

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2018



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cypress Preserve

Balance Sheet

As of 7/31/2018

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2017	Capital Projects Fund - Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash - Operating Account	4,182	0	0	0	0	4,182
Investments - Revenue 2017 (2000)	0	3,766	0	0	0	3,766
Investments - Interest 2017 (2001)	0	229,116	0	0	0	229,116
Investments - Reserve 2017 (2003)	0	310,678	0	0	0	310,678
Investments - Construction 2017 (2005)	0	0	1,734,710	0	0	1,734,710
Investments - Cost of Issuance 2017 (2006)	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	1,250	0	0	0	0	1,250
Construction Work In Progress	0	0	0	9,023,640	0	9,023,640
Amount To Be Provided-Debt Service	0	0	0	0	9,630,000	9,630,000
Total Assets	<u>5,432</u>	<u>543,560</u>	<u>1,734,710</u>	<u>9,023,640</u>	<u>9,630,000</u>	<u>20,937,342</u>
Liabilities						
Accounts Payable	2,827	0	0	0	0	2,827
Due to Developer	0	0	2,183,116	0	0	2,183,116
Revenue Bonds Payable-2016	0	0	0	0	9,630,000	9,630,000
Total Liabilities	<u>2,827</u>	<u>0</u>	<u>2,183,116</u>	<u>0</u>	<u>9,630,000</u>	<u>11,815,943</u>
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	0	(23,354)	0	0	(23,354)
Fund Balance-Unreserved	7,335	0	0	0	0	7,335
Investment In General Fixed Assets	0	0	0	9,023,640	0	9,023,640
Other	(4,730)	543,560	(425,052)	0	0	113,778
Total Fund Equity & Other Credits	<u>2,605</u>	<u>543,560</u>	<u>(448,406)</u>	<u>9,023,640</u>	<u>0</u>	<u>9,121,399</u>
Total Liabilities & Fund Equity	<u>5,432</u>	<u>543,560</u>	<u>1,734,710</u>	<u>9,023,640</u>	<u>9,630,000</u>	<u>20,937,342</u>

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2017 Through 7/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assessments - Off Roll	0	14,605	14,605	0 %
Contributions & Donations From Private Sources				
Developer Contributions	499,315	53,204	(446,111)	(89)%
Total Revenues	<u>499,315</u>	<u>67,809</u>	<u>(431,506)</u>	<u>(86)%</u>
Expenditures				
Financial & Administrative				
District Manager	42,500	31,467	11,033	26 %
District Engineer	5,000	8,429	(3,429)	(69)%
Disclosure Report	5,000	0	5,000	100 %
Trustees Fees	6,000	0	6,000	100 %
Accounting Services	0	2,250	(2,250)	0 %
Auditing Services	5,500	0	5,500	100 %
Postage, Phone, Faxes, Copies	150	0	150	100 %
Public Officials Insurance	2,500	1,257	1,243	50 %
Legal Advertising	750	3,669	(2,919)	(389)%
Bank Fees	400	382	18	4 %
Dues, Licenses & Fees	175	200	(25)	(14)%
Office Supplies	150	155	(5)	(3)%
Website Administration	1,200	1,400	(200)	(17)%
Legal Counsel				
District Counsel	5,000	11,712	(6,712)	(134)%
Utility Services				
Street Lights	74,790	2,647	72,143	96 %
Other Electric Services	18,000	2,181	15,819	88 %
Potable Water Utility Services	5,000	481	4,519	90 %
Other Physical Environment				
Waterway Management System	19,000	3,410	15,590	82 %
General Liability & Property Casualty Insurance	7,500	0	7,500	100 %
Landscape Maintenance	225,000	2,900	222,100	99 %
Miscellaneous Repairs & Maintenance	15,000	0	15,000	100 %
Hardscape Maintenance	12,000	0	12,000	100 %
Plant Replacement Program	15,000	0	15,000	100 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,500	0	2,500	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	6,000	0	6,000	100 %
Recreation Facility Maintenance	2,500	0	2,500	100 %
Recreation Equipment Maintenance	3,500	0	3,500	100 %
Pool Operations & Maintenance	18,000	0	18,000	100 %
Security System	1,200	0	1,200	100 %
Total Expenditures	<u>499,315</u>	<u>72,539</u>	<u>426,776</u>	<u>85 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(4,730)</u>	<u>(4,730)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	7,335	7,335	0 %
Fund Balance, End of Period	<u>0</u>	<u>2,605</u>	<u>2,605</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017

