

# Cypress Shadows Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2020



Meritus Corporation  
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# Cypress Shadows Community Development District

## Balance Sheet

As of 6/30/2020  
(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
<b>Assets</b>							
Cash-Operating Account	54,640	0	0	0	0	0	54,640
Investment - Interest 2011 (000)	0	0	0	0	0	0	0
Investment - Revenue 2011 (001)	0	69,835	0	0	0	0	69,835
Investment - Sinking 2011 (004)	0	0	0	0	0	0	0
Investment - Prepayment 2011 (006)	0	368	0	0	0	0	368
Investment - Reserve 2011 (007)	0	110,870	0	0	0	0	110,870
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	207,525	0	0	0	207,525
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	1,551	0	0	0	0	0	1,551
Prepaid Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	4,002	0	0	0	0	0	4,002
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	3,171,768	3,171,768
Other	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>60,193</b>	<b>181,072</b>	<b>365,565</b>	<b>0</b>	<b>9,558,342</b>	<b>3,715,000</b>	<b>13,880,171</b>
<b>Liabilities</b>							
Accounts Payable	767	0	0	0	0	0	767
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	1,175,000	1,175,000
Revenue Bonds Payable-Series 2012A	0	0	0	0	0	2,540,000	2,540,000
Other	0	0	0	0	0	0	0
<b>Total Liabilities</b>	<b>767</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,715,000</b>	<b>3,715,767</b>
<b>Fund Equity &amp; Other Credits</b>							

# Cypress Shadows Community Development District

## Balance Sheet

As of 6/30/2020  
(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	12,146	(3,922)	6,867	0	0	0	15,090
Total Fund Equity & Other Credits	59,426	181,072	365,565	0	9,558,342	0	10,164,404
Total Liabilities & Fund Equity	60,193	181,072	365,565	0	9,558,342	3,715,000	13,880,171

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

001 - General Fund  
 From 10/1/2019 Through 6/30/2020  
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	63,424	63,606	182	0 %
Other Miscellaneous Revenues				
Undesignated Reserves	8,286	0	(8,286)	(100)%
<b>Total Revenues</b>	<b>71,710</b>	<b>63,606</b>	<b>(8,104)</b>	<b>(11)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	34,000	25,500	8,500	25 %
Trustees Fees	9,200	7,147	2,053	22 %
Auditing Services	6,500	5,646	854	13 %
Postage, Phone, Faxes, Copies	75	9	67	89 %
Public Officials Insurance	2,700	3,070	(370)	(14)%
Legal Advertising	750	565	185	25 %
Bank Fees	400	292	108	27 %
Dues, Licenses & Fees	650	616	34	5 %
Website Administration	1,500	2,625	(1,125)	(75)%
Legal Counsel				
District Counsel	9,650	2,026	7,624	79 %
Other Physical Environment				
Property & Casualty Insurance	6,285	3,964	2,321	37 %
<b>Total Expenditures</b>	<b>71,710</b>	<b>51,460</b>	<b>20,250</b>	<b>28 %</b>
Excess of Revenues Over (Under) Expenditures	0	12,146	12,146	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	12,146	12,146	0 %
Fund Balance, Beginning of Period	0	47,280	47,280	0 %
<b>Fund Balance, End of Period</b>	<b>0</b>	<b>59,426</b>	<b>59,426</b>	<b>0 %</b>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2011  
 From 10/1/2019 Through 6/30/2020  
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	108,678	118,154	9,476	9 %
Interest Earnings				
Interest Earnings	0	1,263	1,263	0 %
<b>Total Revenues</b>	<u>108,678</u>	<u>119,417</u>	<u>10,739</u>	<u>10 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	88,678	88,339	339	0 %
Principal Payments	20,000	20,000	0	0 %
Bond Call Prepayment	0	15,000	(15,000)	0 %
<b>Total Expenditures</b>	<u>108,678</u>	<u>123,339</u>	<u>(14,661)</u>	<u>(13)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(3,922)</u>	<u>(3,922)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(3,922)</u>	<u>(3,922)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	184,994	184,994	0 %
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>181,072</u></u>	<u><u>181,072</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 6/30/2020  
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	206,119	211,846	5,727	3 %
Interest Earnings				
Interest Earnings	0	2,452	2,452	0 %
<b>Total Revenues</b>	<u>206,119</u>	<u>214,298</u>	<u>8,179</u>	<u>4 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	156,118	157,431	(1,313)	(1)%
Principal Payments	50,000	50,000	0	0 %
<b>Total Expenditures</b>	<u>206,118</u>	<u>207,431</u>	<u>(1,313)</u>	<u>(1)%</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>1</u>	<u>6,867</u>	<u>6,866</u>	<u>686,556 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>1</u>	<u>6,867</u>	<u>6,866</u>	<u>686,556 %</u>
<b>Fund Balance, Beginning of Period</b>	0	358,698	358,698	0 %
<b>Fund Balance, End of Period</b>	<u>1</u>	<u>365,565</u>	<u>365,564</u>	<u>36,556,361 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

301 - Capital Projects- Series 2012A

From 10/1/2019 Through 6/30/2020

(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: 06/30/20  
Reconciliation Date: 6/30/2020  
Status: Locked

Bank Balance	58,783.39
Less Outstanding Checks/Vouchers	4,143.05
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	54,640.34
Balance Per Books	<u>54,640.34</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: 06/30/20

Reconciliation Date: 6/30/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1547	6/15/2020	Series 2011 FY 20 Tax Dist ID 10	1,483.39	Cypress Shadows CDD
1548	6/15/2020	Series 2012 FY 20 Tax Dist ID 10	2,659.66	Cypress Shadows CDD
Outstanding Checks/Vouchers			4,143.05	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06/30/20

Reconciliation Date: 6/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1544	5/15/2020	Series 2011 FY20 Tax Dist ID 9	1,517.39	Cypress Shadows CDD
1545	5/15/2020	Series 2012 FY20 Tax Dist ID 9	2,720.64	Cypress Shadows CDD
1546	6/1/2020	System Generated Check/Voucher	2,959.83	Meritus Districts
CD040	6/13/2020	Bank Fee	31.48	
1549	6/18/2020	System Generated Check/Voucher	875.00	Coleman, Yovanovich & Koester, P.A.
Cleared Checks/Vouchers			8,104.34	
			8,104.34	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 06/30/20  
Reconciliation Date: 6/30/2020  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR170	6/5/2020	Tax Distribution - 06.05.20	<u>4,941.60</u>
Cleared Deposits				<u>4,941.60</u>