

Cypress Shadows

Community Development District

Final Annual Budget Fiscal Year 2015

September 15, 2014

Meritus
Districts

Cypress Shadows
Community Development District

Final Annual Budget
Fiscal Year 2015

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Budget Introduction

Fiscal Year 2015

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. CDD’s 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 2015, which begins on October 1, 2014. 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.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Funds	District's Approved Operating Expenses
200	Debt Service Fund	Series 2011 Bonds
201	Debt Service Fund	Series 2012 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, parks, 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 Homeowners Association will be responsible for funding the expense of maintaining the CDD’s Assets. HOA will to pay the expenses directly out of the HOA.

District's Approved Operating Expenses

The District's Approved Operating Expenses are not to exceed the annual operating budget. Each line item in the budget is an annual cap for the expenses that the district can afford to pay. For an invoice to be approved by the District for payment there must be a available funds in the proper line item of the budget. Otherwise invoices and any work that will create an invoice that the district will be expected to pay for must first be approved for payment through a motion to the board of the district to amend the operating budget and approve an increase in the budget line item that corresponds with the expense.



Cypress Shadows
Community Development District
Fiscal Year 2015 Final Annual Budget
General Fund

	Fiscal Year 2014 Adopted Annual Budget	Current Period Actuals Through 02/28/14	Projected Revenues & Expenditures 03/01/2014 to 09/30/2014	Total Actuals and Projections Through 9/30/14	Over/(Under) Budget Through 9/30/14	Fiscal Year 2015 Annual Budget	Increase / (Decrease) from FY 2014 to FY 2015
REVENUES							
Contributions & Donations From Private Sources							
Special Assessments On Roll	65,594	61,389.35	-	61,389.35	(4,204.65)	63,425	(2,169)
Special Assessment Off Roll	-	31,200	-	31,200.00	31,200.00	150	150
Interest Earnings	-	10	-	-	-	-	-
Developer Contributions	-	40,644	-	40,644.49	40,644.49	-	-
Revenue Reserves	-	-	-	-	-	15,422	15,422
Total Revenues	\$ 65,594	\$ 133,244	\$ -	\$ 133,234	\$ 67,640	\$ 78,996	\$ 13,402
EXPENDITURES							
Supervisor Fees							
Supervisor Fees	-	-	-	-	-	-	-
Total Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Financial & Administrative							
District Management & Accounting Services	34,000	14,580	19,420	34,000	-	34,000	-
District Engineer	-	-	-	-	-	-	-
Auditing Services	2,300	-	3,900	3,900	1,600	3,900	1,600
Travel Per Diem	-	-	-	-	-	-	-
Postage, Phone, Faxes, Copies	150	66	75	141	(9)	150	-
Public Officials Insurance	2,500	2,522	-	2,522	22	2,500	-
Legal Advertising	-	-	-	-	-	-	-
Bank Fees	300	126	210	336	36	300	-
Dues, Licenses & Fees	254	616	-	616	362	254	-
Miscellaneous Administration	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-
Trustee Fees	3,090	7,242	-	7,242	4,152	8,691	5,601
Total Financial & Administrative	\$ 42,594	\$ 25,152	\$ 23,605	\$ 48,757	\$ 6,163	\$ 49,795	\$ 7,201
Legal Counsel							
District Counsel	8,500	2,474	1,050	3,524	(4,976)	10,000	1,500
Total Legal Counsel	\$ 8,500	\$ 2,474	\$ 1,050	\$ 3,524	\$ (4,976)	\$ 10,000	\$ 1,500
Electric Utility Services							
Electric Utility Services	-	-	-	-	-	-	-
Total Electric Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garbage/Solid Waste Control Services							
Garbage Collection	-	-	-	-	-	-	-
Total Garbage/Solid Waste Control Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water-Sewer Combination Services							
Water Utility Services	-	-	-	-	-	-	-
Total Water-Sewer Combination Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Physical Environment							
Field Manager	-	-	-	-	-	-	-
Property & General Liability Insurance	14,500	30,602	-	30,602	16,102	19,201	4,701
Crime Insurance	-	-	-	-	-	-	-
Landscape Maintenance - Contract	-	-	-	-	-	-	-
Plant Replacement Program	-	-	-	-	-	-	-
Irrigation Maintenance	-	-	-	-	-	-	-
Miscellaneous Repairs & Maintenance	-	-	-	-	-	-	-
District Employees	-	-	-	-	-	-	-
Total Other Physical Environment	\$ 14,500	\$ 30,602	\$ -	\$ 30,602	\$ 16,102	\$ 19,201	\$ 4,701
Road & Street Facilities							
Decorative Light Maintenance	-	-	-	-	-	-	-
Pavement and Signage Repairs	-	-	-	-	-	-	-
Street Sweeping	-	-	-	-	-	-	-
Total Road & Street Facilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Control							
Lake/Pond Bank Maintenance - Contract	-	-	-	-	-	-	-
Lake/Pond Bank Maintenance - Other	-	-	-	-	-	-	-
Aquatic Contract	-	-	-	-	-	-	-
Total Stormwater Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency							
Miscellaneous Contingency	-	-	-	-	-	-	-
Total Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 65,594	\$ 58,228	\$ 24,655	\$ 82,883	\$ 17,289	\$ 78,996	\$ 13,402
Excess of Revenues Over (Under) Expenditures	\$ -	\$ 75,016	\$ (24,655)	\$ 50,351	\$ 50,351	\$ -	\$ -



