

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 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 1/31/2019
(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	129,757	0	0	0	0	129,757
Investments - Revenue 2017 (2000)	0	158,201	0	0	0	158,201
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	455	0	0	455
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
Prepaid Items	0	0	0	0	0	0
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	<u>129,757</u>	<u>468,902</u>	<u>455</u>	<u>10,765,027</u>	<u>9,630,000</u>	<u>20,994,141</u>
Liabilities						
Accounts Payable	89,317	0	0	0	0	89,317
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>89,317</u>	<u>0</u>	<u>2,183,116</u>	<u>0</u>	<u>9,630,000</u>	<u>11,902,433</u>
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	47,591	(76,053)	(1,039,392)	0	0	(1,067,853)
Total Fund Equity & Other Credits	<u>40,482</u>	<u>468,902</u>	<u>(2,182,661)</u>	<u>10,765,027</u>	<u>0</u>	<u>9,091,751</u>
Total Liabilities & Fund Equity	<u>129,799</u>	<u>468,902</u>	<u>455</u>	<u>10,765,027</u>	<u>9,630,000</u>	<u>20,994,183</u>

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 1/31/2019

		Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues					
32520	Special Assessments - Service Charges				
1002	O&M Assessments - Tax Roll	83,702.72	0.00	(83,702.72)	(100.00)%
1005	O&M Assessments - Off Roll	228,374.70	24,863.74	(203,510.96)	(89.11)%
1006	O&M Assessments - Developer	0.00	53,709.83	53,709.83	0.00%
36600	Contributions & Donations From Private Sources				
0002	Developer Contributions	187,237.58	1,020,174.42	832,936.84	444.86%
	Total Revenues	<u>499,315.00</u>	<u>1,098,747.99</u>	<u>599,432.99</u>	<u>120.05%</u>
Expenditures					
51300	Financial & Administrative				
3101	District Manager	42,500.00	11,333.32	31,166.68	73.33%
3103	District Engineer	5,000.00	4,458.00	542.00	10.84%
3104	Disclosure Report	5,000.00	0.00	5,000.00	100.00%
3105	Trustees Fees	6,000.00	0.00	6,000.00	100.00%
3106	Assessment Roll	0.00	1,450.00	(1,450.00)	0.00%
3201	Accounting Services	4,500.00	0.00	4,500.00	100.00%
3202	Auditing Services	5,500.00	0.00	5,500.00	100.00%
4101	Postage, Phone, Faxes, Copies	150.00	8.74	141.26	94.17%
4501	Public Officials Insurance	2,500.00	3,500.05	(1,000.05)	(40.00)%
4801	Legal Advertising	2,500.00	438.30	2,061.70	82.47%
4901	Bank Fees	400.00	106.36	293.64	73.41%
4902	Dues, Licenses & Fees	175.00	330.00	(155.00)	(88.57)%
5101	Office Supplies	150.00	0.00	150.00	100.00%
5103	Website Administration	1,200.00	1,900.00	(700.00)	(58.33)%
51400	Legal Counsel				
3107	District Counsel	12,500.00	741.65	11,758.35	94.07%
53100	Utility Services				
4103	Street Lights	74,790.00	0.00	74,790.00	100.00%
4301	Other Electric Services	18,000.00	462.82	17,537.18	97.43%
4302	Potable Water Utility Services	5,000.00	715.89	4,284.11	85.68%
53900	Other Physical Environment				
4307	Waterway Management System	19,000.00	5,770.00	13,230.00	69.63%
4502	General Liability & Property Casualty Insurance	7,500.00	2,750.00	4,750.00	63.33%
4604	Landscape Maintenance	211,250.00	11,724.99	199,525.01	94.45%
4605	Miscellaneous Repairs & Maintenance	15,000.00	11,178.20	3,821.80	25.48%
4606	Hardscape Maintenance	12,000.00	0.00	12,000.00	100.00%
4607	Plant Replacement Program	15,000.00	0.00	15,000.00	100.00%
6403	Capital Improvements	0.00	994,224.50	(994,224.50)	0.00%
54100	Road & Street Facilities				
4909	Sidewalk & Pavement Repairs	2,500.00	0.00	2,500.00	100.00%
57200	Parks & Recreation				
4615	Cabana Janitorial & Cleaning	6,000.00	0.00	6,000.00	100.00%
4616	Recreation Facility Maintenance	2,500.00	63.74	2,436.26	97.45%
4617	Recreation Equipment Maintenance	3,500.00	0.00	3,500.00	100.00%
4618	Pool Operations & Maintenance	18,000.00	0.00	18,000.00	100.00%
4904	Security System	1,200.00	0.00	1,200.00	100.00%
	Total Expenditures	<u>499,315.00</u>	<u>1,051,156.56</u>	<u>(51,841.56)</u>	<u>(110.52)%</u>
	Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>47,591.43</u>	<u>47,591.43</u>	<u>0.00%</u>
	Fund Balance, Beginning of Period	0.00	(7,109.17)	(7,109.17)	0.00%
	Fund Balance, End of Period	<u>0.00</u>	<u>40,482.26</u>	<u>40,482.26</u>	<u>0.00%</u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
 From 10/1/2018 Through 1/31/2019

