

# Cypress Preserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2022



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 1/31/2022

(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
<b>Assets</b>								
Cash - Operating Account	306,315	0	0	0	0	0	0	306,315
Investments - Revenue 2017 (2000)	0	595,463	0	0	0	0	0	595,463
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	173,726	0	0	0	0	173,726
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	654	0	0	654
Accounts Receivable-Other	(663)	0	0	0	0	0	0	(663)
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	0	0	0	0	0	0	0	0
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
<b>Total Assets</b>	<u>313,887</u>	<u>906,141</u>	<u>561,857</u>	<u>465</u>	<u>654</u>	<u>14,257,191</u>	<u>15,645,000</u>	<u>31,685,195</u>
<b>Liabilities</b>								
Accounts Payable	251,423	0	0	0	0	0	0	251,423
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 1/31/2022

(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-2019	0	0	0	0	0	0	6,510,000	6,510,000
Total Liabilities	<u>252,623</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,645,000</u>	<u>15,897,623</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	147,141	347,918	86,905	0	9	0	0	581,974
Total Fund Equity & Other Credits	<u>61,264</u>	<u>906,141</u>	<u>561,857</u>	<u>465</u>	<u>654</u>	<u>14,257,191</u>	<u>0</u>	<u>15,787,572</u>
Total Liabilities & Fund Equity	<u>313,887</u>	<u>906,141</u>	<u>561,857</u>	<u>465</u>	<u>654</u>	<u>14,257,191</u>	<u>15,645,000</u>	<u>31,685,195</u>

# Cypress Preserve

## Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2021 Through 1/31/2022  
(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	381,163	(7,234)	(2)%
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	746,928	661,011	769 %
Other Miscellaneous Revenues				
Miscellaneous	0	94	94	0 %
<b>Total Revenues</b>	<u>499,315</u>	<u>1,127,086</u>	<u>627,771</u>	<u>126 %</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	2,400	1,800	600	25 %
Financial & Administrative				
District Manager	42,500	14,167	28,333	67 %
District Engineer	5,000	2,315	2,685	54 %
Disclosure Report	8,400	2,800	5,600	67 %
Trustees Fees	8,200	2,013	6,187	75 %
Assessment Roll	150	50	100	67 %
Accounting Services	6,000	1,350	4,650	78 %
Auditing Services	5,900	58	5,842	99 %
Postage, Phone, Faxes, Copies	220	131	89	41 %
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	500	1,000	67 %
ADA Website Compliance	1,500	1,569	(69)	(5)%
Legal Counsel				
District Counsel	7,500	993	6,508	87 %
Utility Services				
Street Lights	30,000	2,620	27,380	91 %
Other Electric Services	5,000	2,951	2,049	41 %
Potable Water Utility Services	6,000	4,661	1,339	22 %
Other Physical Environment				
Waterway Management System	22,000	13,315	8,685	39 %
General Liability & Property Casualty Insurance	23,385	0	23,385	100 %
Landscape Maintenance	209,000	83,806	125,194	60 %
Miscellaneous Repairs & Maintenance	20,000	5,145	14,855	74 %
Hardscape Maintenance	7,500	0	7,500	100 %
Plant Replacement Program	15,000	1,497	13,503	90 %
Improvements Other Than Buildings	0	600,533	(600,533)	0 %
Capital Improvements	20,600	261,995	(241,395)	(1,172)%
Road & Street Facilities				
Sidewalk & Pavement Repairs	3,000	0	3,000	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	16,000	3,686	12,314	77 %
Recreation Facility Maintenance	5,000	1,669	3,331	67 %
Recreation Equipment Maintenance	2,500	0	2,500	100 %
Pool Operations & Maintenance	12,000	19,192	(7,192)	(60)%

Cypress Preserve  
**Statement of Revenues & Expenditures**

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Security System	7,500	126	7,374	98 %
Total Expenditures	499,315	1,029,498	(530,183)	(106)%
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	147,141	147,141	0 %
Fund Balance, Beginning of Period	0	(85,877)	(85,877)	0 %
Fund Balance, End of Period	0	61,264	61,264	0 %

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

200 - Debt Service Fund - Series 2017  
From 10/1/2021 Through 1/31/2022  
(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	595,453	(24,791)	(5)%
DS Assessments - Off Roll	0	145,659	145,659	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>10</u>	<u>10</u>	<u>0 %</u>
Total Revenues	<u>620,244</u>	<u>741,122</u>	<u>120,878</u>	<u>19 %</u>
<b>Expenditures</b>				
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>347,918</u>	<u>347,918</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	452,829	452,829	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>800,747</u></u>	<u><u>800,747</u></u>	<u><u>0 %</u></u>

