

# Cypress Mill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2020



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

## Balance Sheet

As of 9/30/2020  
(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>								
Cash - Operating Account	3,699	0	0	0	0	0	0	3,699
Investment - Revenue 2018 (9000)	0	56,710	0	0	0	0	0	56,710
Investment - Interest 2018 (9001)	0	0	0	0	0	0	0	0
Investment - Sinking 2018 (9002)	0	0	0	0	0	0	0	0
Investment - Reserve 2018 (9003)	0	138,969	0	0	0	0	0	138,969
Investment - Construction 2018 (9005)	0	0	0	95	0	0	0	95
Investment - Cost of Issuance 2018 (9006)	0	0	0	0	0	0	0	0
Investment - Revenue 2020 (7000)	0	0	1	0	0	0	0	1
Investment - Interest 2020 (7001)	0	0	0	0	0	0	0	0
Investment - Reserve 2020 (7003)	0	0	258,250	0	0	0	0	258,250
Investment - Construction 2020 (7005)	0	0	0	0	1,454,567	0	0	1,454,567
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	3,718	0	0	3,718
Accounts Receivable - Other	146	0	0	0	0	0	0	146
Due From Developer	28,642	0	0	0	0	0	0	28,642
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	5,124	0	0	0	0	0	0	5,124
Construction Work In Progress	0	0	0	0	0	15,187,104	0	15,187,104
Amount Available-Debt Service	0	0	0	0	0	0	453,930	453,930
Amount To Be Provided-Debt Service	0	0	0	0	0	0	17,101,070	17,101,070
<b>Total Assets</b>	<b>37,612</b>	<b>195,678</b>	<b>258,251</b>	<b>95</b>	<b>1,458,284</b>	<b>15,187,104</b>	<b>17,555,000</b>	<b>34,692,025</b>
<b>Liabilities</b>								
Accounts Payable	38,842	0	0	0	0	0	0	38,842
Accounts Payable - Other	0	0	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0	0	0
Due to Debt Service	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0	8,445,000	8,445,000
Revenue Bonds Payable - Series 2020	0	0	0	0	0	0	9,110,000	9,110,000
<b>Total Liabilities</b>	<b>38,842</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,555,000</b>	<b>17,593,842</b>
<b>Fund Equity &amp; Other Credits</b>								
Fund Balance-All Other Reserves	0	139,102	0	95	0	0	0	139,197
Fund Balance-Unreserved	3	0	0	0	0	0	0	3
Investment In General Fixed Assets	0	0	0	0	0	15,187,104	0	15,187,104
Other	(1,233)	56,576	258,251	0	1,458,284	0	0	1,771,879
<b>Total Fund Equity &amp; Other Credits</b>	<b>(1,230)</b>	<b>195,678</b>	<b>258,251</b>	<b>95</b>	<b>1,458,284</b>	<b>15,187,104</b>	<b>0</b>	<b>17,098,183</b>

**Cypress Mill**  
**Balance Sheet**

As of 9/30/2020  
(In Whole Numbers)

	<u>General Fund</u>	<u>Debt Service - Series 2018</u>	<u>Debt Service - Series 2020</u>	<u>Capital Projects - Series 2018</u>	<u>Capital Projects - Series 2020</u>	<u>General Fixed Assets Account Group</u>	<u>General Long-Term Debt</u>	<u>Total</u>
Total Liabilities & Fund Equity	<u><u>37,612</u></u>	<u><u>195,678</u></u>	<u><u>258,251</u></u>	<u><u>95</u></u>	<u><u>1,458,284</u></u>	<u><u>15,187,104</u></u>	<u><u>17,555,000</u></u>	<u><u>34,692,025</u></u>

**Cypress Mill**  
**Statement of Revenues & Expenditures**

001 - General Fund  
From 10/1/2019 Through 9/30/2020  
(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	132,731	133,069	338	0 %
Interest Earnings				
Interest Earnings	0	74	74	0 %
Contributions & Donations From Private Sources				
Developer Contributions	415,094	156,192	(258,902)	(62)%
<b>Total Revenues</b>	<u>547,825</u>	<u>289,336</u>	<u>(258,489)</u>	<u>(47)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	38,450	(450)	(1)%
District Engineer	5,000	8,519	(3,519)	(70)%
Disclosure Report	8,400	5,400	3,000	36 %
Trustees Fees	9,000	4,041	4,959	55 %
Accounting Services	1,500	1,500	0	0 %
Auditing Services	7,500	4,826	2,674	36 %
Postage, Phone, Faxes, Copies	1,500	38	1,462	97 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,000	2,252	749	25 %
Bank Fees	300	263	37	12 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	69	131	66 %
Website Administration	1,500	3,000	(1,500)	(100)%
Legal Counsel				
District Counsel	7,500	6,453	1,047	14 %
Utility Services				
Electric Utility Services	150,000	41,456	108,544	72 %
Water Utility Services	15,000	0	15,000	100 %
Other Physical Environment				
Waterway Management System	55,000	11,715	43,285	79 %
General Liability & Property Casualty Insurance	12,000	3,290	8,710	73 %
Landscape Maintenance - Contract	140,000	124,588	15,412	11 %
Miscellaneous Repairs & Maintenance	7,500	80	7,420	99 %
Hardscape Maintenance	2,500	805	1,695	68 %
Plant Replacement Program	25,000	8,109	16,891	68 %
Landscape Maintenance - Mulch	15,300	16,414	(1,114)	(7)%
Irrigation Maintenance	10,000	6,821	3,179	32 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,000	0	2,000	100 %
Parks & Recreation				
Park Facility Maintenance	7,500	0	7,500	100 %
Recreation Facility Maintenance	2,500	0	2,500	100 %
Recreation Equipment Maintenance	5,450	0	5,450	100 %
<b>Total Expenditures</b>	<u>547,825</u>	<u>290,568</u>	<u>257,257</u>	<u>47 %</u>
Excess of Revenues Over (Under) Expenditures	0	(1,233)	(1,233)	0 %
Fund Balance, Beginning of Period	0	3	3	0 %

