

# Cypress Mill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2022



Inframark LLC  
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# Cypress Mill

## Balance Sheet

As of 4/30/2022  
(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>								
Cash - Operating Account	260,511	0	0	0	0	0	0	260,511
Investment - Revenue 2018 (9000)	0	562,227	0	0	0	0	0	562,227
Investment - Interest 2018 (9001)	0	0	0	0	0	0	0	0
Investment - Sinking 2018 (9002)	0	0	0	0	0	0	0	0
Investment - Reserve 2018 (9003)	0	138,969	0	0	0	0	0	138,969
Investment - Construction 2018 (9005)	0	0	0	95	0	0	0	95
Investment - Cost of Issuance 2018 (9006)	0	0	0	0	0	0	0	0
Investment - Revenue 2020 (7000)	0	0	269,684	0	0	0	0	269,684
Investment - Interest 2020 (7001)	0	0	0	0	0	0	0	0
Investment - Sinking 2020 (7002)	0	0	0	0	0	0	0	0
Investment - Reserve 2020 (7003)	0	0	258,250	0	0	0	0	258,250
Investment - Construction 2020 (7005)	0	0	5	0	574,820	0	0	574,825
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	(14)	0	0	0	0	0	0	(14)
Due From Developer	8,498	0	0	0	0	0	0	8,498
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0	0
Deposits	8,378	0	0	0	0	0	0	8,378
Construction Work In Progress	0	0	0	0	0	16,066,939	0	16,066,939
Amount Available-Debt Service	0	0	0	0	0	0	453,930	453,930
Amount To Be Provided-Debt Service	0	0	0	0	0	0	16,626,070	16,626,070
<b>Total Assets</b>	<u><u>277,373</u></u>	<u><u>701,195</u></u>	<u><u>527,939</u></u>	<u><u>95</u></u>	<u><u>574,820</u></u>	<u><u>16,066,939</u></u>	<u><u>17,080,000</u></u>	<u><u>35,228,361</u></u>
<b>Liabilities</b>								
Accounts Payable	5,123	0	0	0	0	0	0	5,123
Accounts Payable - Other	0	0	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0	0	0
Due to Debt Service	0	0	0	0	0	0	0	0
Deferred Revenue	8,498	0	0	0	0	0	0	8,498
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposits	76	0	0	0	0	0	0	76
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0	8,150,000	8,150,000
Revenue Bonds Payable - Series 2020	0	0	0	0	0	0	8,930,000	8,930,000
<b>Total Liabilities</b>	<u><u>13,697</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>17,080,000</u></u>	<u><u>17,093,697</u></u>
<b>Fund Equity &amp; Other Credits</b>								
Fund Balance-All Other Reserves	0	495,986	258,252	95	574,793	0	0	1,329,126

# Cypress Mill

## Balance Sheet

As of 4/30/2022  
(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Balance-Unreserved	103,842	0	0	0	0	0	0	103,842
Investment In General Fixed Assets	0	0	0	0	0	16,066,939	0	16,066,939
Other	159,834	205,210	269,687	0	27	0	0	634,758
Total Fund Equity & Other Credits	<u>263,676</u>	<u>701,195</u>	<u>527,939</u>	<u>95</u>	<u>574,820</u>	<u>16,066,939</u>	<u>0</u>	<u>18,134,664</u>
Total Liabilities & Fund Equity	<u><u>277,373</u></u>	<u><u>701,195</u></u>	<u><u>527,939</u></u>	<u><u>95</u></u>	<u><u>574,820</u></u>	<u><u>16,066,939</u></u>	<u><u>17,080,000</u></u>	<u><u>35,228,361</u></u>

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

001 - General Fund  
From 10/1/2021 Through 4/30/2022  
(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	423,338	421,656	(1,682)	(0)%
O&M Assessments - Off Roll	124,487	0	(124,487)	(100)%
<b>Total Revenues</b>	<b>547,825</b>	<b>421,656</b>	<b>(126,169)</b>	<b>(23)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,800	3,000	1,800	38 %
Financial & Administrative				
District Manager	40,000	23,333	16,667	42 %
District Engineer	5,000	728	4,272	85 %
Disclosure Report	12,600	4,900	7,700	61 %
Trustees Fees	10,300	4,041	6,259	61 %
Accounting Services	6,750	4,238	2,513	37 %
Auditing Services	8,000	6,500	1,500	19 %
Postage, Phone, Faxes, Copies	1,500	119	1,381	92 %
Public Officials Insurance	2,500	2,506	(6)	(0)%
Legal Advertising	3,000	829	2,172	72 %
Bank Fees	300	43	257	86 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
Website Hosting	600	150	450	75 %
Website Administration	1,800	900	900	50 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	3,026	4,474	60 %
Utility Services				
Electric Utility Services	135,200	52,813	82,387	61 %
Other Physical Environment				
Waterway Management System	20,000	7,455	12,545	63 %
General Liability & Property Casualty Insurance	12,000	6,810	5,190	43 %
Landscape Maintenance - Contract	175,000	96,737	78,263	45 %
Miscellaneous Repairs & Maintenance	7,500	2,780	4,720	63 %
Hardscape Maintenance	2,500	180	2,320	93 %
Plant Replacement Program	25,000	10,075	14,926	60 %
Landscape Maintenance - Mulch	32,100	26,000	6,100	19 %
Irrigation Maintenance	20,000	2,986	17,014	85 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,000	0	2,000	100 %
Parks & Recreation				
Park Facility Maintenance	10,000	0	10,000	100 %
<b>Total Expenditures</b>	<b>547,825</b>	<b>261,822</b>	<b>286,003</b>	<b>52 %</b>
Excess of Revenues Over (Under) Expenditures	0	159,834	159,834	0 %
Fund Balance, Beginning of Period	0	103,842	103,842	0 %
Fund Balance, End of Period	0	263,676	263,676	0 %

