

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2021



Meritus Districts
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Cypress Mill

Balance Sheet

As of 1/31/2021
(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	302,578	0	0	0	0	0	0	302,578
Investment - Revenue 2018 (9000)	0	549,259	0	0	0	0	0	549,259
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	272,382	0	0	0	0	272,382
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	574,760	0	0	574,760
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	92	0	0	0	0	0	0	92
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	2,694	0	0	0	0	0	0	2,694
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	321,077	688,228	534,350	95	574,760	16,066,939	17,410,000	35,595,448
Liabilities								
Accounts Payable	1,487	0	0	0	0	0	0	1,487
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	9,985	0	0	0	0	0	17,410,000	17,419,985
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
Other	319,587	548,919	276,099	0	(883,525)	0	0	261,080

Cypress Mill
Balance Sheet

As of 1/31/2021
(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
Total Fund Equity & Other Credits	<u>311,092</u>	<u>688,228</u>	<u>534,350</u>	<u>95</u>	<u>574,760</u>	<u>16,066,939</u>	<u>0</u>	<u>18,175,464</u>
Total Liabilities & Fund Equity	<u>321,077</u>	<u>688,228</u>	<u>534,350</u>	<u>95</u>	<u>574,760</u>	<u>16,066,939</u>	<u>17,410,000</u>	<u>35,595,448</u>

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 1/31/2021
(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	280,273	(4,013)	(1)%
O&M Assessments - Off Roll	0	139,051	139,051	0 %
Interest Earnings				
Interest Earnings	0	107	107	0 %
Contributions & Donations From Private Sources				
Developer Contributions	263,539	0	(263,539)	(100)%
Total Revenues	<u>547,825</u>	<u>419,432</u>	<u>(128,393)</u>	<u>(23)%</u>
Expenditures				
Financial & Administrative				
District Manager	40,000	14,083	25,917	65 %
District Engineer	5,000	628	4,372	87 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,200	1,620	6,580	80 %
Accounting Services	4,500	1,500	3,000	67 %
Auditing Services	6,500	4,500	2,000	31 %
Postage, Phone, Faxes, Copies	1,500	202	1,298	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	500	1,300	72 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	2,516	4,985	66 %
Utility Services				
Electric Utility Services	150,000	15,279	134,721	90 %
Other Physical Environment				
Waterway Management System	25,000	4,260	20,740	83 %
General Liability & Property Casualty Insurance	12,000	6,255	5,745	48 %
Landscape Maintenance - Contract	165,000	42,256	122,744	74 %
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	725	19,275	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>99,844</u>	<u>447,981</u>	<u>82 %</u>
Excess of Revenues Over (Under) Expenditures	0	319,587	319,587	0 %
Fund Balance, Beginning of Period	0	(8,495)	(8,495)	0 %

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 1/31/2021
(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><u>0</u></u>	<u><u>311,092</u></u>	<u><u>311,092</u></u>	<u><u>0%</u></u>

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service - Series 2018
From 10/1/2020 Through 1/31/2021
(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	549,255	(3,420)	(1)%
DS Assessments - Off Roll	0	290,415	290,415	0 %
DS Assessments - Developer	0	58,480	58,480	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>
Total Revenues	<u>552,675</u>	<u>898,156</u>	<u>345,481</u>	<u>63 %</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>548,919</u>	<u>548,919</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	139,309	139,309	0 %
Fund Balance, End of Period	<u>0</u>	<u>688,228</u>	<u>688,228</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

201 - Debt Service - Series 2020
From 10/1/2020 Through 1/31/2021
(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>8</u>	<u>8</u>	<u>0 %</u>
Total Revenues	<u>515,775</u>	<u>441,455</u>	<u>(74,320)</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>(5)</u>	<u>(5)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>3,712</u>	<u>3,712</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>276,099</u>	<u>276,099</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>534,350</u></u>	<u><u>534,350</u></u>	<u><u>0 %</u></u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018
 From 10/1/2020 Through 1/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	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 1/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	23	23	0 %
Total Revenues	<u>0</u>	<u>23</u>	<u>23</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	5	5	0 %
Interfund Transfer				
Interfund Transfer	0	(3,718)	(3,718)	0 %
Total Other Financing Sources	<u>0</u>	<u>(3,712)</u>	<u>(3,712)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	0	(883,525)	(883,525)	0 %
Fund Balance, Beginning of Period	0	1,458,284	1,458,284	0 %
Fund Balance, End of Period	<u>0</u>	<u>574,760</u>	<u>574,760</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2020 Through 1/31/2021
 (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	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: 01/31/21
Reconciliation Date: 1/31/2021
Status: Locked

Bank Balance	302,578.10
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	302,578.10
Balance Per Books	<u>302,578.10</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: 01/31/21

Reconciliation Date: 1/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1214	12/9/2020	Series 2018 FY21 Tax Dist ID 509	175,714.15	Cypress Mill CDD
1219	1/4/2021	System Generated Check/Voucher	3,299.01	Meritus Districts
1220	1/7/2021	System Generated Check/Voucher	205.00	Clearview Land Design, P.L.
1221	1/7/2021	System Generated Check/Voucher	18,811.20	Field Stone Landscape Services
1222	1/7/2021	System Generated Check/Voucher	3,500.00	Grau and Associates
1223	1/7/2021	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1224	1/7/2021	System Generated Check/Voucher	95.00	Spearem Enterprises, LLC
1225	1/7/2021	System Generated Check/Voucher	57.00	Straley Robin Vericker
1226	1/8/2021	Series 2018 FY21 Tax Dist ID 512	2,439.54	Cypress Mill CDD
1227	1/14/2021	System Generated Check/Voucher	2,793.18	Tampa Electric
1228	1/21/2021	System Generated Check/Voucher	2,166.68	Meritus Districts
1229	1/21/2021	System Generated Check/Voucher	2,612.36	Tampa Electric
Cleared Checks/Vouchers			212,758.12	
			212,758.12	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 01/31/21
Reconciliation Date: 1/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR081	1/8/2021	Tax Distribution - 01.08.21	<u>3,684.38</u>	
Cleared Deposits			<u>3,684.38</u>	