

***CYPRESS CREEK OF HILLSBOROUGH COUNTY
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Board Package

***Board of Supervisors
Regular Meeting***

***Tuesday
June 7, 2016
10:00 a.m.***

Offices of:

***Metro Development Group
2502 North Rocky Point Drive
Suite 1050
Tampa, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Cypress Creek of Hillsborough County Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

Board of Supervisors
**Cypress Creek of Hillsborough County
Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Cypress Creek of Hillsborough County Community Development District is scheduled for **Tuesday, June 7, 2016 at 10:00 a.m.** at the offices of Metro Development Group, 2502 North Rocky Point Drive, Suite 1050, Tampa, Florida, 33607.

The advanced copy of the agenda for the meeting is enclosed, along with associated documentation for your review and consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Nandra Ramnarine

Nandra Ramnarine,
District Manager

**CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY
DEVELOPMENT DISTRICT**

Date of Meeting: **Tuesday, June 7, 2016**
Time: 10:00 a.m.
Location: Metro Development Group
2502 North Rocky Point Drive, Suite 1050
Tampa, Florida 33607

Conference Call No.: (563) 999-2090
Code: 686859#

AGENDA

I. Roll Call

II. Audience Comments

III. Administrative Matters

A. Acceptance of April 2016 Summary Financial Statements Exhibit 1

IV. Business Matters

A. Presentation of the FY 2016-2017 Proposed Budget Exhibit 2

B. Adoption of Resolution 2016-7 - Approving the Proposed FY
2016-2017 Budget and Setting the Public Hearing Exhibit 3

C. Hillsborough County Lighting District Tax Bill Exhibit 4

V. Staff Reports

A. District Manager

B. Attorney

C. District Engineer

VI. Supervisors Requests

VII. Audience Questions and Comments on Other Items

VII. Adjournment

EXHIBIT 1

Cypress Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2016

Cypress Creek of Hillsborough County CDD
Balance Sheet
April 30, 2016

	<u>GENERAL FUND</u>	<u>DS2006</u>	<u>DS2015</u>	<u>CONSTRUCTION</u>	<u>TOTAL</u>
<u>ASSETS:</u>					
CASH - Operating Account	\$ 179,481	\$ -	\$ -	\$ -	\$ 179,481
INVESTMENTS					
REVENUE FUND	-	17,130	1,267,328	-	1,284,458
INTEREST	-	-	0	-	0
PREPAYMENT	-	-	332,251	-	332,251
RESERVE FUND A-1	-	-	340,000	-	340,000
RESERVE FUND A-2	-	-	118,902	-	118,902
CAPITAL INTEREST	-	-	-	-	-
ACQUISITION/ CONST FUND	-	-	-	552,509	552,509
ACCOUNTS RECEIVABLE	-	-	-	10,791	10,791
ASSESSMENTS RECEIVABLE - ON ROLL	31,115	-	64,919	-	96,034
DUE FROM OTHER FUNDS	4,083	-	-	-	4,083
UTILITY DEPOSIT (TECO)	6,825	-	-	-	6,825
TOTAL ASSETS	<u>\$ 221,504</u>	<u>\$ 17,130</u>	<u>\$ 2,123,400</u>	<u>\$ 563,300</u>	<u>\$ 2,925,334</u>
 <u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$ 21,289	\$ -	\$ -	\$ 10,791	\$ 32,080
DUE TO OTHER FUND	-	-	-	4,083	4,083
DEFERRED REVENUE (On Roll Assmt)	31,115	-	64,919	-	96,034
 <u>FUND BALANCE:</u>					
NONSPENDABLE:	6,825	-	-	-	6,825
RESTRICTED FOR:					
DEBT SERVICE	-	17,130	2,058,481	-	2,075,611
CAPITAL PROJECTS	-	-	-	548,426	548,426
UNASSIGNED	162,275	-	-	-	162,275
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 221,504</u>	<u>\$ 17,130</u>	<u>\$ 2,123,400</u>	<u>\$ 563,300</u>	<u>\$ 2,925,334</u>

Cypress Creek of Hillsborough County CDD
General Fund
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2015 through April 30, 2016

	FY2016 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE				
ASSESSMENT ON-ROLL (Gross)	\$ 429,683	\$ 393,877	\$ 307,063	\$ (86,814)
ASSESSMENT OFF-ROLL	-	-	19,027	19,027
INTEREST	-	-	57	57
MISCELLANEOUS REVENUE (Rentals, keyfobs)	-	-	1,190	1,190
DISCOUNT (ASSESSMENTS)	(17,903)	-	-	-
TOTAL REVENUE	\$ 411,780	\$ 393,877	\$ 327,338	\$ (66,539)
EXPENDITURES				
ADMINISTRATIVE:				
SUPERVISORS FEES	2,400	1,400	1,200	200
TRAVEL PER DIEM	200	117	-	117
PAYROLL TAXES	184	107	92	16
PAYROLL SERVICES	673	393	271	122
MANAGEMENT CONSULTING SERVICES	23,000	13,417	13,417	0
CONSTRUCTION ACCOUNTING SERVICES	2,500	2,500	2,500	-
REGULATORY AND PERMIT FEES	175	175	175	-
MISCELLANEOUS EXPENSES (bank fees, room rental, new chks)	250	146	285	(139)
MASS MAILING	-	-	1,506	(1,506)
AUDITING	4,000	4,000	3,250	750
LEGAL ADVERTISEMENTS	550	321	1,464	(1,143)
ENGINEERING SERVICES	3,500	2,042	5,460	(3,419)
LEGAL SERVICES - GENERAL	5,000	2,917	2,337	580
COUNTY-COLLECTION FEES	17,903	-	-	-
WEBSITE SETUP & ADMINISTRATION	1,995	1,164	660	504
CONTINGENCY	1,775	1,035	-	1,035
TOTAL ADMINISTRATIVE	64,105	29,732	32,616	(2,884)
INSURANCE:				
INSURANCE (Liability, Property & Casualty)	14,500	14,500	15,166	(666)
TOTAL INSURANCE	14,500	14,500	15,166	(666)
DEBT SERVICE ADMINISTRATION:				
DISSEMINATING AGENT	5,000	-	-	-
ARBITRAGE REPORTING	500	500	500	-
TRUSTEE FEES	4,337	-	-	-
TOTAL DEBT SERVICE ADMINISTRATION	9,837	500	500	-
FIELD OPERATIONS:				
UTILITY - ELECTRICITY	4,390	2,561	2,806	(246)
UTILITY - STREETLIGHTS	31,740	18,515	18,564	(49)
UTILITY - WATER	230	134	162	(28)
FIELD MANAGEMENT SERVICES	48,000	28,000	28,000	-
FIELD SUPERVISOR	16,800	9,800	8,048	1,752
ENTRY AND WALLS MAINTENANCE	3,000	1,750	1,208	543
LAKE & POND MAINTENANCE (Contract)	8,280	4,830	4,940	(110)
WETLAND MAINTENANCE (EROSION REPAIR)	-	-	2,200	(2,200)
AQUATIC PLANT REPLACEMENT	1,500	875	-	875
LANDSCAPE MAINTENANCE	84,192	49,112	49,112	-
LANDSCAPE REPLENISHMENT & OTHER	5,000	2,917	14,184 b)	(11,267)
IRRIGATION MAINTENANCE	4,500	2,625	1,911 c)	714
IRRIGATION EVALUATION	-	-	1,850	(1,850)
MISCELLANEOUS FIELD EXPENSE	650	379	2,124 d)	(1,745)
FIELD CONTINGENCY	5,490	3,203	- e)	3,203
SECURITY (Security Camera monitoring)	-	-	300	(300)
STREETLIGHTS-NON ADVALOREM TAXES	11,950	11,950	15,587	(3,638)
TOTAL FIELD OPERATIONS	225,722	136,650	150,996	(14,346)
AMENITY CENTER:				
POOL SERVICE CONTRACT	9,600	5,600	2,425	3,175
POOL MAINTENANCE & REPAIRS	3,500	2,042	125	1,917
POOL PERMIT	275	160	125	35
AMENITY CENTER CLEANING & MAINTENANCE	12,720	7,420	2,975	4,445
AMENITY CENTER INTERNET	2,280	1,330	557	773
AMENITY CENTER ELECTRICITY	19,200	11,200	2,014	9,186
AMENITY CENTER WATER	10,500	6,125	958	5,167

Cypress Creek of Hillsborough County CDD
General Fund
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2015 through April 30, 2016