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
32510	Special Assessments - Capital Improvements			
1001	618,188.00	0.00	(618,188.00)	(100.00)%
1004	0.00	47,496.00	47,496.00	0.00%
1007	0.00	102,600.00	102,600.00	0.00%
36100	Interest Earnings			
0001	0.00	2,945.21	2,945.21	0.00%
	<u>618,188.00</u>	<u>153,041.21</u>	<u>(465,146.79)</u>	<u>(75.24)%</u>
	Total Revenues			
Expenditures				
51700	Debt Service Payments			
7001	458,188.00	229,093.75	229,094.25	50.00%
7002	160,000.00	0.00	160,000.00	100.00%
	<u>618,188.00</u>	<u>229,093.75</u>	<u>389,094.25</u>	<u>62.94%</u>
	Total Expenditures			
	<u>0.00</u>	<u>(76,052.54)</u>	<u>(76,052.54)</u>	<u>0.00%</u>
	Excess of Revenues Over (Under) Expenditures			
	Fund Balance, Beginning of Period			
	0.00	544,954.67	544,954.67	0.00%
	Fund Balance, End of Period			
	<u>0.00</u>	<u>468,902.13</u>	<u>468,902.13</u>	<u>0.00%</u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
 From 10/1/2018 Through 1/31/2019

		Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
		<u> </u>	<u> </u>	<u> </u>	<u> </u>
Revenues					
36100	Interest Earnings				
0001	Interest Earnings	0.00	2,351.86	2,351.86	0.00%
	Total Revenues	<u>0.00</u>	<u>2,351.86</u>	<u>2,351.86</u>	<u>0.00%</u>
Expenditures					
53900	Other Physical Environment				
6301	Improvements Other Than Buildings	0.00	1,041,743.90	(1,041,743.90)	0.00%
	Total Expenditures	<u>0.00</u>	<u>1,041,743.90</u>	<u>(1,041,743.90)</u>	<u>0.00%</u>
	Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(1,039,392.04)</u>	<u>(1,039,392.04)</u>	<u>0.00%</u>
	Fund Balance, Beginning of Period	0.00	(1,143,268.48)	(1,143,268.48)	0.00%
	Fund Balance, End of Period	<u>0.00</u>	<u>(2,182,660.52)</u>	<u>(2,182,660.52)</u>	<u>0.00%</u>

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2018 Through 1/31/2019

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period				
28000 Investment In General Fixed Assets	0.00	10,765,026.69	10,765,026.69	0.00%
Total Fund Balance, Beginning of Period	0.00	10,765,026.69	10,765,026.69	0.00%
Fund Balance, End of Period	0.00	10,765,026.69	9,723,282.79	0.00%

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 01/31/19
Reconciliation Date: 1/31/2019
Status: Locked

Bank Balance	23,140.94
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	106,616.05
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	129,756.99
Balance Per Books	<u>129,756.99</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: 01/31/19
Reconciliation Date: 1/31/2019
Status: Locked

Outstanding 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	<u>549.66</u>
Outstanding Deposits				<u><u>106,616.05</u></u>

**Cypress Preserve
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 01/31/19

Reconciliation Date: 1/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1341	12/6/2018	System Generated Check/Voucher	4,620.00	Universal Engineering Sciences
1344	12/31/2018	System Generated Check/Voucher	21,825.56	Cement Treated Base
1345	12/31/2018	System Generated Check/Voucher	21,879.30	Cemex Construction Materials Florida, LLC.
1346	12/31/2018	System Generated Check/Voucher	417.00	Central State Aggregates, LLC
1347	12/31/2018	System Generated Check/Voucher	4,426.49	Ferguson Waterworks
1348	12/31/2018	System Generated Check/Voucher	469.81	Miller Recreation Equipment & Design, Inc.
1349	12/31/2018	System Generated Check/Voucher	13,698.00	Patio Showcase
1350	12/31/2018	System Generated Check/Voucher	7,959.30	Sunwest Acquisition
1351	12/31/2018	System Generated Check/Voucher	3,738.00	Universal Engineering Sciences
1343	1/1/2019	System Generated Check/Voucher	2,936.29	Meritus Districts
1352	1/3/2019	System Generated Check/Voucher	505.00	American Ecosystems, Inc.
1353	1/3/2019	System Generated Check/Voucher	30.00	Straley Robin Vericker
1354	1/3/2019	System Generated Check/Voucher	95.20	Times Publishing Company
1355	1/3/2019	System Generated Check/Voucher	3,908.33	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1359	1/9/2019	Series 2017 FY19 Off Roll Homeowners Lots	1,050.00	Cypress Preserve CDD
1360	1/9/2019	Series 2017 FY19 Off Roll Homeowners Lots	1,500.00	Cypress Preserve CDD
1356	1/10/2019	System Generated Check/Voucher	449.15	Pasco County Utilities
1357	1/10/2019	System Generated Check/Voucher	143,257.36	Ripa & Associates, LLC
1358	1/10/2019	System Generated Check/Voucher	245.50	Times Publishing Company
1361	1/16/2019	System Generated Check/Voucher	1,450.00	ADA Site Compliance
1362	1/16/2019	System Generated Check/Voucher	364.00	Danielle Fence Mfg. Co., Inc.
1363	1/16/2019	System Generated Check/Voucher	80.00	Florida Design Consultants, Inc.
1364	1/16/2019	System Generated Check/Voucher	3,908.33	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1365	1/16/2019	System Generated Check/Voucher	244.55	Withlacoochee River Electric Cooperative, Inc.
CD028	1/22/2019	Bank Fee	65.00	
1366	1/24/2019	System Generated Check/Voucher	750.00	Pasco County Property Appraiser

