

# Cypress Preserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 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 11/30/2018  
(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	756,932	0	0	0	0	756,932
Investments - Revenue 2017 (2000)	0	133,337	0	0	0	133,337
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	454	0	0	454
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	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
<b>Total Assets</b>	<u>757,437</u>	<u>444,038</u>	<u>454</u>	<u>10,765,027</u>	<u>9,630,000</u>	<u>21,596,956</u>
<b>Liabilities</b>						
Accounts Payable	485,382	0	0	0	0	485,382
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>485,382</u>	<u>0</u>	<u>2,183,116</u>	<u>0</u>	<u>9,630,000</u>	<u>12,298,498</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	(6,419)	0	0	0	0	(6,419)
Investment In General Fixed Assets	0	0	0	10,765,027	0	10,765,027
Other	278,474	(100,917)	(1,039,393)	0	0	(861,836)
<b>Total Fund Equity &amp; Other Credits</b>	<u>272,055</u>	<u>444,038</u>	<u>(2,182,662)</u>	<u>10,765,027</u>	<u>0</u>	<u>9,298,458</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>757,437</u>	<u>444,038</u>	<u>454</u>	<u>10,765,027</u>	<u>9,630,000</u>	<u>21,596,956</u>

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

001 - General Fund  
From 10/1/2018 Through 11/30/2018  
(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	12,558	(215,817)	(95)%
O&M Assessments - Developer	0	53,710	53,710	0 %
Contributions & Donations From Private Sources				
Developer Contributions	187,238	718,263	531,025	284 %
<b>Total Revenues</b>	<u>499,315</u>	<u>784,530</u>	<u>285,215</u>	<u>57 %</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	42,500	5,667	36,833	87 %
District Engineer	5,000	4,698	302	6 %
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	11	139	92 %
Public Officials Insurance	2,500	3,500	(1,000)	(40)%
Legal Advertising	2,500	98	2,402	96 %
Bank Fees	400	41	359	90 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	150	0	150	100 %
Website Administration	1,200	200	1,000	83 %
Legal Counsel				
District Counsel	12,500	390	12,110	97 %
Utility Services				
Street Lights	74,790	0	74,790	100 %
Other Electric Services	18,000	460	17,540	97 %
Potable Water Utility Services	5,000	222	4,778	96 %
Other Physical Environment				
Waterway Management System	19,000	3,910	15,090	79 %
General Liability & Property Casualty Insurance	7,500	2,750	4,750	63 %
Landscape Maintenance	211,250	3,908	207,342	98 %
Miscellaneous Repairs & Maintenance	15,000	10,814	4,186	28 %
Hardscape Maintenance	12,000	0	12,000	100 %
Plant Replacement Program	15,000	0	15,000	100 %
Capital Improvements	0	468,511	(468,511)	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	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>506,056</u>	<u>(6,741)</u>	<u>(1)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>278,474</u>	<u>278,474</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(6,419)	(6,419)	0 %
Fund Balance, End of Period	<u>0</u>	<u>272,055</u>	<u>272,055</u>	<u>0 %</u>

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

200 - Debt Service Fund - Series 2017  
From 10/1/2018 Through 11/30/2018  
(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	23,988	23,988	0 %
DS Assessments - Developer	0	102,600	102,600	0 %
Interest Earnings				
Interest Earnings	0	1,589	1,589	0 %
<b>Total Revenues</b>	<u>618,188</u>	<u>128,177</u>	<u>(490,011)</u>	<u>(79)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	458,188	229,094	229,094	50 %
Principal Payments	160,000	0	160,000	100 %
<b>Total Expenditures</b>	<u>618,188</u>	<u>229,094</u>	<u>389,094</u>	<u>63 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>(100,917)</u>	<u>(100,917)</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>444,038</u>	<u>444,038</u>	<u>0 %</u>

Cypress Preserve  
**Statement of Revenues & Expenditures**

300 - Capital Projects Fund - Series 2017  
 From 10/1/2018 Through 11/30/2018  
 (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	2,350	2,350	0 %
Total Revenues	<u>0</u>	<u>2,350</u>	<u>2,350</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>(1,039,393)</u>	<u>(1,039,393)</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>(2,182,662)</u></u>	<u><u>(2,182,662)</u></u>	<u><u>0 %</u></u>

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

900 - General Fixed Assets Account Group  
 From 10/1/2018 Through 11/30/2018  
 (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: 11/30/18  
Reconciliation Date: 11/30/2018  
Status: Locked

Bank Balance	695,489.41
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	61,442.53
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	756,931.94
Balance Per Books	<u>756,931.94</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: 11/30/18  
Reconciliation Date: 11/30/2018  
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1211	11/26/2018	Developer Funding - 11.26.18	59,243.86
	132236	11/29/2018	Off Roll - Blk 08 Lot 13	628.19
	132249	11/29/2018	Off Roll - Blk 05 Lot 12	785.24
	132314	11/29/2018	Off Roll - Blk 06 Lot 01	<u>785.24</u>
Outstanding Deposits				<u><u>61,442.53</u></u>



