

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2020



Meritus Districts
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Cypress Mill

Balance Sheet

As of 10/31/2020
(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
Assets								
Cash - Operating Account	13,601	0	0	0	0	0	0	13,601
Investment - Revenue 2018 (9000)	0	58,821	0	0	0	0	0	58,821
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	1,438,668	0	0	1,438,668
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	3,718	0	0	3,718
Accounts Receivable - Other	109	0	0	0	0	0	0	109
Due From Developer	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	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	3,704	0	0	0	0	0	0	3,704
Deposits	7,298	0	0	0	0	0	0	7,298
Construction Work In Progress	0	0	0	0	0	15,203,010	0	15,203,010
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
Total Assets	24,711	197,790	258,251	95	1,442,386	15,203,010	17,555,000	34,681,244
Liabilities								
Accounts Payable	59,568	0	0	0	0	0	0	59,568
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
Total Liabilities	59,568	0	0	0	0	0	17,555,000	17,614,568
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	197,789	258,251	95	1,458,284	0	0	1,914,420
Fund Balance-Unreserved	(6,337)	0	0	0	0	0	0	(6,337)
Investment In General Fixed Assets	0	0	0	0	0	15,203,010	0	15,203,010
Other	(28,519)	1	0	0	(15,898)	0	0	(44,417)
Total Fund Equity & Other Credits	(34,857)	197,790	258,251	95	1,442,386	15,203,010	0	17,066,676

Cypress Mill
Balance Sheet

As of 10/31/2020
(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>24,711</u>	<u>197,790</u>	<u>258,251</u>	<u>95</u>	<u>1,442,386</u>	<u>15,203,010</u>	<u>17,555,000</u>	<u>34,681,244</u>

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 10/31/2020
(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	284,286	0	(284,286)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	263,539	0	(263,539)	(100)%
Total Revenues	547,825	0	(547,825)	(100)%
Expenditures				
Financial & Administrative				
District Manager	40,000	3,167	36,833	92 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,200	610	7,590	93 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	1,500	181	1,319	88 %
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	3,000	992	2,008	67 %
Bank Fees	300	26	274	91 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
Website Hosting	600	0	600	100 %
Website Administration	1,800	125	1,675	93 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	523	6,977	93 %
Utility Services				
Electric Utility Services	150,000	183	149,817	100 %
Other Physical Environment				
Waterway Management System	25,000	1,065	23,935	96 %
General Liability & Property Casualty Insurance	12,000	6,255	5,745	48 %
Landscape Maintenance - Contract	165,000	11,132	153,868	93 %
Miscellaneous Repairs & Maintenance	7,500	165	7,335	98 %
Hardscape Maintenance	2,500	0	2,500	100 %
Plant Replacement Program	25,000	0	25,000	100 %
Landscape Maintenance - Mulch	31,700	0	31,700	100 %
Irrigation Maintenance	20,000	0	20,000	100 %
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 %
Total Expenditures	547,825	28,519	519,306	95 %
Excess of Revenues Over (Under) Expenditures	0	(28,519)	(28,519)	0 %
Fund Balance, Beginning of Period				
	0	(6,337)	(6,337)	0 %
Fund Balance, End of Period				
	0	(34,857)	(34,857)	0 %

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service - Series 2018
From 10/1/2020 Through 10/31/2020
(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	552,675	0	(552,675)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>552,675</u>	<u>1</u>	<u>(552,674)</u>	<u>(101)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	402,675	0	402,675	100 %
Principal Payments	<u>150,000</u>	<u>0</u>	<u>150,000</u>	<u>100 %</u>
Total Expenditures	<u>552,675</u>	<u>0</u>	<u>552,675</u>	<u>100 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	197,789	197,789	0 %
Fund Balance, End of Period	<u>0</u>	<u>197,790</u>	<u>197,790</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

201 - Debt Service - Series 2020
From 10/1/2020 Through 10/31/2020
(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	515,775	0	(515,775)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>515,775</u>	<u>1</u>	<u>(515,774)</u>	<u>(101)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	335,775	0	335,775	100 %
Principal Payments	<u>180,000</u>	<u>0</u>	<u>180,000</u>	<u>100 %</u>
Total Expenditures	<u>515,775</u>	<u>0</u>	<u>515,775</u>	<u>100 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(1)</u>	<u>(1)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(1)</u>	<u>(1)</u>	<u>0 %</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	258,251	258,251	0 %
Fund Balance, End of Period	<u>0</u>	<u>258,251</u>	<u>258,251</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018
 From 10/1/2020 Through 10/31/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
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 10/1/2020 Through 10/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	7	7	0 %
Total Revenues	0	7	7	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	15,907	(15,907)	0 %
Total Expenditures	0	15,907	(15,907)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	1	1	0 %
Total Other Financing Sources	0	1	1	0 %
Excess of Revenues Over (Under) Expenditures	0	(15,898)	(15,898)	0 %
Fund Balance, Beginning of Period	0	1,458,284	1,458,284	0 %
Fund Balance, End of Period	0	1,442,386	1,442,386	0 %

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2020 Through 10/31/2020
 (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, Beginning of Period	0	15,203,010	15,203,010	0 %
Fund Balance, End of Period	<u>0</u>	<u>15,203,010</u>	<u>15,187,104</u>	<u>0 %</u>

Cypress Mill
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 10/31/20
Reconciliation Date: 10/31/2020
Status: Locked

Bank Balance	16,197.83
Less Outstanding Checks/Vouchers	2,597.28
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	13,600.55
Balance Per Books	<u>13,600.55</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: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1185	10/22/2020	System Generated Check/Voucher	486.50	Times Publishing Company
1188	10/27/2020	Series 2018 FY20 Tax Dist ID Excess Fees	2,110.78	Cypress Mill CDD
Outstanding Checks/Vouchers			2,597.28	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1179	10/1/2020	System Generated Check/Voucher	441.30	Tampa Electric
1180	10/8/2020	System Generated Check/Voucher	175.00	Florida Department of Economic Opportunity
CD033	10/21/2020	Bank Fee	26.07	
1181	10/22/2020	System Generated Check/Voucher	10,440.25	Field Stone Landscape Services
1182	10/22/2020	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1183	10/22/2020	System Generated Check/Voucher	80.00	Spearem Enterprises, LLC
1184	10/22/2020	System Generated Check/Voucher	706.50	Straley Robin Vericker
1186	10/22/2020	System Generated Check/Voucher	6,397.51	Tampa Electric
			<hr/>	
Cleared Checks/Vouchers			19,331.63	
			<hr/> <hr/>	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1504144	10/8/2020	Developer Funding - 10.08.20	28,642.32	
CR069	10/27/2020	FY20 Excess Fees - 10.27.20	<u>3,187.86</u>	
Cleared Deposits			<u>31,830.18</u>	