

# Cypress Mill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2022



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
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# Cypress Mill

## Balance Sheet

As of 3/31/2022  
(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	291,328	0	0	0	0	0	0	291,328
Investment - Revenue 2018 (9000)	0	561,179	0	0	0	0	0	561,179
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	269,174	0	0	0	0	269,174
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	574,815	0	0	574,821
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	(14)	0	0	0	0	0	0	(14)
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><u>308,190</u></u>	<u><u>700,147</u></u>	<u><u>527,430</u></u>	<u><u>95</u></u>	<u><u>574,815</u></u>	<u><u>16,066,939</u></u>	<u><u>17,080,000</u></u>	<u><u>35,257,616</u></u>
<b>Liabilities</b>								
Accounts Payable	0	0	0	0	0	0	0	0
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><u>8,574</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>17,080,000</u></u>	<u><u>17,088,574</u></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 3/31/2022  
(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	195,774	204,162	269,177	0	22	0	0	669,135
Total Fund Equity & Other Credits	299,616	700,147	527,430	95	574,815	16,066,939	0	18,169,042
Total Liabilities & Fund Equity	308,190	700,147	527,430	95	574,815	16,066,939	17,080,000	35,257,616

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

001 - General Fund  
From 10/1/2021 Through 3/31/2022  
(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	420,864	(2,475)	(1)%
O&M Assessments - Off Roll	124,487	0	(124,487)	(100)%
<b>Total Revenues</b>	<b>547,825</b>	<b>420,864</b>	<b>(126,961)</b>	<b>(23)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,800	3,000	1,800	38 %
Financial & Administrative				
District Manager	40,000	20,000	20,000	50 %
District Engineer	5,000	728	4,272	85 %
Disclosure Report	12,600	4,200	8,400	67 %
Trustees Fees	10,300	4,041	6,259	61 %
Accounting Services	6,750	3,675	3,075	46 %
Auditing Services	8,000	1,500	6,500	81 %
Postage, Phone, Faxes, Copies	1,500	75	1,425	95 %
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	150	450	75 %
Website Administration	1,800	750	1,050	58 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	3,026	4,474	60 %
Utility Services				
Electric Utility Services	135,200	43,575	91,625	68 %
Other Physical Environment				
Waterway Management System	20,000	6,390	13,610	68 %
General Liability & Property Casualty Insurance	12,000	6,810	5,190	43 %
Landscape Maintenance - Contract	175,000	81,591	93,409	53 %
Miscellaneous Repairs & Maintenance	7,500	2,780	4,720	63 %
Hardscape Maintenance	2,500	180	2,320	93 %
Plant Replacement Program	25,000	10,075	14,926	60 %
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>225,090</b>	<b>322,735</b>	<b>59 %</b>
Excess of Revenues Over (Under) Expenditures	0	195,774	195,774	0 %
Fund Balance, Beginning of Period	0	103,842	103,842	0 %
Fund Balance, End of Period	0	299,616	299,616	0 %

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

200 - Debt Service - Series 2018  
From 10/1/2021 Through 3/31/2022  
(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	555,480	3,805	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>19</u>	<u>19</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>551,675</u>	<u>555,499</u>	<u>3,824</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>204,162</u>	<u>204,163</u>	<u>(20,416,270)%</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>700,147</u>	<u>700,148</u>	<u>(70,014,834)%</u>

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

201 - Debt Service - Series 2020  
From 10/1/2021 Through 3/31/2022  
(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	269,174	(246,810)	(48)%
DS Assessments - Off Roll	0	166,704	166,704	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>12</u>	<u>12</u>	<u>0 %</u>
Total Revenues	<u>515,984</u>	<u>435,890</u>	<u>(80,094)</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>(9)</u>	<u>(9)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(6)</u>	<u>(6)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>269,177</u>	<u>269,177</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>527,430</u></u>	<u><u>527,430</u></u>	<u><u>0 %</u></u>

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

300 - Capital Projects - Series 2018  
 From 10/1/2021 Through 3/31/2022  
 (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>
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 3/31/2022  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	16	16	0 %
Total Revenues	0	16	16	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	6	6	0 %
Total Other Financing Sources	0	6	6	0 %
Excess of Revenues Over (Under) Expenditures	0	22	22	0 %
Fund Balance, Beginning of Period	0	574,793	574,793	0 %
Fund Balance, End of Period	0	574,815	574,815	0 %



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

900 - General Fixed Assets Account Group  
 From 10/1/2021 Through 3/31/2022  
 (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: 3.31.2022  
Reconciliation Date: 3/31/2022  
Status: Locked

Bank Balance	315,114.68
Less Outstanding Checks/Vouchers	23,786.85
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	291,327.83
Balance Per Books	<u>291,327.83</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: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1361	3/17/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
1366	3/31/2022	System Generated Check/Voucher	727.80	Clearview Land Design, P.L.
1367	3/31/2022	System Generated Check/Voucher	4,757.05	Meritus Districts
1368	3/31/2022	System Generated Check/Voucher	17,596.00	Steadfast Contractors Alliance, LLC
1369	3/31/2022	System Generated Check/Voucher	798.00	Straley Robin Vericker
1369	3/31/2022	System Generated Check/Voucher	(798.00)	Straley Robin Vericker
1370	3/31/2022	System Generated Check/Voucher	506.00	Straley Robin Vericker
Outstanding Checks/Vouchers			23,786.85	
			23,786.85	

**Cypress Mill  
Reconcile Cash Accounts**

**Detail**

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

**Reconciliation ID: 3.31.2022**

**Reconciliation Date: 3/31/2022**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1355	3/3/2022	System Generated Check/Voucher	336.00	Egis Insurance Advisors, LLC
1356	3/3/2022	System Generated Check/Voucher	4,514.50	Steadfast Contractors Alliance, LLC
1357	3/4/2022	Series 2020 FY22 Tax Dist ID 566	456.13	Cypress Mill CDD
1358	3/4/2022	Series 2018 FY22 Tax Dist ID 566	933.41	Cypress Mill CDD
1359	3/17/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1360	3/17/2022	System Generated Check/Voucher	200.00	Laura Coffey
1362	3/17/2022	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1363	3/17/2022	System Generated Check/Voucher	450.00	Spearem Enterprises, LLC
1364	3/17/2022	System Generated Check/Voucher	856.90	Straley Robin Vericker
1365	3/17/2022	System Generated Check/Voucher	9,197.27	Tampa Electric
Cleared Checks/Vouchers			37,936.01	

Cypress Mill  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 3.31.2022  
Reconciliation Date: 3/31/2022  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR122	3/4/2022	Tax Distribution 3.04.2022	<u>2,098.70</u>	
Cleared Deposits			<u>2,098.70</u>	