

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cypress Mill

Balance Sheet

As of 2/28/2021
(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	278,303	0	0	0	0	0	0	278,303
Investment - Revenue 2018 (9000)	0	551,724	0	0	0	0	0	551,724
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	272,384	0	0	0	0	272,384
Investment - Interest 2020 (7001)	0	0	3,718	0	0	0	0	3,718
Investment - Reserve 2020 (7003)	0	0	258,250	0	0	0	0	258,250
Investment - Construction 2020 (7005)	0	0	0	0	574,764	0	0	574,764
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	121	0	0	0	0	0	0	121
Due From Developer	8,498	0	0	0	0	0	0	8,498
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	2,357	0	0	0	0	0	0	2,357
Deposits	7,096	0	0	0	0	0	0	7,096
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	16,956,070	16,956,070
Total Assets	296,375	690,693	534,352	95	574,764	16,066,939	17,410,000	35,573,218
Liabilities								
Accounts Payable	108	0	0	0	0	0	0	108
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
Deferred Revenue	8,498	0	0	0	0	0	0	8,498
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0	8,300,000	8,300,000
Revenue Bonds Payable - Series 2020	0	0	0	0	0	0	9,110,000	9,110,000
Total Liabilities	8,606	0	0	0	0	0	17,410,000	17,418,606
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	139,309	258,251	95	1,458,284	0	0	1,855,940
Fund Balance-Unreserved	(8,495)	0	0	0	0	0	0	(8,495)
Investment In General Fixed Assets	0	0	0	0	0	16,066,939	0	16,066,939

Cypress Mill

Balance Sheet

As of 2/28/2021
(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>
Other	<u>296,265</u>	<u>551,384</u>	<u>276,100</u>	<u>0</u>	<u>(883,520)</u>	<u>0</u>	<u>0</u>	<u>240,229</u>
Total Fund Equity & Other Credits	<u>287,770</u>	<u>690,693</u>	<u>534,352</u>	<u>95</u>	<u>574,764</u>	<u>16,066,939</u>	<u>0</u>	<u>18,154,612</u>
Total Liabilities & Fund Equity	<u><u>296,375</u></u>	<u><u>690,693</u></u>	<u><u>534,352</u></u>	<u><u>95</u></u>	<u><u>574,764</u></u>	<u><u>16,066,939</u></u>	<u><u>17,410,000</u></u>	<u><u>35,573,218</u></u>

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 2/28/2021
(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	281,530	(2,757)	(1)%
O&M Assessments - Off Roll	0	139,051	139,051	0 %
Interest Earnings				
Interest Earnings	0	133	133	0 %
Contributions & Donations From Private Sources				
Developer Contributions	263,539	0	(263,539)	(100)%
Total Revenues	<u>547,825</u>	<u>420,713</u>	<u>(127,112)</u>	<u>(23)%</u>
Expenditures				
Financial & Administrative				
District Manager	40,000	17,417	22,583	56 %
District Engineer	5,000	650	4,350	88 %
Disclosure Report	8,400	1,800	6,600	79 %
Trustees Fees	8,200	1,957	6,243	76 %
Accounting Services	4,500	1,875	2,625	58 %
Auditing Services	6,500	6,400	100	2 %
Postage, Phone, Faxes, Copies	1,500	210	1,290	87 %
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	3,000	992	2,008	67 %
Bank Fees	300	69	231	77 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	104	96	48 %
Website Hosting	600	0	600	100 %
Website Administration	1,800	625	1,175	65 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	2,601	4,899	65 %
Utility Services				
Electric Utility Services	150,000	20,706	129,294	86 %
Other Physical Environment				
Waterway Management System	25,000	5,325	19,675	79 %
General Liability & Property Casualty Insurance	12,000	6,255	5,745	48 %
Landscape Maintenance - Contract	165,000	52,252	112,748	68 %
Miscellaneous Repairs & Maintenance	7,500	260	7,240	97 %
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	855	19,145	96 %
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	<u>547,825</u>	<u>124,448</u>	<u>423,377</u>	<u>77 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>296,265</u>	<u>296,265</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(8,495)	(8,495)	0 %
Fund Balance, End of Period	<u>0</u>	<u>287,770</u>	<u>287,770</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service - Series 2018
 From 10/1/2020 Through 2/28/2021
 (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	551,717	(958)	(0)%
DS Assessments - Off Roll	0	290,415	290,415	0 %
DS Assessments - Developer	0	58,480	58,480	0 %
Interest Earnings				
Interest Earnings	0	9	9	0 %
Total Revenues	<u>552,675</u>	<u>900,622</u>	<u>347,947</u>	<u>63 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	402,675	204,238	198,438	49 %
Principal Payments	150,000	145,000	5,000	3 %
Total Expenditures	<u>552,675</u>	<u>349,238</u>	<u>203,438</u>	<u>37 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>551,384</u>	<u>551,384</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	139,309	139,309	0 %
Fund Balance, End of Period	<u>0</u>	<u>690,693</u>	<u>690,693</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

