

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 7/31/2019

(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	20,830	0	0	0	0	20,830
Investments - Revenue 2017 (2000)	0	48,698	0	0	0	48,698
Investments - Interest 2017 (2001)	0	0	0	0	0	0
Investments - Reserve 2017 (2003)	0	310,678	0	0	0	310,678
Investments - Construction 2017 (2005)	0	0	460	0	0	460
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	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	8,581,861	0	8,581,861
Amount To Be Provided-Debt Service	0	0	0	0	9,630,000	9,630,000
Total Assets	20,830	359,376	460	8,581,861	9,630,000	18,592,527
Liabilities						
Accounts Payable	29,533	0	0	0	0	29,533
Accounts Payable - Other	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0
Due To General Fund	0	0	0	0	0	0
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	29,533	0	0	0	9,630,000	9,659,533
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	544,955	(9,626)	0	0	535,329
Fund Balance-Unreserved	(0)	0	0	0	0	(0)
Investment In General Fixed Assets	0	0	0	8,581,861	0	8,581,861
Other	(8,703)	(185,578)	10,086	0	0	(184,196)
Total Fund Equity & Other Credits	(8,703)	359,376	460	8,581,861	0	8,932,994
Total Liabilities & Fund Equity	20,830	359,376	460	8,581,861	9,630,000	18,592,527

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 7/31/2019
(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	65,618	(162,757)	(71)%
O&M Assessments - Developer	0	53,710	53,710	0 %
Contributions & Donations From Private Sources				
Developer Contributions	187,238	2,191,863	2,004,626	1,071 %
Other Miscellaneous Revenues				
Miscellaneous	0	3,025	3,025	0 %
Total Revenues	<u>499,315</u>	<u>2,314,216</u>	<u>1,814,901</u>	<u>363 %</u>
Expenditures				
Financial & Administrative				
District Manager	42,500	28,333	14,167	33 %
District Engineer	5,000	6,843	(1,843)	(37)%
Disclosure Report	5,000	0	5,000	100 %
Trustees Fees	6,000	4,151	1,849	31 %
Assessment Roll	0	1,600	(1,600)	0 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	5,500	4,523	977	18 %
Postage, Phone, Faxes, Copies	150	133	17	11 %
Public Officials Insurance	2,500	3,500	(1,000)	(40)%
Legal Advertising	2,500	3,572	(1,072)	(43)%
Bank Fees	400	171	229	57 %
Dues, Licenses & Fees	175	610	(435)	(249)%
Office Supplies	150	0	150	100 %
Website Administration	1,200	2,500	(1,300)	(108)%
Legal Counsel				
District Counsel	12,500	3,712	8,788	70 %
Utility Services				
Street Lights	74,790	4,862	69,928	93 %
Other Electric Services	18,000	2,895	15,105	84 %
Potable Water Utility Services	5,000	4,313	687	14 %
Other Physical Environment				
Waterway Management System	19,000	17,500	1,500	8 %
General Liability & Property Casualty Insurance	7,500	2,750	4,750	63 %
Landscape Maintenance	211,250	48,299	162,951	77 %
Miscellaneous Repairs & Maintenance	15,000	13,538	1,462	10 %
Hardscape Maintenance	12,000	0	12,000	100 %
Plant Replacement Program	15,000	0	15,000	100 %
Capital Improvements	0	2,146,937	(2,146,937)	0 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,500	0	2,500	100 %
Parks & Recreation				
Miscellaneous Repairs & Maintenance	0	95	(95)	0 %
Cabana Janitorial & Cleaning	6,000	4,554	1,446	24 %
Recreation Facility Maintenance	2,500	1,842	658	26 %
Recreation Equipment Maintenance	3,500	0	3,500	100 %
Pool Operations & Maintenance	18,000	8,817	9,183	51 %
Security System	1,200	6,867	(5,667)	(472)%
Total Expenditures	<u>499,315</u>	<u>2,322,919</u>	<u>(1,823,604)</u>	<u>(365)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(8,703)</u>	<u>(8,703)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(0)	(0)	0 %

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 7/31/2019
(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, End of Period	<u><u>0</u></u>	<u><u>(8,703)</u></u>	<u><u>(8,703)</u></u>	<u><u>0%</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017

From 10/1/2018 Through 7/31/2019

(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	125,346	125,346	0 %
DS Assessments - Developer	0	140,010	140,010	0 %
Interest Earnings				
Interest Earnings	0	7,254	7,254	0 %
Total Revenues	<u>618,188</u>	<u>272,609</u>	<u>(345,579)</u>	<u>(56)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	458,188	458,188	1	0 %
Principal Payments	160,000	0	160,000	100 %
Total Expenditures	<u>618,188</u>	<u>458,188</u>	<u>160,001</u>	<u>26 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(185,578)</u>	<u>(185,578)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	544,955	544,955	0 %
Fund Balance, End of Period	<u>0</u>	<u>359,376</u>	<u>359,376</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017

