

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2019



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 9/30/2019

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2017	Capital Projects Fund - Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash - Operating Account	10,687	0	0	0	0	10,687
Investments - Revenue 2017 (2000)	0	73,520	0	0	0	73,520
Investments - Interest 2017 (2001)	0	0	0	0	0	0
Investments - Reserve 2017 (2003)	0	310,678	0	0	0	310,678
Investments - Construction 2017 (2005)	0	0	461	0	0	461
Accounts Receivable-Other	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0	0
Due from Developer	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0
Prepaid Trustee Fees	1,046	0	0	0	0	1,046
Deposits	7,635	0	0	0	0	7,635
Construction Work In Progress	0	0	0	8,581,861	0	8,581,861
Amount Available-Debt Service	0	0	0	0	384,198	384,198
Amount To Be Provided-Debt Service	0	0	0	0	9,245,802	9,245,802
Other	0	0	0	0	0	0
Total Assets	19,368	384,198	461	8,581,861	9,630,000	18,615,888
Liabilities						
Accounts Payable	17,694	0	0	0	0	17,694
Accounts Payable - Other	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0
Due To General Fund	0	0	0	0	0	0
Due to Debt Service	0	0	0	0	0	0
Accrued Expenses Payable	13,240	0	0	0	0	13,240
Deferred Revenue	0	0	0	0	0	0
Revenue Bonds Payable-2016	0	0	0	0	9,630,000	9,630,000
Total Liabilities	30,934	0	0	0	9,630,000	9,660,934
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	544,955	(9,626)	0	0	535,329
Fund Balance-Unreserved	(0)	0	0	0	0	(0)
Investment In General Fixed Assets	0	0	0	8,581,861	0	8,581,861
Other	(11,566)	(160,757)	10,087	0	0	(162,236)
Total Fund Equity & Other Credits	(11,566)	384,198	461	8,581,861	0	8,954,954
Total Liabilities & Fund Equity	19,368	384,198	461	8,581,861	9,630,000	18,615,888

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 9/30/2019
(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	83,703	0	(83,703)	(100)%
O&M Assessments - Off Roll	228,375	131,734	(96,641)	(42)%
Contributions & Donations From Private Sources				
Developer Contributions	187,238	2,273,199	2,085,961	1,114 %
Other Miscellaneous Revenues				
Rental Revenue	0	3,025	3,025	0 %
Total Revenues	<u>499,315</u>	<u>2,407,958</u>	<u>1,908,643</u>	<u>382 %</u>
Expenditures				
Legislative				
Supervisor Fees	0	600	(600)	0 %
Financial & Administrative				
District Manager	42,500	34,000	8,500	20 %
District Engineer	5,000	6,843	(1,843)	(37)%
Disclosure Report	5,000	4,200	800	16 %
Trustees Fees	6,000	3,104	2,896	48 %
Assessment Roll	0	1,600	(1,600)	0 %
Accounting Services	4,500	9,000	(4,500)	(100)%
Auditing Services	5,500	4,523	977	18 %
Postage, Phone, Faxes, Copies	150	214	(64)	(43)%
Public Officials Insurance	2,500	3,500	(1,000)	(40)%
Legal Advertising	2,500	5,915	(3,415)	(137)%
Bank Fees	400	171	229	57 %
Dues, Licenses & Fees	175	610	(435)	(249)%
Office Supplies	150	104	46	31 %
Website Administration	1,200	2,700	(1,500)	(125)%
Legal Counsel				
District Counsel	12,500	4,471	8,029	64 %
Utility Services				
Street Lights	74,790	7,822	66,968	90 %
Other Electric Services	18,000	449	17,551	98 %
Potable Water Utility Services	5,000	6,013	(1,013)	(20)%
Other Physical Environment				
Waterway Management System	19,000	18,510	490	3 %
General Liability & Property Casualty Insurance	7,500	2,750	4,750	63 %
Landscape Maintenance	211,250	57,947	153,303	73 %
Miscellaneous Repairs & Maintenance	15,000	14,163	837	6 %
Hardscape Maintenance	12,000	0	12,000	100 %
Plant Replacement Program	15,000	0	15,000	100 %
Capital Improvements	0	2,200,517	(2,200,517)	0 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,500	0	2,500	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	6,000	5,406	594	10 %
Recreation Facility Maintenance	2,500	2,281	219	9 %
Recreation Equipment Maintenance	3,500	1,100	2,400	69 %
Pool Operations & Maintenance	18,000	9,907	8,093	45 %
Security System	1,200	11,022	(9,822)	(819)%
Sidewalk & Pavement Repairs	0	80	(80)	0 %
Total Expenditures	<u>499,315</u>	<u>2,419,524</u>	<u>(1,920,209)</u>	<u>(385)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(11,566)</u>	<u>(11,566)</u>	<u>0 %</u>

Fund Balance, Beginning of Period

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
 From 10/1/2018 Through 9/30/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	0	(0)	(0)	0 %
Fund Balance, End of Period	0	(11,566)	(11,566)	0 %

