

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2020



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 11/30/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2017	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2017	Capital Projects Fund - Series 2019	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash - Operating Account	29,435	0	0	0	0	0	0	29,435
Investments - Revenue 2017 (2000)	0	28,552	0	0	0	0	0	28,552
Investments - Interest 2017 (2001)	0	0	0	0	0	0	0	0
Investments - Sinking 2017 (2002)	0	0	0	0	0	0	0	0
Investments - Reserve 2017 (2003)	0	310,678	0	0	0	0	0	310,678
Investments - Construction 2017 (2005)	0	0	0	465	0	0	0	465
Investments - Revenue 2019 (0000)	0	0	35,367	0	0	0	0	35,367
Investments - Interest 2019 (0001)	0	0	0	0	0	0	0	0
Investments - Reserve 2019 (0003)	0	0	388,131	0	0	0	0	388,131
Investments - Construction 2019 (0005)	0	0	0	0	1,155,011	0	0	1,155,011
Accounts Receivable-Other	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0	0	0	0
Due from Developer	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	340	0	0	0	0	0	0	340
Deposits	8,235	0	0	0	0	0	0	8,235
Construction Work In Progress	0	0	0	0	0	13,102,777	0	13,102,777
Amount Available-Debt Service	0	0	0	0	0	0	1,035,699	1,035,699
Amount To Be Provided-Debt Service	0	0	0	0	0	0	14,904,301	14,904,301
Other	0	0	0	0	0	0	0	0
Total Assets	38,010	339,230	423,498	465	1,155,011	13,102,777	15,940,000	30,998,991
Liabilities								
Accounts Payable	71,443	0	0	0	0	0	0	71,443
Accounts Payable - Other	0	0	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0	0	0
Due To General Fund	0	0	0	0	0	0	0	0
Due to Debt Service	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0	0
Revenue Bonds Payable-2017	0	0	0	0	0	0	9,305,000	9,305,000
Revenue Bonds Payable-2019	0	0	0	0	0	0	6,635,000	6,635,000
Total Liabilities	71,443	0	0	0	0	0	15,940,000	16,011,443
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	489,593	547,651	465	2,100,439	0	0	3,138,147

Cypress Preserve

Balance Sheet

As of 11/30/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2017	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2017	Capital Projects Fund - Series 2019	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Balance-Unreserved	2,206	0	0	0	0	0	0	2,206
Investment In General Fixed Assets	0	0	0	0	0	13,102,777	0	13,102,777
Other	(35,639)	(150,363)	(124,153)	0	(945,428)	0	0	(1,255,582)
Total Fund Equity & Other Credits	<u>(33,432)</u>	<u>339,230</u>	<u>423,498</u>	<u>465</u>	<u>1,155,011</u>	<u>13,102,777</u>	<u>0</u>	<u>14,987,548</u>
Total Liabilities & Fund Equity	<u><u>38,010</u></u>	<u><u>339,230</u></u>	<u><u>423,498</u></u>	<u><u>465</u></u>	<u><u>1,155,011</u></u>	<u><u>13,102,777</u></u>	<u><u>15,940,000</u></u>	<u><u>30,998,991</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 11/30/2020
(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	235,755	17,285	(218,470)	(93)%
O&M Assessments - Off Roll	77,502	0	(77,502)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	186,058	55,456	(130,602)	(70)%
Total Revenues	499,315	72,740	(426,575)	(85)%
Expenditures				
Legislative				
Supervisor Fees	2,400	400	2,000	83 %
Financial & Administrative				
District Manager	42,500	8,583	33,917	80 %
District Engineer	5,000	495	4,505	90 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,500	680	7,820	93 %
Assessment Roll	150	0	150	100 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,300	0	6,300	100 %
Postage, Phone, Faxes, Copies	220	329	(109)	(49)%
Public Officials Insurance	2,306	2,421	(115)	(5)%
Legal Advertising	2,000	154	1,846	92 %
Bank Fees	200	0	200	100 %
Dues, Licenses & Fees	205	175	30	15 %
Office Supplies	500	0	500	100 %
Website Administration	1,500	250	1,250	83 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,500	1,484	6,017	80 %
Utility Services				
Street Lights	30,000	1,236	28,764	96 %
Other Electric Services	5,000	77	4,923	98 %
Potable Water Utility Services	6,000	150	5,850	98 %
Other Physical Environment				
Waterway Management System	22,000	6,650	15,350	70 %
General Liability & Property Casualty Insurance	15,134	21,259	(6,125)	(40)%
Landscape Maintenance	209,000	26,023	182,977	88 %
Miscellaneous Repairs & Maintenance	20,000	2,511	17,489	87 %
Hardscape Maintenance	7,500	0	7,500	100 %
Plant Replacement Program	15,000	32,691	(17,691)	(118)%
Capital Improvements	30,000	0	30,000	100 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	3,000	0	3,000	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	16,000	1,324	14,676	92 %
Recreation Facility Maintenance	5,000	380	4,620	92 %
Recreation Equipment Maintenance	2,500	0	2,500	100 %
Pool Operations & Maintenance	12,000	1,050	10,950	91 %
Security System	7,500	58	7,442	99 %
Total Expenditures	499,315	108,379	390,936	78 %
Excess of Revenues Over (Under) Expenditures	0	(35,639)	(35,639)	0 %
Fund Balance, Beginning of Period	0	2,206	2,206	0 %