	FY2016 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
AMENITY CENTER PEST CONTROL	1,020	595	435	160
REFUSE SERVICE	2,100	1,225	1,508	(283)
LANDSCAPE MAINTENANCE	14,400	8,400	-	8,400
AMENITY CENTER MISCELLANEOUS REPAIRS & MAINTENANCE	7,000	4,083	958	3,125
TOTAL AMENITY CENTER OPERATIONS	82,595	48,180	12,081	36,099
OTHER OPERATIONS EXPENSES:				
C/O- Trash Receptacles	-	-	9,581	(9,581)
C/O- Park benches	-	-	7,259	(7,259)
INCREASE RESERVES	15,021	8,762	-	8,762
TOTAL OTHER	15,021	8,762	16,840	(8,078)
TOTAL EXPENDITURES	411,780	238,325	228,200	10,125
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1	155,552	99,138	(56,414)
NET CHANGE IN FUND BALANCE	1	155,552	99,138	(56,414)
FUND BALANCE - BEGINNING	59,594	59,594	69,962	10,368
INCREASE RESERVES	15,021			
FUND BALANCE - ENDING	\$ 74,615	\$ 215,146	\$ 169,100	\$ (46,046)

a) Annual Budget reported at Gross, Prorated Budget adjusted to Net and Actual is reported at Net. Prorated Budget is adjusted to net and reflects the following percentage of the Annual Budget for the respective reporting period: December = 60%, January = 70%, February = 80%, March = 90% and April = 100%. Assessments become delinquent on April 1st.

b) Includes Sod \$1,460, Plants \$8,744; Tree injections \$880, Mulch\$ 2,100 ; misc \$550

c) Includes irrigation evaluation of \$1,850

d) Includes trash \$450; sign \$240; Xms décor \$445, Pet waste \$1069; fence \$850, logos \$138

e) Includes Trash receptacles \$9,581 & 7 benches \$5,159

Cypress Creek of Hillsborough County CDD
Series 2006 Debt Service Fund
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2015 through April 30, 2016

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
ASSESSMENTS ON-ROLL (Net)				(a) \$ -
ASSESSMENTS OFF-ROLL				-
DISCOUNT (ASSESSMENTS)				-
TOTAL REVENUE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES				
INTEREST EXPENSE				-
PRINCIPAL EXPENSE				-
TOTAL EXPENDITURES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	-	-
OTHER FINANCING SOURCES (USES)				
TRANSFER-IN	-	-		-
TRANSFER-OUT	-	-	(3,690)	(3,690)
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>(3,690)</u>	<u>(3,690)</u>
NET CHANGE IN FUND BALANCE	-	-	(3,690)	(3,690)
FUND BALANCE - BEGINNING			20,820	20,820
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,130</u>	<u>\$ 17,130</u>

a) Assessment budget reported at gross, year-to-date budget adjusted to net and actual collections reported at net pending the receipt of County's discount and collection fees information.

Cypress Creek of Hillsborough County CDD
Series 2015A Debt Service Fund
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2015 through April 30, 2016

	FY2016 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
ASSESSMENTS ON-ROLL (Net)	\$ 766,932	\$ 635,020	\$ 640,662	\$ 5,642
ASSESSMENTS OFF-ROLL (301 Cypress Crk LLC)	811,528	608,646	290,120	(318,526)
ASSESSMENTS OFF-ROLL (Shutts & Bwn)	-	-	687,701	687,701
ASSESSMENTS OFF-ROLL (Lennar)	-	-	23,869	23,869
ASSESSMENTS OFF-ROLL (Cyp Crk 2 LLC)	-	-	50,542	50,542
ASSESSMENTS OFF-ROLL (Cyp Crk LLC)	-	-	503,550	503,550
INTEREST REVENUE	-	-	28	28
FUND BALANCE FORWARD	12,373	-	-	-
Less: DISCOUNT ASSESSMENTS	(30,677)	-	-	-
TOTAL REVENUE	1,560,156	1,243,666	2,196,473	952,807
EXPENDITURES				
COUNTY ASSESSMENTS COLLECTION FEE	30,677	-	-	-
PRINCIPAL EXPENSE	560,000	-	-	-
PRINCIPAL PREPAYMENT	-	-	380,000	(380,000)
INTEREST EXPENSE (May1 & Nov 1)	958,662	372,115	372,115	-
TOTAL EXPENDITURES	1,549,339	372,115	752,115	(380,000)
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	10,817	871,551	1,444,358	572,807
OTHER FINANCING SOURCES (USES)				
TRANSFER-IN	-	-	3,690	3,690
TRANSFER-OUT	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	3,690	3,690
NET CHANGE IN FUND BALANCE	10,817	871,551	1,448,048	576,497
FUND BALANCE - BEGINNING	-	-	610,434	610,434
FUND BALANCE - ENDING	\$ 10,817	\$ 871,551	\$ 2,058,481	\$ 1,186,931

a) Assessment budget reported at gross, year-to-date budget adjusted to net and actual collections reported at net

Cypress Creek of Hillsborough County CDD
Acq/Construction Fund
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2015 through April 30, 2016

	ACTUAL YEAR-TO-DATE
REVENUE	
DEVELOPER CONTRIBUTIONS	\$ 38,335
INTEREST REVENUE	45
TOTAL REVENUE	38,380
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	1,349,972
TOTAL EXPENDITURES	1,349,972
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 (1,311,592)
 NET CHANGE IN FUND BALANCE	 (1,311,592)
 FUND BALANCE - BEGINNING	 1,860,018
 FUND BALANCE - ENDING	 \$ 548,426

Cypress Creek of Hillsborough County CDD
Cash Reconciliation (GF)
April 30, 2016

	<u>Chs Account</u>	<u>New BU Account</u>	<u>Consolidated Cash_Balance</u>
Balance Per Bank Statement	\$ 675.68	\$ 181,440.97	\$ 182,116.65
Less: Outstanding Checks	-	(2,635.75)	(2,635.75)
<i>Adjusted Bank Balance</i>	<u>\$ 675.68</u>	<u>\$ 178,805.22</u>	<u>\$ 179,480.90</u>
Beginning Bank Balance Per Books	\$ 715.68	\$ 252,545.87	\$ 253,261.55
Cash Receipts	-	5,791.52	5,791.52
Disbursements	(40.00)	(79,532.17)	(79,572.17)
<i>Balance Per Books</i>	<u>\$ 675.68</u>	<u>\$ 178,805.22</u>	<u>\$ 179,480.90</u>

