

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 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 12/31/2019

(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	562,677	0	0	0	0	562,677
Investments - Revenue 2017 (2000)	0	344,607	0	0	0	344,607
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>570,312</u>	<u>655,285</u>	<u>463</u>	<u>8,581,861</u>	<u>9,470,000</u>	<u>19,277,921</u>
Liabilities						
Accounts Payable	23,789	0	0	0	0	23,789
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	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>23,789</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>9,470,000</u>	<u>9,493,789</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	546,523	271,087	2	0	0	817,611
Total Fund Equity & Other Credits	<u>546,523</u>	<u>655,285</u>	<u>463</u>	<u>8,581,861</u>	<u>0</u>	<u>9,784,131</u>
Total Liabilities & Fund Equity	<u>570,312</u>	<u>655,285</u>	<u>463</u>	<u>8,581,861</u>	<u>9,470,000</u>	<u>19,277,921</u>

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 12/31/2019
(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	172,628	(3,950)	(2)%
O&M Assessments - Off Roll	133,347	0	(133,347)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	189,390	1,194,669	1,005,278	531 %
Other Miscellaneous Revenues				
Miscellaneous	<u>0</u>	<u>1,504</u>	<u>1,504</u>	<u>0 %</u>
Total Revenues	<u>499,315</u>	<u>1,368,801</u>	<u>869,486</u>	<u>174 %</u>
Expenditures				
Legislative				
Supervisor Fees	0	800	(800)	0 %
Financial & Administrative				
District Manager	42,500	8,500	34,000	80 %
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	77	73	48 %
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	1,800	(300)	(20)%
Legal Counsel				
District Counsel	10,000	573	9,427	94 %
Utility Services				
Street Lights	74,790	36	74,754	100 %
Other Electric Services	15,000	2,768	12,232	82 %
Potable Water Utility Services	5,000	1,479	3,521	70 %
Other Physical Environment				
Waterway Management System	22,000	5,265	16,735	76 %
General Liability & Property Casualty Insurance	15,000	2,819	12,181	81 %
Landscape Maintenance	211,250	10,439	200,811	95 %
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	2,010	2,990	60 %
Recreation Facility Maintenance	2,000	1,861	139	7 %
Recreation Equipment Maintenance	2,500	60	2,440	98 %
Pool Operations & Maintenance	15,000	3,710	11,290	75 %
Security System	<u>5,625</u>	<u>4,376</u>	<u>1,249</u>	<u>22 %</u>
Total Expenditures	<u>499,315</u>	<u>822,278</u>	<u>(322,963)</u>	<u>(65)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>546,523</u>	<u>546,523</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 12/31/2019
(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>546,523</u>	<u>546,523</u>	<u>0%</u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
 From 10/1/2019 Through 12/31/2019
 (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	343,759	(273,629)	(44)%
DS Assessments - Developer	0	315,058	315,058	0 %
Interest Earnings				
Interest Earnings	0	1,363	1,363	0 %
Total Revenues	<u>617,388</u>	<u>660,181</u>	<u>42,793</u>	<u>7 %</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>271,087</u>	<u>271,087</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	384,198	384,198	0 %
Fund Balance, End of Period	<u>0</u>	<u>655,285</u>	<u>655,285</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
 From 10/1/2019 Through 12/31/2019
 (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	2	0 %
Total Revenues	0	2	2	0 %
Excess of Revenues Over (Under) Expenditures	0	2	2	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 12/31/2019
 (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	0	8,581,861	8,581,861	0 %
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: 12/31/19
Reconciliation Date: 12/31/2019
Status: Locked

Bank Balance	623,967.90
Less Outstanding Checks/Vouchers	61,290.81
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	562,677.09
Balance Per Books	<u>562,677.09</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: 12/31/19

