

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
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Cypress Preserve

Balance Sheet

As of 11/30/2021
(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	21,654	0	0	0	0	0	0	21,654
Investments - Revenue 2017 (2000)	0	13,733	0	0	0	0	0	13,733
Investments - Interest 2017 (2001)	0	0	0	0	0	0	0	0
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	14,263	0	0	0	0	14,263
Investments - Interest 2019 (0001)	0	0	0	0	0	0	0	0
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	649	0	0	649
Accounts Receivable-Other	(607)	0	0	0	0	0	0	(607)
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	671	0	0	0	0	0	0	671
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	<u>29,952</u>	<u>324,411</u>	<u>402,395</u>	<u>465</u>	<u>649</u>	<u>14,257,191</u>	<u>15,645,000</u>	<u>30,660,062</u>
Liabilities								
Accounts Payable	354,399	0	0	0	0	0	0	354,399
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	1,200	0	0	0	0	0	0	1,200
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 11/30/2021
(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>355,599</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,645,000</u>	<u>16,000,599</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	558,223	474,952	465	645	0	0	1,034,285
Fund Balance-Unreserved	(85,877)	0	0	0	0	0	0	(85,877)
Investment In General Fixed Assets	0	0	0	0	0	14,257,191	0	14,257,191
Other	(239,770)	(233,812)	(72,558)	0	4	0	0	(546,135)
Total Fund Equity & Other Credits	<u>(325,647)</u>	<u>324,411</u>	<u>402,395</u>	<u>465</u>	<u>649</u>	<u>14,257,191</u>	<u>0</u>	<u>14,659,463</u>
Total Liabilities & Fund Equity	<u>29,952</u>	<u>324,411</u>	<u>402,395</u>	<u>465</u>	<u>649</u>	<u>14,257,191</u>	<u>15,645,000</u>	<u>30,660,062</u>

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 11/30/2021
(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	27,347	(361,051)	(93)%
O&M Assessments - Off Roll	25,000	(1,100)	(26,100)	(104)%
Interest Earnings				
Interest Earnings	0	0	0	0 %
Contributions & Donations From Private Sources				
Developer Contributions	85,917	429,836	343,919	400 %
Total Revenues	<u>499,315</u>	<u>456,083</u>	<u>(43,232)</u>	<u>(9)%</u>
Expenditures				
Legislative				
Supervisor Fees	2,400	1,200	1,200	50 %
Financial & Administrative				
District Manager	42,500	7,083	35,417	83 %
District Engineer	5,000	1,820	3,180	64 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,200	1,342	6,858	84 %
Assessment Roll	150	0	150	100 %
Accounting Services	6,000	600	5,400	90 %
Auditing Services	5,900	58	5,842	99 %
Postage, Phone, Faxes, Copies	220	80	140	64 %
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	558	(361)	(183)%
Office Supplies	500	0	500	100 %
Website Administration	1,500	250	1,250	83 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,500	733	6,768	90 %
Utility Services				
Street Lights	30,000	0	30,000	100 %
Other Electric Services	5,000	2,644	2,356	47 %
Potable Water Utility Services	6,000	2,293	3,707	62 %
Other Physical Environment				
Waterway Management System	22,000	8,380	13,620	62 %
General Liability & Property Casualty Insurance	23,385	0	23,385	100 %
Landscape Maintenance	209,000	21,722	187,278	90 %
Miscellaneous Repairs & Maintenance	20,000	4,099	15,901	80 %
Hardscape Maintenance	7,500	0	7,500	100 %
Plant Replacement Program	15,000	0	15,000	100 %
Improvements Other Than Buildings	0	566,723	(566,723)	0 %
Capital Improvements	20,600	120,194	(99,594)	(483)%
Road & Street Facilities				
Sidewalk & Pavement Repairs	3,000	0	3,000	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	16,000	2,268	13,732	86 %
Recreation Facility Maintenance	5,000	1,198	3,802	76 %
Recreation Equipment Maintenance	2,500	0	2,500	100 %
Pool Operations & Maintenance	12,000	2,100	9,900	83 %
Security System	7,500	62	7,438	99 %
Total Expenditures	<u>499,315</u>	<u>745,406</u>	<u>(246,091)</u>	<u>(49)%</u>

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 11/30/2021
(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	49,554	49,554	0 %
Total Other Financing Sources	0	49,554	49,554	0 %
Excess of Revenues Over (Under) Expenditures	0	(239,770)	(239,770)	0 %
Fund Balance, Beginning of Period	0	(85,877)	(85,877)	0 %
Fund Balance, End of Period	0	(325,647)	(325,647)	0 %

