

**STATEMENT 1  
CYPRESS CREEK CDD  
GENERAL FUND - ADOPTED FY 2019**

	<b>FY 2016 ACTUAL</b>	<b>FY 2017 ACTUAL</b>	<b>FY 2018 ADOPTED</b>	<b>FY 2018 YTD - MARCH</b>	<b>FY 2019 ADOPTED</b>	<b>VARIANCE 2018 TO 2019</b>
<b>REVENUE</b>						
GENERAL FUND REVENUE (Net)/(a)	\$ 407,398	\$ 452,614	\$ 576,498	\$ 579,449	\$ 964,065	\$ 387,567
ASSESSMENTS VIA LOT CLOSINGS	-	38,430	-	-	-	-
INTEREST & MISC. REVENUE FOR SECURITY REIMB.	3,366	4,411	-	226	-	-
FUND BALANCE FORWARD	-	-	17,000	-	-	(17,000)
GATE ACCESS CARDS	-	650	-	125	-	-
RENTAL REVENUE	-	1,325	-	200	-	-
SECURITY REVENUE	-	21,090	44,785	4,161	29,848	(14,937)
<b>TOTAL REVENUE</b>	<b>410,764</b>	<b>518,520</b>	<b>638,283</b>	<b>584,161</b>	<b>993,913</b>	<b>355,630</b>
<b>EXPENDITURES</b>						
<b>ADMINISTRATIVE EXPENSES</b>						
<b>GENERAL ADMINISTRATIVE:</b>						
SUPERVISORS' COMPENSATION	2,000	2,800	4,800	2,000	12,000	7,200
SUPERVISOR TRAVEL	14	6	-	-	-	-
PAYROLL TAXES	153	214	367	153	918	551
PAYROLL SERVICES	490	510	673	309	673	-
MEETING ROOM RENTAL	100	38	300	6	300	-
MANAGEMENT CONSULTING SERVICES	23,000	23,000	27,000	13,500	27,000	-
CONSTRUCTION ACCOUNTING	2,500	9,000	2,500	2,500	2,500	-
PLANNING, COORDINATING & CONTRACT SERVICES	48,000	48,000	48,000	24,000	48,000	-
MISCELLANEOUS (BANK FEES, MAILINGS, ETC.)	3,993	289	250	-	250	-
AUDITING SERVICES	4,000	2,650	2,650	-	2,650	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISING	3,587	1,650	750	16,680	1,000	250
ENGINEERING SERVICES	8,413	5,120	7,500	2,426	7,500	-
LEGAL SERVICES	6,663	9,371	7,000	3,613	7,000	-
CONTINGENCY	-	-	-	-	-	-
WEBSITE SETUP & ADMINISTRATION	960	740	720	360	720	-
MASS MAILING	-	1,000	-	-	-	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>104,048</b>	<b>104,563</b>	<b>102,685</b>	<b>65,722</b>	<b>110,686</b>	<b>8,001</b>
<b>INSURANCE:</b>						
INSURANCE (Liability, Property & Casualty)	16,517	22,676	24,944	23,110	38,560	13,616
<b>TOTAL INSURANCE</b>	<b>16,517</b>	<b>22,676</b>	<b>24,944</b>	<b>23,110</b>	<b>38,560</b>	<b>13,616</b>
<b>DEBT SERVICE ADMINISTRATION:</b>						
BOND DISSEMINATION SERVICES	3,000	6,000	6,000	6,000	6,000	-
TRUSTEES FEES	10,775	11,799	14,492	-	14,492	-
ARBITRAGE SERVICES	500	1,200	750	650	1,250	500
BUDGET DEFICIT FUNDING - FY 2018	-	-	10,000	-	-	(10,000)
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>14,275</b>	<b>18,999</b>	<b>31,242</b>	<b>6,650</b>	<b>21,742</b>	<b>(9,500)</b>
<b>FIELD OPERATIONS:</b>						
UTILITY - ELECTRICITY	5,159	4,548	6,500	1,583	6,500	-
UTILITY - STREETLIGHTS	33,518	41,299	37,500	25,419	91,400	53,900
UTILITY - WATER	3,125	197	230	-	230	-
STREET LIGHTS - PROPERTY TAXES	1,041	-	1,500	-	-	(1,500)
COMPREHENSIVE FIELD SERVICES	-	-	5,000	2,500	15,000	10,000
FIELD TECH SERVICES	12,243	15,429	7,252	9,022	-	(7,252)
FIELD TRAVEL SERVICES	2,484	3,445	1,400	466	-	(1,400)
POND CONTINGENCY	-	-	4,000	-	4,000	-
PET WASTE REMOVAL SERVICES	3,703	5,764	6,100	2,505	6,812	712
ENTRY & WALLS MAINTENANCE	1,208	4,431	1,500	713	1,500	-