Cypress Mill  
**Statement of Revenues & Expenditures**

001 - General Fund  
From 10/1/2019 Through 9/30/2020  
(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>(1,230)</u></u>	<u><u>(1,230)</u></u>	<u><u>0%</u></u>

**Cypress Mill**  
**Statement of Revenues & Expenditures**

200 - Debt Service - Series 2018  
From 10/1/2019 Through 9/30/2020  
(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	553,475	260,778	(292,697)	(53)%
DS Assessments - Developer	0	346,866	346,866	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>207</u>	<u>207</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>553,475</u>	<u>607,851</u>	<u>54,376</u>	<u>10 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	408,476	411,275	(2,799)	(1)%
Principal Payments	<u>145,000</u>	<u>140,000</u>	<u>5,000</u>	<u>3 %</u>
<b>Total Expenditures</b>	<u>553,476</u>	<u>551,275</u>	<u>2,201</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1)</u>	<u>56,576</u>	<u>56,577</u>	<u>(5,657,738)%</u>
Fund Balance, Beginning of Period	0	139,102	139,102	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>195,678</u>	<u>195,679</u>	<u>(19,567,936)%</u>

**Cypress Mill**  
**Statement of Revenues & Expenditures**

201 - Debt Service - Series 2020  
From 10/1/2019 Through 9/30/2020  
(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	9	9	0 %
Total Revenues	<u>0</u>	<u>9</u>	<u>9</u>	<u>0 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	0	83,595	(83,595)	0 %
Total Expenditures	<u>0</u>	<u>83,595</u>	<u>(83,595)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Debt Proceeds				
Bond Proceeds	0	341,845	341,845	0 %
Interfund Transfer				
Interfund Transfer	0	(8)	(8)	0 %
Total Other Financing Sources	<u>0</u>	<u>341,838</u>	<u>341,838</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>258,251</u>	<u>258,251</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>258,251</u></u>	<u><u>258,251</u></u>	<u><u>0 %</u></u>

**Cypress Mill**  
**Statement of Revenues & Expenditures**

300 - Capital Projects - Series 2018  
 From 10/1/2019 Through 9/30/2020  
 (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 %
Total Revenues	0	0	0	0 %
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	95	95	0 %
Fund Balance, End of Period	0	95	95	0 %



**Cypress Mill**  
**Statement of Revenues & Expenditures**

301 - Capital Projects - Series 2020  
From 10/1/2019 Through 9/30/2020  
(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	88	88	0 %
Total Revenues	<u>0</u>	<u>88</u>	<u>88</u>	<u>0 %</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	0	37,500	(37,500)	0 %
Trustees Fees	0	10,675	(10,675)	0 %
Underwriter	0	42,500	(42,500)	0 %
Original Issue Discount(Premium)	0	(278,063)	278,063	0 %
Underwriters Discount	0	182,200	(182,200)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	35,500	(35,500)	0 %
Bond Counsel	0	50,000	(50,000)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	7,228,404	(7,228,404)	0 %
Total Expenditures	<u>0</u>	<u>7,309,967</u>	<u>(7,309,967)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	8	8	0 %
Debt Proceeds				
Bond Proceeds	0	8,768,155	8,768,155	0 %
Total Other Financing Sources	<u>0</u>	<u>8,768,162</u>	<u>8,768,162</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	0	1,458,284	1,458,284	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,458,284</u></u>	<u><u>1,458,284</u></u>	<u><u>0 %</u></u>

**Cypress Mill**  
**Statement of Revenues & Expenditures**

900 - General Fixed Assets Account Group  
 From 10/1/2019 Through 9/30/2020  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	15,187,104	15,187,104	0 %
Fund Balance, End of Period	0	15,187,104	7,958,699	0 %

Cypress Mill  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 09/30/20  
Reconciliation Date: 9/30/2020  
Status: Locked

Bank Balance	3,699.28
Less Outstanding Checks/Vouchers	0.00
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	3,699.28
Balance Per Books	<u>3,699.28</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Cypress Mill  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/20

Reconciliation Date: 9/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1175	9/10/2020	System Generated Check/Voucher	12,643.90	Field Stone Landscape Services
1176	9/10/2020	System Generated Check/Voucher	6,838.57	Meritus Districts
1177	9/10/2020	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1178	9/17/2020	System Generated Check/Voucher	4,063.26	Tampa Electric
CD032	9/21/2020	Bank Fee	<u>26.80</u>	
Cleared Checks/Vouchers			<u>24,637.53</u>	

Cypress Mill  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/20

Reconciliation Date: 9/30/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1487154	9/8/2020	Developer Funding - 09.03.20	<u>28,061.86</u>	
Cleared Deposits			<u>28,061.86</u>	