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
From 10/1/2021 Through 11/30/2021
(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	13,727	(606,517)	(98)%
DS Assessments - Off Roll	0	145,659	145,659	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>
Total Revenues	<u>620,244</u>	<u>159,391</u>	<u>(460,853)</u>	<u>(74)%</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>(233,812)</u>	<u>(233,812)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	452,829	452,829	0 %
Fund Balance, End of Period	<u>0</u>	<u>219,017</u>	<u>219,017</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2019
From 10/1/2021 Through 11/30/2021
(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	3,763	(380,131)	(99)%
DS Assessments - Off Roll	0	180,235	180,235	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>5</u>	<u>5</u>	<u>0 %</u>
Total Revenues	<u>383,894</u>	<u>184,003</u>	<u>(199,891)</u>	<u>(52)%</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>(4)</u>	<u>(4)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(4)</u>	<u>(4)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(72,558)</u>	<u>(72,558)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	474,952	474,952	0 %
Fund Balance, End of Period	<u>0</u>	<u>402,395</u>	<u>402,395</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
 From 10/1/2021 Through 11/30/2021
 (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 11/30/2021
 (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	4	4	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>(49,550)</u>	<u>(49,550)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>4</u>	<u>4</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	645	645	0 %
Fund Balance, End of Period	<u>0</u>	<u>649</u>	<u>649</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2021 Through 11/30/2021
 (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>
Fund Balance, Beginning of Period				
Investment In General Fixed Assets	0	14,257,191	14,257,191	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>14,257,191</u>	<u>14,257,191</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>14,257,191</u>	<u>14,257,191</u>	<u>0 %</u>

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 11.30.2021
Reconciliation Date: 11/30/2021
Status: Locked

Bank Balance	91,810.50
Less Outstanding Checks/Vouchers	70,356.88
Plus Deposits in Transit	200.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	21,653.62
Balance Per Books	<u>21,653.62</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: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2068	11/3/2021	Series 2019 FY21 Tax Dist ID Excess Fess 21	428.74	Cypress Preserve CDD
2069	11/3/2021	Series 2017 FY21 Tax Dist ID Excess Fees 21	1,564.07	Cypress Preserve CDD
2066	11/5/2021	Series 2017 FY22 Tax Dist ID 10/1-11/1	274.77	Cypress Preserve CDD
2067	11/5/2021	Series 2019 FY22 Tax Dist ID 10/1-11/1	75.32	Cypress Preserve CDD
2070	11/10/2021	Series 2019 FY22 Tax Dist ID 11/1-11/5	3,258.80	Cypress Preserve CDD
2071	11/10/2021	Series 2017 FY22 Tax Dist ID 11/1-11/5	11,888.24	Cypress Preserve CDD
2073	11/22/2021	System Generated Check/Voucher	626.04	Central State Aggregates, LLC
2074	11/22/2021	System Generated Check/Voucher	3,313.40	Ferguson Waterworks
2075	11/22/2021	System Generated Check/Voucher	48,927.50	Preferred Materials, Inc.
Outstanding Checks/Vouchers			70,356.88	
			70,356.88	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 11.30.2021
Reconciliation Date: 11/30/2021
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	<u>50.00</u>	
Outstanding Deposits			200.00	
			<u><u>200.00</u></u>	

**Cypress Preserve
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2042	10/22/2021	System Generated Check/Voucher	200.00	Eugenia Lynch
2043	10/22/2021	System Generated Check/Voucher	200.00	Kathleen Casey Swanson
2047	10/22/2021	System Generated Check/Voucher	6,266.72	Ryan Homes
2048	10/22/2021	System Generated Check/Voucher	650.00	Spearem Enterprises, LLC
2051	11/2/2021	System Generated Check/Voucher	4,314.00	Meritus Districts
2052	11/2/2021	System Generated Check/Voucher	650.00	Neptune Multi Services LLC
2053	11/2/2021	System Generated Check/Voucher	30.95	Southern Automated Access Services, Inc
2054	11/2/2021	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
2055	11/2/2021	System Generated Check/Voucher	56.00	Waste Connections of Florida
2056	11/5/2021	System Generated Check/Voucher	250.00	Don Harrison Enterprises
2057	11/5/2021	System Generated Check/Voucher	58.00	Grau and Associates
2058	11/5/2021	System Generated Check/Voucher	235.00	Straley Robin Vericker
2059	11/5/2021	System Generated Check/Voucher	17,972.09	Yellowstone Landscape
2060	11/15/2021	System Generated Check/Voucher	200.00	Eugenia Lynch
2061	11/15/2021	System Generated Check/Voucher	200.00	Kathleen Casey Swanson
2062	11/15/2021	System Generated Check/Voucher	383.04	Tax Collector Pasco County Florida
2063	11/15/2021	System Generated Check/Voucher	845.90	Pasco County Utilities
2064	11/15/2021	System Generated Check/Voucher	200.00	Stephanie Elaine Boretski
2065	11/15/2021	System Generated Check/Voucher	1,311.17	Withlacoochee River Electric Cooperative, Inc.
2072	11/22/2021	System Generated Check/Voucher	5,072.22	Cement Treated Base
Cleared Checks/Vouchers			40,145.09	
			40,145.09	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
169138	10/12/2021	Off Roll Assessment	0.00	
169536	10/25/2021	Off roll Distribution - 10/25/2021	1,328.62	
CR1001	11/1/2021	Off Roll Assessments	3,247.72	
CR1002	11/3/2021	Tax Distribution - 11.03.21	2,994.00	
169138-1	11/5/2021	Off roll Distribution 169137 - 169138	1,790.50	
CR1006	11/5/2021	Tax Distribution - 11.5.21	525.98	
CR1007	11/8/2021	Interest Distribution	0.23	
CR1008	11/10/2021	Tax Distribution - 11.10.21	22,756.96	
CR1010	11/10/2021	Developer Funding - Cap Imp - 11.10.2021	49,553.54	
CR1015	11/19/2021	CP Tax Distribution 11.19.2021	18,559.57	
			<hr/>	
Cleared Deposits			100,757.12	
			<hr/> <hr/>	