Cypress Creek of Hillsborough County CDD

Check Register

FY 2016

Date	Num	Name	Memo	Debit	Credit	BU Balance
			EOY Balance			16,482.33
10/01/2015	2110	DPFG	CDD Mgmt/Misc		4,416.66	12,065.67
10/01/2015	2111	Egis Insurance & Risk Advisors	Insurance - FY 2016		8,696.00	3,369.67
10/07/2015	2112	ATLAS PROFESSIONAL SERVICES, INC.	Web Site - Oct		60.00	3,309.67
10/07/2015	2113	HILLSBOROUGH COUNTY UTILITIES-BOC	8/24-9/23 - 7908 Orange Spring Dr		12.83	3,296.84
10/07/2015	2114	TECO	8/25-9/24 - Streetlights		1,923.04	1,373.80
10/07/2015	2115	TIME PUBLISHING CO	Legal Ad		56.06	1,317.74
10/16/2015	2116	TECO	Electricity		276.57	1,041.17
10/21/2015		Deposit - Tax Coll	Tax Coll Int	42.60		1,083.77
10/23/2015	2117	TECO	7152 Trent Creek Dr Pump - Dep		200.00	883.77
10/28/2015		Deposit	Tax Coll Deposit	4,587.33		5,471.10
10/30/2015		Deposit	Lennar Series 2006 Special Assessm	17,130.00		22,601.10
10/30/2015	2118	STEVE FIASON	Mileage - Oct		114.58	22,486.52
10/30/2015	W10302015	US BANK	DS - 2006 Trustee fees		17,130.00	5,356.52
		EOM Balance BU 10-31-2015		21,759.93	32,885.74	5,356.52
11/05/2015		Deposit	O & M Assessment 2015	19,819.14		25,175.66
11/05/2015		Deposit	O & M Assessment 2015	21,152.13		46,327.79
11/06/2015	2119	AQUATIC SYSTEMS, INC	Lake & Pond Maint.		1,380.00	44,947.79
11/06/2015	2120	CERTUS BUILDERS	Wall Repairs		1,207.50	43,740.29
11/06/2015	2121	DOUG BELDON, TAX COLLECTOR	A0542462196 - Streetlight Assessment		1,041.33	42,698.96
11/06/2015	2122	DPFG	CDD Mgmt - Nov		1,916.66	40,782.30
11/06/2015	2123	GRANDVIEW BOTANICALS LANDSCAPE CO	Remove Trash		450.00	40,332.30
11/06/2015	2124	HILLSBOROUGH COUNTY UTILITIES-BOC	9/23-10/22 - 7908 Orange Springs Dr		14.64	40,317.66
11/06/2015	2125	LANDSCAPE MAINTENANCE PROFESSION	Landscape Maint		9,356.00	30,961.66
11/06/2015	2126	METRO DEVELOPMENT GROUP, LLC	Field Mgmt - Oct		4,000.00	26,961.66
11/06/2015	2127	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 10/9/15		409.94	26,551.72
11/06/2015	2128	TECO	Electricity		2,553.04	23,998.68
11/06/2015	2129	DPFG FIELD SERVICES, INC	9/26-11/21 - Field P/R		1,110.00	22,888.68
11/06/2015	2130	LANDSCAPE MAINTENANCE PROFESSION	Irrigation Repairs		360.00	22,528.68
11/12/2015	2131	ATLAS PROFESSIONAL SERVICES, INC.	Web Site Hosting - Nov		60.00	22,468.68
11/12/2015	2132	METRO DEVELOPMENT GROUP, LLC	Field Mgmt - Nov		4,000.00	18,468.68
11/12/2015	2133	TECO	Electricity		366.71	18,101.97
11/12/2015	ACH1112	DELUXE FOR BUSINESS	Business products		68.22	18,033.75
11/12/2015	197	Transfer fee	Outgoing Wire transfer fee - Nov bnk sta		25.00	18,008.75
11/17/2015		Deposit	O & M Assessment-Builder	2,391.75		20,400.50
11/17/2015		Deposit	O & M Assessment (Builder	19,027.44		39,427.94
11/18/2015		Deposit	Tax Collections	14,941.67		54,369.61
11/19/2015	2134	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 11/6/15		763.98	53,605.63
11/20/2015	10000	Ira D Draper	BOS Mtg - 11/3/15		184.70	53,420.93
11/20/2015	ACH11202015	PAYCHEX	BOS Mtg - 11/3/15 - Taxes		30.60	53,390.33
11/20/2015	ACH11202015	PAYCHEX	BOS Mtg - 11/3/15 - P/R Fees		40.95	53,349.38
11/30/2015		Deposit	Hills Tax Collections	154,884.79		208,234.17
		EOM Balance - BU 11-30-2015		232,216.92	29,339.27	208,234.17
12/01/2015	2135	DPFG	CDD Mgmt - Dec		1,916.66	206,317.51
12/01/2015	2136	DPFG FIELD SERVICES, INC	11/22-12/19 - Field Svcs		927.00	205,390.51
12/01/2015	2137	FLORIDA DEPT OF ECONOMIC OPPORTUN	Annual Filing Fee FY 2016		175.00	205,215.51

Cypress Creek of Hillsborough County CDD

Check Register

FY 2016

Date	Num	Name	Memo	Debit	Credit	BU Balance
12/04/2015	2138	PATRICIA COMINGS-THIBAUT	Holiday (Christmaslightset.com)		444.93	204,770.58
12/08/2015		Deposit	Tax Coll Deposit	616,230.66		821,001.24
12/09/2015	2139	LANDSCAPE MAINTENANCE PROFESSION	Landscape Maint - Dec		7,016.00	813,985.24
12/09/2015	2140	METRO DEVELOPMENT GROUP, LLC	Field Mgmt - Dec		4,000.00	809,985.24
12/09/2015	2141	PANTHER TRACE CDD	12/17/15 - Room Rental		25.00	809,960.24
12/11/2015	2142	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Dec		712.00	809,248.24
12/11/2015	2143	ATLAS PROFESSIONAL SERVICES, INC.	Web Site Set Up/Hosting - Dec		300.00	808,948.24
12/11/2015	2144	HILLSBOROUGH COUNTY UTILITIES-BOC	10/22-11/19 - 7908 Orange Spring Dr		12.47	808,935.77
12/11/2015	2145	TECO	Electricity		2,749.46	806,186.31
12/11/2015	2146	TIME PUBLISHING CO	Legal Ads		285.20	805,901.11
12/16/2015	2147	LANDSCAPE MAINTENANCE PROFESSION	Landscape Maint - Oct		7,016.00	798,885.11
12/16/2015	2148	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 12/4/15		819.50	798,065.61
12/18/2015		Deposit	Tax Collection	96,125.40		894,191.01
12/28/2015	2149	GRANDVIEW BOTANICALS LANDSCAPE C	Misc. Landscaping		550.00	893,641.01
12/28/2015	2150	LANDSCAPE MAINTENANCE PROFESSION	Misc. Landscaping		12,218.51	881,422.50
12/30/2015	ACH12302015	PAYCHEX	BOS Mtg - 12/1, 12/12		49.95	881,372.55
12/30/2015	10001	Ira D Draper	BOS Mtg - 12/1, 12/12		369.40	881,003.15
12/30/2015	ACH12302015	PAYCHEX	BOS Mtg - 12/1, 12/12		61.20	880,941.95
EOM Balance BU 12-31-2015				712,356.06	39,648.28	880,941.95
01/01/2016	2151	DPFG	CDD Mgmt - Jan		1,916.66	879,025.29
01/01/2016	2152	LANDSCAPE MAINTENANCE PROFESSION	Landscape Maint - Jan		7,016.00	872,009.29
01/05/2016	2153	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Jan		712.00	871,297.29
01/05/2016	2154	BRANDON SIGNS, INC	Repair Sign		240.75	871,056.54
01/05/2016	2156	HILLSBOROUGH COUNTY UTILITIES-BOC	11/19-12/22 - 7908 Orange Spring Dr		13.56	871,042.98
01/05/2016	2157	METRO DEVELOPMENT GROUP, LLC	Field Mgmt/PH Reimbursement		4,040.91	867,002.07
01/06/2016	2158	Poop 911	Pet Waste Removal - Dec		111.30	866,890.77
01/07/2016		Deposit	Tax Collection	21,896.81		888,787.58
01/11/2016	2159	LANDSCAPE MAINTENANCE PROFESSION	Irrigation Repairs		135.66	888,651.92
01/13/2016	2160	PANTHER TRACE CDD	Meeting Room Rental		25.00	888,626.92
01/13/2016	2161	CYPRESS CREEK OF HILLSBOROUGH CDI	Tax Collection Distribution		600,076.26	288,550.66
01/14/2016	2162	TECO	Electricity		404.24	288,146.42
01/15/2016		Deposit	Tax Interest	44.12		288,190.54
01/18/2016	2163	ATLAS PROFESSIONAL SERVICES, INC.	Web Site Hosting - Jan		60.00	288,130.54
01/18/2016	2164	MOLLOY & JAMES	Legal Svcs - Dec		152.50	287,978.04
01/18/2016	2165	TIME PUBLISHING CO	Legal Ad		40.76	287,937.28
01/20/2016	2166	DPFG FIELD SERVICES, INC	12/20-1/16 - P/R		948.00	286,989.28
		ADP	ADP fee		61.10	286,928.18
01/20/2016	2167	STEVE FIASON	Travel - Oct		213.16	286,715.02
01/20/2016	2168	STEVE FIASON	Travel - Nov		172.42	286,542.60
01/20/2016	2169	STEVE FIASON	Travel - Dec		195.78	286,346.82
01/21/2016		Deposit	CF 2015.01	1,922.30		288,269.12
01/21/2016		Deposit	CF 2015-01	1,927.70		290,196.82
01/22/2016	2171	HEIDT DESIGN	Engineering Svcs		3,850.00	286,346.82
01/25/2016	2172	MOLLOY & JAMES	Legal Svcs		360.00	285,986.82
01/25/2016	2170	HILLSBOROUGH COUNTY UTILITIES-BOC	VOID:	0.00		285,986.82
01/25/2016	2173	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 1/15/16		368.75	285,618.07

