

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
APRIL 2, 2019**

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

Friday, April 2, 2019

2:30 P.M.

The Land O' Lakes Branch Library

Located at 2818 Collier Parkway Land O' lakes, FL 34639

District Board of Supervisors	Chair Assistant Secretary Vice-Chair	Brian Howell Eric Davidson Debby Nussel Vacant Vacant
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	Vivek K. Babbar
District Engineer	Florida Design Consultants	Al Belluccia

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **2:30 P.M.** The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Agendas can be reviewed online at: <http://cypresspreserveccd.com/blog/> or by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Each individual is limited to **three (3) minutes** for public comments. The Board of Supervisors or Staff is not obligated to provide a response at the meeting and may need additional time to research issues or concerns brought up at the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. No motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

April 2, 2019
Board of Supervisors
Cypress Preserve Community Development District

Dear Board Members:

The Regular Meeting of Cypress Preserve Community Development District will be held on **April 2, 2019 at 2:30 P.M.** at the Land O' Lakes Branch Library located at 2818 Collier Parkway Land O' Lakes, FL 34639. The following is the Agenda for the Meeting:

Call-In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
- 4. BUSINESS ITEMS**
 - A. Consideration of Master Assessment Methodology Report Tab 01
 - B. Consideration of District Engineer's Report..... *Under Separate Cover*
 - C. Consideration of Resolution 2019-02; Levying Special Assessments – Assessment Area 2..... *Under Separate Cover*
 - D. Consideration of Resolution 2019-03; Setting Public Hearing to Impose Special Assessments *Under Separate Cover*
 - E. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisor Regular Meeting Minutes March 08, 2019 Tab 02
 - B. Consideration of Operations and Maintenance Expenditures February 2019 Tab 03
 - C. Review of Financial Statements through February 28, 2019..... Tab 04
- 6. SUPERVISORS REQUESTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



Brian Howell

CYPRESS PRESERVE
COMMUNITY
DEVELOPMENT
DISTRICT

MASTER ASSESSMENT
METHODOLOGY REPORT

ASSESSMENT AREA TWO



DMS District
Management
Services

A Meritus Company. Solutions for Better Communities.

Report Date:

April 2, 2019

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I. INTRODUCTION

The Cypress Preserve Community Development District (the “District”) authorized staff to prepare reports and resolutions, schedule public assessment hearings and undertake other efforts as required to enable consideration of special assessment liens on private benefiting properties within a designated assessment area known as “Assessment Area Two” (AA2). The benefit determination will be derived and quantified from the District’s Capital Improvement Program (CIP). The CIP has been developed in conjunction with the District Engineer’s Report which provides descriptions and an estimated cost of the public improvements and community facilities planned by the District. The implementation of the CIP will allow the Developer to proceed with the Development Plan at the anticipated density and intensity. Options will be available for the issuance of tax-exempt Special Assessment Revenue Bonds (“Bonds”) levied against AA2 to support qualifying costs associated with the benefiting portion of the CIP with respect to AA2.

The District plans to issue more than one series of Bonds. This Master Assessment Methodology Report (herein, the “Report”) relates to the second assessment area in the District, AA2, and is intended to identify the Maximum Assessment parameters under current plans for future bond issuances specific to that area only. Supplemental reports will be issued to reflect the factors for the related issuance of a specific series of bond(s) pertaining to AA2.

The Bond(s) will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Two. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments, and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Report will determine the benefit, apportionment, and financing structure for the Bond(s) to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience on this subject.

II. DEFINED TERMS

“Assessable Property:” – All property within the District that receives a special benefit from the CIP.

“Assessment Area One” (AA1) – 275.64 gross acres within the District identified by legal description within the District as defined by the District Engineer’s Supplement #1 to the Engineer’s Report which contemplates 487 Units.

“Assessment Area Two” (AA2) – 167.75 gross acres within the District identified by legal description within the District as defined by the District Engineer’s Supplement #1 to the Engineer’s Report which contemplates 353 Units.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“Developer” –Cypress Preserve 841, LLC.



“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Cypress Preserve Community Development District, 443.39 gross acres with Development Plans for up to 840 Units.

“Engineer Report” – *Engineer’s Report for Cypress Preserve Community Development District*, dated June 26th, 2017 and supplemented October 23rd, 2017.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Maximum Assessments”–The maximum amount of special assessments and liens to be levied against benefiting assessable properties to be used to secure and repay the Bonds.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar Lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

“Unplatted Parcels” – Gross land acreage intended for subdivision and platting pursuant to the Development Plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“AA2 Master Report” or “Report” – This *Master Assessment Methodology – Assessment Area Two Report*, dated April 2nd, 2019 provided to support the benefit and Maximum Assessment Liens on private developable property within Assessment Area Two.

III. OBJECTIVE

The objective of the AA2 Master Report is to:

- A. Recite key elements of the District’s CIP Phase 2 construction and/or acquisition plan; and
- B. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within AA2 and ultimately to the Planned Units therein as contemplated in the current Development Plan; and
- C. Provide a basis for the placement of a Maximum Lien on the assessable lands within AA2 benefiting from the CIP.

IV. DISTRICT & ASSESSMENT AREA TWO OVERVIEW

The District encompasses 443.39 acres located in Pasco County, Florida within Sections 8, 16 and 17, Township 25 South, Range 18 East. The Developer of the property within AA1 and AA2 has created the overall Development Plan in



conjunction with the District Engineer outlined within the Engineer’s Report. The CIP for the District contemplated two phases for construction and/or acquisition. The first phase will occur within the AA1 boundaries consisting of 275.64 gross acres, and the Development Plan for AA1 projects 487 Platted Units. AA2 boundaries consist of 165.75 gross acres and the AA2 Development Plan anticipates 353 Units. The complete Development Plan will consist of 840 Units as detailed within Table 2. All 840 Units in the two phases of the Development Plan are contained within AA1 or AA2.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District Engineer has identified the infrastructure and respective estimated costs to complete the CIP as detailed in the Engineer’s Report. The CIP includes drainage & surface water management system, on-site roadways, on-site utilities, off-site utilities & roadway improvements, professional fees, and environmental & recreational improvements. The total cost of the CIP for the complete Development Plan is estimated at \$26,619,828.

It is imperative to note that the costs within Phase 1 (\$16,872,879) and Phase 2 (\$9,746,950) of the CIP and Development Plan have two benefit categories, “Unique” and “Common”. Unique Costs are defined by the Engineer as costs benefiting those Units or Planned Units specifically within the defined areas of AA1 or AA2, whereas Common Costs benefit all Units or Planned Units within AA1 and AA2, collectively within the District.

