

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30 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 9/30/2021
(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>
Investment In General Fixed Assets	0	0	0	0	0	16,066,939	0	16,066,939
Other	<u>119,811</u>	<u>356,677</u>	<u>1</u>	<u>0</u>	<u>(883,491)</u>	<u>0</u>	<u>0</u>	<u>(407,003)</u>
Total Fund Equity & Other Credits	<u>111,316</u>	<u>495,986</u>	<u>258,252</u>	<u>95</u>	<u>574,793</u>	<u>16,066,939</u>	<u>0</u>	<u>17,507,381</u>
Total Liabilities & Fund Equity	<u><u>121,850</u></u>	<u><u>495,986</u></u>	<u><u>258,252</u></u>	<u><u>95</u></u>	<u><u>574,793</u></u>	<u><u>16,066,939</u></u>	<u><u>17,230,000</u></u>	<u><u>34,747,915</u></u>

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 9/30/2021
(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	284,902	615	0 %
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>424,086</u>	<u>(123,739)</u>	<u>(23)%</u>
Expenditures				
Financial & Administrative				
District Manager	40,000	40,750	(750)	(2)%
District Engineer	5,000	698	4,302	86 %
Disclosure Report	8,400	1,800	6,600	79 %
Trustees Fees	8,200	4,314	3,886	47 %
Accounting Services	4,500	4,500	0	0 %
Auditing Services	6,500	6,400	100	2 %
Postage, Phone, Faxes, Copies	1,500	347	1,153	77 %
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	3,000	2,806	194	6 %
Bank Fees	300	78	222	74 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	104	96	48 %
Website Hosting	600	0	600	100 %
Website Administration	1,800	1,800	0	0 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	5,922	1,578	21 %
Utility Services				
Electric Utility Services	150,000	63,211	86,789	58 %
Other Physical Environment				
Waterway Management System	25,000	12,780	12,220	49 %
General Liability & Property Casualty Insurance	12,000	6,255	5,745	48 %
Landscape Maintenance - Contract	165,000	131,004	33,996	21 %
Miscellaneous Repairs & Maintenance	7,500	2,060	5,440	73 %
Hardscape Maintenance	2,500	0	2,500	100 %
Plant Replacement Program	25,000	6,015	18,985	76 %
Landscape Maintenance - Mulch	31,700	0	31,700	100 %
Irrigation Maintenance	20,000	9,333	10,667	53 %
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>304,274</u>	<u>243,551</u>	<u>44 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>119,811</u>	<u>119,811</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(8,495)	(8,495)	0 %
Fund Balance, End of Period	<u>0</u>	<u>111,316</u>	<u>111,316</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
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Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service - Series 2018
From 10/1/2020 Through 9/30/2021
(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	558,326	5,651	1 %
DS Assessments - Off Roll	0	290,415	290,415	0 %
DS Assessments - Developer	0	58,480	58,480	0 %
Interest Earnings				
Interest Earnings	0	31	31	0 %
Total Revenues	<u>552,675</u>	<u>907,252</u>	<u>354,577</u>	<u>64 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	402,675	405,575	(2,900)	(1)%
Principal Payments	150,000	145,000	5,000	3 %
Total Expenditures	<u>552,675</u>	<u>550,575</u>	<u>2,100</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>356,677</u>	<u>356,677</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	139,309	139,309	0 %
Fund Balance, End of Period	<u>0</u>	<u>495,986</u>	<u>495,986</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

201 - Debt Service - Series 2020
From 10/1/2020 Through 9/30/2021
(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	514,410	(1,365)	(0)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>26</u>	<u>26</u>	<u>0 %</u>
Total Revenues	<u>515,775</u>	<u>514,436</u>	<u>(1,339)</u>	<u>(0)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	335,775	338,138	(2,363)	(1)%
Principal Payments	<u>180,000</u>	<u>180,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>515,775</u>	<u>518,138</u>	<u>(2,363)</u>	<u>(0)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	3,718	3,718	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(16)</u>	<u>(16)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>3,702</u>	<u>3,702</u>	<u>0 %</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	258,251	258,251	0 %
Fund Balance, End of Period	<u>0</u>	<u>258,252</u>	<u>258,252</u>	<u>0 %</u>

Cypress Mill

Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
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>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 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	46	46	0 %
Total Revenues	0	46	46	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	16	16	0 %
Interfund Transfer				
Interfund Transfer	0	(3,718)	(3,718)	0 %
Total Other Financing Sources	0	(3,702)	(3,702)	0 %
Excess of Revenues Over (Under) Expenditures	0	(883,491)	(883,491)	0 %
Fund Balance, Beginning of Period	0	1,458,284	1,458,284	0 %
Fund Balance, End of Period	0	574,793	574,793	0 %

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2020 Through 9/30/2021
 (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: 9/30/2021
Reconciliation Date: 9/30/2021
Status: Locked

Bank Balance	104,974.43
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	104,974.43
Balance Per Books	<u>104,974.43</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: 9/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1283	9/2/2021	System Generated Check/Voucher	23.00	Clearview Land Design, P.L.
1284	9/2/2021	System Generated Check/Voucher	3,871.55	Meritus Districts
1285	9/2/2021	System Generated Check/Voucher	11,650.00	Steadfast Contractors Alliance, LLC
1286	9/2/2021	System Generated Check/Voucher	81.45	Straley Robin Vericker
1287	9/16/2021	System Generated Check/Voucher	2,316.20	Field Stone Landscape Services
1288	9/16/2021	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1289	9/16/2021	System Generated Check/Voucher	7,578.88	Tampa Electric
CD039	9/21/2021	Acc Analysis Fee	6.26	
1290	9/23/2021	System Generated Check/Voucher	15,540.00	Steadfast Contractors Alliance, LLC
Cleared Checks/Vouchers			42,132.34	