

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2020



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 12/31/2020
(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	335,938	0	0	0	0	0	0	335,938
Investment - Revenue 2018 (9000)	0	546,817	0	0	0	0	0	546,817
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	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	574,755	0	0	574,755
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	132	0	0	0	0	0	0	132
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	3,030	0	0	0	0	0	0	3,030
Deposits	7,215	0	0	0	0	0	0	7,215
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	346,315	685,786	534,349	95	574,755	16,066,939	17,410,000	35,618,239
Liabilities								
Accounts Payable	8,037	0	0	0	0	0	0	8,037
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	8,300,000	8,300,000
Revenue Bonds Payable - Series 2020	0	0	0	0	0	0	9,110,000	9,110,000
Total Liabilities	8,037	0	0	0	0	0	17,410,000	17,418,037
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	16,066,939	0	16,066,939
Other	344,615	487,997	276,098	0	(883,529)	0	0	225,181
Total Fund Equity & Other Credits	338,278	685,786	534,349	95	574,755	16,066,939	0	18,200,202

Cypress Mill
Balance Sheet

As of 12/31/2020
(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><u>346,315</u></u>	<u><u>685,786</u></u>	<u><u>534,349</u></u>	<u><u>95</u></u>	<u><u>574,755</u></u>	<u><u>16,066,939</u></u>	<u><u>17,410,000</u></u>	<u><u>35,618,239</u></u>

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 12/31/2020
(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	279,029	(5,258)	(2)%
O&M Assessments - Off Roll	0	139,051	139,051	0 %
Interest Earnings				
Interest Earnings	0	2	2	0 %
Contributions & Donations From Private Sources				
Developer Contributions	263,539	0	(263,539)	(100)%
Total Revenues	<u>547,825</u>	<u>418,081</u>	<u>(129,744)</u>	<u>(24)%</u>
Expenditures				
Financial & Administrative				
District Manager	40,000	10,250	29,750	74 %
District Engineer	5,000	628	4,372	87 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,200	1,283	6,917	84 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	1,000	5,500	85 %
Postage, Phone, Faxes, Copies	1,500	195	1,305	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	375	1,425	79 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	1,754	5,746	77 %
Utility Services				
Electric Utility Services	150,000	11,886	138,114	92 %
Other Physical Environment				
Waterway Management System	25,000	3,195	21,805	87 %
General Liability & Property Casualty Insurance	12,000	6,255	5,745	48 %
Landscape Maintenance - Contract	165,000	31,124	133,876	81 %
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	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	<u>547,825</u>	<u>73,466</u>	<u>474,359</u>	<u>87 %</u>
Excess of Revenues Over (Under) Expenditures	0	344,615	344,615	0 %
Fund Balance, Beginning of Period	0	(6,337)	(6,337)	0 %

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 12/31/2020
(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, End of Period	<u>0</u>	<u>338,278</u>	<u>338,278</u>	<u>0%</u>

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service - Series 2018
From 10/1/2020 Through 12/31/2020
(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	546,816	(5,859)	(1)%
DS Assessments - Off Roll	0	290,415	290,415	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>4</u>	<u>4</u>	<u>0 %</u>
Total Revenues	<u>552,675</u>	<u>837,234</u>	<u>284,559</u>	<u>51 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	402,675	204,238	198,438	49 %
Principal Payments	<u>150,000</u>	<u>145,000</u>	<u>5,000</u>	<u>3 %</u>
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>487,997</u>	<u>487,997</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>685,786</u></u>	<u><u>685,786</u></u>	<u><u>0 %</u></u>

Cypress Mill
Statement of Revenues & Expenditures

201 - Debt Service - Series 2020
From 10/1/2020 Through 12/31/2020
(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)%
DS Assessments - Off Roll	0	441,447	441,447	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>5</u>	<u>5</u>	<u>0 %</u>
Total Revenues	<u>515,775</u>	<u>441,453</u>	<u>(74,322)</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>(4)</u>	<u>(4)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>3,714</u>	<u>3,714</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>276,098</u>	<u>276,098</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<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>534,349</u></u>	<u><u>534,349</u></u>	<u><u>0 %</u></u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018
 From 10/1/2020 Through 12/31/2020
 (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 12/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	20	20	0 %
Total Revenues	<u>0</u>	<u>20</u>	<u>20</u>	<u>0 %</u>
Expenditures				
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>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	4	4	0 %
Interfund Transfer				
Interfund Transfer	0	(3,718)	(3,718)	0 %
Total Other Financing Sources	<u>0</u>	<u>(3,714)</u>	<u>(3,714)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	0	(883,529)	(883,529)	0 %
Fund Balance, Beginning of Period	0	1,458,284	1,458,284	0 %
Fund Balance, End of Period	<u>0</u>	<u>574,755</u>	<u>574,755</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2020 Through 12/31/2020
 (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: 12/31/20
Reconciliation Date: 12/31/2020
Status: Locked

Bank Balance	511,651.84
Less Outstanding Checks/Vouchers	175,714.15
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	335,937.69
Balance Per Books	<u>335,937.69</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: 12/31/20
Reconciliation Date: 12/31/2020
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1214	12/9/2020	Series 2018 FY21 Tax Dist ID 509	175,714.15	Cypress Mill CDD
Outstanding Checks/Vouchers			175,714.15	

**Cypress Mill
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account
 Reconciliation ID: 12/31/20
 Reconciliation Date: 12/31/2020
 Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1208	12/1/2020	System Generated Check/Voucher	422.97	Clearview Land Design, P.L.
1209	12/1/2020	System Generated Check/Voucher	3,299.54	Meritus Districts
1210	12/3/2020	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1211	12/3/2020	System Generated Check/Voucher	1,173.60	Straley Robin Vericker
1212	12/4/2020	Series 2018 FY21 Tax Dist ID 507	356,279.15	Cypress Mill CDD
1213	12/10/2020	System Generated Check/Voucher	1,000.00	Grau and Associates
1215	12/17/2020	System Generated Check/Voucher	2,316.20	Field Stone Landscape Services
1216	12/17/2020	System Generated Check/Voucher	104.48	Kaiser & Blair Incorporated
1217	12/17/2020	System Generated Check/Voucher	6,959.83	Tampa Electric
CD037	12/18/2020	Bank Fee	15.74	
1218	12/23/2020	System Generated Check/Voucher	750.00	Meritus Districts
Cleared Checks/Vouchers			382,197.41	
			382,197.41	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 12/31/20
Reconciliation Date: 12/31/2020
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR073	12/4/2020	Tax Distribution - 12.04.20	538,080.85	
CR074	12/9/2020	Tax Distribution - 12.09.20	<u>265,377.36</u>	
Cleared Deposits			<u>803,458.21</u>	