

# Cypress Mill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 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 7/31/2022

(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	163,295.00	0.00	0.00	0.00	0.00	0.00	0.00	163,295.00
Investment - Revenue 2018 (9000)	0.00	105,011.00	0.00	0.00	0.00	0.00	0.00	105,011.00
Investment - Interest 2018 (9001)	0.00	1.00	0.00	0.00	0.00	0.00	0.00	1.00
Investment - Sinking 2018 (9002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2018 (9003)	0.00	138,969.00	0.00	0.00	0.00	0.00	0.00	138,969.00
Investment - Construction 2018 (9005)	0.00	0.00	0.00	95.00	0.00	0.00	0.00	95.00
Investment - Cost of Issuance 2018 (9006)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Revenue 2020 (7000)	0.00	0.00	534,972.00	0.00	0.00	0.00	0.00	534,972.00
Investment - Interest 2020 (7001)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Sinking 2020 (7002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2020 (7003)	0.00	0.00	258,250.00	0.00	0.00	0.00	0.00	258,250.00
Investment - Construction 2020 (7005)	0.00	0.00	5.00	0.00	575,288.00	0.00	0.00	575,293.00
Investment - Cost of Issuance 2020 (7006)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From Developer	8,498.00	0.00	0.00	0.00	0.00	0.00	0.00	8,498.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Professional Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	8,378.00	0.00	0.00	0.00	0.00	0.00	0.00	8,378.00
Construction Work In Progress	0.00	0.00	0.00	0.00	0.00	16,066,939.00	0.00	16,066,939.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	453,930.00	453,930.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	16,441,070.00	16,441,070.00
<b>Total Assets</b>	<b>180,171.00</b>	<b>243,981.00</b>	<b>793,227.00</b>	<b>95.00</b>	<b>575,288.00</b>	<b>16,066,939.00</b>	<b>16,895,000.00</b>	<b>34,754,701.00</b>
<b>Liabilities</b>								
Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due to Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due to Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deferred Revenue	8,498.00	0.00	0.00	0.00	0.00	0.00	0.00	8,498.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	76.00	0.00	0.00	0.00	0.00	0.00	0.00	76.00
Revenue Bonds Payable - Series 2018	0.00	0.00	0.00	0.00	0.00	0.00	8,150,000.00	8,150,000.00
Revenue Bonds Payable - Series 2020	0.00	0.00	0.00	0.00	0.00	0.00	8,930,000.00	8,930,000.00
<b>Total Liabilities</b>	<b>8,574.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17,080,000.00</b>	<b>17,088,574.00</b>
<b>Fund Equity &amp; Other Credits</b>								
Fund Balance-All Other Reserves	0.00	495,986.00	258,252.00	95.00	574,793.00	0.00	0.00	1,329,126.00

(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	103,842.00	0.00	0.00	0.00	0.00	0.00	0.00	103,842.00
Investment In General Fixed Assets	0.00	0.00	0.00	0.00	0.00	16,066,939.00	0.00	16,066,939.00
Other	67,755.00	(252,004.00)	534,975.00	0.00	495.00	0.00	(185,000.00)	166,221.00
<b>Total Fund Equity &amp; Other Credits</b>	<b>171,597.00</b>	<b>243,981.00</b>	<b>793,227.00</b>	<b>95.00</b>	<b>575,288.00</b>	<b>16,066,939.00</b>	<b>(185,000.00)</b>	<b>17,666,127.00</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>180,171.00</b>	<b>243,981.00</b>	<b>793,227.00</b>	<b>95.00</b>	<b>575,288.00</b>	<b>16,066,939.00</b>	<b>16,895,000.00</b>	<b>34,754,701.00</b>