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LAKE/POND BANK MAINTENANCE	-	8,769	12,396	5,946	15,288	2,892
MITIGATION - PARCEL J AND K	-	-	-	-	-	-
RETENTION POND MOWING	2,700	3,600	-	450	-	-
AQUATIC PLANT REPLACEMENT (Aquatic Systems)	8,500	-	4,000	-	4,000	-
LANDSCAPE MAINTENANCE - CONTRACT	90,480	93,306	138,496	87,328	146,543	8,047
LANDSCAPE PHASE 5 - THE ORCHIDS	-	-	15,000	11,396	115,660	100,660
LANDSCAPE REPLACEMENT	18,482	8,147	10,000	5,553	30,000	20,000
LANDSCAPE - RIGHT OF WAY	-	2,075	-	325	-	-
LANDSCAPE PARCEL J	-	-	-	-	40,000	40,000
LANDSCAPE PARCEL K	-	-	-	-	80,000	80,000
IRRIGATION MAINTENANCE & REPAIR	5,899	5,377	6,000	10,902	10,000	4,000
MISCELLANEOUS EXPENSES	6,286	3,950	4,500	-	-	(4,500)
SECURITY	2,454	43,408	89,570	20,566	59,696	(29,874)
SECURITY - CAMERA MONITORING	-	4,170	3,600	1,800	3,600	-
GATE REPAIRS & MAINTENANCE	378	-	1,500	1,854	1,500	-
HOLIDAY DECORATIONS	-	-	5,000	4,998	5,000	-
PAVEMENT REPAIRS	-	2,540	-	-	-	-
GRAFFITTI CLEANING	-	-	2,000	-	2,000	-
CONTINGENCY	-	-	1,218	-	1,218	-
EROSION CONTROL	-	-	-	-	-	-
TREE REMOVAL	-	4,490	-	-	-	-
KEY FOBS	-	2,704	2,000	197	8,000	6,000
<b>TOTAL FIELD OPERATIONS</b>	<b>197,660</b>	<b>257,649</b>	<b>366,262</b>	<b>193,523</b>	<b>647,947</b>	<b>281,685</b>
<b>CAPITAL PROJECTS</b>	<b>16,840</b>	<b>7,301</b>	<b>-</b>	<b>-</b>	<b>14,838</b>	<b>14,838</b>
<b>AMENITY CENTER 1:</b>						
POOL SERVICE CONTRACT	12,375	26,200	25,200	9,450	24,750	(450)
POOL MAINTENANCE & REPAIRS	2,185	940	2,500	-	2,500	-
POOL PERMIT	400	275	275	-	275	-
POWER WASH	1,000	7,810	3,000	3,500	9,750	6,750
AMENITY CENTER CLEANING & MAINTENANCE	6,875	13,600	13,200	5,885	14,025	825
AMENITY CENTER INTERNET	2,016	3,348	3,500	1,913	3,500	-
AMENITY CENTER ELECTRICITY	4,127	8,309	12,000	2,772	7,200	(4,800)
AMENITY CENTER WATER	958	3,383	5,400	1,782	5,400	-
AMENITY CENTER PEST CONTROL	700	636	850	318	850	-
AMENITY MANAGEMENT	-	-	3,000	1,500	4,500	1,500
REFUSE SERVICE	958	1,527	1,800	906	2,300	500
LANDSCAPE MAINTENANCE	12,500	34,550	34,125	15,230	35,460	1,335
AMENITY CENTER CONTINGENCY	959	3,376	1,000	3,743	1,000	-
<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>45,053</b>	<b>103,954</b>	<b>105,850</b>	<b>46,999</b>	<b>111,510</b>	<b>5,660</b>
<b>AMENITY CENTER PHASE 5:</b>						
POOL SERVICE CONTRACT	-	-	-	-	12,000	12,000
POOL MAINTENANCE & REPAIRS	-	-	-	-	2,500	2,500
POOL PERMIT	-	-	-	-	280	280
AMENITY CENTER CLEANING & MAINTENANCE	-	-	-	-	5,000	5,000
AMENITY CENTER INTERNET	-	-	-	-	3,500	3,500
AMENITY CENTER ELECTRICITY	-	-	-	-	7,400	7,400
AMENITY CENTER WATER	-	-	-	-	3,600	3,600
AMENITY CENTER PEST CONTROL	-	-	-	-	850	850
AMENITY MANAGEMENT	-	-	-	-	2,500	2,500
REFUSE SERVICE	-	-	-	-	1,000	1,000

