

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 6/30/2019

(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	10,313	0	0	0	0	10,313
Investments - Revenue 2017 (2000)	0	40,046	0	0	0	40,046
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	459	0	0	459
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	10,313	350,724	459	8,581,861	9,630,000	18,573,357
Liabilities						
Accounts Payable	12,016	0	0	0	0	12,016
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	12,016	0	0	0	9,630,000	9,642,016
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	(1,703)	(194,230)	10,085	0	0	(185,849)
Total Fund Equity & Other Credits	(1,703)	350,724	459	8,581,861	0	8,931,341
Total Liabilities & Fund Equity	10,313	350,724	459	8,581,861	9,630,000	18,573,357

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 6/30/2019
(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	61,377	(166,997)	(73)%
O&M Assessments - Developer	0	53,710	53,710	0 %
Contributions & Donations From Private Sources				
Developer Contributions	187,238	2,177,883	1,990,646	1,063 %
Other Miscellaneous Revenues				
Miscellaneous	0	3,025	3,025	0 %
Total Revenues	<u>499,315</u>	<u>2,295,995</u>	<u>1,796,680</u>	<u>360 %</u>
Expenditures				
Financial & Administrative				
District Manager	42,500	25,500	17,000	40 %
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	132	18	12 %
Public Officials Insurance	2,500	3,500	(1,000)	(40)%
Legal Advertising	2,500	2,532	(32)	(1)%
Bank Fees	400	171	229	57 %
Dues, Licenses & Fees	175	610	(435)	(249)%
Office Supplies	150	0	150	100 %
Website Administration	1,200	2,400	(1,200)	(100)%
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	1,591	16,409	91 %
Potable Water Utility Services	5,000	3,471	1,529	31 %
Other Physical Environment				
Waterway Management System	19,000	13,590	5,410	28 %
General Liability & Property Casualty Insurance	7,500	2,750	4,750	63 %
Landscape Maintenance	211,250	44,391	166,859	79 %
Miscellaneous Repairs & Maintenance	15,000	13,038	1,962	13 %
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				
Cabana Janitorial & Cleaning	6,000	1,858	4,142	69 %
Recreation Facility Maintenance	2,500	1,576	924	37 %
Recreation Equipment Maintenance	3,500	0	3,500	100 %
Pool Operations & Maintenance	18,000	2,602	15,398	86 %
Security System	1,200	5,358	(4,158)	(346)%
Total Expenditures	<u>499,315</u>	<u>2,297,698</u>	<u>(1,798,383)</u>	<u>(360)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(1,703)</u>	<u>(1,703)</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 6/30/2019
(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>(1,703)</u></u>	<u><u>(1,703)</u></u>	<u><u>0%</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
From 10/1/2018 Through 6/30/2019
(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	117,246	117,246	0 %
DS Assessments - Developer	0	140,010	140,010	0 %
Interest Earnings				
Interest Earnings	0	6,701	6,701	0 %
Total Revenues	<u>618,188</u>	<u>263,957</u>	<u>(354,231)</u>	<u>(57)%</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>(194,230)</u>	<u>(194,230)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	544,955	544,955	0 %
Fund Balance, End of Period	<u>0</u>	<u>350,724</u>	<u>350,724</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
 From 10/1/2018 Through 6/30/2019
 (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>10,085</u>	<u>10,085</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>459</u></u>	<u><u>459</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2018 Through 6/30/2019
 (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, Beginning of Period				
Investment In General Fixed Assets	0	8,581,861	8,581,861	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>8,581,861</u>	<u>8,581,861</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>8,581,861</u></u>	<u><u>7,540,117</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 06/30/19
Reconciliation Date: 6/30/2019
Status: Locked

Bank Balance	8,114.65
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	2,198.67
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	10,313.32
Balance Per Books	<u>10,313.32</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: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	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	<u>628.19</u>
Outstanding Deposits				<u><u>2,198.67</u></u>

