

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2021



Meritus Districts
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Cypress Mill

Balance Sheet

As of 3/31/2021
(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	257,939	0	0	0	0	0	0	257,939
Investment - Revenue 2018 (9000)	0	551,728	0	0	0	0	0	551,728
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	272,385	0	0	0	0	272,385
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	574,768	0	0	574,768
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	57	0	0	0	0	0	0	57
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	2,020	0	0	0	0	0	0	2,020
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	275,611	690,696	534,353	95	574,768	16,066,939	17,410,000	35,552,462
Liabilities								
Accounts Payable	715	0	0	0	0	0	0	715
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	9,213	0	0	0	0	0	17,410,000	17,419,213
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 3/31/2021
(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	274,893	551,387	276,102	0	(883,516)	0	0	218,866
Total Fund Equity & Other Credits	<u>266,398</u>	<u>690,696</u>	<u>534,353</u>	<u>95</u>	<u>574,768</u>	<u>16,066,939</u>	<u>0</u>	<u>18,133,249</u>
Total Liabilities & Fund Equity	<u><u>275,611</u></u>	<u><u>690,696</u></u>	<u><u>534,353</u></u>	<u><u>95</u></u>	<u><u>574,768</u></u>	<u><u>16,066,939</u></u>	<u><u>17,410,000</u></u>	<u><u>35,552,462</u></u>

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 3/31/2021
(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	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	20,750	19,250	48 %
District Engineer	5,000	650	4,350	88 %
Disclosure Report	8,400	1,800	6,600	79 %
Trustees Fees	8,200	2,294	5,906	72 %
Accounting Services	4,500	2,250	2,250	50 %
Auditing Services	6,500	6,400	100	2 %
Postage, Phone, Faxes, Copies	1,500	217	1,283	86 %
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	750	1,050	58 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	2,691	4,810	64 %
Utility Services				
Electric Utility Services	150,000	26,124	123,876	83 %
Other Physical Environment				
Waterway Management System	25,000	6,390	18,610	74 %
General Liability & Property Casualty Insurance	12,000	6,255	5,745	48 %
Landscape Maintenance - Contract	165,000	62,248	102,752	62 %
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	1,480	18,520	93 %
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>145,820</u>	<u>402,005</u>	<u>73 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>274,893</u>	<u>274,893</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(8,495)	(8,495)	0 %
Fund Balance, End of Period	<u>0</u>	<u>266,398</u>	<u>266,398</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service - Series 2018
From 10/1/2020 Through 3/31/2021
(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	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	12	12	0 %
Total Revenues	<u>552,675</u>	<u>900,625</u>	<u>347,950</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>551,387</u>	<u>551,387</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	139,309	139,309	0 %
Fund Balance, End of Period	<u>0</u>	<u>690,696</u>	<u>690,696</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

201 - Debt Service - Series 2020
From 10/1/2020 Through 3/31/2021
(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>13</u>	<u>13</u>	<u>0 %</u>
Total Revenues	<u>515,775</u>	<u>441,461</u>	<u>(74,315)</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>(8)</u>	<u>(8)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>3,710</u>	<u>3,710</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>276,102</u>	<u>276,102</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	258,251	258,251	0 %
Fund Balance, End of Period	<u>0</u>	<u>534,353</u>	<u>534,353</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018
 From 10/1/2020 Through 3/31/2021
 (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 3/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	28	28	0 %
Total Revenues	0	28	28	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	8	8	0 %
Interfund Transfer				
Interfund Transfer	0	(3,718)	(3,718)	0 %
Total Other Financing Sources	0	(3,710)	(3,710)	0 %
Excess of Revenues Over (Under) Expenditures	0	(883,516)	(883,516)	0 %
Fund Balance, Beginning of Period	0	1,458,284	1,458,284	0 %
Fund Balance, End of Period	0	574,768	574,768	0 %

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2020 Through 3/31/2021
 (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: 03/31/21
Reconciliation Date: 3/31/2021
Status: Locked

Bank Balance	257,939.33
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	257,939.33
Balance Per Books	<u>257,939.33</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: 03/31/21

Reconciliation Date: 3/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1240	3/1/2021	System Generated Check/Voucher	22.20	Clearview Land Design, P.L.
1241	3/1/2021	System Generated Check/Voucher	3,840.17	Meritus Districts
1242	3/4/2021	System Generated Check/Voucher	85.50	Straley Robin Vericker
1243	3/18/2021	System Generated Check/Voucher	9,996.20	Field Stone Landscape Services
1244	3/18/2021	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1245	3/18/2021	System Generated Check/Voucher	5,354.53	Tampa Electric
Cleared Checks/Vouchers			20,363.60	
			20,363.60	