The District anticipates that as each phase of the Development Plan are constructed, the Unique Costs and relative shares of Common Costs will be funded utilizing both Bond Proceeds and Developer contributions.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District’s CIP contains a “system of improvements”; all of which consist of approved and assessable purposes (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01 and the Capital Improvement Program consists solely of such eligible improvements. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the



next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development Plan contains a mix of single-family home sites and villas. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific residential unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements (proven benefit and maximum assessment level) are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further defined in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the Bond liens encumbering AA2, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of AA2 will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

VII. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefitting properties. One (1) EAU has been assigned to the 40’ residential use product type as a baseline, with a proportional increase or decrease relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current development plan. If future assessable property is added or product types are contemplated, this report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefitting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and



special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the CIP are demonstrated on Table 3 thru 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

VIII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out the manner for which special assessments will be assigned and imposed upon the land within AA2. Assessments will be assigned to Assessable Property on a gross land acreage basis until such time as the developable acreage is platted. The new parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the relevant Development Plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within AA2 receive benefit from the CIP and all of the assessable land within AA2 would be assessed to repay any bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all the gross acreage within AA2. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a maximum par debt assessment pursuant to its Product Type classification as set forth in Table 8. It is not contemplated that any unassigned debt would remain once all the lots associated with the improvements are platted and fully-developed; if such a condition was to occur, the true-up provisions within this report would be applicable.

The third condition is the “completed development state.” In this condition the entire Development Plan for AA2 has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within AA2.



IX. FINANCING INFORMATION

The District will finance implementation of the CIP through the issuance of the Bonds secured by benefiting properties within AA2. Several items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 7. The Underwriter has provided factors utilized in this assumption and are conservative in an effort to identify the Maximum Assessment and capacity for special assessment liens anticipated with future bond issuances. Supplemental reports to the AA2 Master Report will apply the methodology and allocation specific to the rates and terms pertaining to a series of Bonds.

X. TRUE-UP MODIFICATION

During the construction period of phase 2 of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District's debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatted land within AA2 may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within AA2. If upon the completion of any true-up analyses it is found the debt per developable acre exceeds the established maximum ceiling debt per developable acre and there is not sufficient development potential in the remaining acreage of AA2 to produce the EAU densities required to adequately service Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per developable acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within AA2.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within AA2 to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.



All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Districts CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Meritus Districts does not represent the District as a Municipal Advisor or Securities Broker nor is Meritus Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Meritus Districts does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS					
<u>COMBINED ASSESSMENT AREAS ONE & TWO</u>					
<u>ITEM</u>	<u>PHASE I UNIQUE AA1</u>	<u>MASTER/ COMMON AA1</u>	<u>PHASE II UNIQUE AA2</u>	<u>MASTER/ COMMON AA2</u>	<u>TOTAL</u>
Drainage & Surface Water Managem	\$2,684,505	\$0	\$1,596,029	\$0	\$4,280,534
Onsite Roadways	\$3,558,109	\$0	\$2,298,431	\$0	\$5,856,540
Onsite Utilities	\$5,909,721	\$0	\$3,611,383	\$359,105	\$9,880,209
Off-Site Utilities and Roadway Improv	\$682,971	\$0	\$589,839	\$0	\$1,272,810
Professional Fees	\$1,047,114	\$28,500	\$432,905	\$0	\$1,508,519
Environmental and Recreation	\$1,738,599	\$1,223,359	\$649,139	\$210,119	\$3,821,216
	<u>\$15,621,020</u>	<u>\$1,251,859</u>	<u>\$9,177,726</u>	<u>\$569,224</u>	<u>\$26,619,828</u>

Table 1 Notations:

Cost Based on Values Provided within the October 23rd 2017 Supplemental Engineer's Report.



TABLE 2

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT PLANNED DEVELOPMENT PROGRAM				
ASSESSMENT AREA ONE				
PRODUCT	LOT SIZE	UNITS	PER UNIT EAU ⁽²⁾	TOTAL EAUs
Villa	35	100	0.88	87.5
Single Family 40'	40	171	1.00	171.0
Single Family 50'	50	216	1.25	270.0
TOTAL		487		528.5
ASSESSMENT AREA TWO				
PRODUCT	LOT SIZE	UNITS	PER UNIT EAU ⁽²⁾	TOTAL EAUs
Villa	35	184	0.88	161.0
Single Family 40'	40	169	1.00	169.0
TOTAL		353		330.0
<p>⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.</p> <p>⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report.</p>				



TABLE 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
PROJECT COSTS	\$9,746,950
TOTAL PROGRAM EAUS	330.00
TOTAL COST/BENEFIT	<u><u>\$29,536</u></u>

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
35	0.88	184	161.00	\$14,411	\$78.32
40	1.00	169	169.00	\$15,127	\$89.51
		<u>353</u>	<u>330.00</u>	<u>\$29,536</u>	

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.



TABLE 5

CONSTRUCTION COST AND BENEFIT						
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PERCENTAGE OF EAUs	TOTAL AMOUNT PER PRODUCT TYPE	TOTAL AMOUNT PER LOT
35	0.88	184	161.00	48.8%	\$4,755,330.00	\$25,844
40	1.00	169	169.00	51.2%	\$4,991,619.69	\$29,536
		<u>353</u>	<u>330.00</u>	<u>100%</u>	<u>\$9,746,950</u>	

TABLE 6

CONSTRUCTION COST FUNDING SOURCES					
PRODUCT TYPE	PRODUCT COUNT	PER PRODUCT TYPE		PER UNIT	
		DEVELOPER FUNDED	SERIES 2019 BONDS	DEVELOPER FUNDED	SERIES 2019 BONDS
35	184	\$2,484,784	\$2,270,546	\$13,504.26	\$12,339.93
40	169	\$2,608,251	\$2,383,369	\$15,433.44	\$14,102.77
	<u>353</u>	<u>\$5,093,035</u>	<u>\$4,653,915</u>		



TABLE 7

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - FINANCING INFORMATION BOND SERIES		
Coupon Rate ⁽¹⁾		5.50%
Term (Years)		30
Principal Amortization Installments		30
ISSUE SIZE		\$5,640,000
Construction Fund		\$4,653,915
Capitalized Interest (Months) ⁽²⁾	12	\$310,200
Debt Service Reserve Fund	100%	\$388,080
Underwriter's Discount	2.00%	\$112,800
Cost of Issuance		\$175,005
Rounding		\$0
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$388,080
Collection Costs and Discounts @	2.00%	\$7,920
TOTAL ANNUAL ASSESSMENT		\$396,000
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on capitalized interest 12 months.		



