

2017



# CYPRESS SHADOWS

COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2017**  
FINAL ANNUAL OPERATING BUDGET

AUGUST 15, 2016

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# CYPRESS SHADOWS

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2017

#### FINAL ANNUAL OPERATING BUDGET

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AUGUST 15, 2016

# CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

## BUDGET INTRODUCTION

### **Background Information**

The Cypress Shadows Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2017, which begins on October 1, 2016. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2011 Capital Improvement Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2012 Capital Improvement Revenue Bonds

### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# CYPRESS SHADOWS

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Current Period Actuals 10/1/2015 - 3/31/16	Projected Revenues & Expenditures 04/01/16 to 9/30/16	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16
<b>Revenues</b>					
<b>Special Assessments</b>					
Operations & Maintenance Assmts-Tax Roll	63,424.00	61,483.88	3,108.68	64,592.56	1,168.56
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>\$63,424.00</b>	<b>\$61,483.88</b>	<b>\$3,108.68</b>	<b>\$64,592.56</b>	<b>\$1,168.56</b>
<b>Other Miscellaneous Revenues</b>					
Undesignated Reserves	8,371.00	0.00	0.00	0.00	(8,371.00)
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$8,371.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$8,371.00)</b>
<b>Total Revenues</b>	<b>\$71,795.00</b>	<b>\$61,483.88</b>	<b>\$3,108.68</b>	<b>\$64,592.56</b>	<b>(\$7,202.44)</b>
<b>Expenditures</b>					
<b>Financial &amp; Administrative</b>					
District Manager	34,000.00	16,999.98	17,000.02	34,000.00	0.00
Trustees Fees	8,691.00	10,185.41	0.00	10,185.41	1,494.41
Auditing Services	3,900.00	0.00	3,900.00	3,900.00	0.00
Postage, Phone, Faxes, Copies	150.00	21.57	25.00	46.57	(103.43)
Public Officials Insurance	2,500.00	2,214.56	0.00	2,214.56	(285.44)
Legal Advertising	0.00	640.74	100.00	740.74	740.74
Bank Fees	300.00	120.51	120.00	240.51	(59.49)
Dues, Licenses & Fees	254.00	623.68	0.00	623.68	369.68
Website Administration	0.00	196.00	0.00	196.00	196.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$49,795.00</b>	<b>\$31,002.45</b>	<b>\$21,145.02</b>	<b>\$52,147.47</b>	<b>\$2,352.47</b>
<b>Legal Counsel</b>					
District Counsel	10,000.00	1,180.48	2,500.00	3,680.48	(6,319.52)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$10,000.00</b>	<b>\$1,180.48</b>	<b>\$2,500.00</b>	<b>\$3,680.48</b>	<b>(\$6,319.52)</b>
<b>Other Physical Environment</b>					
Property & Casualty Insurance	12,000.00	4,171.11	4,593.50	8,764.61	(3,235.39)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$12,000.00</b>	<b>\$4,171.11</b>	<b>\$4,593.50</b>	<b>\$8,764.61</b>	<b>(\$3,235.39)</b>
<b>Total Expenditures</b>	<b>\$71,795.00</b>	<b>\$36,354.04</b>	<b>\$28,238.52</b>	<b>\$64,592.56</b>	<b>(\$7,202.44)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$25,129.84</b>	<b>(\$25,129.84)</b>	<b>\$0.00</b>	<b>\$0.00</b>

# FISCAL YEAR 2016 BUDGET ANALYSIS

# CYPRESS SHADOWS

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16	Fiscal Year 2017 Final Operating Budget	Increase / (Decrease) from FY 2016 to FY 2017
<b>Revenues</b>					
<b>Special Assessments</b>					
Operations & Maintenance Assmts-Tax Roll	63,424.00	64,592.56	1,168.56	63,424.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>\$63,424.00</b>	<b>\$64,592.56</b>	<b>\$1,168.56</b>	<b>\$63,424.00</b>	<b>\$0.00</b>
<b>Other Miscellaneous Revenues</b>					
Undesignated Reserves	8,371.00	0.00	(8,371.00)	8,286.00	(85.00)
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$8,371.00</b>	<b>\$0.00</b>	<b>(\$8,371.00)</b>	<b>\$8,286.00</b>	<b>(\$85.00)</b>
<b>Total Revenues</b>	<b>\$71,795.00</b>	<b>\$64,592.56</b>	<b>(\$7,202.44)</b>	<b>\$71,710.00</b>	<b>(\$85.00)</b>
<b>Expenditures</b>					
<b>Financial &amp; Administrative</b>					
District Manager	34,000.00	34,000.00	0.00	34,000.00	0.00
Trustees Fees	8,691.00	10,185.41	1,494.41	10,185.00	1,494.00
Auditing Services	3,900.00	3,900.00	0.00	4,400.00	500.00
Postage, Phone, Faxes, Copies	150.00	46.57	(103.43)	75.00	(75.00)
Public Officials Insurance	2,500.00	2,214.56	(285.44)	2,350.00	(150.00)
Legal Advertising	0.00	740.74	740.74	750.00	750.00
Bank Fees	300.00	240.51	(59.49)	250.00	(50.00)
Dues, Licenses & Fees	254.00	623.68	369.68	650.00	396.00
Website Administration	0.00	196.00	196.00	200.00	200.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$49,795.00</b>	<b>\$52,147.47</b>	<b>\$2,352.47</b>	<b>\$52,860.00</b>	<b>\$3,065.00</b>
<b>Legal Counsel</b>					
District Counsel	10,000.00	3,680.48	(6,319.52)	10,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$10,000.00</b>	<b>\$3,680.48</b>	<b>(\$6,319.52)</b>	<b>\$10,000.00</b>	<b>\$0.00</b>
<b>Other Physical Environment</b>					
Property & Casualty Insurance	12,000.00	8,764.61	(3,235.39)	8,850.00	(3,150.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$12,000.00</b>	<b>\$8,764.61</b>	<b>(\$3,235.39)</b>	<b>\$8,850.00</b>	<b>(\$3,150.00)</b>
<b>Total Expenditures</b>	<b>\$71,795.00</b>	<b>\$64,592.56</b>	<b>(\$7,202.44)</b>	<b>\$71,710.00</b>	<b>(\$85.00)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