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

From 10/1/2021 Through 7/31/2022

001 - General Fund  
(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	423,338.00	426,657.00	3,319.00	1 %
O&M Assessments - Off Roll	<u>124,487.00</u>	<u>0.00</u>	<u>(124,487.00)</u>	<u>(100)%</u>
<b>Total Revenues</b>	<u>547,825.00</u>	<u>426,657.00</u>	<u>(121,168.00)</u>	<u>(22)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,800.00	4,600.00	200.00	4 %
Financial & Administrative				
District Manager	40,000.00	30,000.00	10,000.00	25 %
District Engineer	5,000.00	728.00	4,272.00	85 %
Disclosure Report	12,600.00	6,300.00	6,300.00	50 %
Trustees Fees	10,300.00	4,041.00	6,259.00	61 %
Accounting Services	6,750.00	5,363.00	1,388.00	21 %
Auditing Services	8,000.00	6,500.00	1,500.00	19 %
Postage, Phone, Faxes, Copies	1,500.00	169.00	1,331.00	89 %
Public Officials Insurance	2,500.00	2,506.00	(6.00)	(0)%
Legal Advertising	3,000.00	1,205.00	1,796.00	60 %
Bank Fees	300.00	43.00	257.00	86 %
Dues, Licenses & Fees	175.00	907.00	(732.00)	(418)%
Office Supplies	200.00	0.00	200.00	100 %
Website Hosting	600.00	150.00	450.00	75 %
Website Administration	1,800.00	1,200.00	600.00	33 %
ADA Vendor	1,500.00	1,500.00	0.00	0 %
Legal Counsel				
District Counsel	7,500.00	5,100.00	2,400.00	33 %
Utility Services				
Electric Utility Services	135,200.00	79,719.00	55,481.00	41 %
Other Physical Environment				
Waterway Management System	20,000.00	10,650.00	9,350.00	47 %
General Liability & Property Casualty Insurance	12,000.00	6,810.00	5,190.00	43 %
Landscape Maintenance - Contract	175,000.00	143,084.00	31,916.00	18 %
Miscellaneous Repairs & Maintenance	7,500.00	4,180.00	3,320.00	44 %
Hardscape Maintenance	2,500.00	180.00	2,320.00	93 %
Plant Replacement Program	25,000.00	14,038.00	10,962.00	44 %
Landscape Maintenance - Mulch	32,100.00	26,000.00	6,100.00	19 %
Irrigation Maintenance	20,000.00	3,931.00	16,069.00	80 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,000.00	0.00	2,000.00	100 %
Parks & Recreation				
Park Facility Maintenance	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>100 %</u>
<b>Total Expenditures</b>	<u>547,825.00</u>	<u>358,902.00</u>	<u>188,923.00</u>	<u>34 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>67,755.00</u>	<u>67,755.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	103,842.00	103,842.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>171,597.00</u>	<u>171,597.00</u>	<u>0 %</u>

**Cypress Mill**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 7/31/2022

200 - Debt Service - Series 2018  
(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	551,675.00	563,105.00	11,430.00	2 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>382.00</u>	<u>382.00</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>551,675.00</u>	<u>563,487.00</u>	<u>11,812.00</u>	<u>2 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	396,676.00	399,675.00	(2,999.00)	(1)%
Principal Payments	<u>155,000.00</u>	<u>150,000.00</u>	<u>5,000.00</u>	<u>3 %</u>
<b>Total Expenditures</b>	<u>551,676.00</u>	<u>549,675.00</u>	<u>2,001.00</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	(265,817.00)	(265,817.00)	0 %
<b>Total Other Financing Sources</b>	<u>0.00</u>	(265,817.00)	(265,817.00)	0 %
<b>Excess of Revenues Over (Under) Expenditures</b>	(1.00)	(252,004.00)	(252,003.00)	25,200,343 %
<b>Fund Balance, Beginning of Period</b>	0.00	495,986.00	495,986.00	0 %
<b>Fund Balance, End of Period</b>	(1.00)	<u>243,981.00</u>	<u>243,982.00</u>	<u>(24,398,221)%</u>