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1426	6/6/2019	System Generated Check/Voucher	2,000.00	Grau and Associates
1427	6/6/2019	System Generated Check/Voucher	3,026.61	Meritus Districts
1428	6/6/2019	System Generated Check/Voucher	289.25	Pasco County Utilities
1429	6/6/2019	System Generated Check/Voucher	28.95	Southern Automated Access Services, Inc
1430	6/6/2019	System Generated Check/Voucher	481.00	Spareem Enterprises, LLC
1431	6/6/2019	System Generated Check/Voucher	315.70	Straley Robin Vericker
1432	6/6/2019	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
1433	6/6/2019	System Generated Check/Voucher	3,040.40	Times Publishing Company
1433	6/6/2019	System Generated Check/Voucher	(3,040.40)	Times Publishing Company
1434	6/6/2019	System Generated Check/Voucher	4,701.33	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1435	6/6/2019	System Generated Check/Voucher	11,030.76	Preferred Materials, Inc.
1436	6/6/2019	System Generated Check/Voucher	1,972.40	Times Publishing Company
1437	6/13/2019	System Generated Check/Voucher	517.78	Pasco County Utilities
1438	6/13/2019	System Generated Check/Voucher	793.00	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1439	6/13/2019	System Generated Check/Voucher	52.00	Waste Connections of Florida
1440	6/13/2019	System Generated Check/Voucher	838.97	Withlacoochee River Electric Cooperative, Inc.
1441	6/20/2019	System Generated Check/Voucher	1,269.95	Straley Robin Vericker
Cleared Checks/Vouchers			28,367.70	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1283	5/24/2019	Developer Funding Cap Imp - 05.24.19	11,030.76
	1287	5/24/2019	Developer Funding - 05.24.19	9,575.91
	137282	5/30/2019	Off Roll - Blk 06 Lot 02	628.19
	137356	5/30/2019	Off Roll - Blk 04 Lot 13	785.24
	137492	5/30/2019	Off Roll - Blk 06 Lot 06	628.19
	137502	5/30/2019	Off Roll - Blk 01 Lot 35	785.24
	137387	5/31/2019	Off Roll - Blk 03 Lot 04	785.24
	137491	6/3/2019	Off Roll - Blk 05 Lot 09	628.19
	137498	6/3/2019	Off Roll - Blk 01 Lot 19	785.24
	137843	6/6/2019	Off Roll - Blk 01 Lot 30	785.24
	137848	6/6/2019	Off Roll - Blk 05 Lot 05	628.19
	137762	6/14/2019	Off Roll - Blk 05 Lot 15	785.24
	137958	6/14/2019	Off Roll - Blk 02 Lot 09 10	1,099.32
	137962	6/14/2019	Off Roll - Blk 01 Lot 31	785.24
Cleared Deposits				29,715.43

06/30/2019



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		06/01/2019 - 06/30/2019
	Description	Amount	Description
	Beginning Balance	\$6,766.92	Average Balance
	Deposits/Credits	\$29,715.43	Average Collected Balance
	Checks	\$28,367.70	Number of Days in Statement Period
	Withdrawals/Debits	\$.00	
	Ending Balance	\$8,114.65	
			Amount
			\$12,887.13
			\$10,093.87
			30

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
	06/07	785.24		DEPOSIT	06/07	2,826.86		DEPOSIT
	06/07	1,413.43		DEPOSIT	06/07	20,606.67		DEPOSIT
	06/07	1,413.43		DEPOSIT	06/18	2,669.80		DEPOSIT

Deposits/Credits: 6 Total Items Deposited: 14

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1426	2,000.00	06/12	1431	315.70	06/11	1437	517.78	06/18
	1427	3,026.61	06/12	1432	1,050.00	06/11	1438	793.00	06/18
	1428	289.25	06/12	*1434	4,701.33	06/11	1439	52.00	06/20
	1429	28.95	06/14	1435	11,030.76	06/13	1440	838.97	06/18
	1430	481.00	06/12	1436	1,972.40	06/14	1441	1,269.95	06/25

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
	06/01	6,766.92	6,766.92	06/14	8,916.55	8,916.55
	06/07	33,812.55	6,769.55	06/18	9,436.60	6,767.60
	06/10	33,812.55	33,812.55	06/19	9,436.60	9,436.60
	06/11	27,745.52	27,745.52	06/20	9,384.60	9,384.60
	06/12	21,948.66	21,948.66	06/25	8,114.65	8,114.65
	06/13	10,917.90	10,917.90			

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.

As of 7/1/19, Mastercard(R) will update their Guide to Benefits for debit cards and will no longer offer the Price Protection benefit. A new Mastercard Guide to Benefits will be available on 7/1/19 at suntrust.com/debitcards.