**STATEMENT 2**  
**CYPRESS CREEK OF HC CDD**  
**O&M ASSESSMENT CALCULATION AND ALLOCATION AMONG LAND USES**  
**FY 2019 - ADOPTED BUDGET**

1. FY 2018 O&M Assessment Requirement ("AR")/ (a)	<u>Amount</u>
Total Net Expenditures (from Statement 1)	\$ 993,913
Less: HOA contribution for Security	\$ (29,848)
<b>Subtotal (NET AR)</b>	<b>\$ 964,065</b>

**1a. ERU Allocation Breakdown (a)**

Lots Type	Townhome	Single Family 40'	Single Family 50'	Total
Assigned ERU	0.45	0.80	1.00	
Platted Lots	100	960	822	1,882
Total ERU, platted	45	768	822	1,635.00
% ERU, platted	3%	47%	50%	100%
Un-Platted lots	150	-	25	175
Total ERU, un-platted	68	-	25	92.50
% ERU, un-platted	73%	0%	27%	100%
Total ERU, platted	1,635.00	95%		
Total ERU, un-platted	92.50	5%		
<b>Total</b>	<b>1,727.50</b>	<b>100%</b>		

**1b. Benefit Assignment**

Expenditures	Platted	Un-Platted
General Administrative	Yes	Yes
Remaining	Yes	No

\$ Expenditures	Total	Platted	Un-Platted
General Administrative	\$ 110,686	\$ 104,759	\$ 5,927
Remaining	\$ 853,379	\$ 853,379	\$ -
<b>Total</b>	<b>\$ 964,065</b>	<b>\$ 958,138</b>	<b>\$ 5,927</b>
Total ERU	1,727.50	1,635.00	92.50
<b>Expenditures per ERU - O&amp;M Assessment, net</b>		<b>\$ 586.02</b>	<b>\$ 64.07</b>

**STATEMENT 2**  
**CYPRESS CREEK OF HC CDD**  
**O&M ASSESSMENT CALCULATION AND ALLOCATION AMONG LAND USES**  
**FY 2019 - ADOPTED BUDGET**

**2. Current FY Allocation of O&M Assessment and Net Assessment Per Unit /(b)**

Platted Lands					
CDD Land Use	Total Units	Assigned ERU	Total Net Assmt.	Total Gross Assmt / (c)	Total Gross Assmt / unit
Townhome	100	0.45	\$ 26,370.78	\$ 28,054.02	\$ 280.54
Single Family 40'	960	0.80	\$ 450,061.29	478,788.61	498.74
Single Family 50'	822	1.00	\$ 481,706.22	512,453.43	623.42
<b>Total</b>	<b>1,882</b>		<b>\$ 958,138.29</b>	<b>\$ 1,019,296.06</b>	

Un-Platted Lands (proportionate share of admin costs only)					
CDD Land Use	Total Units	Assigned ERU	Total Net Assmt.	Total Gross Assmt / (c)	Total Gross Assmt / unit
Townhome	150	0.45	\$ 4,324.92	\$ 4,600.98	\$ 30.67
Single Family 40'	-	0.80	\$ -	-	-
Single Family 50'	25	1.00	\$ 1,601.82	1,704.07	68.16
<b>Total</b>	<b>175</b>		<b>\$ 5,926.75</b>	<b>\$ 6,305.05</b>	

**3. Current FY Summary**

Assessment Allocation	Amount	%
Total Platted - NET	\$ 958,138	99%
Total Un- Platted - NET	\$ 5,927	1%
<b>Total = AR</b>	<b>\$ 964,065</b>	<b>100%</b>

**4. Prior FY Allocation of O&M Assessment and Net Assessment Per Unit**

Platted Lands					
CDD Land Use	Total Units	Assigned ERU	Total Net Assmt.	Total Gross Assmt / (c)	Total Gross Assmt / unit
Townhome	-	0.45	\$ -	\$ -	\$ -
Single Family 40'	523	0.80	\$ 256,143.90	\$ 278,417.29	\$ 532.35
Single Family 50'	443	1.00	\$ 271,203.99	\$ 294,786.95	\$ 665.43
<b>Total</b>	<b>966</b>		<b>\$ 527,347.90</b>	<b>\$ 573,204.23</b>	

Un-Platted Lands (proportionate share of admin costs only)					
CDD Land Use	Total Units	Assigned ERU	Total Net Assmt.	Total Gross Assmt / (c)	Total Gross Assmt / unit
Townhome	865	0.45	\$ 24,191.38	\$ 26,294.98	\$ 30.40
Single Family 40'	157	0.80	\$ 7,805.88	\$ 8,484.65	\$ 54.04
Single Family 50'	276	1.00	\$ 17,153.04	\$ 18,644.61	\$ 67.55
<b>Total</b>	<b>1,298</b>		<b>\$ 49,150.30</b>	<b>\$ 53,424.24</b>	

