

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cypress Preserve

Balance Sheet

As of 4/30/2022

(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	92,346	0	0	0	0	0	0	92,346
Investments - Revenue 2017 (2000)	0	431,078	0	0	0	0	0	431,078
Investments - Interest 2017 (2001)	0	220,122	0	0	0	0	0	220,122
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	46,015	0	0	0	0	46,015
Investments - Interest 2019 (0001)	0	0	129,447	0	0	0	0	129,447
Investments - Sinking 2019 (0002)	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	660	0	0	660
Accounts Receivable-Other	(663)	0	0	0	0	0	0	(663)
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	7,307	0	0	0	0	0	0	7,307
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	14,609,301	14,609,301
Other	0	0	0	0	0	0	0	0
Total Assets	107,224	961,878	563,593	465	660	14,257,191	15,645,000	31,536,012
Liabilities								
Accounts Payable	6,466	0	0	0	0	0	0	6,466
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	9,135,000	9,135,000

Cypress Preserve

Balance Sheet

As of 4/30/2022

(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	6,510,000	6,510,000
Total Liabilities	<u>6,466</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,645,000</u>	<u>15,651,466</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	558,223	473,752	465	645	0	0	1,033,085
Fund Balance-Unreserved	(84,677)	0	0	0	0	0	0	(84,677)
Investment In General Fixed Assets	0	0	0	0	0	14,257,191	0	14,257,191
Other	185,435	403,656	89,841	0	15	0	0	678,947
Total Fund Equity & Other Credits	<u>100,758</u>	<u>961,878</u>	<u>563,593</u>	<u>465</u>	<u>660</u>	<u>14,257,191</u>	<u>0</u>	<u>15,884,545</u>
Total Liabilities & Fund Equity	<u>107,224</u>	<u>961,878</u>	<u>563,593</u>	<u>465</u>	<u>660</u>	<u>14,257,191</u>	<u>15,645,000</u>	<u>31,536,012</u>

Cypress Preserve

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 4/30/2022
(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	388,014	(384)	(0)%
O&M Assessments - Off Roll	25,000	21,436	(3,564)	(14)%
Interest Earnings				
Interest Earnings	0	0	0	0 %
Contributions & Donations From Private Sources				
Developer Contributions	85,917	863,527	777,609	905 %
Other Miscellaneous Revenues				
Miscellaneous	0	35,987	35,987	0 %
Total Revenues	<u>499,315</u>	<u>1,308,964</u>	<u>809,649</u>	<u>162 %</u>
Expenditures				
Legislative				
Supervisor Fees	2,400	2,400	0	0 %
Financial & Administrative				
District Manager	42,500	24,792	17,708	42 %
District Engineer	5,000	2,730	2,270	45 %
Disclosure Report	8,400	4,900	3,500	42 %
Trustees Fees	8,200	2,684	5,516	67 %
Assessment Roll	150	88	63	42 %
Accounting Services	6,000	2,475	3,525	59 %
Auditing Services	5,900	1,258	4,642	79 %
Postage, Phone, Faxes, Copies	220	353	(133)	(60)%
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	467	(270)	(137)%
Office Supplies	500	107	393	79 %
Website Administration	1,500	875	625	42 %
ADA Website Compliance	1,500	1,569	(69)	(5)%
Legal Counsel				
District Counsel	7,500	1,639	5,861	78 %
Utility Services				
Street Lights	30,000	6,350	23,650	79 %
Other Electric Services	5,000	3,409	1,591	32 %
Potable Water Utility Services	6,000	7,697	(1,697)	(28)%
Other Physical Environment				
Waterway Management System	22,000	19,385	2,615	12 %
General Liability & Property Casualty Insurance	23,385	0	23,385	100 %
Landscape Maintenance	209,000	126,192	82,808	40 %
Miscellaneous Repairs & Maintenance	20,000	15,260	4,740	24 %
Hardscape Maintenance	7,500	0	7,500	100 %
Plant Replacement Program	15,000	12,788	2,212	15 %
Improvements Other Than Buildings	0	600,533	(600,533)	0 %
Capital Improvements	20,600	302,009	(281,409)	(1,366)%
Road & Street Facilities				
Sidewalk & Pavement Repairs	3,000	0	3,000	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	16,000	5,010	10,990	69 %
Recreation Facility Maintenance	5,000	2,312	2,688	54 %
Recreation Equipment Maintenance	2,500	0	2,500	100 %
Pool Operations & Maintenance	12,000	24,054	(12,054)	(100)%

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
 From 10/1/2021 Through 4/30/2022
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Security System	7,500	1,748	5,752	77 %
Total Expenditures	499,315	1,173,083	(673,768)	(135)%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	49,554	49,554	0 %
Total Other Financing Sources	0	49,554	49,554	0 %
Excess of Revenues Over (Under) Expenditures	0	185,435	185,435	0 %
Fund Balance, Beginning of Period	0	(84,677)	(84,677)	0 %
Fund Balance, End of Period	0	100,758	100,758	0 %

