

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 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 2/29/2020
(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	69,627	0	0	0	0	69,627
Investment-Revenue 2018 (9000)	0	254,898	0	0	0	254,898
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	51	0	0	0	0	51
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	5,246	0	0	0	0	5,246
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	<u>74,924</u>	<u>393,866</u>	<u>95</u>	<u>7,958,699</u>	<u>8,445,000</u>	<u>16,872,585</u>
Liabilities						
Accounts Payable	17,612	0	0	0	0	17,612
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	<u>17,612</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>8,445,000</u>	<u>8,462,612</u>
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	57,310	254,764	0	0	0	312,074
Total Fund Equity & Other Credits	<u>57,312</u>	<u>393,866</u>	<u>95</u>	<u>7,958,699</u>	<u>0</u>	<u>8,409,973</u>
Total Liabilities & Fund Equity	<u>74,924</u>	<u>393,866</u>	<u>95</u>	<u>7,958,699</u>	<u>8,445,000</u>	<u>16,872,585</u>

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 2/29/2020
(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	130,017	(2,715)	(2)%
Interest Earnings				
Interest Earnings	0	71	71	0 %
Contributions & Donations From Private Sources				
Developer Contributions	415,094	34,314	(380,780)	(92)%
Total Revenues	547,825	164,402	(383,423)	(70)%
Expenditures				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	15,833	22,167	58 %
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	625	875	58 %
Auditing Services	7,500	4,826	2,674	36 %
Postage, Phone, Faxes, Copies	1,500	12	1,488	99 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,000	0	3,000	100 %
Bank Fees	300	94	206	69 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
Website Administration	1,500	2,125	(625)	(42)%
Legal Counsel				
District Counsel	7,500	1,720	5,780	77 %
Utility Services				
Electric Utility Services	150,000	12,886	137,114	91 %
Water Utility Services	15,000	0	15,000	100 %
Other Physical Environment				
Waterway Management System	55,000	5,325	49,675	90 %
General Liability & Property Casualty Insurance	12,000	2,819	9,181	77 %
Landscape Maintenance - Contract	140,000	46,933	93,067	66 %
Miscellaneous Repairs & Maintenance	7,500	0	7,500	100 %
Hardscape Maintenance	2,500	0	2,500	100 %
Plant Replacement Program	25,000	4,544	20,456	82 %
Landscape Maintenance - Other	15,300	1,500	13,800	90 %
Irrigation Maintenance	10,000	1,326	8,674	87 %
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	547,825	107,092	440,733	80 %
Excess of Revenues Over (Under) Expenditures	0	57,310	57,310	0 %
Fund Balance, Beginning of Period	0	3	3	0 %

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 2/29/2020
(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>0</u>	<u>57,312</u>	<u>57,312</u>	<u>0%</u>

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service Fund
From 10/1/2019 Through 2/29/2020
(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	254,796	(298,679)	(54)%
DS Assessments - Developer	0	346,866	346,866	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>140</u>	<u>140</u>	<u>0 %</u>
Total Revenues	<u>553,475</u>	<u>601,802</u>	<u>48,327</u>	<u>9 %</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>254,764</u>	<u>254,765</u>	<u>(25,476,529)%</u>
Fund Balance, Beginning of Period	0	139,102	139,102	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>393,866</u>	<u>393,867</u>	<u>(39,386,727)%</u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects Fund
 From 10/1/2019 Through 2/29/2020
 (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				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	95	95	0 %
Fund Balance, End of Period	<u>0</u>	<u>95</u>	<u>95</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2019 Through 2/29/2020
 (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: 02/29/20
Reconciliation Date: 2/29/2020
Status: Locked

Bank Balance	69,627.10
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	69,627.10
Balance Per Books	<u>69,627.10</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: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1118	1/8/2020	Series 2018 FY20 Tax Dist ID 454	7,080.00	Cypress Mill CDD
1123	2/3/2020	System Generated Check/Voucher	3,170.34	Meritus Districts
1124	2/3/2020	System Generated Check/Voucher	963.25	Straley Robin Vericker
1125	2/5/2020	Series 2018 FY20 Tax Dist ID 457	2,200.92	Cypress Mill CDD
1126	2/13/2020	System Generated Check/Voucher	2,800.00	Grau and Associates
1127	2/13/2020	System Generated Check/Voucher	1,250.00	Meritus Districts
1128	2/13/2020	System Generated Check/Voucher	787.15	Tampa Electric
1129	2/20/2020	System Generated Check/Voucher	7,232.60	Field Stone Landscape Services
1130	2/20/2020	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1131	2/20/2020	System Generated Check/Voucher	2,558.28	Tampa Electric
CD021	2/22/2020	Bank Fee	<u>10.27</u>	
Cleared Checks/Vouchers			<u>29,117.81</u>	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 02/29/20
Reconciliation Date: 2/29/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR041	2/4/2020	Tax Distribution - 02.04.20	<u>3,324.00</u>
Cleared Deposits				<u>3,324.00</u>