

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 8/31/2019

(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	75,382	0	0	0	0	75,382
Investments - Revenue 2017 (2000)	0	57,087	0	0	0	57,087
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	461	0	0	461
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	75,382	367,765	461	8,581,861	9,630,000	18,655,468
Liabilities						
Accounts Payable	72,527	0	0	0	0	72,527
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	72,527	0	0	0	9,630,000	9,702,527
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	2,855	(177,189)	10,086	0	0	(164,248)
Total Fund Equity & Other Credits	2,855	367,765	461	8,581,861	0	8,952,942
Total Liabilities & Fund Equity	75,382	367,765	461	8,581,861	9,630,000	18,655,468

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 8/31/2019
(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	69,701	(158,674)	(69)%
O&M Assessments - Developer	0	53,710	53,710	0 %
Contributions & Donations From Private Sources				
Developer Contributions	187,238	2,260,634	2,073,396	1,107 %
Other Miscellaneous Revenues				
Miscellaneous	0	3,025	3,025	0 %
Total Revenues	<u>499,315</u>	<u>2,387,069</u>	<u>1,887,754</u>	<u>378 %</u>
Expenditures				
Legislative				
Supervisor Fees	0	600	(600)	0 %
Financial & Administrative				
District Manager	42,500	31,167	11,333	27 %
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	174	(24)	(16)%
Public Officials Insurance	2,500	3,500	(1,000)	(40)%
Legal Advertising	2,500	3,668	(1,168)	(47)%
Bank Fees	400	171	229	57 %
Dues, Licenses & Fees	175	610	(435)	(249)%
Office Supplies	150	104	46	31 %
Website Administration	1,200	2,600	(1,400)	(117)%
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	4,034	13,966	78 %
Potable Water Utility Services	5,000	4,646	354	7 %
Other Physical Environment				
Waterway Management System	19,000	18,005	995	5 %
General Liability & Property Casualty Insurance	7,500	2,750	4,750	63 %
Landscape Maintenance	211,250	53,001	158,249	75 %
Miscellaneous Repairs & Maintenance	15,000	13,788	1,212	8 %
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	4,950	1,050	18 %
Recreation Facility Maintenance	2,500	2,176	324	13 %
Recreation Equipment Maintenance	3,500	1,100	2,400	69 %
Pool Operations & Maintenance	18,000	8,857	9,143	51 %
Security System	1,200	8,690	(7,490)	(624)%
Capital Improvements	0	46,900	(46,900)	0 %
Total Expenditures	<u>499,315</u>	<u>2,384,214</u>	<u>(1,884,899)</u>	<u>(377)%</u>
Excess of Revenues Over (Under) Expenditures	0	2,855	2,855	0 %

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
 From 10/1/2018 Through 8/31/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	(0)	(0)	0 %
Fund Balance, End of Period	0	2,855	2,855	0 %

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017

From 10/1/2018 Through 8/31/2019

(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	133,146	133,146	0 %
DS Assessments - Developer	0	140,010	140,010	0 %
Interest Earnings				
Interest Earnings	0	7,842	7,842	0 %
Total Revenues	<u>618,188</u>	<u>280,998</u>	<u>(337,190)</u>	<u>(55)%</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>(177,189)</u>	<u>(177,189)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	544,955	544,955	0 %
Fund Balance, End of Period	<u>0</u>	<u>367,765</u>	<u>367,765</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,357	2,357	0 %
Total Revenues	<u>0</u>	<u>2,357</u>	<u>2,357</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>461</u></u>	<u><u>461</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2018 Through 8/31/2019
 (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: 08/31/19
Reconciliation Date: 8/31/2019
Status: Locked

Bank Balance	76,134.99
Less Outstanding Checks/Vouchers	3,053.23
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>2,300.00</u>
Reconciled Bank Balance	75,381.76
Balance Per Books	<u>75,381.76</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: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1467	8/27/2019	System Generated Check/Voucher	500.00	Grau and Associates
1469	8/27/2019	System Generated Check/Voucher	106.61	Pasco County Utilities
1470	8/27/2019	System Generated Check/Voucher	296.00	Security Elite Agency, Inc.
1471	8/27/2019	System Generated Check/Voucher	114.98	Bright House Networks
1472	8/27/2019	System Generated Check/Voucher	913.95	Straley Robin Vericker
1473	8/27/2019	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
1474	8/27/2019	System Generated Check/Voucher	71.69	Withlacoochee River Electric Cooperative, Inc.
Outstanding Checks/Vouchers			3,053.23	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/19
Reconciliation Date: 8/31/2019
Status: Locked