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 01/31/19
Reconciliation Date: 1/31/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
Cleared Checks/Vouchers			239,872.17	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 01/31/19

Reconciliation Date: 1/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	132809	12/17/2018	Off Roll - Blk 01 Lot 26	549.66
	132839	12/17/2018	Off Roll - Blk 05 Lot 01	785.24
	1224	12/27/2018	Developer Funding - 12.27.18	33,661.29
	132956	1/2/2019	Off Roll - Blk 01 Lot 25	549.66
	133006	1/2/2019	Off Roll - Blk 08 Lot 10	628.19
	133140	1/2/2019	Off Roll - Blk 06 Lot 05	785.24
	133225	1/2/2019	Off Roll - Blk 07 Lot 06	628.19
	133298	1/2/2019	Off Roll - Blk 06 Lot 09	785.24
	133321	1/2/2019	Off Roll - Blk 01 Lot 24	549.66
	2678	1/9/2019	Off Roll - Blk 02 Lot 20	1,535.68
	133398	1/10/2019	Off Roll - Blk 05 Lot 07	2,285.24
	133470	1/10/2019	Off Roll - Blk 07 Lot 10	<u>628.19</u>
Cleared Deposits				<u><u>43,371.48</u></u>

01/31/2019



Account Statement

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

Questions? Please call
 1-800-786-8787

As of January 2, 2019 changes will be made to Rules and Regulations for Deposit Accounts and Funds Availability Policy. The changes will be reflected in the January 2, 2019 versions and can be viewed or obtained online at www.suntrust.com/disclosures, by requesting a copy at 800.SUNTRUST or by visiting a SunTrust branch.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		01/01/2019 - 01/31/2019
	Description	Amount	Description
	Beginning Balance	\$219,641.63	Average Balance
	Deposits/Credits	\$43,371.48	Average Collected Balance
	Checks	\$239,807.17	Number of Days in Statement Period
	Withdrawals/Debits	\$65.00	
	Ending Balance	\$23,140.94	

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
	01/04	1,334.90		DEPOSIT	01/10	628.19		DEPOSIT
	01/04	3,926.18		DEPOSIT	01/10	3,820.92		DEPOSIT
	01/04	33,661.29		DEPOSIT				
Deposits/Credits: 5				Total Items Deposited: 12				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1341	4,620.00	01/07	1351	3,738.00	01/23	1359	1,050.00	01/30
	*1343	2,936.29	01/03	1352	505.00	01/07	1360	1,500.00	01/30
	1344	21,825.56	01/07	1353	30.00	01/09	1361	1,450.00	01/29
	1345	21,879.30	01/07	1354	95.20	01/08	1362	364.00	01/23
	1346	417.00	01/11	1355	3,908.33	01/09	1363	80.00	01/22
	1347	4,426.49	01/11	1356	449.15	01/15	1364	3,908.33	01/22
	1348	469.81	01/08	1357	143,257.36	01/15	1365	244.55	01/18
	1349	13,698.00	01/07	1358	245.50	01/18	1366	750.00	01/30
	1350	7,959.30	01/07						

Checks: 25
 * 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
	01/22	65.00		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/01	219,641.63	219,641.63	01/08	184,575.54	184,575.54
	01/03	216,705.34	216,705.34	01/09	180,637.21	180,637.21
	01/04	255,627.71	216,706.71	01/10	185,086.32	180,638.32
	01/07	185,140.55	185,140.55	01/11	180,242.83	180,242.83

01/31/2019



Account
Statement

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/15	36,536.32	36,536.32	01/23	27,890.94	27,890.94
	01/18	36,046.27	36,046.27	01/29	26,440.94	26,440.94
	01/22	31,992.94	31,992.94	01/30	23,140.94	23,140.94

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.