**STATEMENT 2**  
**CYPRESS CREEK OF HC CDD**  
**O&M ASSESSMENT CALCULATION AND ALLOCATION AMONG LAND USES**  
**FY 2019 - ADOPTED BUDGET**

**5. Prior FY Summary**

Assessment Allocation	Amount	%
Total Platted - NET	\$ 527,348	91%
Total Un- Platted - NET	\$ 49,150	9%
<b>Total = AR</b>	<b>\$ 576,498</b>	<b>100%</b>

**6. Change To Prior Year Per Unit (Platted)**

CDD Land Use	Assigned ERU	Current Year	Prior Year	% Change to Prior Year
Townhome	0.45	\$ -	\$ -	0.0%
Single Family 40'	0.80	\$ 498.74	\$ 532.35	-6.3%
Single Family 50'	1.00	\$ 623.42	\$ 665.43	-6.3%

**7. Summary**

Summary	Current Year	Prior Year	% Change To Prior Year
NET Assessment /(1)	\$ 964,065	\$ 576,498	67.2%
Collection Charges	\$ 61,536	\$ 50,130	22.8%
<b>GROSS Assessment</b>	<b>\$ 1,025,601</b>	<b>\$ 626,628</b>	<b>63.7%</b>

**Footnotes:**

(a) Lot count information can be found in Limited Offering Memorandum for 2017 Series Bonds, 32 additional 40' lots platted in Phase 5

STATEMENT 3  
FY 2019 Contract Summary

FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
<b>GENERAL ADMINISTRATIVE:</b>				
SUPERVISORS' COMPENSATION	BOARD	LEGISLATIVE	\$ 12,000	There will be three seats available after the November election, scheduled 11 meetings at \$200 per meeting
TRAVEL	SUPERVISOR TRAVEL	SUPERVISOR TRAVEL	\$ -	Supervisor Travel
PAYROLL TAXES	FEDERAL PAYROLL TAXES	TAXES	\$ 918	7.63% of payroll
PAYROLL SERVICES	PAYCHEX	PAYROLL PROCESSING	\$ 673	Approximately \$54 per payroll plus 1x yearly W2 fee of \$25
MEETING ROOM RENTAL			\$ 300	Meeting room rental
MANAGEMENT CONSULTING SERVICES	DPPG	DISTRICT MGMT	\$ 27,000	District Management Agreement
CONSTRUCTION ACCOUNTING	DPPG	DISTRICT MGMT	\$ 2,500	Wrap up bond expenditures
PLANNING COORDINATING & CONTRACT SERVICES			\$ 48,000	Governmental agency coordination, construction and maintenance contract administration, technical and engineering support services associated with maintenance and construction of District infrastructure
MISCELLANEOUS (BANK FEES, OTHER FEES)	BANK UNITED	MISCELLANEOUS	\$ 250	Check printing and other miscellaneous
AUDITING SERVICES	DIBARTOLOMEO	ANNUAL AUDIT	\$ 2,650	Audit Amounts:\$2,650 for FY 2016, \$2,750 for FY 2017, \$2,900 for FY 2018
REGULATORY AND PERMIT FEES	DEPT OF ECONOMIC DEVELOPMENT	ANNUAL DISTRICT FEE	\$ 175	Florida Statute
LEGAL ADVERTISING	TAMPA BAY TIMES PUBLISHING CO.	PUBLIC NOTICE	\$ 1,000	Advertisement of meeting schedule yearly, plus any public hearings
ENGINEERING SERVICES	STANTEC ENGINEERING SERVICES	ENGINEERING SERVICES	\$ 7,500	Stantec Engineering
LEGAL SERVICES	MOLLOY & JAMES, P.A.	DISTRICT COUNSEL	\$ 7,000	MOLLOY & JAMES, P.A.
CONTINGENCY	N/A	N/A	\$ -	
WEBSITE SETUP & ADMINISTRATION	Ventures Inc.	WEBSITE SETUP & MONTHLY ADMINISTRATION	\$ 720	\$60 PER MONTH FEE
INSURANCE:				
INSURANCE (LIABILITY, PROPERTY AND CASUALTY)	EGIS INSURANCE	INSURANCE	\$ 38,560	Confirmed with EGIS insurance agent, need Paul to provide updated information for insurance
DEBT SERVICE ADMINISTRATION:				
BOND DISSEMINATION SERVICES	PRAGER & CO., LLC	BOND DISSEMINATION	\$ 6,000	Series 2015 and Series 2017
TRUSTEES FEES	US BANK	BOND TRUSTEE SERVICES	\$ 14,492	Series 2015 and Series 2017, confirmed with Trustee
ARBITRAGE SERVICES	LLS TAX SOLUTIONS	ARBITRAGE CALCULATION	\$ 1,250	Series 2015 and Series 2017
BUDGET DEFICIT FUNDING 2018			\$ -	
FIELD OPERATIONS:				
UTILITY - ELECTRICITY	TAMPA ELECTRIC (TECO)	ELECTRICITY	\$ 6,500	Billed monthly for 3 meters on Cypress Creek Blvd., 1 meter on Trent Creek Drive, and one meter on NE 19th Ave.
UTILITY - STREETLIGHTS	TAMPA ELECTRIC (TECO)	STREETLIGHTING	\$ 91,400	Based on average- slight increase expected from TECO for 151 poles. Poles in FY were at 143 plus estimated 60 lights in Parcel J.
UTILITY - WATER	HILLSBOROUGH COUNTY BOCC	WATER	\$ 230	Based on average
STREET LIGHTS - NON-AD VALOREM ASSESSMENTS	DOUG BELDON	PROPERTY TAXES	\$ -	No longer an expenditure