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017

From 10/1/2018 Through 9/30/2019

(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	618,188	0	(618,188)	(100)%
DS Assessments - Off Roll	0	251,646	251,646	0 %
DS Assessments - Developer	0	37,410	37,410	0 %
Interest Earnings				
Interest Earnings	0	8,375	8,375	0 %
Total Revenues	<u>618,188</u>	<u>297,431</u>	<u>(320,757)</u>	<u>(52)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	458,188	458,188	1	0 %
Principal Payments	160,000	0	160,000	100 %
Total Expenditures	<u>618,188</u>	<u>458,188</u>	<u>160,001</u>	<u>26 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(160,757)</u>	<u>(160,757)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	544,955	544,955	0 %
Fund Balance, End of Period	<u>0</u>	<u>384,198</u>	<u>384,198</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
 From 10/1/2018 Through 9/30/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,358	2,358	0 %
Total Revenues	<u>0</u>	<u>2,358</u>	<u>2,358</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	(7,729)	7,729	0 %
Total Expenditures	<u>0</u>	<u>(7,729)</u>	<u>7,729</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>10,087</u>	<u>10,087</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(9,626)	(9,626)	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>461</u></u>	<u><u>461</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2018 Through 9/30/2019
 (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	8,581,861	8,581,861	0 %
Total Fund Balance, Beginning of Period	0	8,581,861	8,581,861	0 %
Fund Balance, End of Period	0	8,581,861	7,540,117	0 %

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/19
Reconciliation Date: 9/30/2019
Status: Locked

Bank Balance	13,010.70
Less Outstanding Checks/Vouchers	3,423.50
Plus Deposits in Transit	1,099.32
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	10,686.52
Balance Per Books	<u>10,686.52</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: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1496	9/16/2019	Series 2017 FY19 Off Roll	1,500.00	Cypress Preserve CDD
1498	9/19/2019	System Generated Check/Voucher	573.50	Security Elite Agency, Inc.
1499	9/19/2019	System Generated Check/Voucher	1,350.00	Spearem Enterprises, LLC
Outstanding Checks/Vouchers			3,423.50	
			3,423.50	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/19
Reconciliation Date: 9/30/2019
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	141372	9/30/2019	Off Roll - Blk 01 Lot 11/12	<u>1,099.32</u>
Outstanding Deposits				<u>1,099.32</u>

**Cypress Preserve
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1467	8/27/2019	System Generated Check/Voucher	500.00	Grau and Associates
1469	8/27/2019	System Generated Check/Voucher	106.61	Pasco County Utilities
1470	8/27/2019	System Generated Check/Voucher	296.00	Security Elite Agency, Inc.
1471	8/27/2019	System Generated Check/Voucher	114.98	Bright House Networks
1472	8/27/2019	System Generated Check/Voucher	913.95	Straley Robin Vericker
1473	8/27/2019	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
1474	8/27/2019	System Generated Check/Voucher	71.69	Withlacoochee River Electric Cooperative, Inc.
1475	9/1/2019	System Generated Check/Voucher	103.82	Kaeser & Blair Incorporated
1476	9/1/2019	System Generated Check/Voucher	200.00	Kathleen Casey Swanson
1477	9/1/2019	System Generated Check/Voucher	1,010.00	American Ecosystems, Inc.
1478	9/1/2019	System Generated Check/Voucher	1,980.00	CRS Building Corporation
1479	9/1/2019	System Generated Check/Voucher	2,300.00	Cypress Preserve of Pasco County HOA
1480	9/1/2019	System Generated Check/Voucher	2,974.58	Meritus Districts
1481	9/1/2019	System Generated Check/Voucher	2,135.20	Ripa & Associates, LLC
1482	9/1/2019	System Generated Check/Voucher	1,184.00	Security Elite Agency, Inc.
1483	9/1/2019	System Generated Check/Voucher	28.95	Southern Automated Access Services, Inc
1484	9/1/2019	System Generated Check/Voucher	491.00	Spearem Enterprises, LLC
1485	9/1/2019	System Generated Check/Voucher	9,402.66	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1486	9/5/2019	System Generated Check/Voucher	46,900.00	Ecological Consultants, Inc.
1487	9/5/2019	System Generated Check/Voucher	200.00	James B. Howell
1488	9/5/2019	System Generated Check/Voucher	226.20	Pasco County Utilities
1489	9/5/2019	System Generated Check/Voucher	95.60	Times Publishing Company
1490	9/5/2019	System Generated Check/Voucher	52.00	Waste Connections of Florida
1491	9/12/2019	System Generated Check/Voucher	2,933.33	Meritus Districts
1492	9/12/2019	System Generated Check/Voucher	1,221.00	Security Elite Agency, Inc.
1493	9/12/2019	System Generated Check/Voucher	603.00	Spearem Enterprises, LLC

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1494	9/12/2019	System Generated Check/Voucher	114.98	Bright House Networks
1495	9/12/2019	System Generated Check/Voucher	1,342.45	Withlacoochee River Electric Cooperative, Inc.
1497	9/19/2019	System Generated Check/Voucher	72.67	Pasco County Utilities
1500	9/19/2019	System Generated Check/Voucher	585.90	Straley Robin Vericker
1501	9/19/2019	System Generated Check/Voucher	1,068.00	Times Publishing Company
Cleared Checks/Vouchers			80,278.57	
			80,278.57	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1321	9/9/2019	Developer Funding - 09.09.19	6,130.15
	310634	9/16/2019	Off Roll - Blk 05 Lot 08	2,285.23
	140558	9/17/2019	Off Roll - Blk 01 Lot 16	785.24
	140797	9/17/2019	Off Roll - Blk 01 Lot 13/14	1,099.32
	140801	9/17/2019	Off Roll - Blk 05 Lot 21	628.19
	140936	9/17/2019	Off Roll - Blk 02 Lot 11/12	1,099.32
	140941	9/17/2019	Off Roll - Blk 06 Lot 08	628.19
	140944	9/17/2019	Off Roll - Blk 01 Lot 09/10	1,099.32
	141098	9/17/2019	Off Roll - Blk 01 Lot 07/08	<u>1,099.32</u>

Cleared Deposits

14,854.28