1/2030	1,045,000	5.00%	250,625	1,295,625		8,980,000
11/1/2030		5.00%	224,500	224,500	1,520,125	8,980,000
5/1/2031	1,100,000	5.00%	224,500	1,324,500		7,880,000
11/1/2031		5.00%	197,000	197,000	1,521,500	7,880,000
5/1/2032	1,155,000	5.00%	197,000	1,352,000		6,725,000
11/1/2032		5.00%	168,125	168,125	1,520,125	6,725,000
5/1/2033	1,215,000	5.00%	168,125	1,383,125		5,510,000
11/1/2033		5.00%	137,750	137,750	1,520,875	5,510,000
5/1/2034	1,275,000	5.00%	137,750	1,412,750		4,235,000
11/1/2034		5.00%	105,875	105,875	1,518,625	4,235,000
5/1/2035	1,340,000	5.00%	105,875	1,445,875		2,895,000
11/1/2035		5.00%	72,375	72,375	1,518,250	2,895,000
5/1/2036	1,410,000	5.00%	72,375	1,482,375		1,485,000
11/1/2036		5.00%	37,125	37,125	1,519,500	1,485,000
5/1/2037	1,485,000	5.00%	37,125	1,522,125		-
11/1/2037	-	5.00%	-	-	1,522,125	-
Total	\$ 20,485,000		\$ 13,278,596	\$ 33,763,596	\$ 33,763,596	

Maximum annual debt service (MADS): \$1,522,194

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.