

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2021



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 10/31/2021
(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	24,672	0	0	0	0	0	0	24,672
Investments - Revenue 2017 (2000)	0	3	0	0	0	0	0	3
Investments - Interest 2017 (2001)	0	223,203	0	0	0	0	0	223,203
Investments - Sinking 2017 (2002)	0	170,000	0	0	0	0	0	170,000
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	2,400	0	0	0	0	2,400
Investments - Interest 2019 (0001)	0	0	131,556	0	0	0	0	131,556
Investments - Sinking 2019 (0002)	0	0	125,000	0	0	0	0	125,000
Investments - Reserve 2019 (0003)	0	0	388,131	0	0	0	0	388,131
Investments - Construction 2019 (0005)	0	0	0	0	647	0	0	647
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 General Fund	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	1,342	0	0	0	0	0	0	1,342
Deposits	8,235	0	0	0	0	0	0	8,235
Construction Work In Progress	0	0	0	0	0	14,257,191	0	14,257,191
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	34,249	703,884	647,088	465	647	14,257,191	15,940,000	31,583,523
Liabilities								
Accounts Payable	20,244	0	0	0	0	0	0	20,244
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
Due to Capital Projects Fund	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
Unearned Revenues	0	0	0	0	0	0	0	0
Revenue Bonds Payable-2017	0	0	0	0	0	0	9,305,000	9,305,000

Cypress Preserve

Balance Sheet

As of 10/31/2021
(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
Revenue Bonds Payable-2019	0	0	0	0	0	0	6,635,000	6,635,000
Total Liabilities	<u>20,244</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,940,000</u>	<u>15,960,244</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	558,223	474,952	465	645	0	0	1,034,285
Fund Balance-Unreserved	(37,270)	0	0	0	0	0	0	(37,270)
Investment In General Fixed Assets	0	0	0	0	0	14,257,191	0	14,257,191
Other	51,275	145,661	172,135	0	2	0	0	369,074
Total Fund Equity & Other Credits	<u>14,005</u>	<u>703,884</u>	<u>647,088</u>	<u>465</u>	<u>647</u>	<u>14,257,191</u>	<u>0</u>	<u>15,623,279</u>
Total Liabilities & Fund Equity	<u>34,249</u>	<u>703,884</u>	<u>647,088</u>	<u>465</u>	<u>647</u>	<u>14,257,191</u>	<u>15,940,000</u>	<u>31,583,523</u>