Cypress Shadows
Community Development District
Fiscal Year 2015 Final Annual Budget Descriptions
General Fund 001

Supervisor Fees

Supervisor Fees

This District expense relates to fees incurred to provide payment to the Board of Supervisors for attendance at District meetings. There is currently no expense anticipated for Travel Per Diem as reflected in the budget amount of \$0.

Financial & Administrative

District Management & Accounting Services

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. The District also retains Accounting Services to process invoices, prepare tax-rolls and record the District's transactions in compliance with governmental accounting standards.

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..

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.

Travel Per Diem

This applies at the current rate of mileage reimbursement for official District business. There is currently no expense anticipated for Travel Per Diem as reflected in the budget amount of \$0.

Postage, Phone, Faxes, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

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.

Miscellaneous Administration

To provide for unbudgeted administrative expenses.

Office Supplies

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

Legal Counsel

District Counsel

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

Note

District's Approved Operating Expenses

The District's Approved Operating Expenses are not to exceed the annual operating budget. Each line item in the budget is an annual cap for the expenses that the district can afford to pay. For an invoice to be approved by the District for payment there must be a available funds in the proper line item of the budget. Otherwise invoices and any work that will create an invoice that the district will be expected to pay for must first be approved for payment through a motion to the board of the district to amend the operating budget and approve an increase in the budget line item that corresponds with the expense.



**Cypress Shadows
Community Development District**

**Fiscal Year 2015 Final Operating Budget
Debt Service Fund Series 2011**

REVENUES

Debt Service Assessments Levied on Roll	115,507
Developer Funding ⁽¹⁾	17,906

Total Revenues **\$ 133,413**

EXPENDITURES

Series 2011 Bond Nov 2015 Principal Payment	20,000
Series 2011 Bond May 2015 Interest Payment	56,706
Series 2011 Bond Nov 2015 Interest Payment	56,706
Miscellaneous Expenses	-

Total Expenditures **\$ 133,413**

Excess of Revenues Over Expenditures **\$ 0**

ANALYSIS OF BONDS OUTSTANDING

Series 20011 Maturity Date:	May 1, 2042
Series 20011 Average Coupon Rate:	7.381%
Series 2011 Bonds Outstanding - Period Ending 5/1/2014	1,545,000
Nov 1, 2015 Principal Payment Applied Toward Series 2011 Bonds	20,000

Series 2011 Bonds Outstanding - Period Ending 5/1/2014 **\$ 1,525,000**

⁽¹⁾ Funded by Developer during fiscal year 2014. Total represents maximum debt service levels and is subject to change pending prepayments received during Fiscal Year 2014.