TABLE 8

**CREEK PRESERVE
 COMMUNITY DEVELOPMENT DISTRICT
 CDD ASSESSMENT ANALYSIS**

ALLOCATION METHODOLOGY - SERIES 2019 LONG TERM BONDS ⁽¹⁾								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Villa	0.88	161.00	48.79%	184	\$2,751,636	\$193,200	\$14,955	\$1,050
Single Family 40'	1.00	169.00	51.21%	169	\$2,888,364	\$202,800	\$17,091	\$1,200
TOTAL		330.00	100.00%	353	5,640,000	396,000		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 12 month Capitalized Interest Period.
⁽²⁾ Includes principal, interest and collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$5,640,000.00 payable in 30 annual installments of principal of \$2,313.44 per gross acre. The maximum par debt is \$33,621.46 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	<u>\$5,640,000.00</u>		
ANNUAL ASSESSMENT:	<u>\$388,080.00</u>	(30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	<u>167.75</u>		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	<u>\$33,621.46</u>		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	<u>\$2,313.44</u>	(30 Installments)	
		PER PARCEL ASSESSMENTS	
Landowner Name, Hillsborough County Folio ID & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
Cypress Preserve 841, LLC 3658 Erindale Drive Valrico, FL 33596-6311 Tampa, FL 33609	167.75	\$5,640,000.00	\$388,080.00
Totals:	<u>167.75</u>	<u>\$5,640,000.00</u>	<u>\$388,080.00</u>



**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

March 8, 2019 Minutes of the Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Friday, March 8, 2019 at 2:30 p.m.** at The Land O’ Lakes Branch Library, located at 2818 Collier Parkway, Land O’ Lakes, FL 34639.

1. CALL TO ORDER/ROLL CALL

Debby Nussel called the Regular Meeting and Public Hearing of the Cypress Preserve Community Development District to order on **Friday, March 8, 2019 at approximately 2:30 p.m.**

Board Members Present and Constituting a Quorum:

Brian Howell	Supervisor
Eric Davidson	Supervisor
Debby Nussel	Supervisor

Staff Members Present:

Vivek Babbar	Straley Robin Vericker	<i>via conference call</i>
Penny Clark	Ripa & Associates	

There were several residents in attendance.

2. RECESS TO PUBLIC HEARING

Supervisor Nussel directed the Board to recess to the public hearing.

3. PUBLIC HEARING ON PROPOSED USER FEES FOR NON-RESIDENTS USE OF DISTRICT RECREATIONAL FACILITIES

A. Open the Public Hearing on Proposed User Fees for Non-Residents Use of District Recreational Facilities

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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B. Staff Presentations

Mr. Babbar went over the non-resident fees, recreational rules, and resolution.

C. Public Comments

A resident asked about the access gates being locked and key fobs.

D. Close the Public Hearing for Proposed User Fees for Non-Residents Use of District Recreational Facilities

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Howell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. Consideration of Resolution 2019-01; Adopting User Fees for Non-Residents Use of District Recreational Facilities

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-01.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

The Board reviewed the recreational rules.

MOTION TO:	Approve the policies, rules, and procedures for the amenities in substantial form, subject to review by the Chair and developers.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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4. RETURN AND PROCEED TO REGULAR MEETING

Supervisor Nussel directed the Board to return and proceed to the regular meeting.

5. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

6. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Babbar stated that they are monitoring legislative cycle. He will provide updates to the Board as necessary.

B. District Engineer

Supervisor Howell stated that the new District Engineer did not have anything to report at this time.

7. BUSINESS ITEMS

A. General Matters of the District

8. CONSENT AGENDA

A. Consideration of the Board of Supervisor Regular Meeting Minutes January 11, 2019

B. Consideration of Operations and Maintenance Expenditures December 2018

C. Consideration of Operations and Maintenance Expenditures January 2019

D. Review of Financial Statements Month Ending January 31, 2018

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Howell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

132 **9. SUPERVISOR COMMENTS**
133

134 There were no supervisor comments.
135
136

137 **10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**
138

139 Residents noted that kids are jumping the fence and the playground area is dark. Ms. Clark noted
140 that the hours for all the amenities are dawn to dusk. Supervisor Nussel that there are “no
141 trespassing” signs, and Supervisor Howell noted that a no trespassing agreement has been
142 dropped off to Pasco County. A resident asked to get signs for the neighborhood watch; she also
143 asked when the boulevard will be opened. Ms. Clark provided an update. There was also a
144 resident question about when the pool will be opened and pool maintenance. Residents asked
145 about the event lawn, guest parking, the walking trails, landscape maintenance in the backyards
146 of the Villas, how trespassing at the pool will be handled, and the procedure for how access cards
147 will be assigned and handed out to residents. The Board and Ms. Clark answered their questions.
148
149

150 **11. ADJOURNMENT**
151

MOTION TO:	Adjourn.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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160 **Please note the entire meeting is available on disc.*

161
162 **These minutes were done in summary format.*

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164 **Each person who decides to appeal any decision made by the Board with respect to any matter*
165 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
166 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
167 *based.*

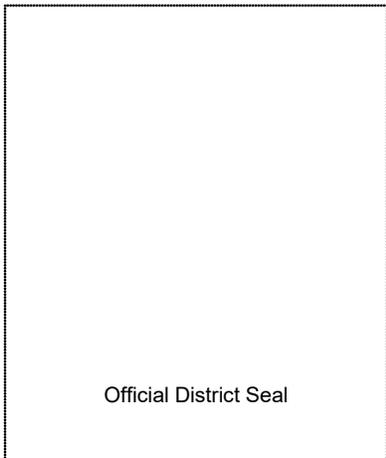
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169 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
170 **noticed meeting held on _____.**

171	_____	_____
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174	Signature	Signature
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176	_____	_____
177	Printed Name	Printed Name
178		
179	Title:	Title:
180	<input type="checkbox"/> Secretary	<input type="checkbox"/> Chairman
181	<input type="checkbox"/> Assistant Secretary	<input type="checkbox"/> Vice Chairman

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186 *Recorded by Records Administrator*

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Signature

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192 _____
Date



Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
American Ecosystems, Inc.	1902113	\$ 505.00		Water Management Treatment - February
Meritus Districts	8890	2,940.23		Management Services - February
Monthly Contract Sub-Total		\$ 3,445.23		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Pasco County Utilities	11495778	\$ 61.10		Reclaim Water Service - thru 12/28/18
Waste Connections of Florida	3994598	63.74		Waste Service - February
Withlacoochee River Electric	2039647 020519	34.10		Electric Service - thru 01/31/19
Withlacoochee River Electric	2039650 020519	38.48		Electric Service - thru 01/31/19
Withlacoochee River Electric	2044854 020519	576.06		Electric Service - thru 01/31/19
Withlacoochee River Electric	2068401 020419	70.00	\$ 718.64	Electric Service - thru 01/31/19
Utilities Sub-Total		\$ 843.48		
Regular Services				
Tampa Bay Times	736935 020819	\$ 121.60		Facility Use - 02/08/19
Regular Services Sub-Total		\$ 121.60		
Additional Services				
Cornerstone	10 93871	\$ 10,560.70		Phase 1B Buffer Area - 02/19/19
Ecological consultants, Inc.	11421	850.00		Semi-Annual Monitoring Report - 11/07/18
Ecological Consultants, Inc.	11475	2,900.00	\$ 3,750.00	Maintenance Event - 01/30/19
Florida Design Consultants, Inc.	39615	1,145.00		Miscellaneous Services - thru 01/25/19
State of Florida Department of Health	51 60 1827116 012819	155.00		Pool Permit - 01/28/19
Sunrise Homes	SH012819	412,079.46		Professional Services - 01/28/19