Cypress Creek of Hillsborough County CDD

Check Register

FY 2016

Date	Num	Name	Memo	Debit	Credit	BU Balance
EOM Balance - BU 1-31-2016				25,790.93	621,114.81	285,618.07
02/01/2016	2174	DPFG	CDD Mgmt - Feb		1,916.66	283,701.41
02/01/2016	2175	LANDSCAPE MAINTENANCE PROFESSION	Landscapr Maint - Feb		7,016.00	276,685.41
02/05/2016	2176	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Feb		712.00	275,973.41
02/05/2016	2177	ATLAS PROFESSIONAL SERVICES, INC.	Web Site Hosting - Feb		60.00	275,913.41
02/05/2016	2178	HILLSBOROUGH COUNTY UTILITIES-BOC	12/22-1/25 - 7908 Orange Spring Dr		13.56	275,899.85
02/05/2016	2179	METRO DEVELOPMENT GROUP, LLC	Field Mgmt - Feb		4,000.00	271,899.85
02/05/2016	2180	Poop 911	Pet Waste Removal - Jan		316.98	271,582.87
02/05/2016	2181	TECO	12/28-1/26 - Streetlights		2,893.97	268,688.90
02/05/2016	2182	STEVE FIASON	Travel - Jan		188.58	268,500.32
02/05/2016	2183	METRO DEVELOPMENT GROUP, LLC	Cell Reimbursement		33.01	268,467.31
02/05/2016		Deposit	Tax Collections	3,683.30		272,150.61
02/05/2016	2184	TECO	11/25-12/27 - Streetlights		2,472.17	269,678.44
02/08/2016	2185	DPFG FIELD SERVICES, INC	1/17-2/13 - Field P/R		960.00	268,718.44
02/08/2016	2186	MOLLOY & JAMES	Legal Svcs - Jan		216.00	268,502.44
02/12/2016	2187	CARR, RIGGS & INGRAM	Audit FY 2015		2,000.00	266,502.44
02/12/2016	2188	DPFG	Mass Mailing		1,505.88	264,996.56
02/12/2016	2189	GRANDVIEW BOTANICALS LANDSCAPE C	Mowing of Common Area		450.00	264,546.56
02/15/2016	2190	TECO	Electricity		219.62	264,326.94
02/17/2016	2191	TECO	7154 Trent Creek Dr - Deposit		200.00	264,126.94
02/19/2016	ACH02192016	PAYCHEX	P/R Fees		69.95	264,056.99
02/19/2016	10002	Ira D Draper	BOS Mtg - 2/2/16		184.70	263,872.29
02/19/2016	ACH02192016	PAYCHEX	BOS Mtg - 2/2/16		30.60	263,841.69
02/22/2016	2193	BALLENGER & COMPANY, INC.	Existing Irrigation Evaluation		1,850.00	261,991.69
02/23/2016	2194	GRANDVIEW BOTANICALS LANDSCAPE C	Fence Repairs		850.00	261,141.69
02/25/2016	2195	MOLLOY & JAMES	Legal Svcs - Feb		264.00	260,877.69
02/26/2016	2196	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 2/19/16		2,524.75	258,352.94
02/29/2016	2197	HILLSBOROUGH COUNTY UTILITIES-BOC	1/25-2/22 - 7908 Orange Spring Dr		14.29	258,338.65
EOM Cash Balance 2-29-2016				3,683.30	30,962.72	258,338.65
03/01/2016	2198	DPFG	CDD Mgmt - March		1,916.66	256,421.99
03/01/2016	2199	LANDSCAPE MAINTENANCE PROFESSION	Landscape Maint - March		7,016.00	249,405.99
03/02/2016	2200	AQUATIC SYSTEMS, INC	Lake Maint - March		712.00	248,693.99
03/02/2016	2201	ATLAS PROFESSIONAL SERVICES, INC.	Web Site Hosting - March		60.00	248,633.99
03/02/2016	2202	Earth-Tech Property Solutions	Pest Control		145.00	248,488.99
03/02/2016	2203	Poop 911	Pet Waste Removal		320.60	248,168.39
03/02/2016	2204	METRO DEVELOPMENT GROUP, LLC	Field Mgmt - March		4,000.00	244,168.39
03/03/2016		Deposit	FOB	40.00		244,208.39
03/03/2016		Deposit	FOB	110.00		244,318.39
03/03/2016	2205	TECO	1/26-2/24 - Streetlights		2,856.89	241,461.50
03/04/2016	2206	SITE MASTERS OF FL	Erosion Repair on Pond Bank		2,200.00	239,261.50
03/09/2016		Deposit	Tax Collections	34,741.88		274,003.38
03/09/2016	2207	DPFG FIELD SERVICES, INC	2/14-3/12 - Field P/R		1,218.00	272,785.38
03/09/2016	2208	FLORIDA DEPT OF HEALTH IN HILLSBORO	Pool Permit		125.00	272,660.38
03/09/2016	2209	MOLLOY & JAMES	Legal Svcs - Feb		144.00	272,516.38
03/09/2016	2210	Onsight Signage & Visual Solutions	Logos on Benches		138.25	272,378.13
03/09/2016	2211	STEVE FIASON	Travel - Feb		259.42	272,118.71

Cypress Creek of Hillsborough County CDD

Check Register

FY 2016

Date	Num	Name	Memo	Debit	Credit	BU Balance
	2212	Void	Void		0.00	270,918.42
03/15/2016	2213	TECO	Electricity		1,200.29	270,918.42
03/15/2016	2214	Onsight Signage & Visual Solutions	Benches/Trash Cans		14,740.00	256,178.42
03/15/2016		Deposit	Rentals/Key FOBS	410.00		256,588.42
03/16/2016	ACH03162016	PAYCHEX	3/1/16 - P/R Fees		49.95	256,538.47
03/16/2016	10003	Ira D Draper	BOS Mtg - 3/1/16		184.70	256,353.77
03/16/2016	ACH01162016	PAYCHEX	BOS Mtg - 3/1/16		30.60	256,323.17
03/17/2016	2215	DUNRITE CONSTRUCTION CO	Park Bench Slabs		2,100.00	254,223.17
	2216	Void	Void		0.00	254,223.17
03/21/2016	2217	LANDSCAPE MAINTENANCE PROFESSION	Irrigation Repairs		40.00	254,183.17
03/23/2016	2218	Cistech, Inc	Key FOBS		958.33	253,224.84
03/23/2016		Deposit	Rentals/Key Fobs	120.00		253,344.84
	2219	Void	Void		0.00	253,344.84
	2220	Void	Void		0.00	253,344.84
03/24/2016	2221	BRIGHT HOUSE NETWORKS	2/24-3/23 & 3/24-4/23 - 7154 Trent Creek Dr		557.37	252,787.47
03/28/2016	2222	MOLLOY & JAMES	Legal Svcs - March		216.00	252,571.47
03/29/2016	2223	METRO DEVELOPMENT GROUP, LLC	Cell Phone		25.60	252,545.87
EOM Balance - BU 3-31-2016				35,421.88	41,214.66	252,545.87
04/01/2016	2224	DPFG	CDD Mgmt - April		1,916.66	250,629.21
04/01/2016	2225	HALLELUJAH POOLS	Pool Maint - Feb-March		3,300.00	247,329.21
04/01/2016	2226	HILLSBOROUGH COUNTY UTILITIES-BOC	2/22-3/23 - 7908 Orange Spring Dr		13.92	247,315.29
04/01/2016	2227	LANDSCAPE MAINTENANCE PROFESSION	Landscape Maint - April		7,016.00	240,299.29
04/01/2016	2228	Poop 911	Pet Waste Removal - March		320.60	239,978.69
04/01/2016	2229	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 3/18/16		573.50	239,405.19
04/01/2016		Deposit	Deposit	61.10		239,466.29
04/04/2016	2230	Earth-Tech Property Solutions	Pest Control		145.00	239,321.29
04/04/2016	2231	AQUATIC SYSTEMS, INC	Lake & Pond Maint - April		712.00	238,609.29
04/04/2016	2232	ATLAS PROFESSIONAL SERVICES, INC.	Web Site Hosting - April		60.00	238,549.29
04/04/2016	2233	CYPRESS CREEK OF HILLSBOROUGH CDI	Tax Collection Distribution		17,292.15	221,257.14
04/04/2016	2234	DPFG FIELD SERVICES, INC	3/14-4/23 - Field P/R		1,310.00	219,947.14
04/04/2016	2235	Egis Insurance & Risk Advisors	Insurance		6,470.00	213,477.14
04/04/2016	2236	HALLELUJAH POOLS	Pool Maint - April		1,675.00	211,802.14
04/04/2016	2237	METRO DEVELOPMENT GROUP, LLC	Phone Reimbursement		33.17	211,768.97
04/04/2016	2238	TECO	2/24-3/24 - Streetlights		2,856.89	208,912.08
04/05/2016	2239	METRO DEVELOPMENT GROUP, LLC	Field Mgmt - April		4,000.00	204,912.08
04/05/2016		Deposit	Misc	360.00		205,272.08
04/07/2016		Deposit	Tax Collections	5,220.42		210,492.50
04/11/2016	2240	MOLLOY & JAMES	Legal Svcs - March		360.00	210,132.50
04/11/2016	2241	STEVE FIASON	Travel - March		177.23	209,955.27
04/12/2016	2242	CYPRESS CREEK OF HILLSBOROUGH CDI	Tax Collections		27,014.51	182,940.76
04/15/2016	2243	HALLELUJAH POOLS	Pool/Misc		550.00	182,390.76
04/15/2016	2244	MIKE GRETH	Postage-Reimbursement		2.05	182,388.71
04/15/2016	2245	TECO	Electricity		1,040.36	181,348.35
04/18/2016		Deposit	Key Fobs	150.00		181,498.35
04/18/2016	ACH04182016	PAYCHEX	P/R Fees		59.95	181,438.40
04/18/2016	10004	Ira D Draper	BOS Mtg - 3/29/16		184.70	181,253.70

