

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
November 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 11/30/2019
(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	236,334	0	0	0	0	236,334
Investments - Revenue 2017 (2000)	0	144,967	0	0	0	144,967
Investments - Interest 2017 (2001)	0	0	0	0	0	0
Investments - Sinking 2017 (2002)	0	0	0	0	0	0
Investments - Reserve 2017 (2003)	0	310,678	0	0	0	310,678
Investments - Construction 2017 (2005)	0	0	463	0	0	463
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	0	0	0	0	0	0
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	9,085,802	9,085,802
Other	0	0	0	0	0	0
Total Assets	<u>243,969</u>	<u>455,645</u>	<u>463</u>	<u>8,581,861</u>	<u>9,470,000</u>	<u>18,751,938</u>
Liabilities						
Accounts Payable	75,481	0	0	0	0	75,481
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	124,164	0	0	0	0	124,164
Accrued Expenses Payable	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0
Revenue Bonds Payable-2017	0	0	0	0	9,470,000	9,470,000
Total Liabilities	<u>199,646</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>9,470,000</u>	<u>9,669,646</u>
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	384,198	461	0	0	384,659
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	44,324	71,447	1	0	0	115,772
Total Fund Equity & Other Credits	<u>44,324</u>	<u>455,645</u>	<u>463</u>	<u>8,581,861</u>	<u>0</u>	<u>9,082,292</u>
Total Liabilities & Fund Equity	<u>243,969</u>	<u>455,645</u>	<u>463</u>	<u>8,581,861</u>	<u>9,470,000</u>	<u>18,751,938</u>

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 11/30/2019
(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	176,578	72,538	(104,040)	(59)%
O&M Assessments - Off Roll	133,347	0	(133,347)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	189,390	779,591	590,201	312 %
Other Miscellaneous Revenues				
Miscellaneous	0	1,500	1,500	0 %
Total Revenues	<u>499,315</u>	<u>853,629</u>	<u>354,314</u>	<u>71 %</u>
Expenditures				
Legislative				
Supervisor Fees	0	800	(800)	0 %
Financial & Administrative				
District Manager	42,500	5,667	36,833	87 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,500	1,046	7,454	88 %
Assessment Roll	150	0	150	100 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	150	0	150	100 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	2,000	0	2,000	100 %
Bank Fees	275	15	260	95 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	500	0	500	100 %
Website Administration	1,500	200	1,300	87 %
Legal Counsel				
District Counsel	10,000	471	9,529	95 %
Utility Services				
Street Lights	74,790	36	74,754	100 %
Other Electric Services	15,000	1,460	13,540	90 %
Potable Water Utility Services	5,000	369	4,631	93 %
Other Physical Environment				
Waterway Management System	22,000	4,255	17,745	81 %
General Liability & Property Casualty Insurance	15,000	2,819	12,181	81 %
Landscape Maintenance	211,250	9,478	201,772	96 %
Miscellaneous Repairs & Maintenance	15,000	2,200	12,800	85 %
Hardscape Maintenance	7,500	0	7,500	100 %
Plant Replacement Program	10,000	0	10,000	100 %
Capital Improvements	0	769,963	(769,963)	0 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	1,000	0	1,000	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	5,000	1,614	3,386	68 %
Recreation Facility Maintenance	2,000	1,196	804	40 %
Recreation Equipment Maintenance	2,500	60	2,440	98 %
Pool Operations & Maintenance	15,000	2,660	12,340	82 %
Security System	5,625	2,516	3,109	55 %
Total Expenditures	<u>499,315</u>	<u>809,305</u>	<u>(309,990)</u>	<u>(62)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>44,324</u>	<u>44,324</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(0)	(0)	0 %

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 11/30/2019
(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>44,324</u>	<u>44,324</u>	<u>0%</u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
 From 10/1/2019 Through 11/30/2019
 (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	617,388	144,447	(472,941)	(77)%
DS Assessments - Developer	0	315,058	315,058	0 %
Interest Earnings				
Interest Earnings	0	1,037	1,037	0 %
Total Revenues	<u>617,388</u>	<u>460,541</u>	<u>(156,847)</u>	<u>(25)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	452,388	229,094	223,294	49 %
Principal Payments	165,000	160,000	5,000	3 %
Total Expenditures	<u>617,388</u>	<u>389,094</u>	<u>228,294</u>	<u>37 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>71,447</u>	<u>71,447</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	384,198	384,198	0 %
Fund Balance, End of Period	<u>0</u>	<u>455,645</u>	<u>455,645</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
 From 10/1/2019 Through 11/30/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	1	1	0 %
Excess of Revenues Over (Under) Expenditures	0	1	1	0 %
Fund Balance, Beginning of Period	0	461	461	0 %
Fund Balance, End of Period	0	463	463	0 %

