

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 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 8/31/2020
(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	41,105	0	0	0	0	0	41,105
Investment - Interest 2011 (000)	0	0	0	0	0	0	0
Investment - Revenue 2011 (001)	0	65,115	0	0	0	0	65,115
Investment - Sinking 2011 (004)	0	0	0	0	0	0	0
Investment - Prepayment 2011 (006)	0	0	0	0	0	0	0
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	207,528	0	0	0	207,528
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	644	0	0	0	0	0	644
Prepaid Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	2,385	0	0	0	0	0	2,385
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	3,166,768	3,166,768
Other	0	0	0	0	0	0	0
Total Assets	44,134	175,985	365,568	0	9,558,342	3,710,000	13,854,029
Liabilities							
Accounts Payable	6,108	0	0	0	0	0	6,108
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	1,170,000	1,170,000
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	6,108	0	0	0	0	3,710,000	3,716,108
Fund Equity & Other Credits							

Cypress Shadows Community Development District

Balance Sheet

As of 8/31/2020
(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	(9,253)	(9,010)	6,870	0	0	0	(11,393)
Total Fund Equity & Other Credits	<u>38,026</u>	<u>175,985</u>	<u>365,568</u>	<u>0</u>	<u>9,558,342</u>	<u>0</u>	<u>10,137,921</u>
Total Liabilities & Fund Equity	<u>44,134</u>	<u>175,985</u>	<u>365,568</u>	<u>0</u>	<u>9,558,342</u>	<u>3,710,000</u>	<u>13,854,029</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2019 Through 8/31/2020
 (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	63,606	182	0 %
Other Miscellaneous Revenues				
Undesignated Reserves	8,286	0	(8,286)	(100)%
Total Revenues	<u>71,710</u>	<u>63,606</u>	<u>(8,104)</u>	<u>(11)%</u>
Expenditures				
Financial & Administrative				
District Manager	34,000	31,167	2,833	8 %
Trustees Fees	9,200	8,764	436	5 %
Auditing Services	6,500	5,646	854	13 %
Postage, Phone, Faxes, Copies	75	239	(164)	(218)%
Public Officials Insurance	2,700	3,070	(370)	(14)%
Legal Advertising	750	1,768	(1,018)	(136)%
Bank Fees	400	355	45	11 %
Dues, Licenses & Fees	650	616	34	5 %
Office Supplies	0	104	(104)	0 %
Website Administration	1,500	2,875	(1,375)	(92)%
Legal Counsel				
District Counsel	9,650	13,384	(3,734)	(39)%
Other Physical Environment				
Property & Casualty Insurance	6,285	4,871	1,414	22 %
Total Expenditures	<u>71,710</u>	<u>72,859</u>	<u>(1,149)</u>	<u>(2)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(9,253)</u>	<u>(9,253)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(9,253)</u>	<u>(9,253)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	47,280	47,280	0 %
Fund Balance, End of Period	<u>0</u>	<u>38,026</u>	<u>38,026</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2011
 From 10/1/2019 Through 8/31/2020
 (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	118,154	9,476	9 %
Interest Earnings				
Interest Earnings	0	1,265	1,265	0 %
Total Revenues	<u>108,678</u>	<u>119,418</u>	<u>10,740</u>	<u>10 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	88,678	88,428	250	0 %
Principal Payments	20,000	20,000	0	0 %
Bond Call Prepayment	0	20,000	(20,000)	0 %
Total Expenditures	<u>108,678</u>	<u>128,428</u>	<u>(19,750)</u>	<u>(18)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(9,010)</u>	<u>(9,010)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(9,010)</u>	<u>(9,010)</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>175,985</u></u>	<u><u>175,985</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 8/31/2020
 (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	211,846	5,727	3 %
Interest Earnings				
Interest Earnings	0	2,456	2,456	0 %
Total Revenues	<u>206,119</u>	<u>214,301</u>	<u>8,182</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	156,118	157,431	(1,313)	(1)%
Principal Payments	50,000	50,000	0	0 %
Total Expenditures	<u>206,118</u>	<u>207,431</u>	<u>(1,313)</u>	<u>(1)%</u>
Excess of Revenues Over (Under) Expenditures	<u>1</u>	<u>6,870</u>	<u>6,869</u>	<u>686,920 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>1</u>	<u>6,870</u>	<u>6,869</u>	<u>686,920 %</u>
Fund Balance, Beginning of Period	0	358,698	358,698	0 %
Fund Balance, End of Period	<u>1</u>	<u>365,568</u>	<u>365,567</u>	<u>36,556,725 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects- Series 2012A

From 10/1/2019 Through 8/31/2020

(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: 08/31/20
Reconciliation Date: 8/31/2020
Status: Locked

Bank Balance	41,104.97
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	41,104.97
Balance Per Books	<u>41,104.97</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: 08/31/20

Reconciliation Date: 8/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1554	8/1/2020	System Generated Check/Voucher	3,178.83	Meritus Districts
1555	8/6/2020	System Generated Check/Voucher	104.46	Kaeser & Blair Inc.
CD042	8/11/2020	Bank Fee	31.52	
1556	8/20/2020	System Generated Check/Voucher	513.22	The News-Press Media Group
Cleared Checks/Vouchers			<u>3,828.03</u>	