

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 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 12/31/2020
(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	214,567	0	0	0	0	0	0	214,567
Investments - Revenue 2017 (2000)	0	465,246	0	0	0	0	0	465,246
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	155,073	0	0	0	0	155,073
Investments - Interest 2019 (0001)	0	0	0	0	0	0	0	0
Investments - Reserve 2019 (0003)	0	0	388,132	0	0	0	0	388,132
Investments - Construction 2019 (0005)	0	0	0	0	921,296	0	0	921,296
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	0	0	0	0	0	0	0	0
Deposits	8,235	0	0	0	0	0	0	8,235
Construction Work In Progress	0	0	0	0	0	13,336,502	0	13,336,502
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	222,802	775,925	543,205	465	921,296	13,336,502	15,940,000	31,740,194
Liabilities								
Accounts Payable	1,587	0	0	0	0	0	0	1,587
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	1,587	0	0	0	0	0	15,940,000	15,941,587
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 12/31/2020
(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	13,336,502	0	13,336,502
Other	219,008	286,332	(4,446)	0	(1,179,143)	0	0	(678,248)
Total Fund Equity & Other Credits	<u>221,215</u>	<u>775,925</u>	<u>543,205</u>	<u>465</u>	<u>921,296</u>	<u>13,336,502</u>	<u>0</u>	<u>15,798,607</u>
Total Liabilities & Fund Equity	<u><u>222,802</u></u>	<u><u>775,925</u></u>	<u><u>543,205</u></u>	<u><u>465</u></u>	<u><u>921,296</u></u>	<u><u>13,336,502</u></u>	<u><u>15,940,000</u></u>	<u><u>31,740,194</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 12/31/2020
(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	296,822	61,067	26 %
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	352,277	(147,038)	(29)%
Expenditures				
Legislative				
Supervisor Fees	2,400	400	2,000	83 %
Financial & Administrative				
District Manager	42,500	12,125	30,375	71 %
District Engineer	5,000	495	4,505	90 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,500	1,020	7,480	89 %
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	372	(152)	(69)%
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	375	1,125	75 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,500	3,507	3,993	53 %
Utility Services				
Street Lights	30,000	2,548	27,452	92 %
Other Electric Services	5,000	152	4,848	97 %
Potable Water Utility Services	6,000	702	5,298	88 %
Other Physical Environment				
Waterway Management System	22,000	7,155	14,845	67 %
General Liability & Property Casualty Insurance	15,134	21,259	(6,125)	(40)%
Landscape Maintenance	209,000	38,887	170,113	81 %
Miscellaneous Repairs & Maintenance	20,000	3,637	16,363	82 %
Hardscape Maintenance	7,500	0	7,500	100 %
Plant Replacement Program	15,000	32,691	(17,691)	(118)%
Capital Improvements	30,000	900	29,100	97 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	3,000	0	3,000	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	16,000	1,986	14,014	88 %
Recreation Facility Maintenance	5,000	1,075	3,925	79 %
Recreation Equipment Maintenance	2,500	0	2,500	100 %
Pool Operations & Maintenance	12,000	1,050	10,950	91 %
Security System	7,500	182	7,318	98 %
Total Expenditures	499,315	133,269	366,046	73 %
Excess of Revenues Over (Under) Expenditures	0	219,008	219,008	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 12/31/2020
(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>0</u>	<u>221,215</u>	<u>221,215</u>	<u>0%</u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
From 10/1/2020 Through 12/31/2020
(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	463,695	(152,711)	(25)%
DS Assessments - Developer	0	213,824	213,824	0 %
Interest Earnings				
Interest Earnings	0	7	7	0 %
Total Revenues	<u>616,406</u>	<u>677,526</u>	<u>61,120</u>	<u>10 %</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>286,332</u>	<u>286,332</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	489,593	489,593	0 %
Fund Balance, End of Period	<u>0</u>	<u>775,925</u>	<u>775,925</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2019
 From 10/1/2020 Through 12/31/2020
 (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	127,108	(261,005)	(67)%
Interest Earnings				
Interest Earnings	0	8	8	0 %
Total Revenues	<u>388,113</u>	<u>127,116</u>	<u>(260,997)</u>	<u>(67)%</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	(6)	(6)	0 %
Total Other Financing Sources	<u>0</u>	<u>(6)</u>	<u>(6)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(4,446)</u>	<u>(4,446)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	547,651	547,651	0 %
Fund Balance, End of Period	<u>0</u>	<u>543,205</u>	<u>543,205</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
 From 10/1/2020 Through 12/31/2020
 (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 12/31/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	28	28	0 %
Total Revenues	<u>0</u>	<u>28</u>	<u>28</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,179,177	(1,179,177)	0 %
Total Expenditures	<u>0</u>	<u>1,179,177</u>	<u>(1,179,177)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	6	6	0 %
Total Other Financing Sources	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(1,179,143)</u>	<u>(1,179,143)</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>921,296</u></u>	<u><u>921,296</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2020 Through 12/31/2020
 (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	13,336,502	13,336,502	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>13,336,502</u>	<u>13,336,502</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>13,336,502</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: 12/31/20
Reconciliation Date: 12/31/2020
Status: Locked