STATEMENT 3  
FY 2019 Contract Summary

FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
COMPREHENSIVE FIELD SERVICES	DPFG	FIELD SERVICE MANAGER	\$ 15,000	Directs day to day operations of District and oversees Field Services & Amenity Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage of RFP for ongoing maintenance, prepare monthly written reports to the Board, including travel for field tech..
POND CONTINGENCY	MISC.		\$ 4,000	As needed, includes items like addressing erosion
PET WASTE REMOVAL	Poop 911	1-877-7667-911	\$ 6,812	Pet waste removal, replacement of can liners and disposal for \$567.67 monthly
ENTRY & WALLS MAINTENANCE	VARIOUS	ENTRY & WALLS MAINTNENCE	\$ 1,500	As needed
LAKE/POND BANK MAINTENANCE	AQUATIC SYSTEMS	LAKE & POND MAINTENANCE	\$ 15,288	Contract is for \$733 monthly + \$530 monthly for 4 add-on Ponds, Sites 10-13. Will increase from \$733 to \$744 12/1/2018
MITIGATION - PARCEL J AND K			\$ -	
RETENTION POND MOWING			\$ -	
AQUATIC PLANT REPLACEMENT	VARIOUS	AQUATIC PLANT REPLACEMENT	\$ 4,000	Estimated on an as needed basis
LANDSCAPE MAINTENANCE - CONTRACTS	ALL AMERICAN	LANDSCAPE MAINTENANCE	\$ 146,543	Includes basic service, fertilization, mulch, tree pruning, annual plants. Phs 1, 2, 3
LANDSCAPE MAINTENANCE - PHASE 5 THE ORCHIDS	ALL AMERICAN		\$ 115,660	Landscape for phase 5 - The Orchids. Also includes tree trimming of \$6,700 and sod and plant replacement program for \$10,000.
LANDSCAPE REPLACEMENT	ALL AMERICAN	LANDSCAPE REPLACEMENT	\$ 30,000	Estimated for miscellaneous plant materials items outside the contract which incorporates annuals and mulch.
LANDSCAPE PARCEL J			\$ 40,000	Include landscape, hardscape, irrigation.
LANDSCAPE PARCEL K			\$ 80,000	Include landscape, hardscape, irrigation.
IRRIGATION MAINTENANCE & REPAIR	ALL AMERICAN	IRRIGATION MAINTNENCE/REPAIRS	\$ 10,000	For repairs, parts and additional labor not included in the contract
MISCELLANEOUS EXPENSES	VARIOUS	MISC	\$ -	As needed basis
SECURITY	SHERIFF AND ALAMO		\$ 59,696	Sheriff is 28 hours weekly at \$35 per hour and Alamo is 55 hours week from 3 pm to 10 pm plus a weekend at \$13.50 per hour
SECURITY - CAMERA MONITORING			\$ 3,600	Critical Intervention Services
GATE REPAIRS & MAINTENANCE	MISC		\$ 1,500	
HOLIDAY DECORATION			\$ 5,000	
GRAFFITI CLEANING			\$ 2,000	
CONTINGENCY	N/A	CONTINGENCY	\$ 1,218	ESTIMATED
EROSION CONTROL			\$ -	
KEY FOBS	FOBS		\$ 8,000	800 Pool Fobs
CAPITAL PROJECTS			\$ 14,838	Front entrance lighting enhancement, Directional Boring - \$2,850, Lighting Contractor - \$11,987.35
AMENITY CENTER:				
POOL SERVICE CONTRACT	H2	AMENITY CENTER POOL SERVICE	\$ 24,750	H2 Pool services - 5 day cleaning march - November & 3 day cleaning December - February
POOL MAINTENANCE & REPAIRS	H2	MAINTNANCE & REPAIRS	\$ 2,500	Miscellaneous Repairs & Maintenance
POOL PERMIT	FLORIDA DEPT. OF HEALTH (HILLSBOROUGH)	POOL PERMIT	\$ 275	Mandated by State
POWER WASH POOL AMENITY CENTER	H2		\$ 9,750	Pressure wash pool area 39 x per year
AMENITY CENTER CLEANING & MAINTENANCE	H2	CLEANING	\$ 14,025	Amenity cleaning & trash pick up of grounds
AMENITY CENTER INTERNET	BRIGHTHOUSE	AMENITY CENTER INTERNET	\$ 3,500	Brighthouse at \$290 per month