Cypress Creek of Hillsborough County CDD
Check Register
FY 2016

Date	Num	Name	Memo	Debit	Credit	BU Balance
04/18/2016	ACH04182016	PAYCHEX	BOS Mtg - 3/29/16		30.60	181,223.10
04/28/2016	2246	CRITICAL INTERVENTION SERVICES, INC.	Camera Monitoring (6) - April		300.00	180,923.10
04/28/2016	2247	GNP SERVICES, CPA, PA	Arbitrage		500.00	180,423.10
04/28/2016	2248	MOLLOY & JAMES	Legal Svcs - April		384.00	180,039.10
04/28/2016	2249	TIME PUBLISHING CO	Legal Ads		1,233.88	178,805.22
EOM Balance - BU 4-30-2016				5,791.52	79,532.17	178,805.22
			Previous Mo balance	715.68		715.68
04/04/2016		Chase Bank	Bank fees - Mar & Apr16		40.00	675.68
04/30/2016		Add: Chase Bank old account balance	Chase bank account			675.68
EOM Cash Balance - Consolidated						179,480.90

EXHIBIT 2

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT



**PROPOSED OPERATING BUDGET
OCTOBER 1, 2016 – SEPTEMBER 30, 2017**

**STATEMENT 1
CYPRESS CREEK CDD
GENERAL FUND
PROPOSED**

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ADOPTED	FY 2016 YTD - MARCH	FY 2017 PROPOSED	VARIANCE 2016 TO 2017
REVENUE						
SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 265,527	\$ 263,392	\$ 429,683	\$ 305,371	\$ 478,104	\$ 48,421
SPECIAL ASSESSMENTS - OFF ROLL - 301 CYPRESS CREEK (Net)	21,152	-	-	-	-	-
SPECIAL ASSESSMENTS - OFF ROLL - CYPRESS CREEK 2 (Net)	19,819	-	-	19,027	-	-
SPECIAL ASSESSMENTS - OFF ROLL - LENNAR (Net)	2,392	-	-	-	-	-
INTEREST & MISCELLANROUES REVENUE	187	127	-	737	-	-
PRIOR YEAR REV OFF ROLL ASSMTS	20,486	-	-	-	-	-
DISCOUNT (ASSESSMENTS)	-	-	(17,903)	-	-	17,903
TOTAL REVENUE	329,563	263,519	411,780	325,135	478,104	66,324
EXPENDITURES						
ADMINISTRATIVE EXPENSES						
GENERAL ADMINISTRATIVE:						
SUPERVISORS' COMPENSATION	1,435	1,800	2,400	1,000	2,400	-
SUPERVISOR TRAVEL	14	98	200	-	-	(200)
PAYROLL TAXES	165	149	184	77	184	(0)
PAYROLL SERVICES	534	530	673	272	673	-
MEETING ROOM RENTAL	-	-	-	50	300	300
MANAGEMENT CONSULTING SERVICES	21,000	21,000	23,000	11,500	23,000	-
CONSTRUCTION ACCOUNTING	-	-	2,500	2,500	9,000	6,500
MISCELLANEOUS (BANK FEES, MAILINGS, ETC.)	209	249	250	25	250	-
AUDITING SERVICES	4,000	4,000	4,000	2,000	5,500	1,500
REGULATORY AND PERMIT FEES	225	175	175	175	175	-
LEGAL ADVERTISING	317	2,464	550	326	750	200
ENGINEERING SERVICES	18,981	5,082	3,500	5,460	6,000	2,500
LEGAL SERVICES	3,240	14,743	5,000	1,713	7,000	2,000
CONTINGENCY	-	2,284	1,775	-	-	(1,775)
WEBSITE SETUP & ADMINISTRATION	-	-	1,995	600	720	(1,275)
COUNTY-ASSESSMENT COLLECTION FEES	-	-	17,903	-	-	(17,903)
MISCELLANEOUS ADMIN.	-	-	-	1,654	-	-
TOTAL GENERAL ADMINISTRATIVE	50,120	52,574	64,105	27,352	55,952	(8,153)
INSURANCE:						
INSURANCE (Liability, Property & Casualty)	8,653	8,613	14,500	8,696	15,792	1,292
TOTAL INSURANCE	8,653	8,613	14,500	8,696	15,792	1,292
DEBT SERVICE ADMINISTRATION:						
BOND DISSEMINATION SERVICES	5,000	5,000	5,000	-	5,000	-
TRUSTEES FEES	3,771	9,112	4,337	-	10,775	6,438
ARBITRAGE SERVICES	1,000	500	500	-	750	250
TOTAL DEBT SERVICE ADMINISTRATION	9,771	14,612	9,837	-	16,525	6,688

**STATEMENT 1
CYPRESS CREEK CDD
GENERAL FUND
PROPOSED**

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ADOPTED	FY 2016 YTD - MARCH	FY 2017 PROPOSED	VARIANCE 2016 TO 2017
FIELD OPERATIONS:						
UTILITY - ELECTRICITY	4,229	3,343	4,390	2,001	6,500	2,110
UTILITY - STREETLIGHTS	30,758	30,056	31,740	15,707	36,000	4,260
UTILITY - WATER	180	170	230	82	230	-
FIELD ADMIN. SERVICES	-	-	16,800	5,263	18,000	1,200
FIELD TRAVEL SERVICES	-	-	-	1,321	3,200	3,200
FIELD MANAGEMENT SERVICES	48,000	48,000	48,000	24,000	48,000	-
POND CONTINGENCY	-	-	-	2,200	1,500	1,500
PET WASTE REMOVAL SERVICES	-	-	-	1,069	4,200	4,200
ENTRY & WALLS MAINTENANCE	-	2,536	3,000	1,208	3,000	-
LAKE/POND BANK MAINTENANCE	11,160	8,280	8,280	4,228	8,600	320
AQUATIC PLANT REPLACEMENT (Aquatic Systems)	-	-	1,500	-	1,500	-
LANDSCAPE MAINTENANCE - CONTRACT	80,950	93,461	84,192	42,096	135,000	50,808
LANDSCAPE REPLACEMENT	2,395	5,590	5,000	14,184	5,000	-
IRRIGATION MAINTENANCE & REPAIR	13,225	5,890	4,500	3,761	4,500	-
MISCELLANEOUS EXPENSES	800	1,295	650	2,124	650	-
STREET LIGHTS - PROPERTY TAXES	2,987	11,950	11,950	15,587	11,950	-
CONTINGENCY	-	7,919	5,490	-	-	(5,490)
TOTAL FIELD OPERATIONS	194,684	218,490	225,722	134,831	287,830	62,108