Cypress Preserve

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 10/31/2021
(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	388,398	0	(388,398)	(100)%
O&M Assessments - Off Roll	25,000	(5,676)	(30,676)	(123)%
Contributions & Donations From Private Sources				
Developer Contributions	85,917	429,836	343,919	400 %
Total Revenues	<u>499,315</u>	<u>424,160</u>	<u>(75,155)</u>	<u>(15)%</u>
Expenditures				
Legislative				
Supervisor Fees	2,400	600	1,800	75 %
Financial & Administrative				
District Manager	42,500	3,542	38,958	92 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,200	671	7,529	92 %
Assessment Roll	150	0	150	100 %
Accounting Services	6,000	0	6,000	100 %
Auditing Services	5,900	0	5,900	100 %
Postage, Phone, Faxes, Copies	220	33	187	85 %
Public Officials Insurance	2,663	0	2,663	100 %
Legal Advertising	2,000	0	2,000	100 %
Bank Fees	200	0	200	100 %
Dues, Licenses & Fees	197	175	22	11 %
Office Supplies	500	0	500	100 %
Website Administration	1,500	125	1,375	92 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,500	235	7,265	97 %
Utility Services				
Street Lights	30,000	0	30,000	100 %
Other Electric Services	5,000	1,333	3,667	73 %
Potable Water Utility Services	6,000	839	5,161	86 %
Other Physical Environment				
Waterway Management System	22,000	2,240	19,760	90 %
General Liability & Property Casualty Insurance	23,385	0	23,385	100 %
Landscape Maintenance	209,000	393	208,607	100 %
Miscellaneous Repairs & Maintenance	20,000	900	19,100	96 %
Hardscape Maintenance	7,500	0	7,500	100 %
Plant Replacement Program	15,000	0	15,000	100 %
Improvements Other Than Buildings	0	360,519	(360,519)	0 %
Capital Improvements	20,600	0	20,600	100 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	3,000	0	3,000	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	16,000	0	16,000	100 %
Recreation Facility Maintenance	5,000	199	4,801	96 %
Recreation Equipment Maintenance	2,500	0	2,500	100 %
Pool Operations & Maintenance	12,000	1,050	10,950	91 %
Security System	7,500	31	7,469	100 %
Total Expenditures	<u>499,315</u>	<u>372,885</u>	<u>126,430</u>	<u>25 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>51,275</u>	<u>51,275</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
 From 10/1/2021 Through 10/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Fund Balance, Beginning of Period	0	(37,270)	(37,270)	0 %
Fund Balance, End of Period	<u>0</u>	<u>14,005</u>	<u>14,005</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
 From 10/1/2021 Through 10/31/2021
 (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	620,244	0	(620,244)	(100)%
DS Assessments - Off Roll	0	145,659	145,659	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
Total Revenues	<u>620,244</u>	<u>145,661</u>	<u>(474,583)</u>	<u>(77)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	440,244	0	440,244	100 %
Principal Payments	<u>180,000</u>	<u>0</u>	<u>180,000</u>	<u>100 %</u>
Total Expenditures	<u>620,244</u>	<u>0</u>	<u>620,244</u>	<u>100 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>145,661</u>	<u>145,661</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	452,829	452,829	0 %
Fund Balance, End of Period	<u>0</u>	<u>598,490</u>	<u>598,490</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2019
From 10/1/2021 Through 10/31/2021
(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	383,894	0	(383,894)	(100)%
DS Assessments - Off Roll	0	172,135	172,135	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>383,894</u>	<u>172,137</u>	<u>(211,757)</u>	<u>(55)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	258,894	0	258,894	100 %
Principal Payments	<u>125,000</u>	<u>0</u>	<u>125,000</u>	<u>100 %</u>
Total Expenditures	<u>383,894</u>	<u>0</u>	<u>383,894</u>	<u>100 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(2)</u>	<u>(2)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(2)</u>	<u>(2)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>172,135</u>	<u>172,135</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	474,952	474,952	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>647,088</u></u>	<u><u>647,088</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
 From 10/1/2021 Through 10/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
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> 0 </u>	<u> 465 </u>	<u> 465 </u>	<u> 0 % </u>

Cypress Preserve
Statement of Revenues & Expenditures

301 - Capital Projects Fund - Series 2019
From 10/1/2021 Through 10/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	2	2	0 %
Total Other Financing Sources	0	2	2	0 %
Excess of Revenues Over (Under) Expenditures	0	2	2	0 %
Fund Balance, Beginning of Period	0	645	645	0 %
Fund Balance, End of Period	0	647	647	0 %

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2021 Through 10/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period				
Investment In General Fixed Assets	0	14,257,191	14,257,191	0 %
Total Fund Balance, Beginning of Period	0	14,257,191	14,257,191	0 %
Fund Balance, End of Period	0	14,257,191	14,257,191	0 %

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 10/31/2021
Reconciliation Date: 10/31/2021
Status: Locked

