

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 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 2/28/2019
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	Total
Assets					
Cash - Operating Account	10,902	0	0	0	10,902
Investment-Revenue 2018 (9000)	0	129	0	0	129
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	95	0	95
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>10,902</u>	<u>139,138</u>	<u>346</u>	<u>7,958,699</u>	<u>8,109,086</u>
Liabilities					
Accounts Payable	212	0	0	0	212
Accounts Payable - Other	0	0	0	0	0
Total Liabilities	<u>212</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>212</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	12,205	139,138	346	0	151,690
Total Fund Equity & Other Credits	<u>10,690</u>	<u>139,138</u>	<u>346</u>	<u>7,958,699</u>	<u>8,108,874</u>
Total Liabilities & Fund Equity	<u>10,902</u>	<u>139,138</u>	<u>346</u>	<u>7,958,699</u>	<u>8,109,086</u>

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 2/28/2019
(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	5,000	33,000	87 %
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	7	743	99 %
Public Officials Insurance	5,000	2,250	2,750	55 %
Legal Advertising	3,000	7	2,993	100 %
Bank Fees	300	175	125	42 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	600	2,950	(2,350)	(392)%
Legal Counsel				
District Counsel	10,000	1,764	8,236	82 %
Utility Services				
Electric Utility Services	150,000	1,299	148,702	99 %
Water Utility Services	25,000	0	25,000	100 %
Other Physical Environment				
Waterway Management System	40,000	2,130	37,870	95 %
General Liability & Property Casualty Insurance	12,000	2,750	9,250	77 %
Landscape Maintenance - Contract	140,000	15,361	124,639	89 %
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	35,795	512,030	93 %
Excess of Revenues Over (Under) Expenditures	0	12,205	12,205	0 %
Fund Balance, Beginning of Period	0	(1,515)	(1,515)	0 %
Fund Balance, End of Period	0	10,690	10,690	0 %

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service Fund
From 10/1/2018 Through 2/28/2019
(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	<u>0</u>	<u>170</u>	<u>170</u>	<u>0 %</u>
Total Revenues	<u>554,075</u>	<u>170</u>	<u>(553,905)</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>139,138</u>	<u>139,138</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>139,138</u></u>	<u><u>139,138</u></u>	<u><u>0 %</u></u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects Fund
From 10/1/2018 Through 2/28/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,690	2,690	0 %
Total Revenues	<u>0</u>	<u>2,690</u>	<u>2,690</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	<u>0</u>	<u>346</u>	<u>346</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>346</u>	<u>346</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2018 Through 2/28/2019
 (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: 02/28/19
Reconciliation Date: 2/28/2019
Status: Locked

Bank Balance	14,777.74
Less Outstanding Checks/Vouchers	3,875.42
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	10,902.32
Balance Per Books	<u>10,902.32</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: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1037	2/21/2019	System Generated Check/Voucher	1,450.00	ADA Site Compliance
1038	2/21/2019	System Generated Check/Voucher	2,425.42	Field Stone Landscape Services
Outstanding Checks/Vouchers			3,875.42	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1032	2/1/2019	System Generated Check/Voucher	1,002.46	Meritus Districts
1033	2/1/2019	System Generated Check/Voucher	774.00	Straley Robin Vericker
1034	2/14/2019	System Generated Check/Voucher	5,254.94	Field Stone Landscape Services
1035	2/14/2019	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1036	2/14/2019	System Generated Check/Voucher	831.21	Tampa Electric
CD009	2/21/2019	Bank Fee	<u>26.96</u>	
Cleared Checks/Vouchers			<u>8,954.57</u>	

02/28/2019



Account Statement

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

Questions? Please call
 1-800-786-8787

Reminder:

Clients using any non-SunTrust ATM located in the U.S. are charged a \$3 fee, and are charged a \$5 fee for using ATMs located outside the U.S. The ATM owner may also charge an additional fee. For clients who use their debit card for transactions in a currency other than U.S. dollars, the exchange rate will be increased by 3%. See the Business Accounts Fee Schedule at www.suntrust.com/businessfeeschedule for more information.

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		02/01/2019 - 02/28/2019

Description	Amount	Description	Amount
Beginning Balance	\$23,732.31	Average Balance	\$20,122.93
Deposits/Credits	\$0.00	Average Collected Balance	\$20,122.93
Checks	\$8,927.61	Number of Days in Statement Period	28
Withdrawals/Debits	\$26.96		
Ending Balance	\$14,777.74		

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

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1032	1,002.46	02/04	1034	5,254.94	02/21	1036	831.21	02/21
	1033	774.00	02/05	1035	1,065.00	02/21			
Checks: 5									

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	02/21	26.96		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	02/01	23,732.31	23,732.31	02/05	21,955.85	21,955.85
	02/04	22,729.85	22,729.85	02/21	14,777.74	14,777.74

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.