

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2020



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 1/31/2020
(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	88,341	0	0	0	0	88,341
Investment-Revenue 2018 (9000)	0	252,652	0	0	0	252,652
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	5,369	0	0	0	0	5,369
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
Total Assets	93,710	391,621	95	7,958,699	8,445,000	16,889,125
Liabilities						
Accounts Payable	963	0	0	0	0	963
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
Total Liabilities	963	0	0	0	8,445,000	8,445,963
Fund Equity & Other Credits						
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	92,744	252,519	0	0	0	345,263
Total Fund Equity & Other Credits	92,747	391,621	95	7,958,699	0	8,443,161
Total Liabilities & Fund Equity	93,710	391,621	95	7,958,699	8,445,000	16,889,125

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 1/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	132,731	128,893	(3,838)	(3)%
Interest Earnings				
Interest Earnings	0	71	71	0 %
Contributions & Donations From Private Sources				
Developer Contributions	415,094	34,314	(380,780)	(92)%
Total Revenues	<u>547,825</u>	<u>163,279</u>	<u>(384,546)</u>	<u>(70)%</u>
Expenditures				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	12,667	25,333	67 %
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	2,026	5,474	73 %
Postage, Phone, Faxes, Copies	1,500	8	1,492	99 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,000	0	3,000	100 %
Bank Fees	300	84	216	72 %
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	1,465	6,035	80 %
Utility Services				
Electric Utility Services	150,000	9,103	140,897	94 %
Water Utility Services	15,000	0	15,000	100 %
Other Physical Environment				
Waterway Management System	55,000	4,260	50,740	92 %
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	1,048	8,952	90 %
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 %
Total Expenditures	<u>547,825</u>	<u>70,535</u>	<u>477,290</u>	<u>87 %</u>
Excess of Revenues Over (Under) Expenditures	0	92,744	92,744	0 %
Fund Balance, Beginning of Period	0	3	3	0 %

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 1/31/2020
(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, End of Period	<u><u>0</u></u>	<u><u>92,747</u></u>	<u><u>92,747</u></u>	<u><u>0%</u></u>

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service Fund
From 10/1/2019 Through 1/31/2020
(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>
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	553,475	252,595	(300,880)	(54)%
DS Assessments - Developer	0	346,866	346,866	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>95</u>	<u>95</u>	<u>0 %</u>
Total Revenues	<u>553,475</u>	<u>599,556</u>	<u>46,081</u>	<u>8 %</u>
Expenditures				
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>
Total Expenditures	<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>252,519</u>	<u>252,520</u>	<u>(25,251,953)%</u>
Fund Balance, Beginning of Period	0	139,102	139,102	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>391,621</u>	<u>391,622</u>	<u>(39,162,151)%</u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects Fund
 From 10/1/2019 Through 1/31/2020
 (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 1/31/2020
 (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: 01/31/20
Reconciliation Date: 1/31/2020
Status: Locked

Bank Balance	95,420.91
Less Outstanding Checks/Vouchers	7,080.00
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	88,340.91
Balance Per Books	<u>88,340.91</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: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1118	1/8/2020	Series 2018 FY20 Tax Dist ID 454	7,080.00	Cypress Mill CDD
Outstanding Checks/Vouchers			7,080.00	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Cleared 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
1115	1/2/2020	System Generated Check/Voucher	6,341.73	Meritus Districts
1116	1/9/2020	System Generated Check/Voucher	7,083.00	Field Stone Landscape Services
1117	1/9/2020	System Generated Check/Voucher	2,026.00	Grau and Associates
1119	1/16/2020	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1120	1/16/2020	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1121	1/16/2020	System Generated Check/Voucher	755.61	Tampa Electric
CD020	1/22/2020	Bank Fee	6.75	
1122	1/23/2020	System Generated Check/Voucher	2,610.88	Tampa Electric
Cleared Checks/Vouchers			96,849.08	
			96,849.08	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 01/31/20
Reconciliation Date: 1/31/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR038	1/7/2020	Tax Distribution - 01.07.20	10,692.76
	CR040	1/15/2020	Interest Distribution - 01.15.20	71.30
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Cleared Deposits				10,764.06
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