From 10/1/2017 Through 7/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	3,766	3,766	0 %
Total Revenues	<u>0</u>	<u>3,766</u>	<u>3,766</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	0	159,093	(159,093)	0 %
Total Expenditures	<u>0</u>	<u>159,093</u>	<u>(159,093)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	23	23	0 %
Debt Proceeds				
Bond Proceeds	0	698,865	698,865	0 %
Total Other Financing Sources	<u>0</u>	<u>698,887</u>	<u>698,887</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>543,560</u>	<u>543,560</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>543,560</u></u>	<u><u>543,560</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
From 10/1/2017 Through 7/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	20,514	20,514	0 %
Total Revenues	<u>0</u>	<u>20,514</u>	<u>20,514</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
Trustees Fees	0	10,593	(10,593)	0 %
Underwriter	0	40,000	(40,000)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	35,500	(35,500)	0 %
Bond Counsel	0	46,000	(46,000)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	9,000,286	(9,000,286)	0 %
Total Expenditures	<u>0</u>	<u>9,168,629</u>	<u>(9,168,629)</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	8,723,086	8,723,086	0 %
Interfund Transfer				
Interfund Transfer	0	(23)	(23)	0 %
Total Other Financing Sources	<u>0</u>	<u>8,723,063</u>	<u>8,723,063</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(425,052)</u>	<u>(425,052)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(23,354)	(23,354)	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(448,406)</u></u>	<u><u>(448,406)</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2017 Through 7/31/2018
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period				
Investment In General Fixed Assets	0	9,023,640	9,023,640	0 %
Total Fund Balance, Beginning of Period	0	9,023,640	9,023,640	0 %
Fund Balance, End of Period	0	9,023,640	23,354	0 %

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/18
Reconciliation Date: 7/31/2018
Status: Locked

Bank Balance	5,668.37
Less Outstanding Checks/Vouchers	2,900.00
Plus Deposits in Transit	1,413.43
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	4,181.80
Balance Per Books	<u>4,181.80</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/18
Reconciliation Date: 7/31/2018
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1287	7/26/2018	System Generated Check/Voucher	2,900.00	Ecological Consultants, Inc.
Outstanding Checks/Vouchers			2,900.00	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/18
Reconciliation Date: 7/31/2018
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	129274	7/27/2018	Off Roll - Blk 05 08 Lot 13	<u>1,413.43</u>
Outstanding Deposits				<u><u>1,413.43</u></u>

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 07/31/18

Reconciliation Date: 7/31/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1278	6/22/2018	System Generated Check/Voucher	2,507.00	Egis Insurance & Risk Advisors
1282	6/22/2018	System Generated Check/Voucher	622.10	Straley Robin Vericker
1284	7/6/2018	System Generated Check/Voucher	216.09	Pasco County Utilities
1285	7/13/2018	System Generated Check/Voucher	104.73	Withlacoochee River Electric Cooperative, Inc.
1286	7/20/2018	System Generated Check/Voucher	2,933.33	Meritus Districts
CD017	7/20/2018	Bank Fee	<u>39.90</u>	
Cleared Checks/Vouchers			<u>6,423.15</u>	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 07/31/18

Reconciliation Date: 7/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	128720	7/3/2018	Off Roll - Blk 06 Lot 03	785.24
	128722	7/3/2018	Off Roll - Blk 01 Lot 07 08	1,099.32
	129020	7/6/2018	Off Roll - Blk 05 07 Lot 11 02	1,414.43
	129023	7/6/2018	Off Roll - Blk 01 Lot 05 06	1,099.32
	129106	7/16/2018	Off Roll - Blk 04 Lot 09	785.24
	129167	7/20/2018	Off Roll - Blk 01 Lot 03 04	1,099.20
	129200	7/24/2018	Off Roll - Blk 05 08 Lot 08 07	<u>1,413.43</u>
Cleared Deposits				<u><u>7,696.18</u></u>

07/31/2018



Account Statement

CYPRESS PRESERVE COMMUNITY DE
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2529

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Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING	-----	07/01/2018 - 07/31/2018

Description	Amount	Description	Amount
Beginning Balance	\$4,395.34	Average Balance	\$4,440.80
Deposits/Credits	\$7,696.18	Average Collected Balance	\$4,131.83
Checks	\$6,383.25	Number of Days in Statement Period	31
Withdrawals/Debits	\$39.90		
Ending Balance	\$5,668.37		

Overdraft Protection **Account Number** **Protected By**
 Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	07/03	1,884.56		DEPOSIT	07/26	1,413.43		DEPOSIT
	07/12	2,513.75		DEPOSIT	07/26	1,884.44		DEPOSIT
Deposits/Credits: 4				Total Items Deposited: 7				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1278	2,507.00	07/02	*1284	216.09	07/11	1286	2,933.33	07/24
	*1282	622.10	07/03	1285	104.73	07/17			
Checks: 5									
* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.									

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	07/20	39.90		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	4,395.34	4,395.34	07/13	5,448.46	5,448.46
	07/02	1,888.34	1,888.34	07/17	5,343.73	5,343.73
	07/03	3,150.80	1,266.80	07/20	5,303.83	5,303.83
	07/05	3,150.80	3,150.80	07/24	2,370.50	2,370.50
	07/11	2,934.71	2,934.71	07/26	5,668.37	2,371.37
	07/12	5,448.46	2,935.46	07/27	5,668.37	5,668.37

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.