

# Cypress Mill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 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 6/30/2019  
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>						
Cash - Operating Account	17,664	0	0	0	0	17,664
Investment-Revenue 2018 (9000)	0	36	0	0	0	36
Investment-Interest 2018 (9001)	0	0	0	0	0	0
Investment-Reserve 2018 (9003)	0	138,969	0	0	0	138,969
Investment-Construction 2018 (9005)	0	0	95	0	0	95
Investment-Cost of Issuance 2018 (9006)	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0
Construction Work In Progress	0	0	0	7,958,699	0	7,958,699
Amount To Be Provided-Debt Service	0	0	0	0	8,585,000	8,585,000
<b>Total Assets</b>	<b>17,664</b>	<b>139,004</b>	<b>95</b>	<b>7,958,699</b>	<b>8,585,000</b>	<b>16,700,463</b>
<b>Liabilities</b>						
Accounts Payable	2,092	0	0	0	0	2,092
Accounts Payable - Other	0	0	0	0	0	0
Revenue Bonds Payable-Series 2018	0	0	0	0	8,585,000	8,585,000
<b>Total Liabilities</b>	<b>2,092</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,585,000</b>	<b>8,587,092</b>
<b>Fund Equity &amp; Other Credits</b>						
Fund Balance-Unreserved	(1,515)	0	0	0	0	(1,515)
Investment In General Fixed Assets	0	0	0	7,958,699	0	7,958,699
Other	17,087	139,004	95	0	0	156,187
<b>Total Fund Equity &amp; Other Credits</b>	<b>15,572</b>	<b>139,004</b>	<b>95</b>	<b>7,958,699</b>	<b>0</b>	<b>8,113,371</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>17,664</b>	<b>139,004</b>	<b>95</b>	<b>7,958,699</b>	<b>8,585,000</b>	<b>16,700,463</b>

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

001 - General Fund  
From 10/1/2018 Through 6/30/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Contributions & Donations From Private Sources				
Developer Contributions	547,825	114,000	(433,825)	(79)%
<b>Total Revenues</b>	<b>547,825</b>	<b>114,000</b>	<b>(433,825)</b>	<b>(79)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	22,000	16,000	42 %
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	18	732	98 %
Public Officials Insurance	5,000	2,250	2,750	55 %
Legal Advertising	3,000	1,685	1,315	44 %
Bank Fees	300	273	27	9 %
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	2,912	7,088	71 %
Utility Services				
Electric Utility Services	150,000	2,732	147,268	98 %
Water Utility Services	25,000	0	25,000	100 %
Other Physical Environment				
Waterway Management System	40,000	6,390	33,610	84 %
General Liability & Property Casualty Insurance	12,000	2,750	9,250	77 %
Landscape Maintenance - Contract	140,000	49,766	90,234	64 %
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	655	6,845	91 %
Road & Street Facilities				
Irrigation Maintenance	0	430	(430)	0 %
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 %
<b>Total Expenditures</b>	<b>547,825</b>	<b>96,913</b>	<b>450,912</b>	<b>82 %</b>
Excess of Revenues Over (Under) Expenditures	0	17,087	17,087	0 %
Fund Balance, Beginning of Period	0	(1,515)	(1,515)	0 %
Fund Balance, End of Period	0	15,572	15,572	0 %

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

200 - Debt Service Fund  
From 10/1/2018 Through 6/30/2019  
(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	554,075	0	(554,075)	(100)%
DS Assessments - Developer	0	206,515	206,515	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>307</u>	<u>307</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>554,075</u>	<u>206,822</u>	<u>(347,253)</u>	<u>(63)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	414,075	280,651	133,424	32 %
Principal Payments	<u>140,000</u>	<u>0</u>	<u>140,000</u>	<u>100 %</u>
<b>Total Expenditures</b>	<u>554,075</u>	<u>280,651</u>	<u>273,424</u>	<u>49 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	251	251	0 %
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>212,582</u>	<u>212,582</u>	<u>0 %</u>
<b>Total Other Financing Sources</b>	<u>0</u>	<u>212,833</u>	<u>212,833</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>139,004</u>	<u>139,004</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>139,004</u>	<u>139,004</u>	<u>0 %</u>

