

# Cypress Mill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2020



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

## Balance Sheet

As of 11/30/2020  
(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	81,580	0	0	0	0	0	0	81,580
Investment - Revenue 2018 (9000)	0	73,645	0	0	0	0	0	73,645
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	272,381	0	0	0	0	272,381
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	574,749	0	0	574,749
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	3,718	0	0	3,718
Accounts Receivable - Other	90	0	0	0	0	0	0	90
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	3,367	0	0	0	0	0	0	3,367
Deposits	7,298	0	0	0	0	0	0	7,298
Construction Work In Progress	0	0	0	0	0	16,066,939	0	16,066,939
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>92,336</b>	<b>212,614</b>	<b>530,631</b>	<b>95</b>	<b>578,466</b>	<b>16,066,939</b>	<b>17,555,000</b>	<b>35,036,081</b>
<b>Liabilities</b>								
Accounts Payable	1,597	0	0	0	0	0	0	1,597
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>1,597</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,555,000</b>	<b>17,556,597</b>
<b>Fund Equity &amp; Other Credits</b>								
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	16,066,939	0	16,066,939
Other	97,076	14,824	272,380	0	(879,818)	0	0	(495,537)
<b>Total Fund Equity &amp; Other Credits</b>	<b>90,739</b>	<b>212,614</b>	<b>530,631</b>	<b>95</b>	<b>578,466</b>	<b>16,066,939</b>	<b>0</b>	<b>17,479,484</b>

Cypress Mill  
**Balance Sheet**

As of 11/30/2020  
(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>92,336</u></u>	<u><u>212,614</u></u>	<u><u>530,631</u></u>	<u><u>95</u></u>	<u><u>578,466</u></u>	<u><u>16,066,939</u></u>	<u><u>17,555,000</u></u>	<u><u>35,036,081</u></u>

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

001 - General Fund  
From 10/1/2020 Through 11/30/2020  
(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	284,286	7,564	(276,723)	(97)%
O&M Assessments - Off Roll	0	139,051	139,051	0 %
Contributions & Donations From Private Sources				
Developer Contributions	263,539	0	(263,539)	(100)%
<b>Total Revenues</b>	<u>547,825</u>	<u>146,615</u>	<u>(401,210)</u>	<u>(73)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	40,000	6,333	33,667	84 %
District Engineer	5,000	423	4,577	92 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,200	947	7,253	88 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	1,500	187	1,313	88 %
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	3,000	992	2,008	67 %
Bank Fees	300	53	247	82 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
Website Hosting	600	0	600	100 %
Website Administration	1,800	250	1,550	86 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	1,697	5,803	77 %
Utility Services				
Electric Utility Services	150,000	4,883	145,117	97 %
Other Physical Environment				
Waterway Management System	25,000	2,130	22,870	91 %
General Liability & Property Casualty Insurance	12,000	6,255	5,745	48 %
Landscape Maintenance - Contract	165,000	21,128	143,872	87 %
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 %
<b>Total Expenditures</b>	<u>547,825</u>	<u>49,538</u>	<u>498,287</u>	<u>91 %</u>
Excess of Revenues Over (Under) Expenditures	0	97,076	97,076	0 %
Fund Balance, Beginning of Period	0	(6,337)	(6,337)	0 %
Fund Balance, End of Period	<u>0</u>	<u>90,739</u>	<u>90,739</u>	<u>0 %</u>

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

200 - Debt Service - Series 2018  
From 10/1/2020 Through 11/30/2020  
(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	552,675	14,823	(537,852)	(97)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>552,675</u>	<u>14,824</u>	<u>(537,851)</u>	<u>(97)%</u>
<b>Expenditures</b>				
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>
<b>Total Expenditures</b>	<u>552,675</u>	<u>0</u>	<u>552,675</u>	<u>100 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>14,824</u>	<u>14,824</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	197,789	197,789	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>212,614</u></u>	<u><u>212,614</u></u>	<u><u>0 %</u></u>

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

201 - Debt Service - Series 2020  
From 10/1/2020 Through 11/30/2020  
(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	515,775	0	(515,775)	(100)%
DS Assessments - Off Roll	0	272,380	272,380	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>515,775</u>	<u>272,382</u>	<u>(243,393)</u>	<u>(47)%</u>
<b>Expenditures</b>				
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>
<b>Total Expenditures</b>	<u>515,775</u>	<u>0</u>	<u>515,775</u>	<u>100 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(3)</u>	<u>(3)</u>	<u>0 %</u>
<b>Total Other Financing Sources</b>	<u>0</u>	<u>(3)</u>	<u>(3)</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>272,380</u>	<u>272,380</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>258,251</u>	<u>258,251</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>530,631</u></u>	<u><u>530,631</u></u>	<u><u>0 %</u></u>