**Cypress Preserve Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Sub-Total		\$ 427,690.16		
TOTAL:		\$ 432,100.47		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517
ST. PETERSBURG, 33743

Invoice

DATE	INVOICE #
2/1/2019	1902113

BILL TO
Cypress Preserve CDD c/o: Meritus Corp 2045 Pan Am Circle, Suite 120 Tampa, FL 33607

P.O. NO.	TERMS	PROJECT
	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
WATER MANAGEMENT TREATMENT FOR THE CURRENT MONTH - SEE DATE LISTED ABOVE	1	505.00	505.00
Total			\$505.00

Handwritten in blue ink:
5390
BA
4305

REVIEWEDdtomas 2/18/2019

Phone #	Fax #
727-545-4404	727-545-0770

Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 8890
 Invoice Date: Feb 1, 2019
 Page: 1

Bill To:
Cypress Preserve CDD 2005 Pan Am Circle Suite 120 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Cypress Preserve CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - February		2,833.33
		Website Maintenance		100.00
		Postage - December		6.90
				

REVIEWED thomas 1/28/2019

Subtotal	2,940.23
Sales Tax	
Total Invoice Amount	2,940.23
Payment/Credit Applied	
TOTAL	2,940.23



UTILITIES SERVICES BRANCH
 CUSTOMER INFORMATION &
 SERVICE DEPT.
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285
 utilcustserv@pascocountyfl.net
 Pay By Phone: 1-844-450-3704



254 1 1
 29-10021

CYPRESS PRESERVE CDD

Service Address: **18620 MOSSY TIMBER RECLAIM BOULEVARD**

Bill Number: 11495778
 Billing Date: 1/29/2019
 Billing Period: 11/29/2018 to 12/28/2018

Account #	Customer #
0993870	01372506
Please use the 15-digit number below when making a payment through your bank	
099387001372506	

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2018.
 Please visit bit.ly/ratechanges2019 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	11/29/2018	2917	12/28/2018	3011	29	94

Usage History

Month	Reclaimed
December 2018	94
November 2018	691
October 2018	360
September 2018	353
August 2018	105
July 2018	0
June 2018	324
May 2018	343
April 2018	741
March 2018	0

Transactions

Previous Bill	449.15
Payment 1/15/2019	-449.15 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	94 Thousand Gals X \$0.65 61.10
Total Current Transactions	61.10
TOTAL BALANCE DUE	\$61.10

Conserve water and check for leaks to prevent wasting water and money. Please visit www.PascoCountyUtilities.com for conservation tips.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account # 0993870
 Customer # 01372506
 Balance Forward 0.00
 Current Transactions 61.10

Total Balance Due \$61.10
Due Date 2/15/2019

10% late fee will be applied if paid after due date

Round Up Donation to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

CYPRESS PRESERVE CDD
 2005 PAN AM CIR SUITE 120 **300**
 TAMPA FL 33607

JAN 31 2019

PASCO COUNTY
 UTILITIES SERVICES BRANCH
 CUSTOMER INFORMATION & SERVICE DEPT.
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139

REVIEWED thomas 2/18/2019



WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING
 6800 OSTEEN ROAD
 NEW PORT RICHEY FL 34653-3667
 DISTRICT NO. 6425

ACCOUNT NO. 6425-103179
 INVOICE NO. 3994598
 STATEMENT DATE 01/25/19
 DUE DATE Upon Receipt

CYPRESS PRESERVE AMENITY CENTER
 SUITE 300
 2005 PAN AM CIRCLE
 TAMPA FL 33607-0000

FOR ASSISTANCE
 Customer Service (727) 847-9100
 Fax (727) 841-8539
 One Time Payments (855) 569-2719

INVOICE STATEMENT

Date	Description	Amount
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
01/25/19	BASIC CONTAINER CHARGE 1/25/2019-2/28/2019	1.23 4.00YD \$ 63.74
	Invoice Total	\$ 63.74
	Account Balance	\$ 63.74

GOING GREEN IS NOW EASIER THAN EVER!

* Make payments * Set up recurring payments *

* Access your account 24/7 * Go paperless * View Statements *

* It's FREE! There is no charge to view or pay your bill on our website *

Go to <https://www.wcicustomer.com> and follow the online bill pay prompts to enroll today or call 1-855-569-2719 to make a payment through our interactive voice service with no extra fee.

2,3,6

Please remit to the address below and return your remit stub with your payment or look on the reverse side to learn about on-line bill pay.



WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING
 6800 OSTEEN ROAD
 NEW PORT RICHEY FL 34653-3667

ACCOUNT NO. 6425-103179
 INVOICE NO. 3994598
 STATEMENT DATE 01/25/19
 DUE DATE Upon Receipt
 PAY THIS AMOUNT \$63.74

WRITE IN
 AMOUNT \$
 PAID

TO CHANGE ADDRESS
 Check here and complete the
 information on the reverse side.

MAIL PAYMENT TO:

WASTE CONNECTIONS OF FLORIDA
 P.O. BOX 742695
 CINCINNATI OH 45274-2695

AB 01 002796 33144 B 11 A

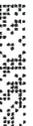


CYPRESS PRESERVE AMENITY CENTER
 SUITE 300
 2005 PAN AM CIRCLE
 TAMPA FL 33607-2529



6425 000000000000-1031797 000000637403994598 3

REVIEWED dtthomas 2/18/2019



Withlacoochee River Electric Cooperative, Inc.

P. O. Box 278, Dade City, FL 33526-0278
Your Touchstone Energy® Cooperative

Account Number **2039647** Cycle **03**
Meter Number **81918949**
Customer Number **20026869**
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **02/05/2019**
Amount Due **34.10**
Current Charges Due **02/25/2019**

District Office Serving You
Bayonet Point

Service Address **18620 MOSSY TIMBER BLVD**
Service Description **IRRIGATION**
Service Classification **General Service Non-Demand**

See Back Side For More Information

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2019	29	0
Jan 2019	33	0
Apr 2018	25	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



ELECTRIC SERVICE

From	To	Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/02	01/31		30		34				4

Previous Balance **33.92**
Payment **33.92 CR**
Balance Forward **0.00**

Customer Charge **32.90**
Energy Charge 4 KWH @ 0.05191 **0.21**
Fuel Adjustment 4 KWH @ 0.03530 **0.14**
FL Gross Receipts Tax **0.85**

Total Current Charges **34.10**
Total Due **34.10** Please Pay

If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

REVIEWED thomas 2/18/2019

Withlacoochee River Electric Cooperative, Inc.