STATEMENT 3  
FY 2019 Contract Summary

FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
AMENITY CENTER ELECTRICITY	TAMPA ELECTRIC (TECO)	AMENITY CENTER ELECTRICITY	\$ 7,200	Average is \$ 600 monthly
AMENITY CENTER WATER	HILLSBOROUGH COUNTY BOCC	AMENITY CENTER WATER	\$ 5,400	Average
AMENITY CENTER PEST CONTROL	TERMINEX	PEST CONTROL	\$ 850	Contract is \$53 per month. Included additional \$200 for misc
AMENITY MANAGEMENT	DPFG		\$ 4,500	Track and handle facility access keys, coordination of janitorial services, track and coordinate facility rental activities, implement general operation and rules for the amenity
REFUSE SERVICE	WASTE MANAGEMENT	REFUSE SERVICE	\$ 2,300	Trash and refuse service. Budgeted at \$150 per month plus an additional \$500 for additional service when needed
LANDSCAPE MAINTENANCE	LMP		\$ 35,460	Based on contract with All American
AMENITY CENTER CONTINGENCY	MISC.	MISC.	\$ 1,000	Miscellaneous as needed
AMENITY CENTER - PHASE 5: POOL SERVICE CONTRACT			\$ 12,000	Provides for cleaning and chemical service
POOL MAINTENANCE & REPAIRS			\$ 2,500	Misc. repairs as needed
POOL PERMIT	State of Florida		\$ 280	Pool Permit
AMENITY CENTER CLEANING & MAINT.			\$ 5,000	Clean Facilities
AMENITY CENTER INTERNET			\$ 3,500	Estimated at \$175
AMENITY CENTER ELECTRICITY			\$ 7,400	Estimated at \$700 per month
AMENITY CENTER WATER			\$ 3,600	Estimated at \$300 per month
AMENITY CENTER PEST CONTROL			\$ 850	Estimated at \$75 per month
AMENITY MANAGEMENT			\$ 2,500	Amenity Management for Phase 5 Pool
REFUSE SERVICE			\$ 1,000	Estimated
LANDSCAPE MAINTENANCE			\$ 5,000	Estimated
AMENITY CENTER REPAIRS			\$ 5,000	Estimated
RESERVE STUDY			\$ -	
		Grand Total	\$ 993,913	



**STATEMENT 4  
CYPRESS CREEK OF HC CDD  
\$20,485,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2015A-1  
FY 2019 BUDGET**

	FY 2019 BUDGET
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL (NET)	\$ 1,111,931
SPECIAL ASSESSMENTS - OFF ROLL (Net)	410,265
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD (est.)	932
LESS: DISCOUNT ASSESSMENTS	-
<b>TOTAL REVENUE</b>	<b>1,523,128</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
May 1, 2019	451,769
November 1, 2019	439,956
PRINCIPAL RETIREMENT	
May 1, 2019	630,000
<b>TOTAL EXPENDITURES</b>	<b>1,521,725</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,403</b>
FUND BALANCE - BEGINNING	932
Less Fund Balance Forward	(932)
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>

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'	654	\$761.20	497,824.80	(19,912.99)	(9,956.50)	467,955.31
Single Family 50'	720	\$951.50	685,080.00	(27,403.20)	(13,701.60)	643,975.20
<b>Total</b>	<b>1374</b>		<b>\$ 1,182,904.80</b>	<b>\$ (47,316.19)</b>	<b>\$ (23,658.10)</b>	<b>\$ 1,111,930.51</b>

**B. OFF-ROLL Collection**

CDD Land Use	Units /(a)	Net Assmt/ Unit	Total Net Assmt
Townhome	250	\$402.48	\$ 100,620.00
Single Family 40'	274	\$715.53	196,055.22
Single Family 50'	127	\$894.41	113,590.07
<b>Total</b>	<b>651</b>		<b>\$ 410,265.29</b>