From 10/1/2018 Through 7/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,356	2,356	0 %
Total Revenues	<u>0</u>	<u>2,356</u>	<u>2,356</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	(7,729)	7,729	0 %
Total Expenditures	<u>0</u>	<u>(7,729)</u>	<u>7,729</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>10,086</u>	<u>10,086</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(9,626)	(9,626)	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>460</u></u>	<u><u>460</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2018 Through 7/31/2019
 (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	8,581,861	8,581,861	0 %
Total Fund Balance, Beginning of Period	0	8,581,861	8,581,861	0 %
Fund Balance, End of Period	0	8,581,861	7,540,117	0 %

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/19
Reconciliation Date: 7/31/2019
Status: Locked

Bank Balance	7,466.06
Less Outstanding Checks/Vouchers	916.00
Plus Deposits in Transit	14,279.96
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	20,830.02
Balance Per Books	<u>20,830.02</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: 07/31/19
Reconciliation Date: 7/31/2019
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1454	7/25/2019	System Generated Check/Voucher	916.00	Times Publishing Company
Outstanding Checks/Vouchers			916.00	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/19
Reconciliation Date: 7/31/2019
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1297	7/25/2019	Developer Funding - 07.25.19	13,023.58
	139147	7/30/2019	Off Roll - Blk 05 Lot 13	628.19
	139186	7/30/2019	Off Roll - Blk 05 Lot 08	<u>628.19</u>
Outstanding Deposits				<u><u>14,279.96</u></u>

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 07/31/19

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1442	7/1/2019	System Generated Check/Voucher	97.50	Brandon Lock & Safe, Inc.
1443	7/1/2019	System Generated Check/Voucher	777.00	Security Elite Agency, Inc.
1444	7/1/2019	System Generated Check/Voucher	28.95	Southern Automated Access Services, Inc
1445	7/1/2019	System Generated Check/Voucher	541.00	Spearem Enterprises, LLC
1446	7/5/2019	System Generated Check/Voucher	518.70	Pasco County Utilities
1447	7/5/2019	System Generated Check/Voucher	502.00	Southern Automated Access Services, Inc
1448	7/5/2019	System Generated Check/Voucher	52.00	Waste Connections of Florida
1449	7/11/2019	System Generated Check/Voucher	213.98	Bright House Networks
1450	7/11/2019	System Generated Check/Voucher	1,304.10	Withlacoochee River Electric Cooperative, Inc.
1451	7/16/2019	System Generated Check/Voucher	500.00	AleChris Services
1452	7/18/2019	System Generated Check/Voucher	1,847.97	MHD Communications
1453	7/18/2019	System Generated Check/Voucher	404.52	Pasco County Utilities
Cleared Checks/Vouchers			6,787.72	
			6,787.72	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 07/31/19

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	138150	6/28/2019	Off Roll - Blk 03 Lot 03	785.24
	138154	6/28/2019	Off Roll - Blk 01 Lot 32	785.24
	138313	6/28/2019	Off Roll - Blk 06 Lot 10	628.19
	138644	7/5/2019	Off Roll - Blk 01 Lot 15	1,099.32
	138789	7/5/2019	Off Roll - Blk 02 Lot 02	785.24
	1294	7/10/2019	Developer Funding Cap Imp - 07.10.19	956.58
	139008	7/12/2019	Off Roll - Blk 01 Lot 17 18	<u>1,099.32</u>
Cleared Deposits				<u><u>6,139.13</u></u>

07/31/2019



Account Statement

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

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		07/01/2019 - 07/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$8,114.65	Average Balance	\$8,604.42
Deposits/Credits	\$6,139.13	Average Collected Balance	\$8,264.64
Checks	\$6,787.72	Number of Days in Statement Period	31
Withdrawals/Debits	\$.00		
Ending Balance	\$7,466.06		

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
	07/05	2,198.67		DEPOSIT	07/18	956.58		DEPOSIT
	07/10	1,884.56		DEPOSIT	07/18	1,099.32		DEPOSIT
Deposits/Credits: 4				Total Items Deposited: 7				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1442	97.50	07/05	1446	518.70	07/11	1450	1,304.10	07/12
	1443	777.00	07/09	1447	502.00	07/15	1451	500.00	07/17
	1444	28.95	07/08	1448	52.00	07/16	1452	1,847.97	07/23
	1445	541.00	07/03	1449	213.98	07/16	1453	404.52	07/23
Checks: 12									

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	8,114.65	8,114.65	07/12	8,930.63	8,930.63
	07/03	7,573.65	7,573.65	07/15	8,428.63	8,428.63
	07/05	9,674.82	7,476.82	07/16	8,162.65	8,162.65
	07/08	9,645.87	9,645.87	07/17	7,662.65	7,662.65
	07/09	8,868.87	8,868.87	07/18	9,718.55	7,663.55
	07/10	10,753.43	8,869.43	07/19	9,718.55	9,718.55
	07/11	10,234.73	10,234.73	07/23	7,466.06	7,466.06

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.