201 - Debt Service - Series 2020
From 10/1/2020 Through 2/28/2021
(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 - Off Roll	515,775	441,447	(74,328)	(14)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>11</u>	<u>11</u>	<u>0 %</u>
Total Revenues	<u>515,775</u>	<u>441,458</u>	<u>(74,317)</u>	<u>(14)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	335,775	169,069	166,706	50 %
Principal Payments	<u>180,000</u>	<u>0</u>	<u>180,000</u>	<u>100 %</u>
Total Expenditures	<u>515,775</u>	<u>169,069</u>	<u>346,706</u>	<u>67 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	3,718	3,718	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(7)</u>	<u>(7)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>3,711</u>	<u>3,711</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>276,100</u>	<u>276,100</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	258,251	258,251	0 %
Fund Balance, End of Period	<u>0</u>	<u>534,352</u>	<u>534,352</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018
 From 10/1/2020 Through 2/28/2021
 (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	95	95	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>95</u></u>	<u><u>95</u></u>	<u><u>0 %</u></u>

Cypress Mill
Statement of Revenues & Expenditures

301 - Capital Projects - Series 2020
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	26	26	0 %
Total Revenues	0	26	26	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	879,835	(879,835)	0 %
Total Expenditures	0	879,835	(879,835)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	7	7	0 %
Interfund Transfer				
Interfund Transfer	0	(3,718)	(3,718)	0 %
Total Other Financing Sources	0	(3,711)	(3,711)	0 %
Excess of Revenues Over (Under) Expenditures	0	(883,520)	(883,520)	0 %
Fund Balance, Beginning of Period	0	1,458,284	1,458,284	0 %
Fund Balance, End of Period	0	574,764	574,764	0 %

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2020 Through 2/28/2021
 (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>
Fund Balance, Beginning of Period	0	16,066,939	16,066,939	0 %
Fund Balance, End of Period	<u>0</u>	<u>16,066,939</u>	<u>15,187,104</u>	<u>0 %</u>

Cypress Mill
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 02/28/21
Reconciliation Date: 2/28/2021
Status: Locked

Bank Balance	278,302.93
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	278,302.93
Balance Per Books	<u>278,302.93</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: 02/28/21

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1230	2/1/2021	System Generated Check/Voucher	65.00	Field Stone Landscape Services
1231	2/1/2021	System Generated Check/Voucher	3,841.26	Meritus Districts
1232	2/4/2021	System Generated Check/Voucher	659.65	Field Stone Landscape Services
1233	2/4/2021	System Generated Check/Voucher	1,900.00	Grau and Associates
1234	2/4/2021	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1235	2/4/2021	System Generated Check/Voucher	761.95	Straley Robin Vericker
1236	2/4/2021	Series 2018 FY21 Tax Dist ID 516	2,462.00	Cypress Mill CDD
1237	2/18/2021	System Generated Check/Voucher	10,126.74	Field Stone Landscape Services
1238	2/18/2021	System Generated Check/Voucher	1,800.00	Meritus Districts
1239	2/18/2021	System Generated Check/Voucher	5,337.04	Tampa Electric
Cleared Checks/Vouchers			28,018.64	
			28,018.64	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 02/28/21
Reconciliation Date: 2/28/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR083	2/4/2021	Tax Distribution - 02.04.21	3,718.30	
CR083-1	2/4/2021	Interest Distribution - 02.04.21	25.17	
			<hr/>	
Cleared Deposits			3,743.47	
			<hr/> <hr/>	