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 11/30/2020
(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>(33,432)</u></u>	<u><u>(33,432)</u></u>	<u><u>0%</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
From 10/1/2020 Through 11/30/2020
(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	616,406	27,002	(589,404)	(96)%
DS Assessments - Developer	0	213,824	213,824	0 %
Interest Earnings				
Interest Earnings	0	5	5	0 %
Total Revenues	<u>616,406</u>	<u>240,831</u>	<u>(375,575)</u>	<u>(61)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	446,406	226,194	220,212	49 %
Principal Payments	170,000	165,000	5,000	3 %
Total Expenditures	<u>616,406</u>	<u>391,194</u>	<u>225,212</u>	<u>37 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(150,363)</u>	<u>(150,363)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	489,593	489,593	0 %
Fund Balance, End of Period	<u>0</u>	<u>339,230</u>	<u>339,230</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2019
 From 10/1/2020 Through 11/30/2020
 (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	388,113	7,402	(380,711)	(98)%
Interest Earnings				
Interest Earnings	0	5	5	0 %
Total Revenues	<u>388,113</u>	<u>7,407</u>	<u>(380,706)</u>	<u>(98)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	263,113	131,556	131,557	50 %
Principal Payments	125,000	0	125,000	100 %
Total Expenditures	<u>388,113</u>	<u>131,556</u>	<u>256,557</u>	<u>66 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(4)	(4)	0 %
Total Other Financing Sources	<u>0</u>	<u>(4)</u>	<u>(4)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(124,153)</u>	<u>(124,153)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	547,651	547,651	0 %
Fund Balance, End of Period	<u>0</u>	<u>423,498</u>	<u>423,498</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
 From 10/1/2020 Through 11/30/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	465	465	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>465</u></u>	<u><u>465</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

301 - Capital Projects Fund - Series 2019
 From 10/1/2020 Through 11/30/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	20	20	0 %
Total Revenues	<u>0</u>	<u>20</u>	<u>20</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	945,452	(945,452)	0 %
Total Expenditures	<u>0</u>	<u>945,452</u>	<u>(945,452)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	4	4	0 %
Total Other Financing Sources	<u>0</u>	<u>4</u>	<u>4</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(945,428)</u>	<u>(945,428)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	2,100,439	2,100,439	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,155,011</u></u>	<u><u>1,155,011</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2020 Through 11/30/2020
 (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	13,102,777	13,102,777	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>13,102,777</u>	<u>13,102,777</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>13,102,777</u></u>	<u><u>12,157,325</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 11/30/20
Reconciliation Date: 11/30/2020
Status: Locked

Bank Balance	60,243.52
Less Outstanding Checks/Vouchers	30,808.46
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	29,435.06
Balance Per Books	<u>29,435.06</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: 11/30/20

Reconciliation Date: 11/30/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1783	11/1/2020	System Generated Check/Voucher	28.95	Southern Automated Access Services, Inc
1795	11/19/2020	System Generated Check/Voucher	52.00	Grau and Associates
1797	11/24/2020	Series 2019 FY21 Tax Dist ID 11/7-11/13	6,610.85	Cypress Preserve CDD
1798	11/24/2020	Series 2017 FY21 Tax Dist ID 11/7-11/13	24,116.66	Cypress Preserve CDD
Outstanding Checks/Vouchers			30,808.46	

**Cypress Preserve
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/20

Reconciliation Date: 11/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1773	10/19/2020	System Generated Check/Voucher	237.63	Optimal Outsource
1779	11/1/2020	System Generated Check/Voucher	250.00	Don Harrison Enterprises
1780	11/1/2020	System Generated Check/Voucher	23,680.00	Egis Insurance & Risk Advisors
1781	11/1/2020	System Generated Check/Voucher	8,625.00	Meritus Districts
1782	11/1/2020	System Generated Check/Voucher	7,175.56	Ripa & Associates, LLC
1784	11/1/2020	System Generated Check/Voucher	304.40	Times Publishing Company
1785	11/1/2020	System Generated Check/Voucher	600.00	Withlacoochee River Electric Cooperative, Inc.
1786	11/2/2020	Series 2017 FY20 Tax Dist ID Excess Fees	1,544.42	Cypress Preserve CDD
1787	11/5/2020	System Generated Check/Voucher	200.00	Kathleen Casey Swanson
1788	11/5/2020	System Generated Check/Voucher	662.00	Spearem Enterprises, LLC
1789	11/12/2020	System Generated Check/Voucher	999.82	Pasco County Utilities
1790	11/12/2020	System Generated Check/Voucher	141.98	Bright House Networks
1791	11/12/2020	System Generated Check/Voucher	1,271.43	Withlacoochee River Electric Cooperative, Inc.
1792	11/13/2020	Series 2017 FY21 Tax Dist ID 11/1 - 11/6	2,885.76	Cypress Preserve CDD
1793	11/13/2020	Series 2019 FY21 Tax Dist ID 11/1 - 11/6	791.04	Cypress Preserve CDD
1794	11/19/2020	System Generated Check/Voucher	3,750.00	Ecological Consultants, Inc.
1796	11/19/2020	System Generated Check/Voucher	91.20	Tax Collector Pasco County Florida
Cleared Checks/Vouchers			53,210.24	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/20

Reconciliation Date: 11/30/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
16790	10/27/2020	FY20 Excess Fees - 10.27.20	2,320.00	
CR206	11/13/2020	Tax Distributions - 11.13.20	5,524.04	
9894	11/19/2020	Refund for Rent Deposit - 11.19.20	150.00	
CR208	11/24/2020	Tax Distribution - 11.24.20	<u>46,165.12</u>	
Cleared Deposits			<u>54,159.16</u>	