

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cypress Mill

Balance Sheet

As of 6/30/2022
(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
Assets								
Cash - Operating Account	196,160	0	0	0	0	0	0	196,160
Investment - Revenue 2018 (9000)	0	104,783	0	0	0	0	0	104,783
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	534,858	0	0	0	0	534,858
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	574,936	0	0	574,942
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0	0	0
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	16,441,070	16,441,070
Total Assets	<u>213,036</u>	<u>243,752</u>	<u>793,113</u>	<u>95</u>	<u>574,936</u>	<u>16,066,939</u>	<u>16,895,000</u>	<u>34,786,871</u>
Liabilities								
Accounts Payable	6,265	0	0	0	0	0	0	6,265
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
Total Liabilities	<u>14,839</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17,080,000</u>	<u>17,094,839</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	495,986	258,252	95	574,793	0	0	1,329,126

Cypress Mill

Balance Sheet

As of 6/30/2022
(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	94,355	(252,234)	534,861	0	143	0	(185,000)	192,126
Total Fund Equity & Other Credits	198,197	243,752	793,113	95	574,936	16,066,939	(185,000)	17,692,032
Total Liabilities & Fund Equity	213,036	243,752	793,113	95	574,936	16,066,939	16,895,000	34,786,871

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 6/30/2022
(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	423,338	426,657	3,319	1 %
O&M Assessments - Off Roll	124,487	0	(124,487)	(100)%
Total Revenues	547,825	426,657	(121,168)	(22)%
Expenditures				
Legislative				
Supervisor Fees	4,800	4,600	200	4 %
Financial & Administrative				
District Manager	40,000	30,000	10,000	25 %
District Engineer	5,000	728	4,272	85 %
Disclosure Report	12,600	6,300	6,300	50 %
Trustees Fees	10,300	4,041	6,259	61 %
Accounting Services	6,750	5,363	1,388	21 %
Auditing Services	8,000	6,500	1,500	19 %
Postage, Phone, Faxes, Copies	1,500	169	1,331	89 %
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	907	(732)	(418)%
Office Supplies	200	0	200	100 %
Website Hosting	600	150	450	75 %
Website Administration	1,800	1,200	600	33 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	4,680	2,820	38 %
Utility Services				
Electric Utility Services	135,200	70,580	64,620	48 %
Other Physical Environment				
Waterway Management System	20,000	9,585	10,415	52 %
General Liability & Property Casualty Insurance	12,000	6,810	5,190	43 %
Landscape Maintenance - Contract	175,000	127,483	47,517	27 %
Miscellaneous Repairs & Maintenance	7,500	4,180	3,320	44 %
Hardscape Maintenance	2,500	180	2,320	93 %
Plant Replacement Program	25,000	14,038	10,962	44 %
Landscape Maintenance - Mulch	32,100	26,000	6,100	19 %
Irrigation Maintenance	20,000	3,931	16,069	80 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,000	0	2,000	100 %
Parks & Recreation				
Park Facility Maintenance	10,000	0	10,000	100 %
Total Expenditures	547,825	332,302	215,523	39 %
Excess of Revenues Over (Under) Expenditures	0	94,355	94,355	0 %
Fund Balance, Beginning of Period	0	103,842	103,842	0 %
Fund Balance, End of Period	0	198,197	198,197	0 %

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service - Series 2018
From 10/1/2021 Through 6/30/2022
(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	551,675	563,105	11,430	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>152</u>	<u>152</u>	<u>0 %</u>
Total Revenues	<u>551,675</u>	<u>563,258</u>	<u>11,583</u>	<u>2 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	396,676	399,675	(2,999)	(1)%
Principal Payments	<u>155,000</u>	<u>150,000</u>	<u>5,000</u>	<u>3 %</u>
Total Expenditures	<u>551,676</u>	<u>549,675</u>	<u>2,001</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(265,817)</u>	<u>(265,817)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(265,817)</u>	<u>(265,817)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1)</u>	<u>(252,234)</u>	<u>(252,233)</u>	<u>25,223,314 %</u>
Fund Balance, Beginning of Period	0	495,986	495,986	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>243,752</u>	<u>243,753</u>	<u>(24,375,250)%</u>