CAPITAL PROJECTS	-	212,437	-	16,840	-	-
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AMENITY CENTER:						
POOL SERVICE CONTRACT	-	-	9,600	1,650	29,400	19,800
POOL MAINTENANCE & REPAIRS	-	-	3,500	-	3,500	-
POOL PERMIT	-	-	275	125	275	-
AMENITY CENTER CLEANING & MAINTENANCE	-	-	12,720	1,650	7,350	(5,370)
AMENITY CENTER INTERNET	-	-	2,280	557	3,300	1,020
AMENITY CENTER ELECTRICITY	-	-	19,200	-	13,200	(6,000)
AMENITY CENTER WATER	-	-	10,500	676	5,400	(5,100)
AMENITY CENTER PEST CONTROL	-	-	1,020	290	1,080	60
REFUSE SERVICE	-	-	2,100	-	2,000	(100)
LANDSCAPE MAINTENANCE	-	-	14,400	-	35,000	20,600
AMENITY CENTER CONTINGENCY	-	-	7,000	958	1,500	(5,500)
TOTAL AMENITY CENTER OPERATIONS	-	-	82,595	5,906	102,005	19,410

INCREASE IN RESERVES	-	-	15,021	-	-	(15,021)
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TOTAL EXPENDITURES	263,228	506,726	411,780	193,625	478,104	66,324
EXCESS OF REV. OVER/(UNDER) EXPEND.	66,335	(243,207)	-	131,510	0	0
OTHER FINANCIAL SOURCES (USES)						
TRANSFER-IN	-	-	-	-	-	-
TOTAL OTHER FINANCIAL SOURCES USES	-	7	-	-	-	-
FUND BALANCE - BEGINNING	204,261	270,594	27,394	-	-	(27,394)
INCREASE IN OPERATING RESERVE	-	-	-	-	-	-
FUND BALANCE - ENDING	\$ 270,596	\$ 27,394	\$ 27,394	\$ -	\$ -	\$ (27,394)

GROSS ASSESSMENTS:	
SPECIAL ASSESSMENTS - ON-ROLL	\$ 519,678
DISCOUNT 4%	\$ (20,787)
COLLECTION FEES 4%	\$ (20,787)
NET ASSESSMENTS:	\$ 478,104

**STATEMENT 2
CYPRESS CREEK CDD
O&M ASSESSMENT CALCULATION AND ALLOCATION AMONG LAND USES
PROPOSED**

A. FY 2017 O&M Assessment Requirement ("AR")/ (a)	Amount	%
General Administrative (less County Collection fees)	\$ 55,951.60	12%
Insurance	15,792.00	3%
Debt Service Administration	16,525.00	3%
Field Operations	287,830.00	60%
Amenity Center	102,005.00	21%
Increase in Reserves	-	0%
Subtotal (NET AR)	\$ 478,103.60	100%

B.FY 2017 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'	467	405.73	189,475.95	205,952.12
Single Family 50'	437	507.16	221,630.06	240,902.24
Total	904		\$ 411,106.01	\$ 446,854.36

Un-Platted Lands

CDD Land Use	Total Units	Assigned Net Assmt	Total Net Assmt
Townhome	865	\$ 34.92	\$ 30,202.69
Single Family 40'	250	61.45	15,363.22
Single Family 50'	279	76.82	21,431.69
Total	1,394		\$ 66,997.59

C. FY 2017 Summary

Assessment Allocation	Amount	%
Total Platted - NET	\$ 411,106.01	86%
Total Un- Platted - NET	66,997.59	14%
Total = AR	\$ 478,103.60	100%

**STATEMENT 2
CYPRESS CREEK CDD
O&M ASSESSMENT CALCULATION AND ALLOCATION AMONG LAND USES
PROPOSED**

D. On-Roll Summary

	FY FY 2017	FY FY 2017 in %	FY 2016	% Change To Prior Year
NET Assessment	\$ 478,104.00	92.0%	\$ 393,877.00	21.4%
County Charges	20,787.13	4.0%	17,903.00	16.1%
Early Pmt. Disc.	20,787.13	4.0%	17,903.00	16.1%
GROSS Assessment	\$ 519,678.26	100.0%	\$ 429,683.00	20.9%

C.FY 2016 Allocation of O&M Assessment and 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	143,058.16	155,498.00
Single Family 50'	443	440.45	195,119.35	212,086.25
Total	849		\$ 338,177.51	\$ 367,584.25

Un-Platted Lands

CDD Land Use	Total Units	Assigned Net Assmt	Total Net Assmt
Townhome	865	\$ 28.77	\$ 24,886.05
Single Family 40'	274	50.63	13,872.62
Single Family 50'	276	63.28	17,465.28
Total	1,415		\$ 56,223.95

INCREASE (DECREASE) Allocation of O&M Assessment and Assessment Per Unit FY 2017-FY 2016

Platted Lands

CDD Land Use	Total Units	Assigned Net Assmt	Total Net Assmt	Total Gross Assmt / c)
Townhome	-	\$ -	\$ -	\$ -
Single Family 40'	406	53.37	46,417.79	50,454.12
Single Family 50'	443	66.71	26,510.71	28,815.99
Total	849		\$ 72,928.50	\$ 79,270.11

Un-Platted Lands

CDD Land Use	Total Units	Assigned Net Assmt	Total Net Assmt
Townhome	865	\$ 6.15	\$ 5,316.64
Single Family 40'	274	10.82	1,490.60
Single Family 50'	276	13.54	3,966.41
Total	1,415		\$ 10,773.64

STATEMENT 3

FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	CONTRACT / AGREEMENT	CYPRESS CREEK CDD			ANNUAL AMOUNT OF CONTRACT	MONTHLY OR QUARTERLY AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
				CONTACT	EFFECTIVE DATE OF CONTRACT	EXPERATION DATE OF CONTRACT			
GENERAL ADMINISTRATIVE:									
SUPERVISORS' COMPENSATION	BOARD	LEGISLATIVE	N/A	N/A	N/A	N/A	\$ 2,400.00	\$ 200.00	There are only 1 BOS members that receive reimbursement, - 8 meetings
TRAVEL	Supervisor Travel	Supervisor Travel	NO	N/A	N/A	N/A	\$ -	\$ -	Supervisor Travel
PAYROLL TAXES	FEDERAL PAYROLL TAXES	TAXES	REQUIRED	N/A	N/A	N/A	\$ 183.60	\$ 15.30	7.65% of payroll
PAYCHEX PAYROLL SERVICE	PAYCHEX	PAYROLL PROCESSING AND COMPLIANCE	N/A	N/A	N/A	N/A	\$ 673.00	\$ -	Approximately \$54 per payroll plus 1x yearly W2 fee of \$25
MEETING ROOM RENTAL							\$ 300.00	\$ 25.00	Meeting room rental
MANAGEMENT CONSULTING SERVICES	DPFG	DISTRICT MGMT	YES	407-644-4381	4/7/2012	PRESENT	\$ 23,000.00	\$ 1,916.67	BOARD ADVISORY, DM, AGREEMENT 1
CONSTRUCTION ACCOUNTING	DPFG	DISTRICT MGMT	YES	407-644-4381	4/7/2012	PRESENT	\$ 9,000.00	\$ -	AGREEMENT 1-NEW BOND ISSUANCE
MISCELLANEOUS (BANK FEES, OTHER FEES)	BANK UNITED	MISCELLANEOUS	NO	N/A	N/A	N/A	\$ 250.00	\$ 25.00	Check printing and other miscellaneous
AUDITING SERVICES	CARR RIGGS	ANNUAL AUDIT	YES	850-837-3141	9/30/2013	9/30/2015	\$ 5,500.00	\$ 1,500.00	Agreement thru the FY 2015 Audit(NEEDS TO GO TO BID FOR 2016 AUDIT.
REGULATORY AND PERMIT FEES	DEPT OF ECONOMIC DEVELOPMENT	ANNUAL DISTRICT FEE	YES	N/A	N/A	N/A	\$ 175.00	\$ -	Florida Statute
LEGAL ADVERTISING	TAMPA BAY TIMES PUBLISHING CO.	PUBLIC NOTICE	NO	N/A	N/A	N/A	\$ 750.00	\$ -	Advertisement of meeting schedule yearly, plus any public hearings
ENGINEERING SERVICES	Stantec Engineering Services	ENGINEERING SERVICES	YES	N/A	10/14/2013	PRESENT	\$ 6,000.00	\$ -	With Stantec
LEGAL SERVICES	MOLLOY & JAMES, P.A.	DISTRICT COUNSEL	YES	813-254-7157	N/A	N/A	\$ 7,000.00	\$ 216.00	MOLLOY & JAMES, P.A.
CONTINGENCY	N/A	N/A	NO	N/A	N/A	N/A	\$ -	\$ -	
WEBSITE SETUP & ADMINISTRATION	ATLAS	WEBSITE SETUP & MONTHLY ADMINISTRATION	YES	N/A	9/23/2015	PRESENT	\$ 720.00	\$ 60.00	\$60 PER MONTH FEE
COUNTY-ASSESSMENT COLLECTION FEES	HILLSBOROUGH COUNTY	COUNTY ASSESMENT COLLECTION	REQUIRED	N/A	N/A	N/A	\$ -	\$ -	4% of assessments, charges by the County
MISCELLANEOUS ADMINISTRATION	MISC.	MISC. ADMIN.	NO	N/A	N/A	N/A	\$ -	\$ -	
INSURANCE (Liability, Property and Casualty)	EGIS INSURANCE	INSURANCE	YES	561-693-4515	10/1/2015	10/1/2016	\$ 15,792.00	\$ -	Added the amenity center to the policy

