

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2020



Meritus Districts
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Cypress Mill

Balance Sheet

As of 7/31/2020
(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	451	0	0	0	0	0	0	451
Investment - Revenue 2018 (9000)	0	56,708	0	0	0	0	0	56,708
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	1	0	0	0	0	1
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	1,454,549	0	0	1,454,549
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	3,718	0	0	3,718
Accounts Receivable - Other	0	0	0	0	0	0	0	0
Due From Developer	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	675	0	0	0	0	0	0	675
Deposits	5,286	0	0	0	0	0	0	5,286
Construction Work In Progress	0	0	0	0	0	15,187,104	0	15,187,104
Amount Available-Debt Service	0	0	0	0	0	0	139,102	139,102
Amount To Be Provided-Debt Service	0	0	0	0	0	0	17,415,898	17,415,898
Total Assets	6,412	195,676	258,251	95	1,458,267	15,187,104	17,555,000	34,660,805
Liabilities								
Accounts Payable	20,049	0	0	0	0	0	0	20,049
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
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0	8,445,000	8,445,000
Revenue Bonds Payable - Series 2020	0	0	0	0	0	0	9,110,000	9,110,000
Total Liabilities	20,049	0	0	0	0	0	17,555,000	17,575,049
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	139,102	0	95	0	0	0	139,197
Fund Balance-Unreserved	3	0	0	0	0	0	0	3
Investment In General Fixed Assets	0	0	0	0	0	15,187,104	0	15,187,104
Other	(13,639)	56,574	258,251	0	1,458,267	0	0	1,759,453
Total Fund Equity & Other Credits	(13,636)	195,676	258,251	95	1,458,267	15,187,104	0	17,085,757

Cypress Mill
Balance Sheet

As of 7/31/2020
(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>
Total Liabilities & Fund Equity	<u>6,412</u>	<u>195,676</u>	<u>258,251</u>	<u>95</u>	<u>1,458,267</u>	<u>15,187,104</u>	<u>17,555,000</u>	<u>34,660,805</u>

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 7/31/2020
(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	132,731	133,069	338	0 %
Interest Earnings				
Interest Earnings	0	71	71	0 %
Contributions & Donations From Private Sources				
Developer Contributions	415,094	93,583	(321,511)	(77)%
Total Revenues	547,825	226,724	(321,101)	(59)%
Expenditures				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	32,117	5,883	15 %
District Engineer	5,000	8,006	(3,006)	(60)%
Disclosure Report	8,400	1,800	6,600	79 %
Trustees Fees	9,000	3,365	5,635	63 %
Accounting Services	1,500	1,250	250	17 %
Auditing Services	7,500	4,826	2,674	36 %
Postage, Phone, Faxes, Copies	1,500	32	1,468	98 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,000	2,252	749	25 %
Bank Fees	300	208	92	31 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	69	131	66 %
Website Administration	1,500	2,750	(1,250)	(83)%
Legal Counsel				
District Counsel	7,500	4,297	3,203	43 %
Utility Services				
Electric Utility Services	150,000	32,714	117,286	78 %
Water Utility Services	15,000	0	15,000	100 %
Other Physical Environment				
Waterway Management System	55,000	10,650	44,350	81 %
General Liability & Property Casualty Insurance	12,000	2,819	9,181	77 %
Landscape Maintenance - Contract	140,000	104,596	35,404	25 %
Miscellaneous Repairs & Maintenance	7,500	0	7,500	100 %
Hardscape Maintenance	2,500	805	1,695	68 %
Plant Replacement Program	25,000	7,044	17,956	72 %
Landscape Maintenance - Other	15,300	15,843	(543)	(4)%
Irrigation Maintenance	10,000	2,439	7,561	76 %
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	547,825	240,363	307,462	56 %
Excess of Revenues Over (Under) Expenditures	0	(13,639)	(13,639)	0 %
Fund Balance, Beginning of Period	0	3	3	0 %

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 7/31/2020
(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>(13,636)</u></u>	<u><u>(13,636)</u></u>	<u><u>0%</u></u>

