

# Cypress Mill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2022



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 2/28/2022  
(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
<b>Assets</b>								
Cash - Operating Account	331,225	0	0	0	0	0	0	331,225
Investment - Revenue 2018 (9000)	0	560,241	0	0	0	0	0	560,241
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	268,718	0	0	0	0	268,718
Investment - Interest 2020 (7001)	0	0	0	0	0	0	0	0
Investment - Sinking 2020 (7002)	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	5	0	574,811	0	0	574,817
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	(0)	0	0	0	0	0	0	(0)
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	0	0	0	0	0	0	0	0
Deposits	8,378	0	0	0	0	0	0	8,378
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	16,626,070	16,626,070
<b>Total Assets</b>	<u>348,101</u>	<u>699,209</u>	<u>526,973</u>	<u>95</u>	<u>574,811</u>	<u>16,066,939</u>	<u>17,080,000</u>	<u>35,296,129</u>
<b>Liabilities</b>								
Accounts Payable	4,851	0	0	0	0	0	0	4,851
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
Deposits	76	0	0	0	0	0	0	76
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0	8,150,000	8,150,000
Revenue Bonds Payable - Series 2020	0	0	0	0	0	0	8,930,000	8,930,000
<b>Total Liabilities</b>	<u>13,425</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17,080,000</u>	<u>17,093,425</u>
<b>Fund Equity &amp; Other Credits</b>								
Fund Balance-All Other Reserves	0	495,986	258,252	95	574,793	0	0	1,329,126

# Cypress Mill

## Balance Sheet

As of 2/28/2022  
(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
Fund Balance-Unreserved	103,842	0	0	0	0	0	0	103,842
Investment In General Fixed Assets	0	0	0	0	0	16,066,939	0	16,066,939
Other	230,835	203,224	268,721	0	18	0	0	702,798
Total Fund Equity & Other Credits	<u>334,677</u>	<u>699,209</u>	<u>526,973</u>	<u>95</u>	<u>574,811</u>	<u>16,066,939</u>	<u>0</u>	<u>18,202,705</u>
Total Liabilities & Fund Equity	<u><u>348,101</u></u>	<u><u>699,209</u></u>	<u><u>526,973</u></u>	<u><u>95</u></u>	<u><u>574,811</u></u>	<u><u>16,066,939</u></u>	<u><u>17,080,000</u></u>	<u><u>35,296,129</u></u>

**Cypress Mill**  
**Statement of Revenues & Expenditures**

001 - General Fund  
From 10/1/2021 Through 2/28/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	423,338	420,155	(3,184)	(1)%
O&M Assessments - Off Roll	124,487	0	(124,487)	(100)%
<b>Total Revenues</b>	<b>547,825</b>	<b>420,155</b>	<b>(127,670)</b>	<b>(23)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,800	2,400	2,400	50 %
Financial & Administrative				
District Manager	40,000	16,667	23,333	58 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	12,600	3,500	9,100	72 %
Trustees Fees	10,300	4,041	6,259	61 %
Accounting Services	6,750	3,113	3,638	54 %
Auditing Services	8,000	1,500	6,500	81 %
Postage, Phone, Faxes, Copies	1,500	64	1,436	96 %
Public Officials Insurance	2,500	2,506	(6)	(0)%
Legal Advertising	3,000	495	2,505	84 %
Bank Fees	300	43	257	86 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
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	1,663	5,837	78 %
Utility Services				
Electric Utility Services	135,200	34,364	100,836	75 %
Other Physical Environment				
Waterway Management System	20,000	5,325	14,675	73 %
General Liability & Property Casualty Insurance	12,000	6,810	5,190	43 %
Landscape Maintenance - Contract	175,000	66,445	108,555	62 %
Miscellaneous Repairs & Maintenance	7,500	2,330	5,170	69 %
Hardscape Maintenance	2,500	180	2,320	93 %
Plant Replacement Program	25,000	7,625	17,376	70 %
Landscape Maintenance - Mulch	32,100	26,000	6,100	19 %
Irrigation Maintenance	20,000	1,826	18,174	91 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,000	0	2,000	100 %
Parks & Recreation				
Park Facility Maintenance	10,000	0	10,000	100 %
<b>Total Expenditures</b>	<b>547,825</b>	<b>189,320</b>	<b>358,505</b>	<b>65 %</b>
Excess of Revenues Over (Under) Expenditures	0	230,835	230,835	0 %
Fund Balance, Beginning of Period	0	103,842	103,842	0 %
Fund Balance, End of Period	0	334,677	334,677	0 %

