

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2019



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 1/31/2019
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	Total
Assets					
Cash - Operating Account	23,732	0	0	0	23,732
Investment-Revenue 2018 (9000)	0	94	0	0	94
Investment-Interest 2018 (9001)	0	41	0	0	41
Investment-Reserve 2018 (9003)	0	138,969	0	0	138,969
Investment-Construction 2018 (9005)	0	0	0	0	0
Investment-Cost of Issuance 2018 (9006)	0	0	251	0	251
Accounts Receivable - Other	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0
Construction Work In Progress	0	0	0	7,958,699	7,958,699
Total Assets	<u>23,732</u>	<u>139,103</u>	<u>251</u>	<u>7,958,699</u>	<u>8,121,786</u>
Liabilities					
Accounts Payable	774	0	0	0	774
Accounts Payable - Other	0	0	0	0	0
Total Liabilities	<u>774</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>774</u>
Fund Equity & Other Credits					
Fund Balance-Unreserved	(1,515)	0	0	0	(1,515)
Investment In General Fixed Assets	0	0	0	7,958,699	7,958,699
Other	24,473	139,103	251	0	163,828
Total Fund Equity & Other Credits	<u>22,958</u>	<u>139,103</u>	<u>251</u>	<u>7,958,699</u>	<u>8,121,012</u>
Total Liabilities & Fund Equity	<u>23,732</u>	<u>139,103</u>	<u>251</u>	<u>7,958,699</u>	<u>8,121,786</u>

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 1/31/2019
(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	4,000	34,000	89 %
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	5	745	99 %
Public Officials Insurance	5,000	2,250	2,750	55 %
Legal Advertising	3,000	7	2,993	100 %
Bank Fees	300	148	152	51 %
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	1,552	8,448	84 %
Utility Services				
Electric Utility Services	150,000	467	149,533	100 %
Water Utility Services	25,000	0	25,000	100 %
Other Physical Environment				
Waterway Management System	40,000	1,065	38,935	97 %
General Liability & Property Casualty Insurance	12,000	2,750	9,250	77 %
Landscape Maintenance - Contract	140,000	7,680	132,320	95 %
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	23,527	524,298	96 %
Excess of Revenues Over (Under) Expenditures	0	24,473	24,473	0 %
Fund Balance, Beginning of Period	0	(1,515)	(1,515)	0 %
Fund Balance, End of Period	0	22,958	22,958	0 %

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service Fund
From 10/1/2018 Through 1/31/2019
(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	0	134	134	0 %
Total Revenues	<u>554,075</u>	<u>134</u>	<u>(553,941)</u>	<u>(100)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	414,075	73,613	340,462	82 %
Principal Payments	140,000	0	140,000	100 %
Total Expenditures	<u>554,075</u>	<u>73,613</u>	<u>480,462</u>	<u>87 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	212,582	212,582	0 %
Total Other Financing Sources	<u>0</u>	<u>212,582</u>	<u>212,582</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	0	139,103	139,103	0 %
Fund Balance, End of Period	<u>0</u>	<u>139,103</u>	<u>139,103</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,595	2,595	0 %
Total Revenues	<u>0</u>	<u>2,595</u>	<u>2,595</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	7,958,699	(7,958,699)	0 %
Total Expenditures	<u>0</u>	<u>8,131,224</u>	<u>(8,131,224)</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	0	251	251	0 %
Fund Balance, End of Period	<u>0</u>	<u>251</u>	<u>251</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2018 Through 1/31/2019
 (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	7,958,699	7,958,699	0 %
Fund Balance, End of Period	<u>0</u>	<u>7,958,699</u>	<u>0</u>	<u>0 %</u>

Cypress Mill
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 01/31/19
Reconciliation Date: 1/31/2019
Status: Locked

Bank Balance	23,732.31
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	23,732.31
Balance Per Books	<u>23,732.31</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: 01/31/19

Reconciliation Date: 1/31/2019

Status: Locked

Cleared 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
1027	1/3/2019	System Generated Check/Voucher	1,001.97	Meritus Districts
CD007	1/22/2019	Bank Fee	26.44	
1028	1/24/2019	System Generated Check/Voucher	7,680.36	Field Stone Landscape Services
1029	1/24/2019	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1030	1/24/2019	System Generated Check/Voucher	244.15	Straley Robin Vericker
1031	1/24/2019	System Generated Check/Voucher	467.29	Tampa Electric
Cleared Checks/Vouchers			14,112.26	
			14,112.26	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 01/31/19
Reconciliation Date: 1/31/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1134061	1/10/2019	Developer Funding - 01.10.19	<u>33,000.00</u>
Cleared Deposits				<u>33,000.00</u>

01/31/2019



Account Statement

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

Questions? Please call
 1-800-786-8787

As of January 2, 2019 changes will be made to Rules and Regulations for Deposit Accounts and Funds Availability Policy. The changes will be reflected in the January 2, 2019 versions and can be viewed or obtained online at www.suntrust.com/disclosures, by requesting a copy at 800.SUNTRUST or by visiting a SunTrust branch.

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		01/01/2019 - 01/31/2019
	Description	Amount	Description Amount
	Beginning Balance	\$4,844.57	Average Balance \$8,829.15
	Deposits/Credits	\$33,000.00	Average Collected Balance \$7,764.63
	Checks	\$14,085.82	Number of Days in Statement Period 31
	Withdrawals/Debits	\$26.44	
	Ending Balance	\$23,732.31	

Overdraft Protection
 Account Number 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
	01/24	33,000.00		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1021	1,450.00	01/11	1026	249.55	01/07	1029	1,065.00	01/30
	1022	862.50	01/03	1027	1,001.97	01/07	1030	244.15	01/29
	*1025	1,065.00	01/07	1028	7,680.36	01/29	1031	467.29	01/30
Checks: 9									
* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.									

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	01/22	26.44		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/01	4,844.57	4,844.57	01/24	33,189.11	189.11
	01/03	3,982.07	3,982.07	01/25	33,189.11	33,189.11
	01/07	1,665.55	1,665.55	01/29	25,264.60	25,264.60
	01/11	215.55	215.55	01/30	23,732.31	23,732.31
	01/22	189.11	189.11			

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.