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service - Series 2018
From 10/1/2019 Through 7/31/2020
(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	553,475	260,778	(292,697)	(53)%
DS Assessments - Developer	0	346,866	346,866	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>205</u>	<u>205</u>	<u>0 %</u>
Total Revenues	<u>553,475</u>	<u>607,849</u>	<u>54,374</u>	<u>10 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	408,476	411,275	(2,799)	(1)%
Principal Payments	<u>145,000</u>	<u>140,000</u>	<u>5,000</u>	<u>3 %</u>
Total Expenditures	<u>553,476</u>	<u>551,275</u>	<u>2,201</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1)</u>	<u>56,574</u>	<u>56,575</u>	<u>(5,657,539)%</u>
Fund Balance, Beginning of Period	0	139,102	139,102	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>195,676</u>	<u>195,677</u>	<u>(19,567,737)%</u>

Cypress Mill
Statement of Revenues & Expenditures

201 - Debt Service - Series 2020
From 10/1/2019 Through 7/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	6	6	0 %
Total Revenues	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	0	83,595	(83,595)	0 %
Total Expenditures	<u>0</u>	<u>83,595</u>	<u>(83,595)</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	341,845	341,845	0 %
Interfund Transfer				
Interfund Transfer	0	(5)	(5)	0 %
Total Other Financing Sources	<u>0</u>	<u>341,840</u>	<u>341,840</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	0	258,251	258,251	0 %
Fund Balance, End of Period	<u>0</u>	<u>258,251</u>	<u>258,251</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018
 From 10/1/2019 Through 7/31/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
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 10/1/2019 Through 7/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	74	74	0 %
Total Revenues	<u>0</u>	<u>74</u>	<u>74</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	37,500	(37,500)	0 %
Trustees Fees	0	10,675	(10,675)	0 %
Underwriter	0	42,500	(42,500)	0 %
Original Issue Discount(Premium)	0	(278,063)	278,063	0 %
Underwriters Discount	0	182,200	(182,200)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	35,500	(35,500)	0 %
Bond Counsel	0	50,000	(50,000)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	7,228,404	(7,228,404)	0 %
Total Expenditures	<u>0</u>	<u>7,309,967</u>	<u>(7,309,967)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	5	5	0 %
Debt Proceeds				
Bond Proceeds	0	8,768,155	8,768,155	0 %
Total Other Financing Sources	<u>0</u>	<u>8,768,160</u>	<u>8,768,160</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	0	1,458,267	1,458,267	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,458,267</u>	<u>1,458,267</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2019 Through 7/31/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	15,187,104	15,187,104	0 %
Fund Balance, End of Period	0	15,187,104	7,958,699	0 %

Cypress Mill
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/20
Reconciliation Date: 7/31/2020
Status: Locked

Bank Balance	450.82
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	450.82
Balance Per Books	<u>450.82</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: 07/31/20

Reconciliation Date: 7/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1160	6/11/2020	Series 2018 FY20 Tax Dist ID 478	2,602.37	Cypress Mill CDD
1162	6/25/2020	System Generated Check/Voucher	2,513.97	Tampa Electric
1163	7/9/2020	System Generated Check/Voucher	615.00	Clearview Land Design, P.L.
1164	7/9/2020	System Generated Check/Voucher	41,871.65	Field Stone Landscape Services
1165	7/9/2020	System Generated Check/Voucher	9,091.20	Meritus Districts
1166	7/9/2020	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1167	7/9/2020	System Generated Check/Voucher	545.50	Straley Robin Vericker
1168	7/16/2020	System Generated Check/Voucher	4,014.64	Tampa Electric
CD030	7/20/2020	Bank Fee	25.56	
1169	7/23/2020	System Generated Check/Voucher	1,756.50	Times Publishing Company
Cleared Checks/Vouchers			64,101.39	
			64,101.39	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 07/31/20

Reconciliation Date: 7/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	001	7/1/2020	Developer Funding - 07.01.20	0.00
	1451039	7/1/2020	Developer Funding - 06.25.20	14,919.81
	001	7/8/2020	Developer Funding 07.08.20	0.00
	1454837	7/8/2020	Developer Funding - 07.02.20	<u>44,349.30</u>
Cleared Deposits				<u><u>59,269.11</u></u>