Bank Balance	428,028.39
Less Outstanding Checks/Vouchers	213,461.87
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	214,566.52
Balance Per Books	<u>214,566.52</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: 12/31/20

Reconciliation Date: 12/31/2020

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
1810	12/3/2020	System Generated Check/Voucher	28.95	Southern Automated Access Services, Inc
1814	12/9/2020	Series 2019 FY21 Tax Dist ID 11/24-11/30	40,936.53	Cypress Preserve CDD
1815	12/9/2020	Series 2017 FY21 Tax Dist ID 11/24-11/30	149,338.30	Cypress Preserve CDD
1825	12/17/2020	Series 2019 FY21 Tax Dist ID 12/1-12/7	4,725.63	Cypress Preserve CDD
1826	12/17/2020	Series 2017 FY21 Tax Dist ID 12/1-12/7	17,239.33	Cypress Preserve CDD
1829	12/23/2020	System Generated Check/Voucher	123.95	Southern Automated Access Services, Inc
1832	12/30/2020	Series 2019 FY21 Tax Dist ID 12/8-12/22	223.80	Cypress Preserve CDD
1833	12/30/2020	Series 2017 FY21 Tax Dist ID 12/8-12/22	816.43	Cypress Preserve CDD
Outstanding Checks/Vouchers			213,461.87	
			213,461.87	

**Cypress Preserve
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1799	12/1/2020	System Generated Check/Voucher	4,456.05	Meritus Districts
1800	12/1/2020	System Generated Check/Voucher	8.00	Waste Connections of Florida
1801	12/1/2020	System Generated Check/Voucher	12,558.75	Yellowstone Landscape
1802	12/1/2020	Series 2019 FY21 Tax Dist ID 11/14-11/23	73,820.01	Cypress Preserve CDD
1803	12/1/2020	Series 2017 FY21 Tax Dist ID 11/14-11/23	269,298.71	Cypress Preserve CDD
1804	12/3/2020	System Generated Check/Voucher	505.00	American Ecosystems, Inc.
1805	12/3/2020	System Generated Check/Voucher	1,294.00	Don Harrison Enterprises
1806	12/3/2020	System Generated Check/Voucher	2,900.00	Ecological Consultants, Inc.
1807	12/3/2020	System Generated Check/Voucher	552.66	Eugenia Lynch
1808	12/3/2020	System Generated Check/Voucher	206.25	Florida Land Design & Permitting
1809	12/3/2020	System Generated Check/Voucher	4,459.98	Meritus Districts
1811	12/3/2020	System Generated Check/Voucher	742.00	Spearem Enterprises, LLC
1812	12/3/2020	System Generated Check/Voucher	2,055.00	Straley Robin Vericker
1813	12/3/2020	System Generated Check/Voucher	58,713.68	Yellowstone Landscape
1816	12/10/2020	System Generated Check/Voucher	30.81	Brian Hart
1817	12/10/2020	System Generated Check/Voucher	192.60	Debbie Tate Fricks
1818	12/10/2020	System Generated Check/Voucher	288.75	Florida Land Design & Permitting
1819	12/10/2020	System Generated Check/Voucher	245.44	Kathleen Casey Swanson
1820	12/10/2020	System Generated Check/Voucher	552.41	Pasco County Utilities
1821	12/10/2020	System Generated Check/Voucher	141.98	Bright House Networks
1822	12/10/2020	System Generated Check/Voucher	2,023.50	Straley Robin Vericker
1823	12/10/2020	System Generated Check/Voucher	330.91	Yomaira Colon Gonzalez
1824	12/17/2020	System Generated Check/Voucher	1,387.16	Withlacoochee River Electric Cooperative, Inc.

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1827	12/23/2020	System Generated Check/Voucher	201.80	Don Harrison Enterprises
1828	12/23/2020	System Generated Check/Voucher	100.00	Kathleen Casey Swanson
1830	12/23/2020	System Generated Check/Voucher	305.79	Yellowstone Landscape
Cleared Checks/Vouchers			<hr/> 468,150.75 <hr/> <hr/>	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR209	12/1/2020	Tax Distribution - 12.01.20	515,502.89	
CR210	12/9/2020	Tax Distribution - 12.09.20	285,869.64	
CR213	12/17/2020	Tax Distribution - 12.17.20	33,000.24	
CR214	12/30/2020	Tax Distribution - 12.30.20	<u>1,562.85</u>	
Cleared Deposits			<u>835,935.62</u>	