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
From 10/1/2021 Through 4/30/2022
(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	606,155	(14,089)	(2)%
DS Assessments - Off Roll	0	190,681	190,681	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>23</u>	<u>23</u>	<u>0 %</u>
Total Revenues	<u>620,244</u>	<u>796,859</u>	<u>176,615</u>	<u>28 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	440,244	223,203	217,041	49 %
Principal Payments	<u>180,000</u>	<u>170,000</u>	<u>10,000</u>	<u>6 %</u>
Total Expenditures	<u>620,244</u>	<u>393,203</u>	<u>227,041</u>	<u>37 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>403,656</u>	<u>403,656</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	452,829	452,829	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>856,484</u></u>	<u><u>856,484</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2019
 From 10/1/2021 Through 4/30/2022
 (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	166,159	(217,735)	(57)%
DS Assessments - Off Roll	0	180,235	180,235	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>18</u>	<u>18</u>	<u>0 %</u>
Total Revenues	<u>383,894</u>	<u>346,412</u>	<u>(37,482)</u>	<u>(10)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	258,894	131,556	127,338	49 %
Principal Payments	<u>125,000</u>	<u>125,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>383,894</u>	<u>256,556</u>	<u>127,338</u>	<u>33 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(15)</u>	<u>(15)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(15)</u>	<u>(15)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>89,841</u>	<u>89,841</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	473,752	473,752	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>563,593</u></u>	<u><u>563,593</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
 From 10/1/2021 Through 4/30/2022
 (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><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 10/1/2021 Through 4/30/2022
(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 %
Contributions & Donations From Private Sources				
Developer Contributions	<u>0</u>	<u>49,554</u>	<u>49,554</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>49,554</u>	<u>49,554</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	15	15	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(49,554)</u>	<u>(49,554)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(49,539)</u>	<u>(49,539)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>15</u>	<u>15</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	645	645	0 %
Fund Balance, End of Period	<u>0</u>	<u>660</u>	<u>660</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2021 Through 4/30/2022
 (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: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Bank Balance	134,476.80
Less Outstanding Checks/Vouchers	57,941.58
Plus Deposits in Transit	15,810.38
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	92,345.60
Balance Per Books	<u>92,345.60</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: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2193	4/8/2022	Series 2019 FY22 Tax Dist ID 3/1-3/31	2,120.42	Cypress Preserve CDD
2194	4/8/2022	Series 2017 FY22 Tax Dist ID 3/1-3/31	7,735.39	Cypress Preserve CDD
2201	4/28/2022	System Generated Check/Voucher	32.95	Southern Automated Access Services, Inc
2202	4/28/2022	System Generated Check/Voucher	40,013.80	Sunrise Landscape
2203	4/28/2022	System Generated Check/Voucher	7,977.82	US Bank
2204	4/28/2022	System Generated Check/Voucher	61.20	Waste Connections of Florida
Outstanding Checks/Vouchers			57,941.58	
			57,941.58	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

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	
CR537	4/29/2022	Off Roll Assessment 4.29.2022	<u>15,610.38</u>	
Outstanding Deposits			<u>15,810.38</u>	

**Cypress Preserve
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2169	3/10/2022	System Generated Check/Voucher	200.00	Eugenia Lynch
2181	3/24/2022	System Generated Check/Voucher	787.00	Spearem Enterprises, LLC
2183	3/31/2022	System Generated Check/Voucher	4,805.41	Meritus Districts
2184	3/31/2022	System Generated Check/Voucher	646.50	Straley Robin Vericker
2185	3/31/2022	System Generated Check/Voucher	61.20	Waste Connections of Florida
2186	4/7/2022	System Generated Check/Voucher	1,590.00	American Ecosystems, Inc.
2187	4/7/2022	System Generated Check/Voucher	250.00	Don Harrison Enterprises
2188	4/7/2022	System Generated Check/Voucher	650.00	Neptune Multi Services LLC
2189	4/7/2022	System Generated Check/Voucher	32.95	Southern Automated Access Services, Inc
2190	4/7/2022	System Generated Check/Voucher	1,000.00	Spearem Enterprises, LLC
2191	4/7/2022	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
2192	4/7/2022	System Generated Check/Voucher	1,905.94	Yellowstone Landscape
2195	4/14/2022	System Generated Check/Voucher	4,270.00	Danielle Fence Mfg. Co., Inc.
2196	4/14/2022	System Generated Check/Voucher	1,206.59	Pasco County Utilities
2197	4/14/2022	System Generated Check/Voucher	1,602.00	Spearem Enterprises, LLC
2198	4/14/2022	System Generated Check/Voucher	157.98	Charter Communications
2199	4/14/2022	System Generated Check/Voucher	1,510.52	Withlacoochee River Electric Cooperative, Inc.
2200	4/14/2022	System Generated Check/Voucher	21,533.75	Yellowstone Landscape

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 4.30.2022
Reconciliation Date: 4/30/2022
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
Cleared Checks/Vouchers			43,259.84	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR529	4/4/2022	Off Roll Assessment 4.4.2022	1,570.46	
CR530-1	4/7/2022	Bank Interest	0.24	
CR530	4/8/2022	CP Tax Distribution 4.08.2022	14,807.40	
CR531	4/11/2022	Off roll Assesement 4.11.2022	1,570.46	
CHK#009615	4/13/2022	Refund For Overpayment 4.13.2022	459.50	
CHK#18090	4/13/2022	Surplus Fees - 4.13.2022	91.00	
CHK#6610203687	4/18/2022	Non-Resident Pool Pass - 4.18.2022	1,500.00	
CR533	4/18/2022	Off roll Distribution 4.18.2022	<u>1,570.46</u>	
Cleared Deposits			<u>21,569.52</u>	