

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2020



Meritus Corporation
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cypress Shadows Community Development District

Balance Sheet

As of 4/30/2020
(In Whole Numbers)

	General Fund	Debt Service - Series 2011	Debt Service - Series 2012A	Capital Projects- Series 2012A	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
Cash-Operating Account	60,533	0	0	0	0	0	60,533
Investment - Interest 2011 (000)	0	0	0	0	0	0	0
Investment - Revenue 2011 (001)	0	114,999	0	0	0	0	114,999
Investment - Sinking 2011 (004)	0	0	0	0	0	0	0
Investment - Prepayment 2011 (006)	0	423	0	0	0	0	423
Investment - Reserve 2011 (007)	0	111,238	0	0	0	0	111,238
Investment - Interest 2012A (000)	0	0	0	0	0	0	0
Investment - Sinking 2012A (002)	0	0	0	0	0	0	0
Investment - Reserve 2012A (004)	0	0	158,040	0	0	0	158,040
Investment - Revenue 2012A (005)	0	0	280,199	0	0	0	280,199
Investment - Construction 2012A PH4 (009)	0	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Interest Receivable	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid General Liability Insurance	2,443	0	0	0	0	0	2,443
Prepaid Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	5,592	0	0	0	0	0	5,592
Improvements Other Than Buildings	0	0	0	0	1,280,026	0	1,280,026
Construction Work In Progress	0	0	0	0	8,278,316	0	8,278,316
Amount Available-Debt Service	0	0	0	0	0	543,232	543,232
Amount To Be Provided-Debt Service	0	0	0	0	0	3,176,768	3,176,768
Other	0	0	0	0	0	0	0
Total Assets	68,568	226,659	438,239	0	9,558,342	3,720,000	14,011,807
Liabilities							
Accounts Payable	441	0	0	0	0	0	441
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Revenue Bonds Payable-Series 2011	0	0	0	0	0	1,180,000	1,180,000
Revenue Bonds Payable-Series 2012A	0	0	0	0	0	2,540,000	2,540,000
Other	0	0	0	0	0	0	0
Total Liabilities	441	0	0	0	0	3,720,000	3,720,441

Fund Equity & Other Credits

Cypress Shadows Community Development District

Balance Sheet

As of 4/30/2020
(In Whole Numbers)

	General Fund	Debt Service - Series 2011	Debt Service - Series 2012A	Capital Projects- Series 2012A	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Balance-All Other Reserves	0	184,994	358,698	0	0	0	543,692
Fund Balance-Unreserved	47,280	0	0	0	0	0	47,280
Investment In General Fixed Assets	0	0	0	0	9,558,342	0	9,558,342
Other	20,847	41,664	79,540	0	0	0	142,052
Total Fund Equity & Other Credits	68,127	226,659	438,239	0	9,558,342	0	10,291,366
Total Liabilities & Fund Equity	68,568	226,659	438,239	0	9,558,342	3,720,000	14,011,807

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2019 Through 4/30/2020
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	63,424	61,990	(1,434)	(2)%
Other Miscellaneous Revenues				
Undesignated Reserves	8,286	0	(8,286)	(100)%
Total Revenues	<u>71,710</u>	<u>61,990</u>	<u>(9,720)</u>	<u>(14)%</u>
Expenditures				
Financial & Administrative				
District Manager	34,000	19,833	14,167	42 %
Trustees Fees	9,200	5,557	3,643	40 %
Auditing Services	6,500	5,646	854	13 %
Postage, Phone, Faxes, Copies	75	7	68	91 %
Public Officials Insurance	2,700	2,303	397	15 %
Legal Advertising	750	565	185	25 %
Bank Fees	400	228	172	43 %
Dues, Licenses & Fees	650	616	34	5 %
Website Administration	1,500	2,375	(875)	(58)%
Legal Counsel				
District Counsel	9,650	941	8,709	90 %
Other Physical Environment				
Property & Casualty Insurance	6,285	3,072	3,213	51 %
Total Expenditures	<u>71,710</u>	<u>41,143</u>	<u>30,567</u>	<u>43 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>20,847</u>	<u>20,847</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>20,847</u>	<u>20,847</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	47,280	47,280	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>68,127</u></u>	<u><u>68,127</u></u>	<u><u>0 %</u></u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2011
 From 10/1/2019 Through 4/30/2020
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	108,678	115,153	6,475	6 %
Interest Earnings				
Interest Earnings	0	1,260	1,260	0 %
Total Revenues	<u>108,678</u>	<u>116,413</u>	<u>7,735</u>	<u>7 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	88,678	44,749	43,929	50 %
Principal Payments	20,000	20,000	0	0 %
Bond Call Prepayment	0	10,000	(10,000)	0 %
Total Expenditures	<u>108,678</u>	<u>74,749</u>	<u>33,929</u>	<u>31 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>41,664</u>	<u>41,664</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>41,664</u>	<u>41,664</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>184,994</u>	<u>184,994</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>226,659</u></u>	<u><u>226,659</u></u>	<u><u>0 %</u></u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2012A
 From 10/1/2019 Through 4/30/2020
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	206,119	206,465	346	0 %
Interest Earnings				
Interest Earnings	0	2,447	2,447	0 %
Total Revenues	<u>206,119</u>	<u>208,912</u>	<u>2,793</u>	<u>1 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	156,118	79,372	76,746	49 %
Principal Payments	50,000	50,000	0	0 %
Total Expenditures	<u>206,118</u>	<u>129,372</u>	<u>76,746</u>	<u>37 %</u>
Excess of Revenues Over (Under) Expenditures	<u>1</u>	<u>79,540</u>	<u>79,539</u>	<u>7,953,945 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>1</u>	<u>79,540</u>	<u>79,539</u>	<u>7,953,945 %</u>
Fund Balance, Beginning of Period	0	358,698	358,698	0 %
Fund Balance, End of Period	<u>1</u>	<u>438,239</u>	<u>438,238</u>	<u>43,823,750 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects- Series 2012A

From 10/1/2019 Through 4/30/2020

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percentage Remaining</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	0	0	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>

Cypress Shadows Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 04/30/20
Reconciliation Date: 4/30/2020
Status: Locked

Bank Balance	60,533.07
Less Outstanding Checks/Vouchers	0.00
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	60,533.07
Balance Per Books	<u>60,533.07</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Cypress Shadows Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/20

Reconciliation Date: 4/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1535	4/1/2020	System Generated Check/Voucher	210.00	Coleman, Yovanovich & Koester, P.A.
1536	4/1/2020	System Generated Check/Voucher	2,958.33	Meritus Districts
1537	4/7/2020	System Generated Check/Voucher	767.00	The Cincinnati Insurance
1538	4/13/2020	System Generated Check/Voucher	5,100.00	Grau and Associates
CD036	4/13/2020	Bank Fee	31.99	
1539	4/15/2020	Series 2011 FY20 Tax Dist ID 8	2,174.24	Cypress Shadows CDD
1540	4/15/2020	Series 2012 FY20 Tax Dist ID 8	3,898.34	Cypress Shadows CDD
Cleared Checks/Vouchers			15,139.90	
			15,139.90	

Cypress Shadows Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/20

Reconciliation Date: 4/30/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR154	4/6/2020	Tax Distribution - 04.06.20	<u>7,243.04</u>
Cleared Deposits				<u>7,243.04</u>