

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2018



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cypress Mill

Balance Sheet

As of 12/31/2018
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	Total
Assets					
Cash - Operating Account	1,218	0	0	0	1,218
Investment-Revenue 2018 (9000)	0	58	0	0	58
Investment-Interest 2018 (9001)	0	31	0	0	31
Investment-Reserve 2018 (9003)	0	138,969	0	0	138,969
Investment-Construction 2018 (9005)	0	0	3,849,948	0	3,849,948
Investment-Cost of Issuance 2018 (9006)	0	0	251	0	251
Accounts Receivable - Other	33,000	0	0	0	33,000
Prepaid General Liability Insurance	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0
Construction Work In Progress	0	0	0	4,107,770	4,107,770
Total Assets	34,218	139,058	3,850,199	4,107,770	8,131,245
Liabilities					
Accounts Payable	244	0	0	0	244
Accounts Payable - Other	0	0	0	0	0
Total Liabilities	244	0	0	0	244
Fund Equity & Other Credits					
Fund Balance-Unreserved	(1,515)	0	0	0	(1,515)
Investment In General Fixed Assets	0	0	0	4,107,770	4,107,770
Other	35,489	139,058	3,850,199	0	4,024,745
Total Fund Equity & Other Credits	33,973	139,058	3,850,199	4,107,770	8,131,001
Total Liabilities & Fund Equity	34,218	139,058	3,850,199	4,107,770	8,131,245

Cypress Mill

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 12/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contributions	547,825	48,000	(499,825)	(91)%
Total Revenues	547,825	48,000	(499,825)	(91)%
Expenditures				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	3,000	35,000	92 %
District Engineer	7,000	863	6,138	88 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	9,000	0	9,000	100 %
Accounting Services	1,500	0	1,500	100 %
Auditing Services	7,500	0	7,500	100 %
Postage, Phone, Faxes, Copies	750	3	747	100 %
Public Officials Insurance	5,000	2,250	2,750	55 %
Legal Advertising	3,000	7	2,993	100 %
Bank Fees	300	122	178	59 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	600	1,500	(900)	(150)%
Legal Counsel				
District Counsel	10,000	778	9,222	92 %
Utility Services				
Electric Utility Services	150,000	0	150,000	100 %
Water Utility Services	25,000	0	25,000	100 %
Other Physical Environment				
Waterway Management System	40,000	0	40,000	100 %
General Liability & Property Casualty Insurance	12,000	2,750	9,250	77 %
Landscape Maintenance - Contract	140,000	0	140,000	100 %
Miscellaneous Repairs & Maintenance	5,000	0	5,000	100 %
Hardscape Maintenance	5,000	0	5,000	100 %
Plant Replacement Program	20,000	1,065	18,935	95 %
Landscape Maintenance - Other	20,000	0	20,000	100 %
Irrigation Maintenance	7,500	0	7,500	100 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	7,500	0	7,500	100 %
Parks & Recreation				
Park Facility Maintenance	5,000	0	5,000	100 %
Recreation Facility Maintenance	2,500	0	2,500	100 %
Recreation Equipment Maintenance	5,000	0	5,000	100 %
Total Expenditures	547,825	12,511	535,314	98 %
Excess of Revenues Over (Under) Expenditures	0	35,489	35,489	0 %
Fund Balance, Beginning of Period	0	(1,515)	(1,515)	0 %
Fund Balance, End of Period	0	33,973	33,973	0 %

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service Fund
From 10/1/2018 Through 12/31/2018
(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	554,075	0	(554,075)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>89</u>	<u>89</u>	<u>0 %</u>
Total Revenues	<u>554,075</u>	<u>89</u>	<u>(553,986)</u>	<u>(100)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	414,075	73,613	340,462	82 %
Principal Payments	<u>140,000</u>	<u>0</u>	<u>140,000</u>	<u>100 %</u>
Total Expenditures	<u>554,075</u>	<u>73,613</u>	<u>480,462</u>	<u>87 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>212,582</u>	<u>212,582</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>212,582</u>	<u>212,582</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>139,058</u>	<u>139,058</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>139,058</u></u>	<u><u>139,058</u></u>	<u><u>0 %</u></u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects Fund
From 10/1/2018 Through 12/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,614	1,614	0 %
Total Revenues	<u>0</u>	<u>1,614</u>	<u>1,614</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
Trustees Fees	0	10,775	(10,775)	0 %
Underwriter	0	40,000	(40,000)	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	4,107,770	(4,107,770)	0 %
Total Expenditures	<u>0</u>	<u>4,280,295</u>	<u>(4,280,295)</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	8,128,880	8,128,880	0 %
Total Other Financing Sources	<u>0</u>	<u>8,128,880</u>	<u>8,128,880</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>3,850,199</u>	<u>3,850,199</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>3,850,199</u>	<u>3,850,199</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2018 Through 12/31/2018
 (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, Beginning of Period	0	4,107,770	4,107,770	0 %
Fund Balance, End of Period	<u>0</u>	<u>4,107,770</u>	<u>0</u>	<u>0 %</u>

Cypress Mill
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 12/31/18
Reconciliation Date: 12/31/2018
Status: Locked

Bank Balance	4,844.57
Less Outstanding Checks/Vouchers	3,627.05
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	1,217.52
Balance Per Books	<u>1,217.52</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: 12/31/18
Reconciliation Date: 12/31/2018
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1021	12/26/2018	System Generated Check/Voucher	1,450.00	ADA Site Compliance
1022	12/26/2018	System Generated Check/Voucher	862.50	Clearview Land Design, P.L.
1025	12/26/2018	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1026	12/26/2018	System Generated Check/Voucher	249.55	Straley Robin Vericker
Outstanding Checks/Vouchers			<u>3,627.05</u>	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/18

Reconciliation Date: 12/31/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1023	12/26/2018	System Generated Check/Voucher	284.40	GreenbergTraurig, PA
1024	12/26/2018	System Generated Check/Voucher	3,094.18	Meritus Districts
CD006	12/31/2018	Bank Fee	<u>26.43</u>	
Cleared Checks/Vouchers			<u>3,405.01</u>	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 12/31/18
Reconciliation Date: 12/31/2018
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1123794	12/20/2018	Developer Funding - 12.20.18	<u>8,000.00</u>
Cleared Deposits				<u>8,000.00</u>

12/31/2018



Account Statement

CYPRESS MILL COMMUNITY DEVELOPMENT
 DISTRICT
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2529

Questions? Please call
 1-800-786-8787

Important: Fee Changes. Each year SunTrust Bank completes a review of treasury and payment services pricing. As of January 1, 2019, fees will change for some treasury and payment services, including fees for certain ACH, wire transfer, branch cash deposit, check deposit, image delivery, lockbox, business sweep services and online services.
 Please visit www.suntrust.com/2019pricingchanges for additional detail.

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		12/01/2018 - 12/31/2018

Description	Amount	Description	Amount
Beginning Balance	\$249.58	Average Balance	\$1,121.24
Deposits/Credits	\$8,000.00	Average Collected Balance	\$863.18
Checks	\$3,378.58	Number of Days in Statement Period	31
Withdrawals/Debits	\$26.43		
Ending Balance	\$4,844.57		

Overdraft Protection
 Account Number: [Redacted] Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	12/27	8,000.00		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1023	284.40	12/31	1024	3,094.18	12/28
Checks: 2						

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	12/20	26.43		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	12/01	249.58	249.58	12/28	5,128.97	5,128.97
	12/20	223.15	223.15	12/31	4,844.57	4,844.57
	12/27	8,223.15	223.15			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.

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12/31/2018



Account
Statement

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