Outstanding Suspense Items

<u>Item Number</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
1479	8/30/2019	Check 1479 Cashed Early	<u>2,300.00</u>
Outstanding Suspense Items			<u>2,300.00</u>

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1454	7/25/2019	System Generated Check/Voucher	916.00	Times Publishing Company
1455	8/1/2019	System Generated Check/Voucher	124.00	Times Publishing Company
1456	8/8/2019	System Generated Check/Voucher	1,010.00	American Ecosystems, Inc.
1457	8/8/2019	System Generated Check/Voucher	2,900.00	Ecological Consultants, Inc.
1458	8/8/2019	System Generated Check/Voucher	1,240.00	Florida Design Consultants, Inc.
1459	8/8/2019	System Generated Check/Voucher	2,934.38	Meritus Districts
1460	8/8/2019	System Generated Check/Voucher	438.10	Pasco County Utilities
1461	8/8/2019	System Generated Check/Voucher	296.00	Security Elite Agency, Inc.
1462	8/8/2019	System Generated Check/Voucher	28.95	Southern Automated Access Services, Inc
1463	8/8/2019	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
1464	8/8/2019	System Generated Check/Voucher	3,908.33	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1465	8/8/2019	System Generated Check/Voucher	52.00	Waste Connections of Florida
1466	8/15/2019	System Generated Check/Voucher	1,066.75	Withlacoochee River Electric Cooperative, Inc.
1468	8/27/2019	System Generated Check/Voucher	200.00	James B. Howell
Cleared Checks/Vouchers			16,164.51	
			16,164.51	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	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	628.19
	139888	8/16/2019	Off Roll - Blk 06 Lot 13	628.19
	139975	8/16/2019	Off Roll - Blk 02 Lot 11	785.24
	61184	8/16/2019	Off Roll - Blk 06 Lot 05	628.19
	140159	8/22/2019	Off Roll - Blk 05 Lot 04 14	1,256.38
	140163	8/22/2019	Off Roll - Blk 01 Lot 27	785.24
	1312	8/23/2019	Developer Funding - 08.23.19	21,870.24
	1318	8/23/2019	Developer Funding Cap Imp - 08.23.19	46,900.00
				<hr/>
Cleared Deposits				87,133.44
				<hr/> <hr/>

08/31/2019



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		08/01/2019 - 08/31/2019
	Description	Amount	Description
	Beginning Balance	\$7,466.06	Average Balance
	Deposits/Credits	\$87,133.44	Average Collected Balance
	Checks	\$18,464.51	Number of Days in Statement Period
	Withdrawals/Debits	\$0.00	31
	Ending Balance	\$76,134.99	

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
	08/02	1,256.38		DEPOSIT	08/29	2,041.62		DEPOSIT
	08/02	13,023.58		DEPOSIT	08/29	68,770.24		DEPOSIT
	08/16	2,041.62		DEPOSIT				

Deposits/Credits: 5 Total Items Deposited: 10

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1454	916.00	08/01	1459	2,934.38	08/12	1464	3,908.33	08/13
	1455	124.00	08/07	1460	438.10	08/13	1465	52.00	08/14
	1456	1,010.00	08/13	1461	296.00	08/15	1466	1,066.75	08/16
	1457	2,900.00	08/12	1462	28.95	08/14	*1468	200.00	08/30
	1458	1,240.00	08/15	1463	1,050.00	08/13	*1479	2,300.00	08/30

Checks: 15

* 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
	08/01	6,550.06	6,550.06	08/14	8,384.26	8,384.26
	08/02	20,830.02	6,551.02	08/15	6,848.26	6,848.26
	08/05	20,830.02	20,830.02	08/16	7,823.13	5,782.13
	08/07	20,706.02	20,706.02	08/19	7,823.13	7,823.13
	08/12	14,871.64	14,871.64	08/29	78,634.99	7,823.99
	08/13	8,465.21	8,465.21	08/30	76,134.99	76,134.99

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.