**Cypress Mill**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 7/31/2022

201 - Debt Service - Series 2020  
(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	515,984.00	272,900.00	(243,084.00)	(47)%
DS Assessments - Off Roll	0.00	514,543.00	514,543.00	0 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>280.00</u>	<u>280.00</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>515,984.00</u>	<u>787,723.00</u>	<u>271,739.00</u>	<u>53 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	330,984.00	333,413.00	(2,429.00)	(1)%
Principal Payments	<u>185,000.00</u>	<u>185,000.00</u>	<u>0.00</u>	<u>0 %</u>
<b>Total Expenditures</b>	<u>515,984.00</u>	<u>518,413.00</u>	<u>(2,429.00)</u>	<u>(0)%</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0.00	265,819.00	265,819.00	0 %
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(155.00)</u>	<u>(155.00)</u>	<u>0 %</u>
<b>Total Other Financing Sources</b>	<u>0.00</u>	<u>265,664.00</u>	<u>265,664.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>534,975.00</u>	<u>534,975.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	258,252.00	258,252.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>793,227.00</u>	<u>793,227.00</u>	<u>0 %</u>

Cypress Mill  
Statement of Revenues Expenditures  
From 10/1/2021 Through 7/31/2022

300 - Capital Projects - Series 2018  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	95.00	95.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>95.00</u>	<u>95.00</u>	<u>0 %</u>

Cypress Mill  
Statement of Revenues Expenditures  
From 10/1/2021 Through 7/31/2022

301 - Capital Projects - Series 2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	342.00	342.00	0 %
Total Revenues	0.00	342.00	342.00	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	152.00	152.00	0 %
Total Other Financing Sources	0.00	152.00	152.00	0 %
Excess of Revenues Over (Under) Expenditures	0.00	495.00	495.00	0 %
Fund Balance, Beginning of Period	0.00	574,793.00	574,793.00	0 %
Fund Balance, End of Period	0.00	575,288.00	575,288.00	0 %

Cypress Mill  
Statement of Revenues Expenditures  
From 10/1/2021 Through 7/31/2022

900 - General Fixed Assets Account Group  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	16,066,939.00	16,066,939.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>16,066,939.00</u>	<u>16,066,939.00</u>	<u>0 %</u>



Cypress Mill  
Statement of Revenues Expenditures  
From 10/1/2021 Through 7/31/2022

950 - General Long-Term Debt  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Expenditures				
Debt Service Payments				
Principal Payments	0.00	185,000.00	(185,000.00)	0 %
Total Expenditures	0.00	185,000.00	(185,000.00)	0 %
Excess of Revenues Over (Under) Expenditures	0.00	(185,000.00)	(185,000.00)	0 %
Fund Balance, End of Period	0.00	(185,000.00)	(185,000.00)	0 %

Cypress Mill  
Reconcile Cash Accounts

*Summary*  
Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked

Bank Balance	168,046.87
Less Outstanding Checks/Vouchers	4,751.52
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	163,295.35
Balance Per Books	<u>163,295.35</u>
Unreconciled Difference	<u>0.00</u>

**Click the Next Page toolbar button to view details.**

Cypress Mill  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1406	7/7/2022	System Generated Check/Voucher	<u>4,751.52</u>	Inframark LLC
Outstanding Checks/Vouchers			<u>4,751.52</u>	

Cypress Mill  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1403	6/22/2022	System Generated Check/Voucher	732.00	Hilton Garden Inn
1407	7/7/2022	System Generated Check/Voucher	1,513.25	Steadfast Contractors Alliance, LLC
1408	7/14/2022	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1409	7/14/2022	System Generated Check/Voucher	15,600.38	Steadfast Contractors Alliance, LLC
1410	7/14/2022	System Generated Check/Voucher	376.00	Times Publishing Company
1411	7/14/2022	System Generated Check/Voucher	4,339.60	Tampa Electric
1412	7/21/2022	System Generated Check/Voucher	420.00	Straley Robin Vericker
1413	7/21/2022	System Generated Check/Voucher	<u>4,798.95</u>	Tampa Electric
Cleared Checks/Vouchers			<u>28,845.18</u>	