**Cypress Shadows
Community Development District**

**Fiscal Year 2015 Final Operating Budget
Debt Service Fund Series 2012A**

REVENUES

Debt Service Assessments Levied on Roll	209,969
Debt Service Assessments Levied off Roll	-

Total Revenues **\$ 209,969**

EXPENDITURES

Series 2012 Bond Nov 2015 Principal Payment	40,000
Series 2012 Bond May 2015 Interest Payment	84,311
Series 2012 Bond Nov 2015 Interest Payment	84,311
Miscellaneous Expenses	1,348

Total Expenditures **\$ 209,969**

Excess of Revenues Over Expenditures **\$ -**

ANALYSIS OF BONDS OUTSTANDING

Series 2012 Maturity Date:	May 1, 2043
Series 2012 Average Coupon Rate:	6.199%
Series 2012 Bonds Outstanding - Period Ending 11/1/2013	2,820,000
May 1, 2014 Principal Payment Applied Toward Series 2012 Bonds	40,000

Series 2011 Bonds Outstanding - Period Ending 11/1/2014 **\$ 2,780,000**



**Cypress Shadows
Community Development District**

**Fiscal Year 2015 Final Operating Budget
Debt Service Fund Series 2012B**

REVENUES

Capitalized Interest Account	19,132
Developer Funding	94,100
Total Revenues	\$ 113,232

EXPENDITURES

Series 2012 Bond Nov 2014 Principal Payment	-
Series 2012 Bond May 2015 Interest Payment	56,616
Series 2012 Bond Nov 2015 Interest Payment	56,616
Miscellaneous Expenses	-
Total Expenditures	\$ 113,232

Excess of Revenues Over Expenditures	\$ -
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ANALYSIS OF BONDS OUTSTANDING

Series 2012 Maturity Date:	November 1, 2020
Series 2012 Average Coupon Rate:	6.375%
Series 2012 Bonds Outstanding - Period Ending 11/1/2013	3,175,000
May 1, 2014 Principal Payment Applied Toward Series 2012 Bonds	1,495,000
Series 2012 Bonds Outstanding - Period Ending 11/1/2014**	\$ 1,680,000

**Prepayments after the 03/15/2014 Redemptions Period not included.



**Schedule of Proposed Operating Budget
Cypress Shadows
Community Development District
Final Annual Assessments Fiscal Year 2015**

SERIES 2011 BONDS									
			Fiscal Year 2014			Fiscal Year 2015			
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	Total Assessment⁽¹⁾	Debt Service Per Unit	O&M Per Unit	Total Assessment⁽¹⁾	Increase / (Decrease) in Annual Assmt⁽¹⁾⁽²⁾
Single Family 50'	1.00	78	\$640	\$150	\$790	\$640	\$150	\$790	\$0
Single Family 60'	1.20	44	\$840	\$150	\$990	\$840	\$150	\$990	\$0
Single Family 75'	1.50	27	\$1,040	\$150	\$1,190	\$1,040	\$150	\$1,190	\$0
Single Family 50' No PPD	1.00	0	\$640	\$150	\$790	\$640	\$150	\$790	\$0
Single Family 60' No PPD	1.20	2	\$840	\$150	\$990	\$840	\$150	\$990	\$0
Single Family 75' No PPD	1.50	6	\$1,040	\$150	\$1,190	\$1,040	\$150	\$1,190	\$0
Total		157							

SERIES 2012 BONDS									
			Fiscal Year 2014			Fiscal Year 2015			
Lot Size	Assignment Value	Unit Count	Debt Service Per Unit	O&M Per Unit	Total Assessment⁽¹⁾	Debt Service Per Unit	O&M Per Unit	Total Assessment⁽¹⁾	Increase / (Decrease) in Annual Assmt⁽¹⁾⁽²⁾
Single Family 50'	1.00	119	\$640	\$150	\$790	\$640	\$150	\$790	\$0
Single Family 60'	1.20	133	\$840	\$150	\$990	\$840	\$150	\$990	\$0
Single Family 75'	1.50	32	\$1,040	\$150	\$1,190	\$1,040	\$150	\$1,190	\$0
Total		284							

Commercial Contribution									
			Fiscal Year 2014			Fiscal Year 2015			
Lot Size	Assignment Value	Unit Count	Debt Service Per Unit	O&M Per Unit	Total Assessment	Debt Service Per Unit	O&M Per Unit	Total Assessment	Increase / (Decrease) in Annual Assmt⁽²⁾
Commercial Unit	1.00	1	\$0	\$0	\$0	\$0	\$150	\$150	\$150

Notations:

⁽¹⁾ Annual assessments are adjusted for collection costs and early payment discounts of 6%.

⁽²⁾ A positive figure denotes an increase in assessments; conversely, a negative figure denotes a decrease in assessments.