STATEMENT 3

FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	CONTRACT / AGREEMENT	CYPRESS CREEK CDD			ANNUAL AMOUNT OF CONTRACT	MONTHLY OR QUARTERLY AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
				CONTACT	EFFECTIVE DATE OF CONTRACT	EXPERATION DATE OF CONTRACT			
BOND DISSEMINATION SERVICES	PRAGER & CO., LLC	BOND DISSEMINATION	YES	407-622-0296	3/16/2006	PRESENT	\$ 5,000.00	\$ -	SERIES 2006.
TRUSTEES FEES	US BANK	BOND TRUSTEE SERVICES	YES	Christina Fleitas	N/A	PRESENT	\$ 10,775.00	\$ -	Confirmed with Trustee for FY 2015 Issuance
ARBITRAGE SERVICES	GNP	ARBITRAGE CALCULATION	YES	904-278-8980	N/A	PRESENT	\$ 750.00	\$ -	Awaiting bid for 2015 Arbitrage
							\$ 16,525.00		
UTILITY - ELECTRICITY	TAMPA ELECTRIC (TECO)	ELECTRICITY	YES	N/A	N/A	N/A	\$ 6,500.00	\$ 366.50	Based on average
UTILITY - STREETLIGHTS	TAMPA ELECTRIC (TECO)	STREETLIGHTING	YES	N/A	N/A	N/A	\$ 36,000.00	\$ 3,000.00	Based on average-Added 12 streetlights Feb. 2016
UTILITY - WATER	HILLSBOROUGH COUNTY BOCC	WATER	YES	813-276-8526	N/A	N/A	\$ 230.00	\$ 18.64	Based on average
FIELD ADMINISTRATION SERVICES	DPFG FIELD SERVICES	FIELD SERVICE MANAGER	YES	407-644-4381	4/7/2012	PRESENT	\$ 18,000.00	\$ 1,500.00	Amount includes insurance, salary and reimburseables
FIELD TRAVEL	DPFG FIELD SERVICES	FIELD SERVICE MANAGER	YES	407-644-4381	4/7/2012	PRESENT	\$ 3,200.00	\$ -	travel reimbursement
FIELD MANAGEMENT SERVICES	METRO DEVELOPMENT GROUP	AMENITY MANAGEMENT	YES	N/A	N/A	N/A	\$ 48,000.00	\$ 4,000.00	FIXED
POND CONTINGENCY	MISC.		NO	N/A	N/A	N/A	\$ 1,500.00	\$ -	As needed, includes items like addressing erosion
PET WASTE REMOVAL	Poop 911	1-877-7667-911	Yes	N/A	4/5/2016	PRESENT	\$ 4,200.00	\$ -	Pet waste removal, replacement of can liners and disposal
ENTRY & WALLS MAINTENANCE	VARIOUS	ENTRY & WALLS MAITNENCE	NO	N/A	N/A	N/A	\$ 3,000.00	\$ -	As needed
LAKE/POND BANK MAINTENANCE	AQUATIC SYSTEMS	LAKE & POND MAINTENANCE	YES	800-432-4302	12/12/2012	PRESENT	\$ 8,600.00	\$ 712.00	
AQUATIC PLANT REPLACEMENT	VARIOUS	AQUATIC PLANT REPLACEMENT	NO	N/A	N/A	N/A	\$ 1,500.00	\$ -	Estimated on an as needed basis
LANDSCAPE MAINTENANCE - CONTRACTS	LANDSCAPE MAINTENANCE PROF	LANDSCAPE MAINTENANCE	YES	813-757-6500	9/10/2012	PRESENT	\$ 135,000.00	\$ 7,016.00	Per Addendum #2 with LMP (\$84,192), estimated higher for service level need
LANDSCAPE REPLACEMENT	LANDSCAPE MAINTENANCE PROF LANDSCAPING	LANDSCAPE REPLACEMENT	YES	813-757-6500	9/10/2012	PRESENT	\$ 5,000.00	\$ -	Based on an as needed basis
IRRIGATION MAINTENANCE & REPAIR	LANDSCAPE MAINTENANCE PROFESSIONAL	IRRIGATION MAITNENCE/REPAIRS	YES	813-757-6500	9/10/2012	PRESENT	\$ 4,500.00	\$ -	Based on an as needed basis
MISCELLANEOUS EXPENSES	VARIOUS	MISC	NO	N/A	N/A	N/A	\$ 650.00	\$ -	Based on an as needed basis
STREET LIGHTS - NON-AD VALOREM ASSESSMENTS	DOUG BELDON	PROPERTY TAXES	813-635-5200	N/A	N/A	N/A	\$ 11,950.00	\$ -	Estimated based on billing
CONTINGENCY	N/A	CONTINGENCY	NO	N/A	N/A	N/A	\$ -	\$ -	ESTIMATED
AMENITY CENTER									
POOL SERVICE CONTRACT	HALLELUJAH POOLS	AMENITY CENTER POOL SERVICE	YES	N/A	N/A	N/A	\$ 29,400.00	\$ 2,450.00	Hallelujah Pools - \$1,100 monthly for 3x weekly, \$225 additonal for 6 months for 5x weekly service
POOL MAINTENANCE & REPAIRS	HALLELUJAH POOLS	MAINTNANCE & REPAIRS	YES	N/A	N/A	N/A	\$ 3,500.00	\$ -	Miscellaneous Repairs & Maintenance

STATEMENT 3

FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	CONTRACT / AGREEMENT	CYPRESS CREEK CDD			ANNUAL AMOUNT OF CONTRACT	MONTHLY OR QUARTERLY AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
				CONTACT	EFFECTIVE DATE OF CONTRACT	EXPERATION DATE OF CONTRACT			
POOL PERMIT	FLORIDA DEPT. OF HEALTH (HILLSBOROUGH)	POOL PERMIT	NO	N/A	N/A	N/A	\$ 275.00	\$ -	Mandated by State
AMENITY CENTER CLEANING & MAINTENANCE	HALLELUJAH POOLS	CLEANING	YES	N/A	N/A	N/A	\$ 7,350.00	\$ 450.00	3 Days per week genral janitorial services at \$450 per month, 6 months of 5 days a week for additional \$325 monthly
AMENITY CENTER INTERNET	BRIGHTHOUSE	AMENITY CENTER INTERNET	YES	N/A	N/A	N/A	\$ 3,300.00	\$ 275.00	Brighthouse at \$275 per month
AMENITY CENTER ELECTRICITY	TAMPA ELECTRIC (TECO)	AMENITY CENTER ELECTRICITY	NO	N/A	N/A	N/A	\$ 13,200.00	\$ 1,100.00	Based on Union Park
AMENITY CENTER WATER	HILLSBOROUGH COUNTY BOCC	AMENITY CENTER WATER	NO	N/A	N/A	N/A	\$ 5,400.00	\$ 450.00	Estimated from union park use
AMENITY CENTER PEST CONTROL	EARTH TECH	PEST CONTROL	YES	813-654-1888	2/16/2016	PRESENT	\$ 1,080.00	\$ 90.00	
REFUSE SERVICE	WASTE MANAGEMENT	REFUSE SERVICE	YES	866-339-1697	3/23/2016	PRESENT	\$ 2,000.00	\$ 175.00	Trash and refuse service
LANDSCAPE MAINTENANCE							\$ 35,000.00	\$ 2,916.67	Monthly landscape for Amenity Center
AMENITY CENTER CONTINGENCY	MISC.	MISC.	NO	N/A	N/A	N/A	\$ 1,500.00	\$ -	Miscellaneous as needed

**STATEMENT 4
CYPRESS CREEK CDD
\$20,485,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2015A-1
PROPOSED**

	FY 2017 PROPOSED BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL (NET)	\$ 705,578
SPECIAL ASSESSMENTS - OFF ROLL (Net)	811,528
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD (est.)	5,088
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	1,522,194
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
May 1, 2017	474,081
November 1, 2017	463,113
PRINCIPAL RETIREMENT	
May 1, 2017	585,000
TOTAL EXPENDITURES	1,522,194
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(0)
FUND BALANCE - BEGINNING	5,088
Less Fund Balance Forward	(5,088)
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 5
CYPRESS CREEK 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.