# Cypress Mill

## Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018

From 10/1/2020 Through 11/30/2020

(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>
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	95	95	0 %
Fund Balance, End of Period	<u>0</u>	<u>95</u>	<u>95</u>	<u>0 %</u>

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

301 - Capital Projects - Series 2020  
From 10/1/2020 Through 11/30/2020  
(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	15	15	0 %
Total Revenues	<u>0</u>	<u>15</u>	<u>15</u>	<u>0 %</u>
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	879,835	(879,835)	0 %
Total Expenditures	<u>0</u>	<u>879,835</u>	<u>(879,835)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	3	3	0 %
Total Other Financing Sources	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	0	(879,818)	(879,818)	0 %
Fund Balance, Beginning of Period	0	1,458,284	1,458,284	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>578,466</u></u>	<u><u>578,466</u></u>	<u><u>0 %</u></u>



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

900 - General Fixed Assets Account Group  
 From 10/1/2020 Through 11/30/2020  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	16,066,939	16,066,939	0 %
Fund Balance, End of Period	0	16,066,939	15,187,104	0 %

Cypress Mill  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 11/30/20  
Reconciliation Date: 11/30/2020  
Status: Locked

Bank Balance	90,391.04
Less Outstanding Checks/Vouchers	8,810.90
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	81,580.14
Balance Per Books	<u>81,580.14</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: 11/30/20

Reconciliation Date: 11/30/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1195	11/5/2020	System Generated Check/Voucher	186.90	Optimal Outsource
1207	11/24/2020	Series 2018 FY21 Tax Dist ID 503	8,624.00	Cypress Mill CDD
Outstanding Checks/Vouchers			8,810.90	

**Cypress Mill  
Reconcile Cash Accounts**

**Detail**

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

**Reconciliation ID: 11/30/20**

**Reconciliation Date: 11/30/2020**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1187	11/1/2020	System Generated Check/Voucher	9,147.00	Egis Insurance Advisors, LLC
1189	11/2/2020	Series 2020 FY21 DS Assessment PH2	272,379.80	Cypress Mill CDD
1190	11/5/2020	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1191	11/5/2020	System Generated Check/Voucher	512.50	Clearview Land Design, P.L.
1192	11/5/2020	System Generated Check/Voucher	26,016.09	Field Stone Landscape Services
1193	11/5/2020	System Generated Check/Voucher	273.22	Greenberg Traurig, P.A.
1194	11/5/2020	System Generated Check/Voucher	15,111.59	Meritus Districts
1196	11/5/2020	System Generated Check/Voucher	3,195.00	Sitex Aquatics LLC
1197	11/5/2020	System Generated Check/Voucher	165.00	Spareem Enterprises, LLC
1198	11/5/2020	System Generated Check/Voucher	2,738.45	Straley Robin Vericker
1199	11/5/2020	System Generated Check/Voucher	992.00	Times Publishing Company
1200	11/12/2020	System Generated Check/Voucher	9,996.55	Field Stone Landscape Services
1201	11/12/2020	System Generated Check/Voucher	52.00	Grau and Associates
1202	11/12/2020	System Generated Check/Voucher	2,006.48	Tampa Electric
1203	11/12/2020	System Generated Check/Voucher	4,040.63	US Bank
1204	11/12/2020	Series 2018 FY21 Tax Dist ID 499	1,347.51	Cypress Mill CDD
1205	11/16/2020	Series 2018 FY21 Tax Dist ID 502	4,851.00	Cypress Mill CDD
1206	11/19/2020	System Generated Check/Voucher	2,674.68	Tampa Electric
CD035	11/20/2020	Bank Fee	<u>26.93</u>	
Cleared Checks/Vouchers			<u>359,623.71</u>	

Cypress Mill  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/20

Reconciliation Date: 11/30/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1516619	11/2/2020	Off Roll - 11.02.20	411,430.81	
CR070	11/12/2020	Tax Distribution - 11.12.20	2,035.11	
CR071	11/16/2020	Tax Distribution - 11.16.20	7,326.36	
CR072	11/24/2020	Tax Distribution - 11.24.20	<u>13,024.64</u>	
Cleared Deposits			<u><u>433,816.92</u></u>	