

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
September 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 9/30/2019
(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	17,258	0	0	0	0	17,258
Investment-Revenue 2018 (9000)	0	133	0	0	0	133
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	197	0	0	0	0	197
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 Available-Debt Service	0	0	0	0	139,102	139,102
Amount To Be Provided-Debt Service	0	0	0	0	8,445,898	8,445,898
Total Assets	18,255	139,102	95	7,958,699	8,585,000	16,701,151
Liabilities						
Accounts Payable	8,270	0	0	0	0	8,270
Accounts Payable - Other	0	0	0	0	0	0
Accrued Expenses Payable	3	0	0	0	0	3
Revenue Bonds Payable-Series 2018	0	0	0	0	8,585,000	8,585,000
Total Liabilities	8,273	0	0	0	8,585,000	8,593,273
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	11,497	139,102	95	0	0	150,694
Total Fund Equity & Other Credits	9,982	139,102	95	7,958,699	0	8,107,878
Total Liabilities & Fund Equity	18,255	139,102	95	7,958,699	8,585,000	16,701,151

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 9/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0 %
Contributions & Donations From Private Sources				
Developer Contributions	547,825	147,000	(400,825)	(73)%
Total Revenues	547,825	147,003	(400,822)	(73)%
Expenditures				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	31,500	6,500	17 %
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	29	721	96 %
Public Officials Insurance	5,000	2,250	2,750	55 %
Legal Advertising	3,000	2,297	703	23 %
Bank Fees	300	350	(50)	(17)%
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	4,429	5,571	56 %
Utility Services				
Electric Utility Services	150,000	2,631	147,369	98 %
Water Utility Services	25,000	0	25,000	100 %
Other Physical Environment				
Waterway Management System	40,000	10,650	29,350	73 %
General Liability & Property Casualty Insurance	12,000	2,750	9,250	77 %
Landscape Maintenance - Contract	140,000	72,807	67,193	49 %
Miscellaneous Repairs & Maintenance	5,000	0	5,000	100 %
Hardscape Maintenance	5,000	0	5,000	100 %
Plant Replacement Program	20,000	0	20,000	100 %
Landscape Maintenance - Other	20,000	0	20,000	100 %
Irrigation Maintenance	7,500	1,826	5,675	76 %
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	135,505	412,320	75 %
Excess of Revenues Over (Under) Expenditures	0	11,497	11,497	0 %
Fund Balance, Beginning of Period	0	(1,515)	(1,515)	0 %
Fund Balance, End of Period	0	9,982	9,982	0 %

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service Fund
From 10/1/2018 Through 9/30/2019
(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>405</u>	<u>405</u>	<u>0 %</u>
Total Revenues	<u>554,075</u>	<u>206,919</u>	<u>(347,156)</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>139,102</u>	<u>139,102</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>139,102</u></u>	<u><u>139,102</u></u>	<u><u>0 %</u></u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects Fund
From 10/1/2018 Through 9/30/2019
(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 9/30/2019
 (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: 09/30/19
Reconciliation Date: 9/30/2019
Status: Locked

Bank Balance	17,257.74
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	17,257.74
Balance Per Books	<u>17,257.74</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: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1076	9/1/2019	System Generated Check/Voucher	653.00	Field Stone Landscape Services
1077	9/1/2019	System Generated Check/Voucher	3,169.81	Meritus Districts
1078	9/12/2019	System Generated Check/Voucher	7,767.85	Field Stone Landscape Services
1079	9/12/2019	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1080	9/12/2019	System Generated Check/Voucher	799.50	Straley Robin Vericker
1081	9/12/2019	System Generated Check/Voucher	611.50	Times Publishing Company
1082	9/12/2019	System Generated Check/Voucher	114.94	Tampa Electric
1083	9/19/2019	System Generated Check/Voucher	49.73	Tampa Electric
CD016	9/20/2019	Bank Fee	<u>25.97</u>	
Cleared Checks/Vouchers			<u>14,257.30</u>	