**STATEMENT 5**  
**CYPRESS CREEK OF HC 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	-
<b>Total</b>	<b>\$ 20,485,000</b>		<b>\$ 13,278,596</b>	<b>\$ 33,763,596</b>	<b>\$ 33,763,596</b>	

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

**Footnote:**

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

**STATEMENT 6  
 CYPRESS CREEK OF HC CDD  
 \$3,690,000 SUBORDINATE LIEN CAPITAL IMPROV. REV. AND REF. BONDS,  
 SERIES 2017A (PH5 PROJECT)  
 FY 2019 BUDGET**

	<b>FY 2019 BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - OFF ROLL (Net)	\$ 190,000
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD (est.)	-
LESS: DISCOUNT ASSESSMENTS	-
<b>TOTAL REVENUE</b>	<b>190,000</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
May 1, 2019	74,400
November 1, 2019	73,200
PRINCIPAL RETIREMENT	
May 1, 2019	40,000
<b>TOTAL EXPENDITURES</b>	<b>187,600</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>2,400</b>
FUND BALANCE - BEGINNING	-
Less Fund Balance Forward	-
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>

**Assessment Allocation Subphase 5C-3 (New Money Component)**

Land Use	Lots /(a)	Total MADS	MADS /Lot
SF 40	30	22,131	738
		<i>gross</i>	<b>802</b>

**Assessment Allocation Phase 5 (Refinance Component)**

Land Use	Lots /(a)	Total MADS	MADS /Lot
SF 40	141	142,911	1,014
SF 50	92	116,558	1,267
<b>Total</b>	<b>233</b>	<b>259,469</b>	

**Grand total MADS            281,600**

***Footnote:***

(a) The 233 lots include 30 lots in subphase 5C-3

**STATEMENT 7**  
**CYPRESS CREEK OF HC CDD**  
**\$3,690,000 SUBORDINATE LIEN CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2017A (PH5 PROJECT)**  
**DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Dbt Svc	Principal Balance
11/1/2018		6.00%	74,400	74,400		2,480,000
5/1/2019	40,000	6.00%	74,400	114,400	188,800	2,440,000
11/1/2019		6.00%	73,200	73,200		2,440,000
5/1/2020	40,000	6.00%	73,200	113,200	186,400	2,400,000
11/1/2020		6.00%	72,000	72,000		2,400,000
5/1/2021	45,000	6.00%	72,000	117,000	189,000	2,355,000
11/1/2021		6.00%	70,650	70,650		2,355,000
5/1/2022	45,000	6.00%	70,650	115,650	186,300	2,310,000
11/1/2022		6.00%	69,300	69,300		2,310,000
5/1/2023	45,000	6.00%	69,300	114,300	183,600	2,265,000
11/1/2023		6.00%	67,950	67,950		2,265,000
5/1/2024	50,000	6.00%	67,950	117,950	185,900	2,215,000
11/1/2024		6.00%	66,450	66,450		2,215,000
5/1/2025	55,000	6.00%	66,450	121,450	187,900	2,160,000
11/1/2025		6.00%	64,800	64,800		2,160,000
5/1/2026	60,000	6.00%	64,800	124,800	189,600	2,100,000
11/1/2026		6.00%	63,000	63,000		2,100,000
5/1/2027	60,000	6.00%	63,000	123,000	186,000	2,040,000
11/1/2027		6.00%	61,200	61,200		2,040,000
5/1/2028	65,000	6.00%	61,200	126,200	187,400	1,975,000
11/1/2028		6.00%	59,250	59,250		1,975,000
5/1/2029	70,000	6.00%	59,250	129,250	188,500	1,905,000
11/1/2029		6.00%	57,150	57,150		1,905,000
5/1/2030	75,000	6.00%	57,150	132,150	189,300	1,830,000
11/1/2030		6.00%	54,900	54,900		1,830,000
5/1/2031	80,000	6.00%	54,900	134,900	189,800	1,750,000
11/1/2031		6.00%	52,500	52,500		1,750,000
5/1/2032	85,000	6.00%	52,500	137,500	190,000	1,665,000
11/1/2032		6.00%	49,950	49,950		1,665,000
5/1/2033	90,000	6.00%	49,950	139,950	189,900	1,575,000
11/1/2033		6.00%	47,250	47,250		1,575,000
5/1/2034	95,000	6.00%	47,250	142,250	189,500	1,480,000
11/1/2034		6.00%	44,400	44,400		1,480,000
5/1/2035	100,000	6.00%	44,400	144,400	188,800	1,380,000
11/1/2035		6.00%	41,400	41,400		1,380,000
5/1/2036	105,000	6.00%	41,400	146,400	187,800	1,275,000
11/1/2036		6.00%	38,250	38,250		1,275,000
5/1/2037	110,000	6.00%	38,250	148,250	186,500	1,165,000
11/1/2037		6.00%	34,950	34,950		1,165,000
5/1/2038	120,000	6.00%	34,950	154,950	189,900	1,045,000
11/1/2038		6.00%	31,350	31,350		1,045,000
5/1/2039	125,000	6.00%	31,350	156,350	187,700	920,000
11/1/2039		6.00%	27,600	27,600		920,000
5/1/2040	130,000	6.00%	27,600	157,600	185,200	790,000
11/1/2040		6.00%	23,700	23,700		790,000
5/1/2041	140,000	6.00%	23,700	163,700	187,400	650,000
11/1/2041		6.00%	19,500	19,500		650,000
5/1/2042	150,000	6.00%	19,500	169,500	189,000	500,000
11/1/2042		6.00%	15,000	15,000		500,000
5/1/2043	160,000	6.00%	15,000	175,000	190,000	340,000
11/1/2043		6.00%	10,200	10,200		340,000
5/1/2044	165,000	6.00%	10,200	175,200	185,400	175,000
11/1/2044		6.00%	5,250	5,250		175,000
5/1/2045	175,000	6.00%	5,250	180,250	185,500	-
<b>Total</b>	<b>\$ 2,480,000</b>		<b>\$ 2,591,100</b>	<b>\$ 5,071,100</b>	<b>\$ 5,071,100</b>	