**STATEMENT 6
CYPRESS CREEK CDD
\$2,065,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2015A-2
PROPOSED**

	FY 2017 PROPOSED BUDGET
REVENUE	
SPECIAL ASSESSMENTS - OFF ROLL (Net)	123,900
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD (est.)	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	123,900
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
May 1, 2016	61,950
November 1, 2016	61,950
PRINCIPAL RETIREMENT	
May 1, 2016	-
TOTAL EXPENDITURES	123,900
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-
FUND BALANCE - BEGINNING	-
Less Fund Balance Forward	-
FUND BALANCE - ENDING	\$ -

Total Units Subject to Debt Service Assessment: 115.00 in Phases 2 & 3

A. OFF-ROLL Collection

CDD Land Use	Units /(a)	Total Net Assmt	Net Assmt/Unit
Single Family 50'	115	123,900.00	1,077.39
Total	115	\$ 123,900.00	

**STATEMENT 7
CYPRESS CREEK CDD
\$2,065,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2015A-2
DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Dbt Srvc	Principal Balance
6/30/2015						
11/1/2015			41,644	41,644	\$41,644	\$2,065,000
5/1/2016		3.75%	61,950	61,950		2,065,000
11/1/2016		6.00%	61,950	61,950	123,900	2,065,000
5/1/2017		6.00%	61,950	61,950		2,065,000
11/1/2017		6.00%	61,950	61,950	123,900	2,065,000
5/1/2018		6.00%	61,950	61,950		2,065,000
11/1/2018		6.00%	61,950	61,950	123,900	2,065,000
5/1/2019		6.00%	61,950	61,950		2,065,000
11/1/2019		6.00%	61,950	61,950	123,900	2,065,000
5/1/2020		6.00%	61,950	61,950		2,065,000
11/1/2020		6.00%	61,950	61,950	123,900	2,065,000
5/1/2021	2,065,000	6.00%	61,950	2,126,950		-
11/1/2021	-	6.00%	-	-	2,126,950	-
Total	\$ 2,065,000		\$ 723,094	\$ 2,788,094	\$ 2,788,094	

max interest 123,900

Footnote:

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

EXHIBIT 3

RESOLUTION 2016-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2016-2017; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Cypress Creek of Hillsborough County Development District (“District”) prior to June 15, 2016, a proposed operating and maintenance budget and debt service budget for Fiscal Year 2016-2017; and

WHEREAS, the Board of the District considered the proposed budget(s) and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT:

1. The operating and debt service budgets proposed by the District Manager for Fiscal Year 2016-2017 attached hereto as **Exhibit “A”** are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: _____, 2016
HOUR: 10:00 a.m.
LOCATION: Metro Development
2502 N. Rocky Point Drive, Suite 1050
Tampa, Florida

3. The District Manager is hereby directed to submit a copy of the proposed budget(s) to Hillsborough County at least 60 days prior to the hearing date set above.

4. In accordance with Section 189.418, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget(s) on the District's website at least two

days before the budget hearing date as set forth in section 2. If the District does not have its own website, the District's Secretary is directed to transmit this approved budget(s) to the managers or administrators of the governmental agency(s) listed above for posting on their website.

5. Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7th DAY OF JUNE, 2016.

ATTEST:

BOARD OF SUPERVISORS OF THE
CYPRESS CREEK OF HILLSBOROUGH
COUNTY COMMUNITY
DEVELOPMENT DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman

Exhibit "A": Proposed FY 2016-2017 Budget(s)

EXHIBIT 4



Doug Belden, Hillsborough County Tax Collector
For Customer Service, please call 813.635.5200

Reminder Notice of Current and Delinquent Ad Valorem Taxes and Non-Ad Valorem Assessments

Account No. **A0542462196**

Skip the Trip - Pay online at www.hillstax.org

- E-Check - A FREE electronic payment from your checking account
- Credit Card - 2.35% fee is charged

CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD
15491 CYPRESS CREEK BV
RUSKIN 33573

Pay this amount	\$14,286.36	\$14,416.14	\$14,545.90
If paid by	Mar 31 2016	Apr 30 2016	May 27 2016

CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD
C/O DEVELOPMENT PLANNING & FINANCING GROUP INC
15310 AMBERLY DR STE 175
TAMPA, FL 33647-1640
Legal Description: CYPRESS CREEK PHASE 2 TRACT L-9 LANDSCAPE

Payable in U.S. funds to: **Doug Belden, Tax Collector • PO Box 30012 • Tampa, FL 33630-3012**

Tax years may be paid separately

Tax Year(s)	If Paid By Mar 31 2016	If Paid By Apr 30 2016	If Paid By May 27 2016
2014	1,373.16	1,390.99	1,408.82
2013	1,587.11	1,604.94	1,622.77
2012	1,778.79	1,796.40	1,814.01
2011	1,990.09	2,007.70	2,025.31
2010	2,032.90	2,047.59	2,062.27
2009	2,465.90	2,484.17	2,502.43
2008	3,058.41	3,084.35	3,110.29
Amount Due	\$14,286.36	\$14,416.14	\$14,545.90



Property taxes become delinquent on April 1st. Tax certificates are sold on unpaid taxes. The tax certificate sale will be held on or before June 1st. Issuance of a tax certificate will result in additional costs to the property owner. **Taxes outstanding for 2 years or more are eligible for tax deed foreclosure and can result in the loss of the property at a tax deed sale.**

Doug Belden, Hillsborough County Tax Collector

Reminder Notice of Current and Delinquent Ad Valorem Taxes and Non-Ad Valorem Assessments

Account No. **A0542462196**

CYPRESS CREEK PHASE 2 TRACT L-9 LANDSCAPE

Skip the Trip - Pay online at www.hillstax.org

Pay this amount	\$14,286.36	\$14,416.14	\$14,545.90
If paid by	Mar 31 2016	Apr 30 2016	May 27 2016

Detach this portion and return it with your payment.

Make checks payable in US funds to:

Doug Belden, Tax Collector
PO Box 30012
Tampa FL 33630-3012

J101491-049842 162
CYPRESS CREEK OF HILLSBOROUGH COUNTY CDD
C/O DEVELOPMENT PLANNING & FINANCING GROUP INC
15310 AMBERLY DR STE 175
TAMPA, FL 33647-1640



018170

Remember to write your account number on your check.

1 A0542462196 2015 9

District AP

From: District AP
Sent: Tuesday, March 22, 2016 4:54 PM
To: Carolyn Stewart
Cc: Bruce St Denis; Patricia Comings-Thibault
Subject: Cypress Creek - Tax (Lighting District 1050)
Attachments: cypress creek20160322_5020.pdf

Carolyn,

Please see attached statement from the Hillsborough County Tax Collector. I called the tax office to find out why we had not received invoices from 2008 thru 2014. I was told that prior to the 2015 invoice which we received and paid in November of 2015 were being sent to address 4343 Anchor Plaza Pkwy, Suite 200, Tampa, FL. Please put this on the agenda package so the board can decide how to pay, we have the option of paying each year in full one at a time. Patricia recommends we pay 2009 first, then pay 2 years at a time. We need direction from the board how and when to pay this bill.

Thanks

Sara

Regards,
Sara Cox
District Accounts Payable
DPFG, Inc.
1060 Maitland Center Commons Blvd. Ste 340
Maitland, FL 32751
321-263-0132 ext. 203
www.dpfg.com

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Real Estate Consulting Services:

Land Secured Public Financing
School District
Reimbursement and Credit
Fiscal Impact
Service Districts
Municipal District Services
Development Impact Fee
Redevelopment District
Affordable Housing Financing
Other Public Financing
Compliance
Entitlement Analysis
Cash Flow Feasibility Analysis

Disclosure Services
Engineering Services
Project Management Services
Capital Markets Group
Property Tax Appeals
CDD Management Services
Look Back Diagnostic Review
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