P. O. Box 278, Dade City, FL 33526-0278
Your Touchstone Energy® Cooperative

District: BP 03

Detach at Dotted Line

To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: **02/05/2019**

*2005 Pan Am Circle Suite 300
Tampa FL 33607*
Use above space for address change ONLY.



2039647 0007439
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE ~~128~~ 300
TAMPA FL 33607-2529

Make check payable to W.R.E.C

Current Charges Due Date	02/25/2019
TOTAL CHARGES DUE	34.10
Total Charges Due After Due Date	39.10



Withlacoochee River Electric
Cooperative, Inc.

P. O. Box 278, Dade City, FL 33526-0278
Your Touchstone Energy® Cooperative

Account Number **2039650** Cycle **03**
Meter Number **81918948**
Customer Number **20026869**
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **02/05/2019**
Amount Due **38.48**
Current Charges Due **02/25/2019**

District Office Serving You
Bayonet Point

Service Address **18931 MOSSY TIMBER BLVD**
Service Description **SIGN**
Service Classification **General Service Non-Demand**

See Back Side For More Information

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2019	29	2
Jan 2019	33	2
Apr 2018	24	2

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

ELECTRIC SERVICE

From	Reading	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/02	423	01/31	476				53

Previous Balance **39.29**
Payment **39.29 CR**
Balance Forward **0.00**



Customer Charge **32.90**
Energy Charge 53 KWH @ 0.05191 **2.75**
Fuel Adjustment 53 KWH @ 0.03530 **1.87**
FL Gross Receipts Tax **0.96**

Total Current Charges **38.48**
Total Due **38.48** Please Pay

If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

REVIEWED Dthomas 2/18/2019

Withlacoochee River Electric
Cooperative, Inc.

P. O. Box 278, Dade City, FL 33526-0278
Your Touchstone Energy® Cooperative

Detach at Dotted Line
To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: **02/05/2019**

2005 Pan Am Circle Suite 300

Use above space for address change ONLY.

District: BP 03

2039650 0007440
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 120300
TAMPA FL 33607-2529

Make check payable to W.R.E.C

Current Charges Due Date	02/25/2019
TOTAL CHARGES DUE	38.48
Total Charges Due After Due Date	43.48



Withlacoochee River Electric Cooperative, Inc.

P. O. Box 278, Dade City, FL 33528-0278
Your Touchstone Energy® Cooperative

Account Number **2044854** Cycle **03**
Meter Number **77110874**
Customer Number **20026869**
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **02/05/2019**
Amount Due **576.06**
Current Charges Due **02/25/2019**

District Office Serving You
Bayonet Point

Service Address **18728 MOSSY TIMBER BLVD**
Service Description **AMENITY CENTER**
Service Classification **General Service Non-Demand**

See Back Side For More Information

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2019	29	134
Jan 2019	33	3
Jun 2018	21	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	Reading	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/02	387	01/31	4275				3888

Previous Balance **171.34**
Payment **171.34 CR**
Balance Forward **0.00**

Customer Charge	32.90
Energy Charge 3,888 KWH @ 0.05191	201.83
Fuel Adjustment 3,888 KWH @ 0.03530	137.25
Light Energy Charge	1.68
Light Support Charge	2.94
Light Maintenance Charge	55.68
Light Fixture Charge	68.70
Light Fuel Adj 150 KWH @ 0.03530	5.30
Poles (QTY 6)	60.00
FL Gross Receipts Tax	9.78
Total Current Charges	576.06
Total Due	576.06

Please Pay

Lights/Poles Type/Qty Type/Qty
212 6 960 6

REVIEWED Dthomas 2/18/2019

Withlacoochee River Electric Cooperative, Inc.

P. O. Box 278, Dade City, FL 33528-0278
Your Touchstone Energy® Cooperative

Detach at Dotted Line
To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: **02/05/2019**

2005 Pan Am Circle Suite 300

Use above space for address change ONLY.

District: BP 03

2044854 0007441
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 120300
TAMPA FL 33607-2529

Make check payable to W.R.E.C

Current Charges Due Date	02/25/2019
TOTAL CHARGES DUE	576.06
Total Charges Due After Due Date	584.70



Withlacoochee River Electric Cooperative, Inc.

P. O. Box 278, Dade City, FL 33526-0278
Your Touchstone Energy® Cooperative

Account Number **2068401** Cycle **01**
Meter Number
Customer Number **20011976**
Customer Name **CYPRESS PRESERVE OF PASCO COUNTY**

Bill Date **02/04/2019**
Amount Due **70.00**
Current Charges Due **02/22/2019**
District Office Serving You
Bayonet Point

Service Address **PUBLIC LIGHTING**
Service Classification **Public Lighting**

See Back Side For More Information

Comparative Usage Information
Average kWh Per Day
Period Days

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Previous Balance **0.00**
Payment **0.00**
Balance Forward **0.00**

Connect Perm **65.00**
Membership Applied **5.00**
Total Current Charges **70.00**
Total Due **70.00** Please Pay

Lights/Poles Type/Qty Type/Qty
212 32 960 32



If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

REVIEWED dt Thomas 2/18/2019

Withlacoochee River Electric Cooperative, Inc.

P. O. Box 278, Dade City, FL 33526-0278
Your Touchstone Energy® Cooperative

Detach at Dotted Line
To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: **02/04/2019**

2005 Pan Am Circle Suite 300
Tampa, FL 33607
Use above space for address change ONLY.

District: **BP 01**

2068401 0004980
CYPRESS PRESERVE OF PASCO COUNTY HOA
C/O MERITUS
2005 PAN AM CIR STE 120 300
TAMPA FL 33607-2529

Make check payable to **W.R.E.C**

Current Charges Due Date	02/22/2019
TOTAL CHARGES DUE	70.00
Total Charges Due After Due Date	75.00





Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525
 Phone 866-617-2235 Fax 866-929-6998
 AR@CornerstoneSolutionsGroup.com
 Tax ID: 61-1632592
 www.CornerstoneSolutionsGroup.com



Date	Invoice #
2/19/2019	10-93871

Invoice Created By

Bill To
Cypress Preserve CDD

Field Mgr/Super:
Ship To
CP2654 - Cypress Preserve Phase 1B Buffer & Villa Park Land O Lakes, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	CP2654 - Cypress Preserve Commerc, ##...
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Phase1B Buffer Area Irrigation		4,500.00		4,500.00
2	(IC) Holly - Dahoon - 6' Height Min. - 25 Gallon - 2" Cal		210.00		420.00
3	(QV2) Oak - Live - 6' Height Min. - 2" Cal - 30 Gallon		215.00		645.00
3	(UA) Elm - Winged - 6' Height Min. - 2" Cal - 30 Gallon		225.00		675.00
26	(LC) Loropetalum - Ruby - 3 Gallon		9.75		253.50
26	(VOB) Viburnum - Walters/Mrs Schillers - 3 Gallon		10.00		260.00
104	(DT) Lily - Flax - 1 Gallon		5.95		618.80
	Subtotal				7,372.30
30	Villa Park (MCE) Wax Myrtle - 3 Gallon		11.00		330.00
5,955	(SS) St. Augustine Floratam Sod Installed & Rolled - SF		0.48		2,858.40
	Subtotal				3,188.40



Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$10,560.70
Payments/Credits	\$0.00
Balance Due	\$10,560.70

REVIEWEDdthomas 3/6/2019





ECOLOGICAL CONSULTANTS, INC.
5121 Ehrlich Road, Suite 103A
Tampa, Florida 33624
813-264-5859; 813-264-5957 fax
www.floridascrub.com

INVOICE

07 November 2018

Mr. Brian Howell
 Cypress Preserve CDD
 Meritus District
 2005 Pan Am Circle, Suite 120
 Tampa, Fl. 33607

**RE: INVOICE #11421 – 1st SEMI-ANNUAL MONITORING REPORT
 FOR CYPRESS PRESERVE PHASE 1**

Dear Brian:

Please remit the sum of **EIGHT HUNDRED AND FIFTY DOLLARS (\$850.00)** for the 1st semi-annual monitoring report for the above referenced project. If you have any questions, please contact my office as soon as possible.

Sincerely,

Donald Richardson, Ph.D.

DRR/jlr

Cc: Mr. Ali Hasbini, 3658 Erindale Dr., Valrico, Fl. 33594

REVIEWED dthomas 2/18/2019



ECOLOGICAL CONSULTANTS, INC.

5121 Ehrlich Road, Suite 103A • Tampa, Florida 33624
813-264-5859 • FAX 813-264-5957
scrub.eci@verizon.net

INVOICE

January 30, 2019

Cypress Preserve CDD
Meritus District
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

RE: INVOICE #11475 CYPRESS PRESERVE MAINTENANCE

Dear Sir or Madam:

Please remit the sum of **TWO THOUSAND NINE HUNDRED DOLLARS (\$2,900.00)** for the regular scheduled maintenance event of the planting areas for the above referenced project. This maintenance includes area C5. Bi-monthly maintenance was completed on January 15 & 16, 2019. If you have any questions, please contact my office as soon as possible.

Sincerely,

Donald R. Richardson, Ph.D., CEP

DRR/sec

Handwritten notes in blue ink:
B1 4307
5390

REVIEWEDdtThomas 2/18/2019



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

INVOICE

Remit To:
3030 Starkey Boulevard
New Port Richey, FL 34655

Bill To: Cypress Preserve CDD
c/o Cypress Preserve 841, LLC
Penny Clark
1409 Tech Boulevard, Suite 1
Tampa, FL 33619

Date: February 5, 2019
Project Number: 2016-026E
Invoice Number: 39615
Invoice Period: 12/29/2018 to 1/25/2019

Project: Cypress Preserve - CDD Assistance

SERVICES PERFORMED:

Miscellaneous Services (0901)

1. Attend CDD meeting via phone conference.
2. Coordinate with Client's traffic consultant.
3. Add pavement markings and signage to Mossy Timber Boulevard.

Description	Hours	Rate	Cost
District Engineer	4.50	\$160.00	\$720.00
AutoCAD Technician	5.00	\$85.00	\$425.00
		Subtotal:	\$1,145.00

*STBw
BA
3/03*

Total Invoice Amount: \$1,145.00


Alfonso A. Belluccia, P.E.

REVIEWED dthomas 2/18/2019



**State of Florida
Department of Health
Notification of Fees Due**

*Received
FEB 01 2019*

Identification Number: 51-60-1827116
For: Swimming Pools Public Pool <= 25000 Gallons

Billing Code: 51-BID-4071151
Fee Amount: \$155.00

To: **Cypress Preserve Com. Dev.**
2005 Pan Am Cir Ste 120
Tampa, FL 33607

Total Amount Due:	\$155.00
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Payment Due 02/27/2019 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to Pasco CHD (W)

Account Information for: 51-60-1827116
Facility Name: Cypress Preserve Zero Entry Pool
Location Address 1: 18728 Mossy Timber Blvd
Location Address 2:
City: Land O Lakes
State: FL
Zip Code: 34638

County Mailing Address 1: 5640 Main St
County Mailing Address 2:
County Mailing City: New Port Richey
County Mailing State: FL
County Mailing Zip Code: 34652

Owner Name: Cypress Preserve Com. Dev.
Owner Address 1: 2005 Pan Am Cir Ste 120
Owner Address 2: Tampa, FL 33607
Owner City: Tampa
Owner State: FL
Owner Zip Code: 33607
Work Phone:
Home Phone: (813) 397-5120

Facility Contact Name: Cypress Preserve Com. Dev.
Work Phone:
Home Phone: (813) 397-5120

Signature: _____ Date: _____

[Environmental Health Division - Account Information Copy]

*51300
4902*



**State of Florida
Department of Health
Notification of Fees Due**

Identification Number: 51-60-1827116
For: Swimming Pools Public Pool <= 25000 Gallons

Billing Code: 51-BID-4071151
Fee Amount: \$155.00

To: **Cypress Preserve Com. Dev.**
2005 Pan Am Cir Ste 120
Tampa, FL 33607

Total Amount Due: \$155.00
Payment Due 02/27/2019 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
[Business Office - Cashiering & Accounting Copy]

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: Cypress Preserve CDD
c/o Meritus Districts, 2005 Pan Am Circle, Suite 120
Tampa, FL 33607

PROJECT: Cypress Preserve Amenity Center

FROM CONTRACTOR: Sunrise Homes

VIA ENGINEER: Florida Design Consultants

3658 Erindale Dr
Valrico, FL 33594

PROJECT NOS:

CONTRACT FOR:

CONTRACT DATE:

APPLICATION NO: 7

Distribution to:
 OWNER
 ENGINEER
 CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 1,900,000.00
2. NET CHANGES BY CHANGE ORDERS \$ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 1,900,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 1,781,638.90
5. RETAINAGE:
 - a. 10% of Completed Work \$ 178,163.89
 - b. (Column D + E on G703) % of Stored Material \$ _____
 - (Column F on G703)
 - Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 178,163.89
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 1,603,475.01
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 1,191,395.55
8. CURRENT PAYMENT DUE THIS APPLICATION \$ 412,079.46
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 296,524.99
10. PREVIOUS APPLICATIONS UNPAID \$ 0.00
11. TOTAL AMOUNT UNPAID TO DATE \$ 590,243.35

CHANGE ORDER SUMMARY		
	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Sunrise Homes
 By: _____ Date: 1/28/19

