

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 7/31/2019
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash - Operating Account	3,264	0	0	0	0	3,264
Investment-Revenue 2018 (9000)	0	80	0	0	0	80
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	186	0	0	0	0	186
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0
Deposits	800	0	0	0	0	800
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
Total Assets	<u>4,250</u>	<u>139,049</u>	<u>95</u>	<u>7,958,699</u>	<u>8,585,000</u>	<u>16,687,093</u>
Liabilities						
Accounts Payable	424	0	0	0	0	424
Accounts Payable - Other	0	0	0	0	0	0
Revenue Bonds Payable-Series 2018	0	0	0	0	8,585,000	8,585,000
Total Liabilities	<u>424</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>8,585,000</u>	<u>8,585,424</u>
Fund Equity & Other Credits						
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	5,342	139,049	95	0	0	144,486
Total Fund Equity & Other Credits	<u>3,827</u>	<u>139,049</u>	<u>95</u>	<u>7,958,699</u>	<u>0</u>	<u>8,101,670</u>
Total Liabilities & Fund Equity	<u>4,250</u>	<u>139,049</u>	<u>95</u>	<u>7,958,699</u>	<u>8,585,000</u>	<u>16,687,093</u>

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 7/31/2019
(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	114,000	(433,825)	(79)%
Total Revenues	547,825	114,000	(433,825)	(79)%
Expenditures				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	25,167	12,833	34 %
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	19	731	97 %
Public Officials Insurance	5,000	2,250	2,750	55 %
Legal Advertising	3,000	1,685	1,315	44 %
Bank Fees	300	299	1	0 %
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	3,335	6,665	67 %
Utility Services				
Electric Utility Services	150,000	2,114	147,886	99 %
Water Utility Services	25,000	0	25,000	100 %
Other Physical Environment				
Waterway Management System	40,000	7,455	32,545	81 %
General Liability & Property Casualty Insurance	12,000	2,750	9,250	77 %
Landscape Maintenance - Contract	140,000	57,446	82,554	59 %
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	1,085	6,415	86 %
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	108,658	439,167	80 %
Excess of Revenues Over (Under) Expenditures	0	5,342	5,342	0 %
Fund Balance, Beginning of Period	0	(1,515)	(1,515)	0 %
Fund Balance, End of Period	0	3,827	3,827	0 %

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service Fund
From 10/1/2018 Through 7/31/2019
(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)%
DS Assessments - Developer	0	206,515	206,515	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>352</u>	<u>352</u>	<u>0 %</u>
Total Revenues	<u>554,075</u>	<u>206,866</u>	<u>(347,209)</u>	<u>(63)%</u>
Expenditures				
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>
Total Expenditures	<u>554,075</u>	<u>280,651</u>	<u>273,424</u>	<u>49 %</u>
Other Financing Sources				
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>
Total Other Financing Sources	<u>0</u>	<u>212,833</u>	<u>212,833</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>139,049</u>	<u>139,049</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>139,049</u>	<u>139,049</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,691	2,691	0 %
Total Revenues	<u>0</u>	<u>2,691</u>	<u>2,691</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 %
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 7/31/2019
 (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: 07/31/19
Reconciliation Date: 7/31/2019
Status: Locked

Bank Balance	3,264.42
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	3,264.42
Balance Per Books	<u>3,264.42</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: 07/31/19

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1065	7/1/2019	System Generated Check/Voucher	3,168.24	Meritus Districts
1066	7/5/2019	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1067	7/5/2019	System Generated Check/Voucher	413.50	Straley Robin Vericker
1068	7/5/2019	System Generated Check/Voucher	956.65	Times Publishing Company
1069	7/11/2019	System Generated Check/Voucher	722.00	Times Publishing Company
1070	7/18/2019	System Generated Check/Voucher	367.99	Tampa Electric
CD014	7/19/2019	Bank Fee	26.13	
1071	7/25/2019	System Generated Check/Voucher	7,680.35	Field Stone Landscape Services
Cleared Checks/Vouchers			14,399.86	
			14,399.86	

07/31/2019



Account Statement

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

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING	-----	07/01/2019 - 07/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$17,664.28	Average Balance	\$12,322.67
Deposits/Credits	\$.00	Average Collected Balance	\$12,322.67
Checks	\$14,373.73	Number of Days in Statement Period	31
Withdrawals/Debits	\$26.13		
Ending Balance	\$3,264.42		

Overdraft Protection
 Account Number: _____ 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
	1065	3,168.24	07/02	1068	956.65	07/12	1070	367.99	07/25
	1066	1,065.00	07/12	1069	722.00	07/17	1071	7,680.35	07/31
	1067	413.50	07/11						

Checks: 7

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	07/19	26.13		ACCOUNT ANALYSIS FEE

Withdrawals/Debits: 1

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	17,664.28	17,664.28	07/17	11,338.89	11,338.89
	07/02	14,496.04	14,496.04	07/19	11,312.76	11,312.76
	07/11	14,082.54	14,082.54	07/25	10,944.77	10,944.77
	07/12	12,060.89	12,060.89	07/31	3,264.42	3,264.42

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.