

# Cypress Mill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 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 9/30/2022

(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	88,894.00	0.00	0.00	0.00	0.00	0.00	0.00	88,894.00
Investment - Revenue 2018 (9000)	0.00	371,909.00	0.00	0.00	0.00	0.00	0.00	371,909.00
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	269,726.00	0.00	0.00	0.00	0.00	269,726.00
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	577,055.00	0.00	0.00	577,060.00
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>105,770.00</b>	<b>510,879.00</b>	<b>527,981.00</b>	<b>95.00</b>	<b>577,055.00</b>	<b>16,066,939.00</b>	<b>16,895,000.00</b>	<b>34,683,720.00</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	(6,646.00)	14,893.00	269,729.00	0.00	2,262.00	0.00	(185,000.00)	95,239.00
<b>Total Fund Equity &amp; Other Credits</b>	<b>97,196.00</b>	<b>510,879.00</b>	<b>527,981.00</b>	<b>95.00</b>	<b>577,055.00</b>	<b>16,066,939.00</b>	<b>(185,000.00)</b>	<b>17,595,146.00</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>105,770.00</b>	<b>510,879.00</b>	<b>527,981.00</b>	<b>95.00</b>	<b>577,055.00</b>	<b>16,066,939.00</b>	<b>16,895,000.00</b>	<b>34,683,720.00</b>

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

From 10/1/2021 Through 9/30/2022

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	6,200.00	(1,400.00)	(29)%
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	7,600.00	(100.00)	(1)%
Utility Services				
Electric Utility Services	135,200.00	98,013.00	37,187.00	28 %
Other Physical Environment				
Waterway Management System	20,000.00	12,780.00	7,220.00	36 %
General Liability & Property Casualty Insurance	12,000.00	6,810.00	5,190.00	43 %
Landscape Maintenance - Contract	175,000.00	173,830.00	1,170.00	1 %
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	9,589.00	10,411.00	52 %
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>285.00</u>	<u>9,715.00</u>	<u>97 %</u>
<b>Total Expenditures</b>	<u>547,825.00</u>	<u>433,303.00</u>	<u>114,523.00</u>	<u>21 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(6,646.00)</u>	<u>(6,646.00)</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>97,196.00</u>	<u>97,196.00</u>	<u>0 %</u>

**Cypress Mill**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 9/30/2022

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	828,922.00	277,247.00	50 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>1,463.00</u>	<u>1,463.00</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>551,675.00</u>	<u>830,385.00</u>	<u>278,710.00</u>	<u>51 %</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)	<u>0 %</u>
<b>Total Other Financing Sources</b>	<u>0.00</u>	(265,817.00)	(265,817.00)	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>(1.00)</u>	<u>14,893.00</u>	<u>14,894.00</u>	<u>(1,489,426)%</u>
<b>Fund Balance, Beginning of Period</b>	0.00	495,986.00	495,986.00	0 %
<b>Fund Balance, End of Period</b>	<u>(1.00)</u>	<u>510,879.00</u>	<u>510,880.00</u>	<u>(51,087,990)%</u>

**Cypress Mill**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 9/30/2022

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	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>1,398.00</u>	<u>1,398.00</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>515,984.00</u>	<u>523,024.00</u>	<u>7,040.00</u>	<u>1 %</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>(702.00)</u>	<u>(702.00)</u>	<u>0 %</u>
<b>Total Other Financing Sources</b>	<u>0.00</u>	<u>265,117.00</u>	<u>265,117.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>269,729.00</u>	<u>269,729.00</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>527,981.00</u>	<u>527,981.00</u>	<u>0 %</u>

Cypress Mill  
Statement of Revenues Expenditures  
From 10/1/2021 Through 9/30/2022

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 9/30/2022

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	1,562.00	1,562.00	0 %
Total Revenues	<u>0.00</u>	<u>1,562.00</u>	<u>1,562.00</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	700.00	700.00	0 %
Total Other Financing Sources	<u>0.00</u>	<u>700.00</u>	<u>700.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>2,262.00</u>	<u>2,262.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	574,793.00	574,793.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>577,055.00</u>	<u>577,055.00</u>	<u>0 %</u>

Cypress Mill  
 Statement of Revenues Expenditures  
 From 10/1/2021 Through 9/30/2022

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 9/30/2022

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: 09/30/2022*  
*Reconciliation Date: 9/30/2022*  
*Status: Locked*

Bank Balance	108,511.02
Less Outstanding Checks/Vouchers	19,616.56
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	88,894.46
Balance Per Books	<u>88,894.46</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: 09/30/2022  
Reconciliation Date: 9/30/2022  
Status: Locked  
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1430	9/14/2022	System Generated Check/Voucher	200.00	Laura Coffey
1431	9/14/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
1436	9/30/2022	System Generated Check/Voucher	15,893.61	Steadfast Contractors Alliance, LLC
1437	9/30/2022	System Generated Check/Voucher	<u>3,322.95</u>	Tampa Electric
Outstanding Checks/Vouchers			<u>19,616.56</u>	

Cypress Mill  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 09/30/2022  
Reconciliation Date: 9/30/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
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	2,462.50	Times Publishing Company
1424	9/7/2022	System Generated Check/Voucher	200.00	Becky Wilson
1425	9/7/2022	System Generated Check/Voucher	4,750.83	Inframark LLC
1426	9/7/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1427	9/14/2022	System Generated Check/Voucher	200.00	Becky Wilson
1428	9/14/2022	System Generated Check/Voucher	80.00	JNJ Cleaning Services LLC
1429	9/14/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1432	9/14/2022	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1433	9/14/2022	System Generated Check/Voucher	4,910.00	Steadfast Contractors Alliance, LLC
1434	9/14/2022	System Generated Check/Voucher	907.85	Straley Robin Vericker
1435	9/14/2022	System Generated Check/Voucher	<u>5,871.03</u>	Tampa Electric
Cleared Checks/Vouchers			<u>36,847.59</u>	