State of Florida County of Hillsborough
 Subscribed and sworn to before me this 28 day of JAN
 Notary Public: _____
 My Commission expires _____



ENGINEER'S CERTIFICATE FOR PAYMENT
 In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.
 AMOUNT CERTIFIED: \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
 ENGINEER: _____

By: _____ Date: _____
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

53960-6403

APPLICATION FOR PAYMENT

PAY APP FROM TO

8 1/12/18 1/15/19

ITEM NO.	DESCRIPTION OF WORK	QTY	UNIT	BASE CONTRACT		ESTIMATED QUANTITY			TOTAL WORK IN PLACE THIS PERIOD	TOTAL WORK IN PLACE PREV APPLICATION	TOTAL WORK IN PLACE TO DATE	PERCENT COMPLETE TO DATE	BALANCE TO FINISH TO DATE	YTD RETAINAGE TO DATE
				UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE						
1	SITENWORK	1.00	LS	\$297,205.00	\$297,205.00	0.25	0.75	1.00	\$74,301.25	\$222,903.75	\$297,205.00	100%	\$0.00	\$29,720.50
2	AMENITY BUILDING STRUCTURE	1.00	LS	\$569,392.00	\$569,392.00	0.029	0.97	1.000	\$16,512.08	\$552,880.23	\$589,097.31	100%	\$294.89	\$59,909.73
3	POOLDECK	1.00	LS	\$641,215.00	\$641,215.00	0.30	0.70	1.00	\$192,364.50	\$450,774.15	\$643,138.65	100%	(\$1,023.65)	\$64,313.08
4	FENCINGS	1.00	LS	\$46,919.00	\$46,919.00	1.00	0.00	1.00	\$46,919.00	\$0.00	\$46,919.00	100%	\$0.00	\$4,691.90
5	LANDSCAPING/IRRIGATION	1.00	EA	\$231,214.00	\$231,214.00	0.50	0.00	0.50	\$115,607.00	\$0.00	\$115,607.00	50%	\$115,607.00	\$11,560.70
6	PLAYGROUND EQUIPMENT	1.00	EA	\$46,087.00	\$46,087.00	0.60	0.40	1.00	\$27,652.20	\$18,434.80	\$46,087.00	100%	\$0.00	\$4,608.70
7	ENGINEERING AND DESIGN	1.00	EA	\$37,861.00	\$37,861.00	0.05	0.90	0.95	\$4,393.05	\$79,074.90	\$83,467.95	95%	\$4,393.05	\$9,346.90
7	DISCOUNT	1.00	LF	-\$19,883.00	-\$19,883.00	1.00	0.00	1.00	(\$19,883.00)	\$0.00	(\$19,883.00)	100%	\$0.00	(\$1,988.30)
	TOTAL CONTRACT				\$1,900,000.00				\$457,866.08	\$1,323,772.83	\$1,781,638.90	94%	\$118,261.10	\$176,163.89
CONTRACT SUMMARY														
1	TOTAL ALL SCHEDULES				\$1,900,000.00				\$457,866.08	\$1,323,772.83	\$1,781,638.90	94%	\$118,261.10	\$176,163.89
	TOTAL CHANGE ORDERS				\$0.00				\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00
	ADJUSTED CONTRACT TOTAL				\$1,900,000.00				\$457,866.08	\$1,323,772.83	\$1,781,638.90	94%	\$118,261.10	\$176,163.89

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cypress Preserve

Balance Sheet

As of 2/28/2019

(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	33,254	0	0	0	0	33,254
Investments - Revenue 2017 (2000)	0	162,179	0	0	0	162,179
Investments - Interest 2017 (2001)	0	23	0	0	0	23
Investments - Reserve 2017 (2003)	0	310,678	0	0	0	310,678
Investments - Construction 2017 (2005)	0	0	456	0	0	456
Investments - Cost of Issuance 2017 (2006)	0	0	0	0	0	0
Accounts Receivable-Other	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0
Due From Debt Service Fund	42	0	0	0	0	42
Prepaid Items	505	0	0	0	0	505
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0
Construction Work In Progress	0	0	0	10,765,027	0	10,765,027
Amount To Be Provided-Debt Service	0	0	0	0	9,630,000	9,630,000
Total Assets	33,801	472,880	456	10,765,027	9,630,000	20,902,163
Liabilities						
Accounts Payable	698,737	0	0	0	0	698,737
Due to Developer	0	0	2,183,116	0	0	2,183,116
Due To General Fund	0	42	0	0	0	42
Due to Debt Service	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Revenue Bonds Payable-2016	0	0	0	0	9,630,000	9,630,000
Total Liabilities	698,737	42	2,183,116	0	9,630,000	12,511,895
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	544,955	(1,143,268)	0	0	(598,314)
Fund Balance-Unreserved	(7,109)	0	0	0	0	(7,109)
Investment In General Fixed Assets	0	0	0	10,765,027	0	10,765,027
Other	(657,827)	(72,117)	(1,039,391)	0	0	(1,769,336)
Total Fund Equity & Other Credits	(664,937)	472,838	(2,182,660)	10,765,027	0	8,390,268
Total Liabilities & Fund Equity	33,801	472,880	456	10,765,027	9,630,000	20,902,163