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2019 Through 11/30/2019
 (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				
	<u>0</u>	<u>8,581,861</u>	<u>8,581,861</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>8,581,861</u>	<u>8,581,861</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>8,581,861</u></u>	<u><u>8,581,861</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 11/30/19
Reconciliation Date: 11/30/2019
Status: Locked

Bank Balance	333,082.78
Less Outstanding Checks/Vouchers	156,499.85
Plus Deposits in Transit	59,751.37
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	236,334.30
Balance Per Books	<u>236,334.30</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: 11/30/19

Reconciliation Date: 11/30/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1540	11/20/2019	Series 2017 FY20 Tax Dist ID 274	5,116.08	Cypress Preserve CDD
1541	11/25/2019	System Generated Check/Voucher	86,702.00	Atlantic TNG, LLC
1542	11/25/2019	System Generated Check/Voucher	49,515.55	Ferguson Waterworks
1545	11/27/2019	Series 2017 FY20 Tax Dist ID 275	15,166.22	Cypress Preserve CDD
Outstanding Checks/Vouchers			156,499.85	
			156,499.85	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 11/30/19
Reconciliation Date: 11/30/2019
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	044303	11/21/2019	Tax Distribution - 11.21.19	22,782.37
	1353	11/25/2019	Developer Funding Cap Imp - 11.25.19	36,969.00
				<hr/>
Outstanding Deposits				59,751.37
				<hr/> <hr/>

**Cypress Preserve
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/19

Reconciliation Date: 11/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1509	10/24/2019	System Generated Check/Voucher	175.00	Florida Department of Economic Opportunity
1514	10/24/2019	System Generated Check/Voucher	1,147.00	Security Elite Agency, Inc.
1518	10/24/2019	System Generated Check/Voucher	173.80	Straley Robin Vericker
1522	11/1/2019	System Generated Check/Voucher	573.50	Security Elite Agency, Inc.
1523	11/1/2019	System Generated Check/Voucher	28.95	Southern Automated Access Services, Inc
1524	11/1/2019	System Generated Check/Voucher	140.00	Spearem Enterprises, LLC
1525	11/1/2019	System Generated Check/Voucher	2,100.00	Suncoast Pool Service
1526	11/7/2019	System Generated Check/Voucher	505.00	American Ecosystems, Inc.
1527	11/7/2019	System Generated Check/Voucher	500.00	Grau and Associates
1528	11/7/2019	System Generated Check/Voucher	200.00	James B. Howell
1529	11/7/2019	System Generated Check/Voucher	200.00	Kathleen Casey Swanson
1530	11/7/2019	System Generated Check/Voucher	463.45	Pasco County Utilities
1531	11/7/2019	System Generated Check/Voucher	750.00	Spearem Enterprises, LLC
1532	11/7/2019	System Generated Check/Voucher	4,776.33	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1533	11/7/2019	System Generated Check/Voucher	52.00	Waste Connections of Florida
1534	11/14/2019	System Generated Check/Voucher	502.72	Pasco County Utilities
1535	11/14/2019	System Generated Check/Voucher	114.98	Bright House Networks
1536	11/14/2019	System Generated Check/Voucher	1,458.18	Withlacoochee River Electric Cooperative, Inc.
1537	11/21/2019	System Generated Check/Voucher	2,200.00	AKCA, Inc.
1538	11/21/2019	System Generated Check/Voucher	23.00	Grau and Associates
1539	11/21/2019	System Generated Check/Voucher	396.00	Spearem Enterprises, LLC
1543	11/25/2019	System Generated Check/Voucher	909,916.50	Ripa & Associates, LLC
Cleared Checks/Vouchers			926,396.41	
			926,396.41	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/19

Reconciliation Date: 11/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	044227	11/14/2019	Tax Distribution - 11.14.19	7,685.27
	1347	11/19/2019	Developer Funding Cap Imp - 11.19.19	1,046,134.05
	CR122	11/27/2019	Tax Distribution - 11.27.19	<u>186,516.91</u>
Cleared Deposits				<u><u>1,240,336.23</u></u>