

# Cypress Preserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2018



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

# Cypress Preserve

## Balance Sheet

As of 10/31/2018  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2017	Capital Projects Fund - Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>						
Cash - Operating Account	50,300	0	0	0	0	50,300
Investments - Revenue 2017 (2000)	0	118,063	0	0	0	118,063
Investments - Interest 2017 (2001)	0	229,116	0	0	0	229,116
Investments - Reserve 2017 (2003)	0	310,678	0	0	0	310,678
Investments - Construction 2017 (2005)	0	0	0	0	0	0
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
<b>Total Assets</b>	<u>50,300</u>	<u>657,858</u>	<u>0</u>	<u>10,765,027</u>	<u>9,630,000</u>	<u>21,103,185</u>
<b>Liabilities</b>						
Accounts Payable	8,045	0	0	0	0	8,045
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
<b>Total Liabilities</b>	<u>8,045</u>	<u>0</u>	<u>2,183,116</u>	<u>0</u>	<u>9,630,000</u>	<u>11,821,161</u>
<b>Fund Equity &amp; Other Credits</b>						
Fund Balance-All Other Reserves	0	544,955	(1,143,268)	0	0	(598,314)
Fund Balance-Unreserved	(5,170)	0	0	0	0	(5,170)
Investment In General Fixed Assets	0	0	0	10,765,027	0	10,765,027
Other	47,425	112,903	(1,039,847)	0	0	(879,519)
<b>Total Fund Equity &amp; Other Credits</b>	<u>42,255</u>	<u>657,858</u>	<u>(2,183,116)</u>	<u>10,765,027</u>	<u>0</u>	<u>9,282,024</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>50,300</u>	<u>657,858</u>	<u>0</u>	<u>10,765,027</u>	<u>9,630,000</u>	<u>21,103,185</u>

**Cypress Preserve**  
**Statement of Revenues & Expenditures**

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	83,703	0	(83,703)	(100)%
O&M Assessments - Off Roll	228,375	5,026	(223,349)	(98)%
DS Assessments - Developer	0	53,710	53,710	0 %
Contributions & Donations From Private Sources				
Developer Contributions	187,238	0	(187,238)	(100)%
<b>Total Revenues</b>	<u>499,315</u>	<u>58,735</u>	<u>(440,580)</u>	<u>(88)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	42,500	2,833	39,667	93 %
District Engineer	5,000	320	4,680	94 %
Disclosure Report	5,000	0	5,000	100 %
Trustees Fees	6,000	0	6,000	100 %
Assessment Roll	0	700	(700)	0 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	5,500	0	5,500	100 %
Postage, Phone, Faxes, Copies	150	6	144	96 %
Public Officials Insurance	2,500	3,500	(1,000)	(40)%
Legal Advertising	2,500	0	2,500	100 %
Bank Fees	400	21	379	95 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	150	0	150	100 %
Website Administration	1,200	100	1,100	92 %
Legal Counsel				
District Counsel	12,500	60	12,440	100 %
Utility Services				
Street Lights	74,790	0	74,790	100 %
Other Electric Services	18,000	118	17,882	99 %
Potable Water Utility Services	5,000	222	4,778	96 %
Other Physical Environment				
Waterway Management System	19,000	505	18,495	97 %
General Liability & Property Casualty Insurance	7,500	2,750	4,750	63 %
Landscape Maintenance	211,250	0	211,250	100 %
Miscellaneous Repairs & Maintenance	15,000	0	15,000	100 %
Hardscape Maintenance	12,000	0	12,000	100 %
Plant Replacement Program	15,000	0	15,000	100 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,500	0	2,500	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	6,000	0	6,000	100 %
Recreation Facility Maintenance	2,500	0	2,500	100 %
Recreation Equipment Maintenance	3,500	0	3,500	100 %
Pool Operations & Maintenance	18,000	0	18,000	100 %
Security System	1,200	0	1,200	100 %
<b>Total Expenditures</b>	<u>499,315</u>	<u>11,311</u>	<u>488,004</u>	<u>98 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>47,425</u>	<u>47,425</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(5,170)	(5,170)	0 %
Fund Balance, End of Period	<u>0</u>	<u>42,255</u>	<u>42,255</u>	<u>0 %</u>

**Cypress Preserve**  
**Statement of Revenues & Expenditures**

200 - Debt Service Fund - Series 2017  
From 10/1/2018 Through 10/31/2018  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	618,188	0	(618,188)	(100)%
DS Assessments - Off Roll	0	9,600	9,600	0 %
DS Assessments - Developer	0	102,600	102,600	0 %
Interest Earnings				
Interest Earnings	0	703	703	0 %
<b>Total Revenues</b>	<u>618,188</u>	<u>112,903</u>	<u>(505,285)</u>	<u>(82)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	458,188	0	458,188	100 %
Principal Payments	160,000	0	160,000	100 %
<b>Total Expenditures</b>	<u>618,188</u>	<u>0</u>	<u>618,188</u>	<u>100 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>112,903</u>	<u>112,903</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	544,955	544,955	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>657,858</u>	<u>657,858</u>	<u>0 %</u>

Cypress Preserve  
**Statement of Revenues & Expenditures**

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	1,897	1,897	0 %
Total Revenues	<u>0</u>	<u>1,897</u>	<u>1,897</u>	<u>0 %</u>
<b>Expenditures</b>				
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>(1,039,847)</u>	<u>(1,039,847)</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>(2,183,116)</u></u>	<u><u>(2,183,116)</u></u>	<u><u>0 %</u></u>

