

# Cypress Mill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
December 31, 2019



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
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# Cypress Mill

## Balance Sheet

As of 12/31/2019  
(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	106,046	0	0	0	0	106,046
Investment-Revenue 2018 (9000)	0	245,532	0	0	0	245,532
Investment-Interest 2018 (9001)	0	0	0	0	0	0
Investment-Sinking 2018 (9002)	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
Due From Developer	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
Deposits	4,334	0	0	0	0	4,334
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	8,305,898	8,305,898
<b>Total Assets</b>	<b>110,380</b>	<b>384,501</b>	<b>95</b>	<b>7,958,699</b>	<b>8,445,000</b>	<b>16,898,675</b>
<b>Liabilities</b>						
Accounts Payable	11,620	0	0	0	0	11,620
Accounts Payable - Other	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0
Due to Debt Service	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Revenue Bonds Payable-Series 2018	0	0	0	0	8,445,000	8,445,000
<b>Total Liabilities</b>	<b>11,620</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,445,000</b>	<b>8,456,620</b>
<b>Fund Equity &amp; Other Credits</b>						
Fund Balance-All Other Reserves	0	139,102	95	0	0	139,197
Fund Balance-Unreserved	3	0	0	0	0	3
Investment In General Fixed Assets	0	0	0	7,958,699	0	7,958,699
Other	98,757	245,399	0	0	0	344,156
<b>Total Fund Equity &amp; Other Credits</b>	<b>98,759</b>	<b>384,501</b>	<b>95</b>	<b>7,958,699</b>	<b>0</b>	<b>8,442,055</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>110,380</b>	<b>384,501</b>	<b>95</b>	<b>7,958,699</b>	<b>8,445,000</b>	<b>16,898,675</b>

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

001 - General Fund  
From 10/1/2019 Through 12/31/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	132,731	125,281	(7,450)	(6)%
Contributions & Donations From Private Sources				
Developer Contributions	415,094	34,314	(380,780)	(92)%
<b>Total Revenues</b>	<b>547,825</b>	<b>159,595</b>	<b>(388,230)</b>	<b>(71)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	9,500	28,500	75 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	9,000	4,041	4,959	55 %
Accounting Services	1,500	0	1,500	100 %
Auditing Services	7,500	0	7,500	100 %
Postage, Phone, Faxes, Copies	1,500	6	1,494	100 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,000	0	3,000	100 %
Bank Fees	300	77	223	74 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
Website Administration	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	502	6,998	93 %
Utility Services				
Electric Utility Services	150,000	6,772	143,228	95 %
Water Utility Services	15,000	0	15,000	100 %
Other Physical Environment				
Waterway Management System	55,000	3,195	51,805	94 %
General Liability & Property Casualty Insurance	12,000	2,819	9,181	77 %
Landscape Maintenance - Contract	140,000	26,941	113,059	81 %
Miscellaneous Repairs & Maintenance	7,500	0	7,500	100 %
Hardscape Maintenance	2,500	0	2,500	100 %
Plant Replacement Program	25,000	2,092	22,908	92 %
Landscape Maintenance - Other	15,300	0	15,300	100 %
Irrigation Maintenance	10,000	913	9,087	91 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,000	0	2,000	100 %
Parks & Recreation				
Park Facility Maintenance	7,500	0	7,500	100 %
Recreation Facility Maintenance	2,500	0	2,500	100 %
Recreation Equipment Maintenance	5,450	0	5,450	100 %
<b>Total Expenditures</b>	<b>547,825</b>	<b>60,838</b>	<b>486,987</b>	<b>89 %</b>
Excess of Revenues Over (Under) Expenditures	0	98,757	98,757	0 %
Fund Balance, Beginning of Period	0	3	3	0 %
Fund Balance, End of Period	0	98,759	98,759	0 %

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

200 - Debt Service Fund  
From 10/1/2019 Through 12/31/2019  
(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	553,475	245,515	(307,960)	(56)%
DS Assessments - Developer	0	346,866	346,866	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>55</u>	<u>55</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>553,475</u>	<u>592,436</u>	<u>38,961</u>	<u>7 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	408,476	207,038	201,439	49 %
Principal Payments	<u>145,000</u>	<u>140,000</u>	<u>5,000</u>	<u>3 %</u>
<b>Total Expenditures</b>	<u>553,476</u>	<u>347,038</u>	<u>206,439</u>	<u>37 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1)</u>	<u>245,399</u>	<u>245,400</u>	<u>(24,539,996)%</u>
Fund Balance, Beginning of Period	0	139,102	139,102	0 %
Fund Balance, End of Period	<u><u>(1)</u></u>	<u><u>384,501</u></u>	<u><u>384,502</u></u>	<u><u>(38,450,194)%</u></u>

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

300 - Capital Projects Fund  
 From 10/1/2019 Through 12/31/2019  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	95	95	0 %
Fund Balance, End of Period	0	95	95	0 %

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

900 - General Fixed Assets Account Group  
 From 10/1/2019 Through 12/31/2019  
 (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>7,958,699</u>	<u>0 %</u>

Cypress Mill  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 12/31/19  
Reconciliation Date: 12/31/2019  
Status: Locked

Bank Balance	181,505.93
Less Outstanding Checks/Vouchers	75,460.11
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	106,045.82
Balance Per Books	<u>106,045.82</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: 12/31/19  
Reconciliation Date: 12/31/2019  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1112	12/12/2019	Series 2018 FY20 Tax Dist ID 451	75,460.11	Cypress Mill CDD
Outstanding Checks/Vouchers			75,460.11	



Cypress Mill  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/19

Reconciliation Date: 12/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1105	11/22/2019	Series 2018 FY20 Tax Dist ID 447	7,007.01	Cypress Mill CDD
1106	12/6/2019	Series 2018 FY20 Tax Dist ID 449	163,047.92	Cypress Mill CDD
1107	12/12/2019	System Generated Check/Voucher	5,404.78	Field Stone Landscape Services
1108	12/12/2019	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1109	12/12/2019	System Generated Check/Voucher	76.00	Straley Robin Vericker
1110	12/12/2019	System Generated Check/Voucher	6,311.77	Tampa Electric
1111	12/12/2019	System Generated Check/Voucher	4,040.63	US Bank
1113	12/19/2019	System Generated Check/Voucher	140.00	Field Stone Landscape Services
1114	12/19/2019	System Generated Check/Voucher	2,944.08	Tampa Electric
CD019	12/19/2019	Bank Fee	<u>25.39</u>	
Cleared Checks/Vouchers			<u>190,062.58</u>	

Cypress Mill  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 12/31/19  
Reconciliation Date: 12/31/2019  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR034	12/4/2019	Tax Distribution - 12.04.19	246,247.52
	CR035	12/6/2019	Tax Distribution - 12.06.19	<u>113,965.67</u>
Cleared Deposits				<u><u>360,213.19</u></u>