

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 10/31/2019
(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	17,647	0	0	0	0	17,647
Investments - Revenue 2017 (2000)	0	389,094	0	0	0	389,094
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	462	0	0	462
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	313,140	0	0	0	0	313,140
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	9,245,802	9,245,802
Other	0	0	0	0	0	0
Total Assets	338,422	699,772	462	8,581,861	9,630,000	19,250,516
Liabilities						
Accounts Payable	945,485	0	0	0	0	945,485
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	512	0	0	0	0	512
Deferred Revenue	0	0	0	0	0	0
Revenue Bonds Payable-2016	0	0	0	0	9,630,000	9,630,000
Total Liabilities	945,998	0	0	0	9,630,000	10,575,998
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	(607,576)	315,574	1	0	0	(292,001)
Total Fund Equity & Other Credits	(607,576)	699,772	462	8,581,861	0	8,674,519
Total Liabilities & Fund Equity	338,422	699,772	462	8,581,861	9,630,000	19,250,516

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 10/31/2019
(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	0	(176,578)	(100)%
O&M Assessments - Off Roll	133,347	0	(133,347)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	189,390	9,628	(179,762)	(95)%
Other Miscellaneous Revenues				
Miscellaneous	<u>0</u>	<u>1,500</u>	<u>1,500</u>	<u>0 %</u>
Total Revenues	<u>499,315</u>	<u>11,128</u>	<u>(488,187)</u>	<u>(98)%</u>
Expenditures				
Legislative				
Supervisor Fees	0	400	(400)	0 %
Financial & Administrative				
District Manager	42,500	2,833	39,667	93 %
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	100	1,400	93 %
Legal Counsel				
District Counsel	10,000	173	9,827	98 %
Utility Services				
Street Lights	74,790	36	74,754	100 %
Other Electric Services	15,000	2	14,998	100 %
Potable Water Utility Services	5,000	369	4,631	93 %
Other Physical Environment				
Waterway Management System	22,000	0	22,000	100 %
General Liability & Property Casualty Insurance	15,000	2,819	12,181	81 %
Landscape Maintenance	211,250	4,776	206,474	98 %
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	596,777	(596,777)	0 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	1,000	0	1,000	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	5,000	1,146	3,854	77 %
Recreation Facility Maintenance	2,000	469	1,531	77 %
Recreation Equipment Maintenance	2,500	0	2,500	100 %
Pool Operations & Maintenance	15,000	1,581	13,419	89 %
Security System	<u>5,625</u>	<u>1,480</u>	<u>4,145</u>	<u>74 %</u>
Total Expenditures	<u>499,315</u>	<u>618,704</u>	<u>(119,389)</u>	<u>(24)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(607,576)</u>	<u>(607,576)</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 10/31/2019
(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><u>0</u></u>	<u><u>(607,576)</u></u>	<u><u>(607,576)</u></u>	<u><u>0%</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017

From 10/1/2019 Through 10/31/2019

(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	0	(617,388)	(100)%
DS Assessments - Developer	0	315,058	315,058	0 %
Interest Earnings				
Interest Earnings	0	516	516	0 %
Total Revenues	<u>617,388</u>	<u>315,574</u>	<u>(301,814)</u>	<u>(49)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	452,388	0	452,388	100 %
Principal Payments	165,000	0	165,000	100 %
Total Expenditures	<u>617,388</u>	<u>0</u>	<u>617,388</u>	<u>100 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>315,574</u>	<u>315,574</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	384,198	384,198	0 %
Fund Balance, End of Period	<u>0</u>	<u>699,772</u>	<u>699,772</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
 From 10/1/2019 Through 10/31/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	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	462	462	0 %

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2019 Through 10/31/2019
 (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	8,581,861	0 %

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 10/31/19
Reconciliation Date: 10/31/2019
Status: Locked

Bank Balance	19,142.96
Less Outstanding Checks/Vouchers	1,495.80
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	17,647.16
Balance Per Books	<u>17,647.16</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: 10/31/19

Reconciliation Date: 10/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
Outstanding Checks/Vouchers			<u>1,495.80</u>	

**Cypress Preserve
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/19

Reconciliation Date: 10/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1502	10/1/2019	System Generated Check/Voucher	573.50	Security Elite Agency, Inc.
1503	10/1/2019	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
1504	10/1/2019	System Generated Check/Voucher	1,064.00	Times Publishing Company
1505	10/3/2019	System Generated Check/Voucher	526.50	Pasco County Utilities
1506	10/3/2019	System Generated Check/Voucher	114.80	Times Publishing Company
1507	10/3/2019	System Generated Check/Voucher	6,680.00	Universal Engineering Sciences
1508	10/24/2019	System Generated Check/Voucher	245.00	CRS Building Corporation
1510	10/24/2019	System Generated Check/Voucher	5,125.00	Egis Insurance & Risk Advisors
1511	10/24/2019	System Generated Check/Voucher	200.00	James B. Howell
1512	10/24/2019	System Generated Check/Voucher	200.00	Kathleen Casey Swanson
1513	10/24/2019	System Generated Check/Voucher	1,226.05	Pasco County Utilities
1515	10/24/2019	System Generated Check/Voucher	530.95	Southern Automated Access Services, Inc
1516	10/24/2019	System Generated Check/Voucher	676.00	Spearem Enterprises, LLC
1517	10/24/2019	System Generated Check/Voucher	114.98	Bright House Networks
1519	10/24/2019	System Generated Check/Voucher	4,701.33	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1520	10/24/2019	System Generated Check/Voucher	52.00	Waste Connections of Florida
1521	10/24/2019	System Generated Check/Voucher	1,256.95	Withlacoochee River Electric Cooperative, Inc.
CD030	10/31/2019	Bank Fee	15.00	
Cleared Checks/Vouchers			27,775.56	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/19

Reconciliation Date: 10/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	141372	9/30/2019	Off Roll - Blk 01 Lot 11/12	1,099.32
	1113	10/16/2019	Pool Membership - Matteo	1,500.00
	1337	10/22/2019	Developer Funding - 10.22.19	24,628.50
	1339	10/22/2019	Developer Funding Cap Imp - 10.22.19	6,680.00
				<hr/>
Cleared Deposits				33,907.82
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