Maximum annual debt service (MADS): \$190,000

**Footnote:**

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

**STATEMENT 8**  
**CYPRESS CREEK OF HC CDD**  
**\$1,600,000 SUBORDINATE LIEN CAPITAL IMPROV. REV. AND REF. BONDS,**  
**SERIES 2017B (Parcel K PROJECT)**

	<b>FY 2019 BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - OFF ROLL (Net)	\$ 96,000
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD (est.)	-
LESS: DISCOUNT ASSESSMENTS	-
<b>TOTAL REVENUE</b>	<b>96,000</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
May 1, 2019	48,000
November 1, 2019	48,000
PRINCIPAL RETIREMENT	
May 1, 2019	-
<b>TOTAL EXPENDITURES</b>	<b>96,000</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>
FUND BALANCE - BEGINNING	-
Less Fund Balance Forward	-
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>

**Assessment Allocation (Parcel K)**

<b>Land Use</b>	<b>Units</b>	<b>MADS</b>	<b>MADS/Unit</b>
Townhomes	100	96,000	960

**STATEMENT 9**  
**CYPRESS CREEK OF HC CDD**  
**\$1,600,000 SUBORDINATE LIEN CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017B (PARCEL K PROJECT)**  
**DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Dbt Srvc	Principal Balance
12/4/2017						\$1,600,000
5/1/2018		6.00%	39,200	39,200	39,200	1,600,000
11/1/2018		6.00%	48,000	48,000		1,600,000
5/1/2019		6.00%	48,000	48,000	96,000	1,600,000
11/1/2019		6.00%	48,000	48,000		1,600,000
5/1/2020		6.00%	48,000	48,000	96,000	1,600,000
11/1/2020		6.00%	48,000	48,000		1,600,000
5/1/2021		6.00%	48,000	48,000	96,000	1,600,000
11/1/2021		6.00%	48,000	48,000		1,600,000
5/1/2022		6.00%	48,000	48,000	96,000	1,600,000
11/1/2022		6.00%	48,000	48,000		1,600,000
5/1/2023		6.00%	48,000	48,000	96,000	1,600,000
11/1/2023		6.00%	48,000	48,000		1,600,000
5/1/2024		6.00%	48,000	48,000	96,000	1,600,000
11/1/2024		6.00%	48,000	48,000		1,600,000
5/1/2025		6.00%	48,000	48,000	96,000	1,600,000
11/1/2025		6.00%	48,000	48,000		1,600,000
5/1/2026		6.00%	48,000	48,000	96,000	1,600,000
11/1/2026		6.00%	48,000	48,000		1,600,000
5/1/2027		6.00%	48,000	48,000	96,000	1,600,000
11/1/2027		6.00%	48,000	48,000		1,600,000
5/1/2028		6.00%	48,000	48,000	96,000	1,600,000
11/1/2028		6.00%	48,000	48,000		1,600,000
5/1/2029	1,600,000	6.00%	48,000	1,648,000	1,696,000	-
<b>Total</b>	<b>\$ 1,600,000</b>		<b>\$ 1,095,200</b>	<b>\$ 2,695,200</b>	<b>\$ 2,695,200</b>	

Maximum annual debt service (MADS): \$96,000

**Footnote:**

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