

# Cypress Preserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
May 31, 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 5/31/2022

(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-2017	0	0	0	0	0	0	9,135,000	9,135,000
Revenue Bonds Payable-2019	0	0	0	0	0	0	6,510,000	6,510,000
<b>Total Liabilities</b>	<u>6,395</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,645,000</u>	<u>15,651,395</u>
<b>Fund Equity &amp; Other Credits</b>								
Fund Balance-All Other Reserves	0	558,223	473,752	465	645	0	0	1,033,085
Fund Balance-Unreserved	(84,877)	0	0	0	0	0	0	(84,877)
Investment In General Fixed Assets	0	0	0	0	0	14,257,191	0	14,257,191
Other	154,685	188,693	(39,605)	(465)	17	0	0	303,326
<b>Total Fund Equity &amp; Other Credits</b>	<u>69,808</u>	<u>746,916</u>	<u>434,147</u>	<u>0</u>	<u>662</u>	<u>14,257,191</u>	<u>0</u>	<u>15,508,724</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>76,203</u>	<u>746,916</u>	<u>434,147</u>	<u>0</u>	<u>662</u>	<u>14,257,191</u>	<u>15,645,000</u>	<u>31,160,119</u>

# Cypress Preserve

## Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2021 Through 5/31/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	388,398	388,014	(384)	(0)%
O&M Assessments - Off Roll	25,000	23,792	(1,208)	(5)%
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	36,037	36,037	0 %
<b>Total Revenues</b>	<u>499,315</u>	<u>1,311,370</u>	<u>812,055</u>	<u>163 %</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	2,400	2,400	0	0 %
Financial & Administrative				
District Manager	42,500	24,792	17,708	42 %
District Engineer	5,000	3,113	1,888	38 %
Disclosure Report	8,400	4,900	3,500	42 %
Trustees Fees	8,200	3,355	4,845	59 %
Assessment Roll	150	238	(88)	(58)%
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	747	(550)	(279)%
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	1,792	5,708	76 %
Utility Services				
Street Lights	30,000	7,740	22,260	74 %
Other Electric Services	5,000	3,562	1,438	29 %
Potable Water Utility Services	6,000	8,438	(2,438)	(41)%
Other Physical Environment				
Waterway Management System	22,000	22,575	(575)	(3)%
General Liability & Property Casualty Insurance	23,385	0	23,385	100 %
Landscape Maintenance	209,000	147,850	61,150	29 %
Miscellaneous Repairs & Maintenance	20,000	24,335	(4,335)	(22)%
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	295,205	(274,605)	(1,333)%
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	3,345	1,655	33 %
Recreation Equipment Maintenance	2,500	0	2,500	100 %
Pool Operations & Maintenance	12,000	25,104	(13,104)	(109)%

Cypress Preserve  
**Statement of Revenues & Expenditures**

001 - General Fund  
 From 10/1/2021 Through 5/31/2022  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Security System	7,500	1,781	5,719	76 %
Total Expenditures	499,315	1,206,238	(706,923)	(142)%
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	154,685	154,685	0 %
Fund Balance, Beginning of Period	0	(84,877)	(84,877)	0 %
Fund Balance, End of Period	0	69,808	69,808	0 %

Cypress Preserve  
**Statement of Revenues & Expenditures**

200 - Debt Service Fund - Series 2017  
 From 10/1/2021 Through 5/31/2022  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	620,244	606,155	(14,089)	(2)%
DS Assessments - Off Roll	0	195,371	195,371	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>28</u>	<u>28</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>620,244</u>	<u>801,554</u>	<u>181,310</u>	<u>29 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	440,244	443,325	(3,081)	(1)%
Principal Payments	<u>180,000</u>	<u>170,000</u>	<u>10,000</u>	<u>6 %</u>
<b>Total Expenditures</b>	<u>620,244</u>	<u>613,325</u>	<u>6,919</u>	<u>1 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>465</u>	<u>465</u>	<u>0 %</u>
<b>Total Other Financing Sources</b>	<u>0</u>	<u>465</u>	<u>465</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>188,693</u>	<u>188,693</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	452,829	452,829	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>641,522</u>	<u>641,522</u>	<u>0 %</u>

**Cypress Preserve**  
**Statement of Revenues & Expenditures**

201 - Debt Service Fund - Series 2019  
From 10/1/2021 Through 5/31/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
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>21</u>	<u>21</u>	<u>0 %</u>
Total Revenues	<u>383,894</u>	<u>346,415</u>	<u>(37,479)</u>	<u>(10)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	258,894	261,003	(2,109)	(1)%
Principal Payments	<u>125,000</u>	<u>125,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>383,894</u>	<u>386,003</u>	<u>(2,109)</u>	<u>(1)%</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(17)</u>	<u>(17)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(17)</u>	<u>(17)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(39,605)</u>	<u>(39,605)</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>434,147</u></u>	<u><u>434,147</u></u>	<u><u>0 %</u></u>