FISCAL YEAR 2017  
FINAL ANNUAL OPERATING BUDGET

# CYPRESS SHADOWS

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

##### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

##### **Disclosure Reporting**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

##### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

##### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

##### **Postage, Phone, Fax, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

##### **Miscellaneous Administration**

This is required of the District to store its official records.

##### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

##### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

##### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

# CYPRESS SHADOWS

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

#### **Investment Reporting Fees**

This is to provide an investment report to the District on a quarterly basis.

#### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

#### **Technology Services**

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

#### **Website Administration**

This is for maintenance and administration of the Districts official website.

#### **Capital Outlay**

This is to purchase new equipment as required.

### **Legal Counsel**

#### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

### **Electric Utility Services**

#### **Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element electricity

### **Garbage/Solid Waste Control Services**

#### **Garbage Collection**

This item is for pick up at the recreation facility and parks as needed.

### **Water-Sewer Combination Services**

#### **Water Utility Services**

This item is for the potable and non-potable water used for irrigation.

### **Other Physical Environment**

#### **Waterway Management System**

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

#### **Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

#### **Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

# CYPRESS SHADOWS

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

#### **Miscellaneous Landscape**

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

#### **Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

#### **Property Taxes**

This item is for property taxes assessed to lands within the District.

#### **Irrigation Maintenance**

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

#### **Pool Maintenance**

This item is necessary to contract with a vendor to maintain the pool within state guidelines for

#### **Clubhouse Maintenance**

This item provides for operations, maintenance, and supplies to the District's Amenity Center.



# CYPRESS SHADOWS

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2011

#### REVENUES

CDD Debt Service Assessments	\$	114,368
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>114,368</b>

#### EXPENDITURES

Series 2011 May Bond Interest Payment	\$	47,184
Series 2011 November Bond Principal Payment	\$	20,000
Series 2011 November Bond Interest Payment	\$	47,184
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>114,368</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2016	\$	1,275,000
Principal Payment Applied Toward Series 2011 Bonds	\$	20,000
<b>Bonds Outstanding - Period Ending 11/1/2017</b>	<b>\$</b>	<b>1,255,000</b>

# CYPRESS SHADOWS

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2012A

#### REVENUES

CDD Debt Service Assessments	\$	208,786
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>208,786</b>

#### EXPENDITURES

Series 2012 May Bond Interest Payment	\$	81,893
Series 2012 November Bond Principal Payment	\$	45,000
Series 2012 November Bond Interest Payment	\$	81,893
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>208,786</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2016	\$	2,690,000
Principal Payment Applied Toward Series 2012 Bonds	\$	45,000
<b>Bonds Outstanding - Period Ending 11/1/2017</b>	<b>\$</b>	<b>2,645,000</b>

# CYPRESS SHADOWS

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS

			Fiscal Year 2016			Fiscal Year 2017			
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2016 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2017 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>SERIES 2011 BONDS</b>									
Single Family 50'	1.00	78	\$640	\$150	<b>\$790</b>	\$640	\$150	<b>\$790</b>	\$0
Single Family 60'	1.20	46	\$840	\$150	<b>\$990</b>	\$840	\$150	<b>\$990</b>	\$0
Single Family 75'	1.50	33	\$1,040	\$150	<b>\$1,190</b>	\$1,040	\$150	<b>\$1,190</b>	\$0
<b>SERIES 2012 BONDS</b>									
Single Family 50'	1.00	119	\$640	\$150	<b>\$790</b>	\$640	\$150	<b>\$790</b>	\$0
Single Family 60'	1.20	133	\$840	\$150	<b>\$990</b>	\$840	\$150	<b>\$990</b>	\$0
Single Family 75'	1.50	32	\$1,040	\$150	<b>\$1,190</b>	\$1,040	\$150	<b>\$1,190</b>	\$0

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