Cypress Mill
Statement of Revenues & Expenditures

201 - Debt Service - Series 2020
From 10/1/2021 Through 6/30/2022
(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	515,984	272,900	(243,084)	(47)%
DS Assessments - Off Roll	0	514,543	514,543	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>57</u>	<u>57</u>	<u>0 %</u>
Total Revenues	<u>515,984</u>	<u>787,500</u>	<u>271,516</u>	<u>53 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	330,984	333,413	(2,429)	(1)%
Principal Payments	<u>185,000</u>	<u>185,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>515,984</u>	<u>518,413</u>	<u>(2,429)</u>	<u>(0)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	265,819	265,819	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(46)</u>	<u>(46)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>265,773</u>	<u>265,773</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>534,861</u>	<u>534,861</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	258,252	258,252	0 %
Fund Balance, End of Period	<u>0</u>	<u>793,113</u>	<u>793,113</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018
 From 10/1/2021 Through 6/30/2022
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	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

301 - Capital Projects - Series 2020
 From 10/1/2021 Through 6/30/2022
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	100	100	0 %
Total Revenues	0	100	100	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	44	44	0 %
Total Other Financing Sources	0	44	44	0 %
Excess of Revenues Over (Under) Expenditures	0	143	143	0 %
Fund Balance, Beginning of Period	0	574,793	574,793	0 %
Fund Balance, End of Period	0	574,936	574,936	0 %

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2021 Through 6/30/2022
 (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
Statement of Revenues & Expenditures

950 - General Long-Term Debt
 From 10/1/2021 Through 6/30/2022
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Expenditures				
Debt Service Payments				
Principal Payments	0	185,000	(185,000)	0 %
Total Expenditures	0	185,000	(185,000)	0 %
Excess of Revenues Over (Under) Expenditures	0	(185,000)	(185,000)	0 %
Fund Balance, End of Period	0	(185,000)	(185,000)	0 %

Cypress Mill
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 6.30.2022
Reconciliation Date: 6/30/2022
Status: Locked

Bank Balance	196,892.05
Less Outstanding Checks/Vouchers	732.00
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	196,160.05
Balance Per Books	<u>196,160.05</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: 6.30.2022
Reconciliation Date: 6/30/2022
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1403	6/22/2022	System Generated Check/Voucher	732.00	Hilton Garden Inn
Outstanding Checks/Vouchers			732.00	

**Cypress Mill
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 6.30.2022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1384	5/13/2022	System Generated Check/Voucher	200.00	Laura Coffey
1389	5/26/2022	System Generated Check/Voucher	806.45	Straley Robin Vericker
1390	6/9/2022	System Generated Check/Voucher	4,789.89	Inframark LLC
1391	6/10/2022	Series 2020 FY22 Tax Dist ID 575	1,233.85	Cypress Mill CDD
1392	6/10/2022	Series 2018 FY22 Tax Dist ID 575	2,524.92	Cypress Mill CDD
1393	6/16/2022	System Generated Check/Voucher	200.00	Becky Wilson
1394	6/16/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1395	6/16/2022	System Generated Check/Voucher	200.00	Laura Coffey
1396	6/16/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
1397	6/16/2022	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1398	6/16/2022	System Generated Check/Voucher	1,825.00	Steadfast Contractors Alliance, LLC
1399	6/16/2022	System Generated Check/Voucher	848.00	Straley Robin Vericker
1400	6/16/2022	System Generated Check/Voucher	5,040.05	Tampa Electric
1401	6/17/2022	Series 2018 FY22 Tax Dist ID 578	3,302.89	Cypress Mill CDD
1402	6/17/2022	Series 2020 FY22 Tax Dist ID 578	1,614.02	Cypress Mill CDD
1404	6/22/2022	System Generated Check/Voucher	18,050.38	Steadfast Contractors Alliance, LLC
1405	6/22/2022	System Generated Check/Voucher	3,385.73	Tampa Electric
Cleared Checks/Vouchers			45,486.18	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 6.30.2022
Reconciliation Date: 6/30/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR132	6/10/2022	Tax Distribution 06.10.2022	5,677.07	
CR134	6/17/2022	Tax Distribution 6.17.2022	<u>7,426.27</u>	
Cleared Deposits			13,103.34	
			<u><u>13,103.34</u></u>	