Cypress Preserve  
**Statement of Revenues & Expenditures**

201 - Debt Service Fund - Series 2019  
 From 10/1/2021 Through 1/31/2022  
 (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	163,225	(220,669)	(57)%
DS Assessments - Off Roll	0	180,235	180,235	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>10</u>	<u>10</u>	<u>0 %</u>
Total Revenues	<u>383,894</u>	<u>343,470</u>	<u>(40,424)</u>	<u>(11)%</u>
<b>Expenditures</b>				
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>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(9)</u>	<u>(9)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(9)</u>	<u>(9)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>86,905</u>	<u>86,905</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	474,952	474,952	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>561,857</u></u>	<u><u>561,857</u></u>	<u><u>0 %</u></u>

Cypress Preserve  
**Statement of Revenues & Expenditures**

300 - Capital Projects Fund - Series 2017  
 From 10/1/2021 Through 1/31/2022  
 (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 1/31/2022  
 (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	0	49,554	49,554	0 %
<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	9	9	0 %
Interfund Transfer				
Interfund Transfer	0	(49,554)	(49,554)	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>(49,544)</u>	<u>(49,544)</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>9</u>	<u>9</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>654</u>	<u>654</u>	<u>0 %</u>

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

900 - General Fixed Assets Account Group  
 From 10/1/2021 Through 1/31/2022  
 (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: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Bank Balance	255,240.72
Less Outstanding Checks/Vouchers	22,096.48
Plus Deposits in Transit	73,170.76
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	306,315.00
Balance Per Books	<u>306,315.00</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: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2132	1/7/2022	Series 2019 FY22 Tax Dist ID 12/11-12/31	4,710.90	Cypress Preserve CDD
2133	1/7/2022	Series 2017 FY22 Tax Dist ID 12/11-12/31	17,185.58	Cypress Preserve CDD
2125	1/13/2022	System Generated Check/Voucher	200.00	Eugenia Lynch
Outstanding Checks/Vouchers			<u>22,096.48</u>	

Cypress Preserve  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR260	9/17/2021	Club House Rental 9.17.21	150.00	
CR260-1	9/23/2021	Community Keycards	50.00	
CR505	1/11/2022	Developer Funding 1-11-2022 CHK#1586	22,500.00	
CR506	1/20/2022	Developer Funding 1-11-2022 CHK#1587	50,470.76	
			<hr/>	
Outstanding Deposits			73,170.76	
			<hr/> <hr/>	

**Cypress Preserve  
Reconcile Cash Accounts**

**Detail**

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

**Reconciliation ID: 1.31.2022**

**Reconciliation Date: 1/31/2022**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2088	12/9/2021	System Generated Check/Voucher	8,142.70	Universal Engineering Sciences
2094	12/16/2021	System Generated Check/Voucher	1,820.00	Florida Land Design & Permitting
2113	12/17/2021	Series 2019 FY22 Tax Dist ID 12/1 - 12/10	3,559.42	Cypress Preserve CDD
2114	12/17/2021	Series 2017 FY22 Tax Dist ID 12/1 - 12/10	12,984.92	Cypress Preserve CDD
2109	12/22/2021	System Generated Check/Voucher	165.00	Florida Land Design & Permitting
2112	12/22/2021	System Generated Check/Voucher	347.42	Yellowstone Landscape
2116	12/29/2021	System Generated Check/Voucher	250.00	Don Harrison Enterprises
2118	12/29/2021	System Generated Check/Voucher	916.00	Spearem Enterprises, LLC
2119	12/29/2021	System Generated Check/Voucher	117.20	Waste Connections of Florida
2120	1/6/2022	System Generated Check/Voucher	1,590.00	American Ecosystems, Inc.
2121	1/6/2022	System Generated Check/Voucher	179.73	Meritus Districts
2122	1/6/2022	System Generated Check/Voucher	57.00	Straley Robin Vericker
2123	1/6/2022	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
2124	1/6/2022	System Generated Check/Voucher	20,578.75	Yellowstone Landscape
2126	1/13/2022	System Generated Check/Voucher	330.00	Florida Land Design & Permitting
2127	1/13/2022	System Generated Check/Voucher	200.00	Kathleen Casey Swanson
2128	1/13/2022	System Generated Check/Voucher	390.00	Neptune Multi Services LLC
2129	1/13/2022	System Generated Check/Voucher	1,310.23	Pasco County Utilities

Cypress Preserve  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2130	1/13/2022	System Generated Check/Voucher	147.97	Bright House Networks
2131	1/13/2022	System Generated Check/Voucher	200.00	Stephanie Elaine Boretski
2134	1/20/2022	System Generated Check/Voucher	1,447.90	Withlacoochee River Electric Cooperative, Inc.
2135	1/20/2022	System Generated Check/Voucher	22,075.63	Yellowstone Landscape
Cleared Checks/Vouchers			<u>77,859.87</u>	

Cypress Preserve  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR504	1/7/2022	Tax Distribution - 1/7/22	32,897.35	
CR511	1/7/2022	Tax Distribution 1.07.2022	<u>0.60</u>	
Cleared Deposits			<u>32,897.95</u>	