**Cypress Preserve**  
**Statement of Revenues & Expenditures**

900 - General Fixed Assets Account Group  
 From 10/1/2018 Through 10/31/2018  
 (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: 10/31/18  
Reconciliation Date: 10/31/2018  
Status: Locked

Bank Balance	49,237.33
Less Outstanding Checks/Vouchers	1,450.00
Plus Deposits in Transit	2,512.75
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	50,300.08
Balance Per Books	<u>50,300.08</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: 10/31/18

Reconciliation Date: 10/31/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1317	10/25/2018	System Generated Check/Voucher	1,450.00	ADA Site Compliance
Outstanding Checks/Vouchers			1,450.00	



Cypress Preserve  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 10/31/18  
Reconciliation Date: 10/31/2018  
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	131016	10/30/2018	Off Roll - Blk 02 Lot 19	549.66
	131359	10/30/2018	Off Roll - Blk 05 Lot 11	785.24
	131379	10/30/2018	Off Roll - Blk 08 Lot 16	628.19
	131458	10/30/2018	Off Roll - Blk 01 Lot 06	<u>549.66</u>
Outstanding Deposits				<u><u>2,512.75</u></u>

**Cypress Preserve  
Reconcile Cash Accounts**

**Detail**

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/18

Reconciliation Date: 10/31/2018

Status: Locked

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1303	10/1/2018	System Generated Check/Voucher	2,900.00	Ecological Consultants, Inc.
1304	10/1/2018	System Generated Check/Voucher	2,954.22	Meritus Districts
1305	10/1/2018	System Generated Check/Voucher	3,908.33	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1306	10/4/2018	System Generated Check/Voucher	66.15	Pasco County Utilities
1307	10/4/2018	System Generated Check/Voucher	160.00	Straley Robin Vericker
1308	10/4/2018	System Generated Check/Voucher	114.40	Times Publishing Company
CD024	10/9/2018	Bank Fee Refund	(43.05)	
1309	10/11/2018	System Generated Check/Voucher	117.98	Withlacoochee River Electric Cooperative, Inc.
1310	10/12/2018	Series 2017 FY19 Off Roll Developer's Lots	102,600.00	Cypress Preserve CDD
1311	10/18/2018	System Generated Check/Voucher	175.00	Florida Department of Economic Opportunity
1312	10/18/2018	System Generated Check/Voucher	5,000.00	Egis Insurance & Risk Advisors
1313	10/18/2018	System Generated Check/Voucher	320.00	Florida Design Consultants, Inc.
1314	10/18/2018	System Generated Check/Voucher	3,150.00	Meritus Districts
1315	10/18/2018	System Generated Check/Voucher	700.00	Tax Collector Pasco County Florida
1316	10/18/2018	System Generated Check/Voucher	200.00	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1318	10/25/2018	System Generated Check/Voucher	60.15	Straley Robin Vericker
Cleared Checks/Vouchers			122,383.18	

Cypress Preserve  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/18

Reconciliation Date: 10/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	130713	10/2/2018	Off Roll - Blk 01 Lot 23 24	1,099.32
	130809	10/4/2018	Off Roll - Blk 08 Lot 09	628.19
	130813	10/4/2018	Off Roll - Blk 01 Lot 01 02	1,099.32
	1193	10/12/2018	FY19 CDD Assesments - 10.12.18	156,309.83
	131143	10/15/2018	Off Roll - Blk 01 Lot 07	549.66
	131262	10/23/2018	Off Roll - Blk 05 Lot 02	785.24
	131289	10/23/2018	Off Roll - Blk 01 Lot 05	549.66
	131341	10/23/2018	Off Roll - Blk 07 Lot 02	628.19

Cleared Deposits

161,649.41

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10/31/2018



# Account Statement

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

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Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING	-----	10/01/2018 - 10/31/2018

Description	Amount	Description	Amount
Beginning Balance	\$9,971.10	Average Balance	\$34,106.82
Deposits/Credits	\$161,692.46	Average Collected Balance	\$28,892.37
Checks	\$122,426.23	Number of Days in Statement Period	31
Withdrawals/Debits	\$0.00		
Ending Balance	\$49,237.33		

**Overdraft Protection**      Account Number      Protected By  
 Not enrolled

For more information about SunTrust's Overdraft Services, visit [www.suntrust.com/overdraft](http://www.suntrust.com/overdraft).

Deposits/ Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	10/04	1,099.32		DEPOSIT	10/18	549.66		DEPOSIT
	10/15	158,037.34		DEPOSIT	10/25	1,963.09		DEPOSIT
	10/09	43.05		ACCOUNT ANALYSIS FEE REFUND				
Deposits/Credits: 5				Total Items Deposited: 8				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1303	2,900.00	10/05	1308	114.40	10/16	1313	320.00	10/25
	1304	2,954.22	10/02	1309	117.98	10/16	1314	3,150.00	10/24
	1305	3,908.33	10/05	1310	102,600.00	10/16	1315	700.00	10/25
	1306	66.15	10/10	1311	175.00	10/30	1316	200.00	10/25
	1307	160.00	10/12	1312	5,000.00	10/25	*1318	60.15	10/30

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
	10/01	9,971.10	9,971.10	10/16	56,329.73	56,329.73
	10/02	7,016.88	7,016.88	10/18	56,879.39	56,330.39
	10/04	8,116.20	7,017.20	10/19	56,879.39	56,879.39
	10/05	1,307.87	1,307.87	10/24	53,729.39	53,729.39
	10/09	1,350.92	1,350.92	10/25	49,472.48	47,509.48
	10/10	1,284.77	1,284.77	10/26	49,472.48	49,472.48
	10/12	1,124.77	1,124.77	10/30	49,237.33	49,237.33
	10/15	159,162.11	1,125.11			

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.