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 2/28/2019
(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 - Tax Roll	83,703	0	(83,703)	(100)%
O&M Assessments - Off Roll	228,375	26,513	(201,862)	(88)%
O&M Assessments - Developer	0	53,710	53,710	0 %
Contributions & Donations From Private Sources				
Developer Contributions	187,238	1,432,254	1,245,016	665 %
Total Revenues	<u>499,315</u>	<u>1,512,476</u>	<u>1,013,161</u>	<u>203 %</u>
Expenditures				
Financial & Administrative				
District Manager	42,500	14,167	28,333	67 %
District Engineer	5,000	5,603	(603)	(12)%
Disclosure Report	5,000	0	5,000	100 %
Trustees Fees	6,000	0	6,000	100 %
Assessment Roll	0	1,450	(1,450)	0 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	5,500	0	5,500	100 %
Postage, Phone, Faxes, Copies	150	16	134	90 %
Public Officials Insurance	2,500	3,500	(1,000)	(40)%
Legal Advertising	2,500	560	1,940	78 %
Bank Fees	400	106	294	73 %
Dues, Licenses & Fees	175	330	(155)	(89)%
Office Supplies	150	0	150	100 %
Website Administration	1,200	2,000	(800)	(67)%
Legal Counsel				
District Counsel	12,500	902	11,598	93 %
Utility Services				
Street Lights	74,790	646	74,144	99 %
Other Electric Services	18,000	757	17,243	96 %
Potable Water Utility Services	5,000	716	4,284	86 %
Other Physical Environment				
Waterway Management System	19,000	9,175	9,825	52 %
General Liability & Property Casualty Insurance	7,500	2,750	4,750	63 %
Landscape Maintenance	211,250	22,286	188,964	89 %
Miscellaneous Repairs & Maintenance	15,000	11,178	3,822	25 %
Hardscape Maintenance	12,000	0	12,000	100 %
Plant Replacement Program	15,000	0	15,000	100 %
Capital Improvements	0	2,094,047	(2,094,047)	0 %
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	116	2,384	95 %
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>2,170,304</u>	<u>(1,670,989)</u>	<u>(335)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(657,827)</u>	<u>(657,827)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(7,109)	(7,109)	0 %
Fund Balance, End of Period	<u>0</u>	<u>(664,937)</u>	<u>(664,937)</u>	<u>44 0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
From 10/1/2018 Through 2/28/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	618,188	0	(618,188)	(100)%
DS Assessments - Off Roll	0	50,646	50,646	0 %
DS Assessments - Developer	0	102,600	102,600	0 %
Interest Earnings				
Interest Earnings	0	3,731	3,731	0 %
Total Revenues	<u>618,188</u>	<u>156,977</u>	<u>(461,211)</u>	<u>(75)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	458,188	229,094	229,094	50 %
Principal Payments	160,000	0	160,000	100 %
Total Expenditures	<u>618,188</u>	<u>229,094</u>	<u>389,094</u>	<u>63 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(72,117)</u>	<u>(72,117)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	544,955	544,955	0 %
Fund Balance, End of Period	<u>0</u>	<u>472,838</u>	<u>472,838</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,353	2,353	0 %
Total Revenues	<u>0</u>	<u>2,353</u>	<u>2,353</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,041,744	(1,041,744)	0 %
Total Expenditures	<u>0</u>	<u>1,041,744</u>	<u>(1,041,744)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(1,039,391)</u>	<u>(1,039,391)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(1,143,268)	(1,143,268)	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(2,182,660)</u></u>	<u><u>(2,182,660)</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2018 Through 2/28/2019
 (In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period				
Investment In General Fixed Assets	0	10,765,027	10,765,027	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>10,765,027</u>	<u>10,765,027</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>10,765,027</u></u>	<u><u>9,723,283</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 02/28/19
Reconciliation Date: 2/28/2019
Status: Locked

Bank Balance	33,253.77
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	33,253.77
Balance Per Books	<u>33,253.77</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: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1367	2/1/2019	System Generated Check/Voucher	35,220.65	Cement Treated Base
1368	2/1/2019	System Generated Check/Voucher	18,201.00	Cemex Construction Materials Florida, LLC.
1368	2/1/2019	System Generated Check/Voucher	(18,201.00)	Cemex Construction Materials Florida, LLC.
1369	2/1/2019	System Generated Check/Voucher	2,940.23	Meritus Districts
1370	2/1/2019	System Generated Check/Voucher	51,668.24	Preferred Materials, Inc.
1371	2/1/2019	System Generated Check/Voucher	321.50	Straley Robin Vericker
1372	2/1/2019	System Generated Check/Voucher	976.50	Universal Engineering Sciences
1373	2/7/2019	System Generated Check/Voucher	505.00	American Ecosystems, Inc.
1374	2/7/2019	System Generated Check/Voucher	850.00	Ecological Consultants, Inc.
1375	2/7/2019	System Generated Check/Voucher	61.10	Pasco County Utilities
1376	2/7/2019	System Generated Check/Voucher	155.00	State of Florida Department of Health
1377	2/7/2019	System Generated Check/Voucher	63.74	Waste Connections of Florida
1378	2/14/2019	System Generated Check/Voucher	2,900.00	Ecological Consultants, Inc.
1379	2/14/2019	System Generated Check/Voucher	1,145.00	Florida Design Consultants, Inc.
1380	2/14/2019	System Generated Check/Voucher	412,079.46	Sunrise Homes
1381	2/14/2019	System Generated Check/Voucher	718.64	Withlacoochee River Electric Cooperative, Inc.
1382	2/21/2019	System Generated Check/Voucher	505.00	American Ecosystems, Inc.
1383	2/21/2019	System Generated Check/Voucher	121.60	Times Publishing Company
Cleared Checks/Vouchers			510,231.66	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1240	1/28/2019	Developer Funding - 01.28.19	106,066.39
	133858	1/30/2019	Off Roll - Blk 01 Lot 04	549.66
	1243	2/8/2019	Developer Funding - 02.08.19	412,079.46
	133965	2/11/2019	Off Roll - Blk 01 Lot 23	549.66
	134014	2/11/2019	Off Roll - Blk 01 Lot 09	549.66
	134110	2/11/2019	Off Roll - Blk 01 Lot 10	<u>549.66</u>
Cleared Deposits				<u><u>520,344.49</u></u>

02/28/2019



Account Statement

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

Questions? Please call
 1-800-786-8787

Reminder:

Clients using any non-SunTrust ATM located in the U.S. are charged a \$3 fee, and are charged a \$5 fee for using ATMs located outside the U.S. The ATM owner may also charge an additional fee. For clients who use their debit card for transactions in a currency other than U.S. dollars, the exchange rate will be increased by 3%. See the Business Accounts Fee Schedule at www.suntrust.com/businessfeeschedule for more information.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		02/01/2019 - 02/28/2019

Description	Amount	Description	Amount
Beginning Balance	\$23,140.94	Average Balance	\$161,407.10
Deposits/Credits	\$520,344.49	Average Collected Balance	\$90,880.10
Checks	\$510,231.66	Number of Days in Statement Period	28
Withdrawals/Debits	\$0.00		
Ending Balance	\$33,253.77		

Overdraft Protection
 Account Number: [Redacted] 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
	02/01	106,616.05		DEPOSIT	02/15	412,079.46		DEPOSIT
	02/15	1,648.98		DEPOSIT				
Deposits/Credits: 3				Total Items Deposited: 6				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1367	35,220.65	02/07	1374	850.00	02/12	1379	1,145.00	02/20
	*1369	2,940.23	02/04	1375	61.10	02/12	1380	412,079.46	02/22
	1370	51,668.24	02/08	1376	155.00	02/15	1381	718.64	02/19
	1371	321.50	02/05	1377	63.74	02/19	1382	505.00	02/26
	1372	976.50	02/22	1378	2,900.00	02/19	1383	121.60	02/28
	1373	505.00	02/15						

Checks: 16
 * Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	02/01	129,756.99	23,140.99	02/15	451,763.71	38,036.71
	02/04	126,816.76	126,816.76	02/19	448,081.33	448,081.33
	02/05	126,495.26	126,495.26	02/20	446,936.33	446,936.33
	02/07	91,274.61	91,274.61	02/22	33,880.37	33,880.37
	02/08	39,606.37	39,606.37	02/26	33,375.37	33,375.37
	02/12	38,695.27	38,695.27	02/28	33,253.77	33,253.77

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.