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

200 - Debt Service - Series 2018  
From 10/1/2021 Through 4/30/2022  
(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	551,675	556,523	4,848	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>24</u>	<u>24</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>551,675</u>	<u>556,547</u>	<u>4,872</u>	<u>1 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	396,676	201,338	195,339	49 %
Principal Payments	<u>155,000</u>	<u>150,000</u>	<u>5,000</u>	<u>3 %</u>
<b>Total Expenditures</b>	<u>551,676</u>	<u>351,338</u>	<u>200,339</u>	<u>36 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>(1)</u>	<u>205,210</u>	<u>205,211</u>	<u>(20,521,076)%</u>
<b>Fund Balance, Beginning of Period</b>	0	495,986	495,986	0 %
<b>Fund Balance, End of Period</b>	<u>(1)</u>	<u>701,195</u>	<u>701,196</u>	<u>(70,119,640)%</u>

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

201 - Debt Service - Series 2020  
From 10/1/2021 Through 4/30/2022  
(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	515,984	269,684	(246,300)	(48)%
DS Assessments - Off Roll	0	166,704	166,704	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>13</u>	<u>13</u>	<u>0 %</u>
Total Revenues	<u>515,984</u>	<u>436,401</u>	<u>(79,583)</u>	<u>(15)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	330,984	166,706	164,278	50 %
Principal Payments	<u>185,000</u>	<u>0</u>	<u>185,000</u>	<u>100 %</u>
Total Expenditures	<u>515,984</u>	<u>166,706</u>	<u>349,278</u>	<u>68 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	3	3	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(10)</u>	<u>(10)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(7)</u>	<u>(7)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>269,687</u>	<u>269,687</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	258,252	258,252	0 %
Fund Balance, End of Period	<u>0</u>	<u>527,939</u>	<u>527,939</u>	<u>0 %</u>

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

300 - Capital Projects - Series 2018  
 From 10/1/2021 Through 4/30/2022  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </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><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**

301 - Capital Projects - Series 2020  
From 10/1/2021 Through 4/30/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	19	19	0 %
Total Revenues	0	19	19	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	7	7	0 %
Total Other Financing Sources	0	7	7	0 %
Excess of Revenues Over (Under) Expenditures	0	27	27	0 %
Fund Balance, Beginning of Period	0	574,793	574,793	0 %
Fund Balance, End of Period	0	574,820	574,820	0 %



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

900 - General Fixed Assets Account Group  
 From 10/1/2021 Through 4/30/2022  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Fund Balance, Beginning of Period	0	16,066,939	16,066,939	0 %
Fund Balance, End of Period	<u>0</u>	<u>16,066,939</u>	<u>16,066,939</u>	<u>0 %</u>

Cypress Mill  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Bank Balance	276,817.26
Less Outstanding Checks/Vouchers	16,306.00
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	260,511.26
Balance Per Books	<u>260,511.26</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: 4.30.2022  
Reconciliation Date: 4/30/2022  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1377	4/28/2022	System Generated Check/Voucher	16,306.00	Steadfast Contractors Alliance, LLC
Outstanding Checks/Vouchers			16,306.00	

**Cypress Mill  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash - Operating Account**

**Reconciliation ID: 4.30.2022**

**Reconciliation Date: 4/30/2022**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1361	3/17/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
1366	3/31/2022	System Generated Check/Voucher	727.80	Clearview Land Design, P.L.
1367	3/31/2022	System Generated Check/Voucher	4,757.05	Meritus Districts
1368	3/31/2022	System Generated Check/Voucher	17,596.00	Steadfast Contractors Alliance, LLC
1370	3/31/2022	System Generated Check/Voucher	506.00	Straley Robin Vericker
1372	4/6/2022	Series 2018 FY22 Tax Dist ID 569	1,043.15	Cypress Mill CDD
1373	4/6/2022	Series 2020 FY22 Tax Dist ID 569	509.76	Cypress Mill CDD
1371	4/7/2022	System Generated Check/Voucher	5,000.00	Grau and Associates
1374	4/14/2022	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1375	4/14/2022	System Generated Check/Voucher	5,899.25	Tampa Electric
1376	4/21/2022	System Generated Check/Voucher	3,338.85	Tampa Electric
Cleared Checks/Vouchers			40,642.86	
			40,642.86	

Cypress Mill  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 4.30.2022  
Reconciliation Date: 4/30/2022  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR124	4/6/2022	Tax Distribution 4.06.2022	<u>2,345.44</u>	
Cleared Deposits			<u>2,345.44</u>	