

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 8/31/2022

(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
Assets								
Cash - Operating Account	126,896.00	0.00	0.00	0.00	0.00	0.00	0.00	126,896.00
Investment - Revenue 2018 (9000)	0.00	371,241.00	0.00	0.00	0.00	0.00	0.00	371,241.00
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	269,373.00	0.00	0.00	0.00	0.00	269,373.00
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	575,962.00	0.00	0.00	575,968.00
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
Total Assets	143,772.00	510,211.00	527,628.00	95.00	575,962.00	16,066,939.00	16,895,000.00	34,719,607.00
Liabilities								
Accounts Payable	10,061.00	0.00	0.00	0.00	0.00	0.00	0.00	10,061.00
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
Total Liabilities	18,635.00	0.00	0.00	0.00	0.00	0.00	17,080,000.00	17,098,635.00
Fund Equity & Other Credits								
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	21,295.00	14,225.00	269,376.00	0.00	1,169.00	0.00	(185,000.00)	121,066.00
Total Fund Equity & Other Credits	125,137.00	510,211.00	527,628.00	95.00	575,962.00	16,066,939.00	(185,000.00)	17,620,972.00
Total Liabilities & Fund Equity	143,772.00	510,211.00	527,628.00	95.00	575,962.00	16,066,939.00	16,895,000.00	34,719,607.00

Cypress Mill

Statement of Revenues Expenditures

From 10/1/2021 Through 8/31/2022

001 - General Fund
(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	423,338.00	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>
Total Revenues	<u>547,825.00</u>	<u>426,657.00</u>	<u>(121,168.00)</u>	<u>(22)%</u>
Expenditures				
Legislative				
Supervisor Fees	4,800.00	5,400.00	(600.00)	(13)%
Financial & Administrative				
District Manager	40,000.00	36,667.00	3,333.00	8 %
District Engineer	5,000.00	728.00	4,272.00	85 %
Disclosure Report	12,600.00	7,700.00	4,900.00	39 %
Trustees Fees	10,300.00	4,041.00	6,259.00	61 %
Accounting Services	6,750.00	6,488.00	263.00	4 %
Auditing Services	8,000.00	7,700.00	300.00	4 %
Postage, Phone, Faxes, Copies	1,500.00	185.00	1,315.00	88 %
Public Officials Insurance	2,500.00	2,506.00	(6.00)	(0)%
Legal Advertising	3,000.00	3,667.00	(667.00)	(22)%
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	168.00	432.00	72 %
Website Administration	1,800.00	1,500.00	300.00	17 %
ADA Vendor	1,500.00	1,500.00	0.00	0 %
Legal Counsel				
District Counsel	7,500.00	6,692.00	808.00	11 %
Utility Services				
Electric Utility Services	135,200.00	88,819.00	46,381.00	34 %
Other Physical Environment				
Waterway Management System	20,000.00	11,715.00	8,285.00	41 %
General Liability & Property Casualty Insurance	12,000.00	6,810.00	5,190.00	43 %
Landscape Maintenance - Contract	175,000.00	158,684.00	16,316.00	9 %
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	8,841.00	11,159.00	56 %
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>205.00</u>	<u>9,795.00</u>	<u>98 %</u>
Total Expenditures	<u>547,825.00</u>	<u>405,362.00</u>	<u>142,463.00</u>	<u>26 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>21,295.00</u>	<u>21,295.00</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>125,137.00</u>	<u>125,137.00</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues Expenditures
From 10/1/2021 Through 8/31/2022

200 - Debt Service - Series 2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	551,675.00	828,922.00	277,247.00	50 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>795.00</u>	<u>795.00</u>	<u>0 %</u>
Total Revenues	<u>551,675.00</u>	<u>829,717.00</u>	<u>278,042.00</u>	<u>50 %</u>
Expenditures				
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>
Total Expenditures	<u>551,676.00</u>	<u>549,675.00</u>	<u>2,001.00</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	(265,817.00)	(265,817.00)	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	(265,817.00)	(265,817.00)	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1.00)</u>	<u>14,225.00</u>	<u>14,226.00</u>	<u>(1,422,606)%</u>
Fund Balance, Beginning of Period	0.00	495,986.00	495,986.00	0 %
Fund Balance, End of Period	<u>(1.00)</u>	<u>510,211.00</u>	<u>510,212.00</u>	<u>(51,021,170)%</u>

Cypress Mill
Statement of Revenues Expenditures
From 10/1/2021 Through 8/31/2022

201 - Debt Service - Series 2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	515,984.00	7,083.00	(508,901.00)	(99)%
DS Assessments - Off Roll	0.00	514,543.00	514,543.00	0 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>707.00</u>	<u>707.00</u>	<u>0 %</u>
Total Revenues	<u>515,984.00</u>	<u>522,333.00</u>	<u>6,349.00</u>	<u>1 %</u>
Expenditures				
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>
Total Expenditures	<u>515,984.00</u>	<u>518,413.00</u>	<u>(2,429.00)</u>	<u>(0)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	265,819.00	265,819.00	0 %
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(364.00)</u>	<u>(364.00)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>265,455.00</u>	<u>265,455.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>269,376.00</u>	<u>269,376.00</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>527,628.00</u>	<u>527,628.00</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues Expenditures
From 10/1/2021 Through 8/31/2022

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	0.00	0.00	0.00	0 %
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 8/31/2022

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	808.00	808.00	0 %
Total Revenues	0.00	808.00	808.00	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	361.00	361.00	0 %
Total Other Financing Sources	0.00	361.00	361.00	0 %
Excess of Revenues Over (Under) Expenditures	0.00	1,169.00	1,169.00	0 %
Fund Balance, Beginning of Period	0.00	574,793.00	574,793.00	0 %
Fund Balance, End of Period	0.00	575,962.00	575,962.00	0 %

Cypress Mill
 Statement of Revenues Expenditures
 From 10/1/2021 Through 8/31/2022

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 8/31/2022

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: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked

Bank Balance	145,358.61
Less Outstanding Checks/Vouchers	18,462.88
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	126,895.73
Balance Per Books	<u>126,895.73</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: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1420	8/28/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1421	8/28/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
1422	8/28/2022	System Generated Check/Voucher	15,600.38	Steadfast Contractors Alliance, LLC
1423	8/28/2022	System Generated Check/Voucher	<u>2,462.50</u>	Times Publishing Company
Outstanding Checks/Vouchers			<u>18,462.88</u>	

Cypress Mill
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1406	7/7/2022	System Generated Check/Voucher	4,751.52	Inframark LLC
1414	8/3/2022	System Generated Check/Voucher	1,200.00	Grau and Associates
1415	8/3/2022	System Generated Check/Voucher	1,592.00	Straley Robin Vericker
1416	8/11/2022	System Generated Check/Voucher	4,774.94	Inframark LLC
1417	8/19/2022	System Generated Check/Voucher	205.00	JNJ Cleaning Services LLC
1418	8/19/2022	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1419	8/19/2022	System Generated Check/Voucher	<u>9,099.80</u>	Tampa Electric
Cleared Checks/Vouchers			<u>22,688.26</u>	