**Cypress Mill**  
**Statement of Revenues & Expenditures**

200 - Debt Service - Series 2018  
From 10/1/2021 Through 2/28/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	551,675	554,547	2,872	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>15</u>	<u>15</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>551,675</u>	<u>554,561</u>	<u>2,886</u>	<u>1 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	396,676	201,338	195,339	49 %
Principal Payments	<u>155,000</u>	<u>150,000</u>	<u>5,000</u>	<u>3 %</u>
<b>Total Expenditures</b>	<u>551,676</u>	<u>351,338</u>	<u>200,339</u>	<u>36 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>(1)</u>	<u>203,224</u>	<u>203,225</u>	<u>(20,322,481)%</u>
<b>Fund Balance, Beginning of Period</b>	0	495,986	495,986	0 %
<b>Fund Balance, End of Period</b>	<u>(1)</u>	<u>699,209</u>	<u>699,210</u>	<u>(69,921,045)%</u>

**Cypress Mill**  
**Statement of Revenues & Expenditures**

201 - Debt Service - Series 2020  
From 10/1/2021 Through 2/28/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	515,984	268,718	(247,266)	(48)%
DS Assessments - Off Roll	0	166,704	166,704	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>10</u>	<u>10</u>	<u>0 %</u>
Total Revenues	<u>515,984</u>	<u>435,432</u>	<u>(80,552)</u>	<u>(16)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	330,984	166,706	164,278	50 %
Principal Payments	<u>185,000</u>	<u>0</u>	<u>185,000</u>	<u>100 %</u>
Total Expenditures	<u>515,984</u>	<u>166,706</u>	<u>349,278</u>	<u>68 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	3	3	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(7)</u>	<u>(7)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(5)</u>	<u>(5)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>268,721</u>	<u>268,721</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	258,252	258,252	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>526,973</u></u>	<u><u>526,973</u></u>	<u><u>0 %</u></u>

# Cypress Mill

## Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018  
From 10/1/2021 Through 2/28/2022  
(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><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 10/1/2021 Through 2/28/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	14	14	0 %
Total Revenues	0	14	14	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	5	5	0 %
Total Other Financing Sources	0	5	5	0 %
Excess of Revenues Over (Under) Expenditures	0	18	18	0 %
Fund Balance, Beginning of Period	0	574,793	574,793	0 %
Fund Balance, End of Period	0	574,811	574,811	0 %



**Cypress Mill**  
**Statement of Revenues & Expenditures**

900 - General Fixed Assets Account Group  
 From 10/1/2021 Through 2/28/2022  
 (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>16,066,939</u>	<u>0 %</u>

Cypress Mill  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 2.28.2022  
Reconciliation Date: 2/28/2022  
Status: Locked

Bank Balance	350,951.99
Less Outstanding Checks/Vouchers	19,726.80
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	331,225.19
Balance Per Books	<u>331,225.19</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: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1345	2/10/2022	System Generated Check/Voucher	840.00	Steadfast Contractors Alliance, LLC
1347	2/17/2022	System Generated Check/Voucher	200.00	Becky Wilson
1352	2/24/2022	System Generated Check/Voucher	4,776.80	Meritus Districts
1353	2/24/2022	System Generated Check/Voucher	180.00	Spearem Enterprises, LLC
1354	2/24/2022	System Generated Check/Voucher	13,730.00	Steadfast Contractors Alliance, LLC
Outstanding Checks/Vouchers			<u>19,726.80</u>	

**Cypress Mill  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash - Operating Account**

**Reconciliation ID: 2.28.2022**

**Reconciliation Date: 2/28/2022**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1342	1/4/2022	Series 2018 FY22 Tax Dist ID 558	2,389.01	Cypress Mill CDD
1343	1/4/2022	Series 2020 FY22 Tax Dist ID 558	1,186.71	Cypress Mill CDD
1332	1/20/2022	System Generated Check/Voucher	200.00	Becky Wilson
1335	1/20/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
1337	2/3/2022	System Generated Check/Voucher	1,500.00	Grau and Associates
1338	2/3/2022	System Generated Check/Voucher	4,745.83	Meritus Districts
1339	2/3/2022	System Generated Check/Voucher	14,605.00	Steadfast Contractors Alliance, LLC
1340	2/4/2022	Series 2018 FY22 Tax Dist ID 563	3,508.22	Cypress Mill CDD
1341	2/4/2022	Series 2020 FY22 Tax Dist ID 563	1,714.36	Cypress Mill CDD
1344	2/10/2022	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1346	2/10/2022	System Generated Check/Voucher	785.00	Straley Robin Vericker
1348	2/17/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1349	2/17/2022	System Generated Check/Voucher	200.00	Laura Coffey
1350	2/17/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
1351	2/17/2022	System Generated Check/Voucher	9,158.77	Tampa Electric
Cleared Checks/Vouchers			41,657.90	

Cypress Mill  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 2.28.2022  
Reconciliation Date: 2/28/2022  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR118	2/4/2022	Tax Distribution 2.4.2022	<u>7,887.93</u>	
Cleared Deposits			<u>7,887.93</u>	