

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2021



Meritus Districts
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Phone (813) 873-7300 ~ Fax (813) 873-7070

Cypress Mill

Balance Sheet

As of 5/31/2021
(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	234,549	0	0	0	0	0	0	234,549
Investment - Revenue 2018 (9000)	0	554,295	0	0	0	0	0	554,295
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	276,106	0	0	0	0	276,106
Investment - Interest 2020 (7001)	0	0	0	0	0	0	0	0
Investment - Reserve 2020 (7003)	0	0	258,250	0	0	0	0	258,250
Investment - Construction 2020 (7005)	0	0	0	0	574,776	0	0	574,776
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	9	0	0	0	0	0	0	9
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	1,347	0	0	0	0	0	0	1,347
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	251,499	693,264	534,356	95	574,776	16,066,939	17,410,000	35,530,928
Liabilities								
Accounts Payable	371	0	0	0	0	0	0	371
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	8,869	0	0	0	0	0	17,410,000	17,418,869
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 5/31/2021
(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
Other	251,125	553,954	276,104	0	(883,508)	0	0	197,676
Total Fund Equity & Other Credits	242,630	693,264	534,356	95	574,776	16,066,939	0	18,112,059
Total Liabilities & Fund Equity	251,499	693,264	534,356	95	574,776	16,066,939	17,410,000	35,530,928

Cypress Mill

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 5/31/2021
(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	282,836	(1,450)	(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>422,020</u>	<u>(125,805)</u>	<u>(23)%</u>
Expenditures				
Financial & Administrative				
District Manager	40,000	27,417	12,583	31 %
District Engineer	5,000	650	4,350	88 %
Disclosure Report	8,400	1,800	6,600	79 %
Trustees Fees	8,200	2,967	5,233	64 %
Accounting Services	4,500	3,000	1,500	33 %
Auditing Services	6,500	6,400	100	2 %
Postage, Phone, Faxes, Copies	1,500	311	1,189	79 %
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	1,200	600	33 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	3,990	3,510	47 %
Utility Services				
Electric Utility Services	150,000	37,175	112,825	75 %
Other Physical Environment				
Waterway Management System	25,000	8,520	16,480	66 %
General Liability & Property Casualty Insurance	12,000	6,255	5,745	48 %
Landscape Maintenance - Contract	165,000	63,383	101,617	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	2,305	17,695	88 %
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>170,895</u>	<u>376,930</u>	<u>69 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>251,125</u>	<u>251,125</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(8,495)	(8,495)	0 %
Fund Balance, End of Period	<u>0</u>	<u>242,630</u>	<u>242,630</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service - Series 2018
From 10/1/2020 Through 5/31/2021
(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	554,278	1,603	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	19	19	0 %
Total Revenues	<u>552,675</u>	<u>903,192</u>	<u>350,517</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>553,954</u>	<u>553,954</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	139,309	139,309	0 %
Fund Balance, End of Period	<u>0</u>	<u>693,264</u>	<u>693,264</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

201 - Debt Service - Series 2020
From 10/1/2020 Through 5/31/2021
(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>19</u>	<u>19</u>	<u>0 %</u>
Total Revenues	<u>515,775</u>	<u>441,466</u>	<u>(74,309)</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>(11)</u>	<u>(11)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>3,707</u>	<u>3,707</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>276,104</u>	<u>276,104</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	258,251	258,251	0 %
Fund Balance, End of Period	<u>0</u>	<u>534,356</u>	<u>534,356</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018
 From 10/1/2020 Through 5/31/2021
 (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 5/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	34	34	0 %
Total Revenues	0	34	34	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	11	11	0 %
Interfund Transfer				
Interfund Transfer	0	(3,718)	(3,718)	0 %
Total Other Financing Sources	0	(3,707)	(3,707)	0 %
Excess of Revenues Over (Under) Expenditures	0	(883,508)	(883,508)	0 %
Fund Balance, Beginning of Period	0	1,458,284	1,458,284	0 %
Fund Balance, End of Period	0	574,776	574,776	0 %

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2020 Through 5/31/2021
 (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: 05/31/21
Reconciliation Date: 5/31/2021
Status: Locked

Bank Balance	235,705.61
Less Outstanding Checks/Vouchers	1,156.61
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	234,549.00
Balance Per Books	<u>234,549.00</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: 05/31/21

Reconciliation Date: 5/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1258	5/6/2021	Series 2018 FY21 Tax Dist ID 526	1,156.61	Cypress Mill CDD
Outstanding Checks/Vouchers			1,156.61	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 05/31/21

Reconciliation Date: 5/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1254	5/1/2021	System Generated Check/Voucher	3,860.47	Meritus Districts
1255	5/6/2021	System Generated Check/Voucher	824.66	Field Stone Landscape Services
1256	5/6/2021	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1257	5/6/2021	System Generated Check/Voucher	928.97	Straley Robin Vericker
1259	5/13/2021	System Generated Check/Voucher	2,777.06	Tampa Electric
1260	5/20/2021	System Generated Check/Voucher	2,715.20	Tampa Electric
Cleared Checks/Vouchers			12,171.36	
			12,171.36	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 05/31/21
Reconciliation Date: 5/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR087	5/6/2021	Tax Distribution - 05.06.21	<u>1,746.80</u>	
Cleared Deposits			<u>1,746.80</u>	