Bank Balance	31,198.47
Less Outstanding Checks/Vouchers	7,316.72
Plus Deposits in Transit	790.50
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	24,672.25
Balance Per Books	<u>24,672.25</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: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2042	10/22/2021	System Generated Check/Voucher	200.00	Eugenia Lynch
2043	10/22/2021	System Generated Check/Voucher	200.00	Kathleen Casey Swanson
2047	10/22/2021	System Generated Check/Voucher	6,266.72	Ryan Homes
2048	10/22/2021	System Generated Check/Voucher	650.00	Spearem Enterprises, LLC
Outstanding Checks/Vouchers			<u>7,316.72</u>	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR260	9/17/2021	Club House Rental 9.17.21	150.00	
CR260-1	9/23/2021	Community Keycards	50.00	
169138	10/12/2021	Off Roll Assessment	<u>590.50</u>	
Outstanding Deposits			<u>790.50</u>	

**Cypress Preserve
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2016	9/23/2021	System Generated Check/Voucher	250.00	Don Harrison Enterprises
2021	10/1/2021	System Generated Check/Voucher	33,081.48	Cement Treated Base
2022	10/1/2021	System Generated Check/Voucher	16,056.39	Central State Aggregates, LLC
2023	10/1/2021	System Generated Check/Voucher	1,659.17	Ferguson Waterworks
2024	10/1/2021	System Generated Check/Voucher	7,391.92	Meritus Districts
2025	10/1/2021	System Generated Check/Voucher	650.00	Neptune Multi Services LLC
2026	10/1/2021	System Generated Check/Voucher	41,982.33	Ripa & Associates, LLC
2027	10/1/2021	System Generated Check/Voucher	30.95	Southern Automated Access Services, Inc
2028	10/1/2021	System Generated Check/Voucher	2,123.50	Spearem Enterprises, LLC
2029	10/1/2021	System Generated Check/Voucher	623.00	Straley Robin Vericker
2030	10/1/2021	System Generated Check/Voucher	3,049.50	Universal Engineering Sciences
2031	10/1/2021	System Generated Check/Voucher	35,260.59	Yellowstone Landscape
2032	10/8/2021	System Generated Check/Voucher	1,590.00	American Ecosystems, Inc.
2033	10/8/2021	System Generated Check/Voucher	175.00	Florida Department of Economic Opportunity
2034	10/8/2021	System Generated Check/Voucher	250.00	Don Harrison Enterprises
2035	10/8/2021	System Generated Check/Voucher	247.50	Florida Land Design & Permitting
2036	10/8/2021	System Generated Check/Voucher	590.00	Spearem Enterprises, LLC
2037	10/8/2021	System Generated Check/Voucher	142.98	Bright House Networks
2038	10/8/2021	System Generated Check/Voucher	142.50	Straley Robin Vericker
2039	10/8/2021	System Generated Check/Voucher	146.00	Times Publishing Company
2040	10/8/2021	System Generated Check/Voucher	56.00	Waste Connections of Florida
2041	10/8/2021	System Generated Check/Voucher	1,386.29	Yellowstone Landscape
2044	10/22/2021	System Generated Check/Voucher	839.30	Pasco County Utilities
2045	10/22/2021	System Generated Check/Voucher	66,003.60	Preferred Materials, Inc.
2046	10/22/2021	System Generated Check/Voucher	360,519.11	Ripa & Associates, LLC
2049	10/22/2021	System Generated Check/Voucher	200.00	Stephanie Elaine Boretski

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 10/31/2021
Reconciliation Date: 10/31/2021
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2050	10/22/2021	System Generated Check/Voucher	1,333.08	Withlacoochee River Electric Cooperative, Inc.
Cleared Checks/Vouchers			575,780.19	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
167347	8/24/2021	Off Roll Assessment	1,050.00	
167348	8/24/2021	Off Roll Assessment	516.68	
167469	8/25/2021	Off Roll Assessment	1,566.68	
168100	9/13/2021	Off Roll Assessment	1,566.68	
168152	9/14/2021	Off Roll Assessment	516.68	
168153	9/14/2021	Off Roll Assessment	1,050.00	
CR266	10/15/2021	Developer Funding - 1557	<u>429,836.11</u>	
Cleared Deposits			436,102.83	