Cypress Preserve  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/18

Reconciliation Date: 11/30/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1317	10/25/2018	System Generated Check/Voucher	1,450.00	ADA Site Compliance
1319	11/1/2018	System Generated Check/Voucher	2,959.44	Meritus Districts
1320	11/1/2018	System Generated Check/Voucher	7,816.66	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1323	11/6/2018	Series 2017 FY19 Off Roll Homeowners Lots	3,888.00	Cypress Preserve CDD
1321	11/8/2018	System Generated Check/Voucher	5.78	Meritus Districts
1322	11/8/2018	System Generated Check/Voucher	222.39	Pasco County Utilities
1324	11/15/2018	System Generated Check/Voucher	2,900.00	Ecological Consultants, Inc.
1325	11/15/2018	System Generated Check/Voucher	640.00	Florida Design Consultants, Inc.
1326	11/15/2018	System Generated Check/Voucher	97.60	Times Publishing Company
1327	11/15/2018	System Generated Check/Voucher	3,908.33	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1328	11/15/2018	System Generated Check/Voucher	107.71	Withlacoochee River Electric Cooperative, Inc.
1329	11/26/2018	System Generated Check/Voucher	505.00	American Ecosystems, Inc.
Cleared Checks/Vouchers			24,500.91	

Cypress Preserve  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/18

Reconciliation Date: 11/30/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	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	549.66
	131608	11/6/2018	Off Roll - Blk 04 Lot 09	785.24
	131737	11/6/2018	Off Roll - Blk 01 Lot 03	549.66
	588983004	11/6/2018	Off Roll - Blk 03 Lot 02	1,535.68
	588993311	11/6/2018	Off Roll - Blk 06 Lot 15	2,193.83
	589166781	11/6/2018	Off Roll - Blk 06 Lot 14	2,193.83
	131842	11/14/2018	Off Roll - Blk 08 Lot 07	628.19
	131903	11/14/2018	Off Roll - Blk 01 Lot 08	549.66
	1207	11/20/2018	Developer Funding - 11.20.18	659,018.91
	132123	11/20/2018	Off Roll - Blk 05 Lot 13	785.24
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Cleared Deposits				670,752.99
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11/30/2018



# Account Statement

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

Questions? Please call  
 1-800-786-8787

Important: Fee Changes. Each year SunTrust Bank completes a review of treasury and payment services pricing. As of January 1, 2019, fees will change for some treasury and payment services, including fees for certain ACH, wire transfer, branch cash deposit, check deposit, image delivery, lockbox, business sweep services and online services.  
 Please visit [www.suntrust.com/2019pricingchanges](http://www.suntrust.com/2019pricingchanges) for additional detail.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		11/01/2018 - 11/30/2018

Description	Amount	Description	Amount
Beginning Balance	\$49,237.33	Average Balance	\$83,979.39
Deposits/Credits	\$670,752.99	Average Collected Balance	\$61,581.82
Checks	\$24,500.91	Number of Days in Statement Period	30
Withdrawals/Debits	\$0.00		
Ending Balance	\$695,489.41		

**Overdraft Protection**  
 Account Number: [Redacted] 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	
	11/01	2,512.75		DEPOSIT	11/29	785.24		DEPOSIT	
	11/15	7,258.24		DEPOSIT	11/29	659,018.91		DEPOSIT	
	11/21	1,177.85		DEPOSIT					
Deposits/Credits: 5				Total Items Deposited: 13					

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1317	1,450.00	11/05	1322	222.39	11/14	1326	97.60	11/23
	*1319	2,959.44	11/02	1323	3,888.00	11/13	1327	3,908.33	11/20
	1320	7,816.66	11/06	1324	2,900.00	11/19	1328	107.71	11/20
	1321	5.78	11/09	1325	640.00	11/20	1329	505.00	11/29

Checks: 12  
 \* 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
	11/01	51,750.08	49,238.08	11/16	42,666.05	42,666.05
	11/02	48,790.64	48,790.64	11/19	39,766.05	39,766.05
	11/05	47,340.64	47,340.64	11/20	35,110.01	35,110.01
	11/06	39,523.98	39,523.98	11/21	36,287.86	35,110.86
	11/09	39,518.20	39,518.20	11/23	36,190.26	36,190.26
	11/13	35,630.20	35,630.20	11/29	695,489.41	35,686.41
	11/14	35,407.81	35,407.81	11/30	695,489.41	695,489.41
	11/15	42,666.05	35,408.05			

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.

SUNTRUST BANK  
PO BOX 305183  
NASHVILLE TN 37230-5183

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11/30/2018



Account  
Statement

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