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

300 - Capital Projects Fund  
From 10/1/2018 Through 6/30/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	2,691	2,691	0 %
Total Revenues	<u>0</u>	<u>2,691</u>	<u>2,691</u>	<u>0 %</u>
<b>Expenditures</b>				
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>
<b>Other Financing Sources</b>				
Debt Proceeds				
Bond Proceeds	0	8,128,880	8,128,880	0 %
Interfund Transfer				
Interfund Transfer	0	(251)	(251)	0 %
Total Other Financing Sources	<u>0</u>	<u>8,128,629</u>	<u>8,128,629</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>95</u>	<u>95</u>	<u>0 %</u>
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**

900 - General Fixed Assets Account Group  
 From 10/1/2018 Through 6/30/2019  
 (In Whole Numbers)

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

Cypress Mill  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 06/30/19  
Reconciliation Date: 6/30/2019  
Status: Locked

Bank Balance	17,664.28
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	17,664.28
Balance Per Books	<u>17,664.28</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: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1056	6/1/2019	System Generated Check/Voucher	3,169.29	Meritus Districts
1057	6/6/2019	System Generated Check/Voucher	273.00	Field Stone Landscape Services
1058	6/6/2019	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1059	6/6/2019	System Generated Check/Voucher	335.50	Straley Robin Vericker
1060	6/13/2019	System Generated Check/Voucher	430.00	Field Stone Landscape Services
1061	6/13/2019	System Generated Check/Voucher	189.70	Tampa Electric
1062	6/20/2019	System Generated Check/Voucher	19,144.33	Field Stone Landscape Services
1062	6/20/2019	System Generated Check/Voucher	(19,144.33)	Field Stone Landscape Services
1063	6/20/2019	System Generated Check/Voucher	44.49	Tampa Electric
1064	6/20/2019	System Generated Check/Voucher	19,044.33	Field Stone Landscape Services
CD013	6/20/2019	Bank Fee	<u>23.83</u>	
Cleared Checks/Vouchers			<u>24,575.14</u>	



Cypress Mill  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 06/30/19  
Reconciliation Date: 6/30/2019  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1244570	6/13/2019	Developer Funding - 06.13.19	<u>33,000.00</u>
Cleared Deposits				<u>33,000.00</u>

06/30/2019



# Account Statement

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

Questions? Please call  
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		06/01/2019 - 06/30/2019
	Description	Amount	Description
	Beginning Balance	\$9,239.42	Average Balance
	Deposits/Credits	\$33,000.00	Average Collected Balance
	Checks	\$24,551.31	Number of Days in Statement Period
	Withdrawals/Debits	\$23.83	30
	Ending Balance	\$17,664.28	

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

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	06/20	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
	1056	3,169.29	06/04	1058	1,065.00	06/19	*1063	44.49	06/25
	1056	335.50	06/11	*1060	430.00	06/18	1064	19,044.33	06/26
	1057	273.00	06/12	1061	189.70	06/19			
Checks: 8									
* 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
	06/20	23.83		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	9,239.42	9,239.42	06/19	3,776.93	3,776.93
	06/04	6,070.13	6,070.13	06/20	36,753.10	3,753.10
	06/11	5,734.63	5,734.63	06/21	36,753.10	36,753.10
	06/12	5,461.63	5,461.63	06/25	36,708.61	36,708.61
	06/18	5,031.63	5,031.63	06/26	17,664.28	17,664.28

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.

As of 7/1/19, Mastercard(R) will update their Guide to Benefits for debit cards and will no longer offer the Price Protection benefit. A new Mastercard Guide to Benefits will be available on 7/1/19 at [suntrust.com/debitcards](http://suntrust.com/debitcards).