Cypress Preserve  
**Statement of Revenues & Expenditures**

300 - Capital Projects Fund - Series 2017  
 From 10/1/2021 Through 5/31/2022  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(465)	(465)	0 %
Total Other Financing Sources	0	(465)	(465)	0 %
Excess of Revenues Over (Under) Expenditures	0	(465)	(465)	0 %
Fund Balance, Beginning of Period	0	465	465	0 %
Fund Balance, End of Period	0	0	0	0 %



Cypress Preserve  
**Statement of Revenues & Expenditures**

301 - Capital Projects Fund - Series 2019  
 From 10/1/2021 Through 5/31/2022  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
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>
<b>Total Revenues</b>	<u>0</u>	<u>49,554</u>	<u>49,554</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	17	17	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(49,554)</u>	<u>(49,554)</u>	<u>0 %</u>
<b>Total Other Financing Sources</b>	<u>0</u>	<u>(49,537)</u>	<u>(49,537)</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>17</u>	<u>17</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	645	645	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>662</u>	<u>662</u>	<u>0 %</u>

**Cypress Preserve**  
**Statement of Revenues & Expenditures**

900 - General Fixed Assets Account Group  
 From 10/1/2021 Through 5/31/2022  
 (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: 5.31.2022  
Reconciliation Date: 5/31/2022  
Status: Locked

Bank Balance	67,133.75
Less Outstanding Checks/Vouchers	12,845.81
Plus Deposits in Transit	7,044.20
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	61,332.14
Balance Per Books	<u>61,332.14</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: 5.31.2022**

**Reconciliation Date: 5/31/2022**

**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
2218	5/26/2022	System Generated Check/Voucher	240.00	Kathleen Casey Swanson
2218	5/26/2022	System Generated Check/Voucher	(240.00)	Kathleen Casey Swanson
2219	5/26/2022	System Generated Check/Voucher	150.00	Pasco County Property Appraiser
2220	5/26/2022	System Generated Check/Voucher	2,600.00	Spearem Enterprises, LLC
2221	5/26/2022	System Generated Check/Voucher	240.00	Kathleen Casey Swanson
Outstanding Checks/Vouchers			12,845.81	
			12,845.81	

Cypress Preserve  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 5.31.2022  
Reconciliation Date: 5/31/2022  
Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR544	5/25/2022	Refund Credit 5.25.2022 CHK#2000194739	7,044.20	
Outstanding Deposits			7,044.20	

**Cypress Preserve  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash - Operating Account**

**Reconciliation ID: 5.31.2022**

**Reconciliation Date: 5/31/2022**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
2205	5/4/2022	System Generated Check/Voucher	1,890.00	American Ecosystems, Inc.
2206	5/4/2022	System Generated Check/Voucher	4,792.67	Inframark LLC
2207	5/4/2022	System Generated Check/Voucher	650.00	Neptune Multi Services LLC
2208	5/4/2022	System Generated Check/Voucher	105.00	Southern Automated Access Services, Inc
2209	5/4/2022	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
2210	5/16/2022	System Generated Check/Voucher	280.00	Florida Department of Health in Pasco County
2211	5/16/2022	System Generated Check/Voucher	1,349.04	Pasco County Utilities
2212	5/16/2022	System Generated Check/Voucher	157.98	Charter Communications
2213	5/16/2022	System Generated Check/Voucher	1,543.37	Withlacoochee River Electric Cooperative, Inc.
2214	5/19/2022	System Generated Check/Voucher	250.00	Don Harrison Enterprises
2215	5/19/2022	System Generated Check/Voucher	3,395.00	Spaerem Enterprises, LLC
2216	5/19/2022	System Generated Check/Voucher	153.00	Straley Robin Vericker
2217	5/19/2022	System Generated Check/Voucher	21,657.29	Yellowstone Landscape
Cleared Checks/Vouchers			85,359.12	

Cypress Preserve  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 5.31.2022

Reconciliation Date: 5/31/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR537	4/29/2022	Off Roll Assessment 4.29.2022	15,610.38	
CR450	5/2/2022	Off Roll Assessment 5.02.2022	1,570.46	
CR542	5/9/2022	Off Roll Assessment 5.09.2022	785.23	
CR541	5/17/2022	Pool Key 5.17.2022	<u>50.00</u>	
Cleared Deposits			18,016.07	