Reconciliation Date: 12/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1548	12/5/2019	System Generated Check/Voucher	66.82	Jean McGary
1569	12/13/2019	Series 2017 FY20 Tax Dist ID 12/01-12/08	59,720.32	Cypress Preserve CDD
1571	12/19/2019	System Generated Check/Voucher	79.92	Eugenia Lynch
1573	12/19/2019	System Generated Check/Voucher	25.00	Kathleen Casey Swanson
1575	12/19/2019	System Generated Check/Voucher	222.00	Security Elite Agency, Inc.
1577	12/19/2019	Series 2017 FY20 Tax Dist ID 12/09-12/16	1,176.75	Cypress Preserve CDD
Outstanding Checks/Vouchers			61,290.81	

**Cypress Preserve
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/19

Reconciliation Date: 12/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1546	12/5/2019	System Generated Check/Voucher	36,969.00	Atlantic TNG, LLC
1547	12/5/2019	System Generated Check/Voucher	54.25	Jaqueline Frost
1549	12/5/2019	System Generated Check/Voucher	64.58	Jenna Casey
1550	12/5/2019	System Generated Check/Voucher	84.74	Kathleen Casey Swanson
1551	12/5/2019	System Generated Check/Voucher	1,036.00	Security Elite Agency, Inc.
1552	12/5/2019	System Generated Check/Voucher	28.95	Southern Automated Access Services, Inc
1553	12/5/2019	System Generated Check/Voucher	285.85	Straley Robin Vericker
1554	12/5/2019	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
1555	12/5/2019	System Generated Check/Voucher	52.00	Waste Connections of Florida
1557	12/5/2019	Series 2017 FY20 Tax Dist ID 11/16-11/22	124,164.31	Cypress Preserve CDD
1556	12/6/2019	Series 2017 FY20 Tax Dist ID 11/23-11/30	138,415.75	Cypress Preserve CDD
1558	12/12/2019	System Generated Check/Voucher	505.00	American Ecosystems, Inc.
1559	12/12/2019	System Generated Check/Voucher	26.00	Bill Fricks
1560	12/12/2019	System Generated Check/Voucher	3,750.00	Ecological Consultants, Inc.
1561	12/12/2019	System Generated Check/Voucher	1,110.08	Pasco County Utilities
1562	12/12/2019	System Generated Check/Voucher	3,681.50	Security Elite Agency, Inc.
1563	12/12/2019	System Generated Check/Voucher	1,734.00	Spearem Enterprises, LLC
1564	12/12/2019	System Generated Check/Voucher	114.98	Bright House Networks
1565	12/12/2019	System Generated Check/Voucher	297.50	Straley Robin Vericker
1566	12/12/2019	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
1567	12/12/2019	System Generated Check/Voucher	9,477.66	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1568	12/12/2019	System Generated Check/Voucher	1,307.22	Withlacoochee River Electric Cooperative, Inc.

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/19

Reconciliation Date: 12/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1570	12/19/2019	System Generated Check/Voucher	25.00	Carol Megrath
1572	12/19/2019	System Generated Check/Voucher	50.00	Jaqueline Frost
1574	12/19/2019	System Generated Check/Voucher	21.90	Lavonda Humphrey
1576	12/19/2019	System Generated Check/Voucher	961.00	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1578	12/24/2019	System Generated Check/Voucher	505.00	American Ecosystems, Inc.
1579	12/24/2019	System Generated Check/Voucher	28.95	Southern Automated Access Services, Inc
Cleared Checks/Vouchers			483,351.07	
			483,351.07	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/19

Reconciliation Date: 12/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	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
	425966	12/1/2019	Capital Credit - 12.01.19	4.20
	CR123	12/5/2019	Tax Distribution - 12.05.19	207,925.12
	1362	12/11/2019	Developer Funding Cap Imp - 12.11.19	415,077.25
	CR124	12/13/2019	Tax Distribution - 12.13.19	89,710.56
	CR128	12/19/2019	Tax Distribution - 12.19.19	<u>1,767.69</u>
Cleared Deposits				<u><u>774,236.19</u></u>