

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2020



Meritus Corporation
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775
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Cypress Shadows Community Development District

Balance Sheet

As of 9/30/2020
(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	25,269	0	0	0	0	0	25,269
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	795	0	0	0	0	795
Investment - Reserve 2011 (007)	0	110,075	0	0	0	0	110,075
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	207,530	0	0	0	207,530
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	205	0	0	0	0	0	205
Prepaid Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,603	0	0	0	0	0	1,603
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	541,556	541,556
Amount To Be Provided-Debt Service	0	0	0	0	0	3,168,444	3,168,444
Other	0	0	0	0	0	0	0
Total Assets	27,077	175,985	365,570	0	9,558,342	3,710,000	13,836,974
Liabilities							
Accounts Payable	0	0	0	0	0	0	0
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	0	0	0	0	0	3,710,000	3,710,000
Fund Equity & Other Credits							

Cypress Shadows Community Development District

Balance Sheet

As of 9/30/2020
(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	<u>(20,203)</u>	<u>(9,009)</u>	<u>6,872</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(22,340)</u>
Total Fund Equity & Other Credits	<u>27,077</u>	<u>175,985</u>	<u>365,570</u>	<u>0</u>	<u>9,558,342</u>	<u>0</u>	<u>10,126,974</u>
Total Liabilities & Fund Equity	<u><u>27,077</u></u>	<u><u>175,985</u></u>	<u><u>365,570</u></u>	<u><u>0</u></u>	<u><u>9,558,342</u></u>	<u><u>3,710,000</u></u>	<u><u>13,836,974</u></u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2019 Through 9/30/2020
 (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	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	34,000	0	0 %
District Engineer	0	800	(800)	0 %
Trustees Fees	9,200	9,546	(346)	(4)%
Auditing Services	6,500	5,646	854	13 %
Postage, Phone, Faxes, Copies	75	248	(173)	(230)%
Public Officials Insurance	2,700	3,070	(370)	(14)%
Legal Advertising	750	3,765	(3,015)	(402)%
Bank Fees	400	383	17	4 %
Dues, Licenses & Fees	650	669	(19)	(3)%
Office Supplies	0	104	(104)	0 %
Website Administration	1,500	3,000	(1,500)	(100)%
Legal Counsel				
District Counsel	9,650	17,269	(7,619)	(79)%
Other Physical Environment				
Property & Casualty Insurance	6,285	5,310	975	16 %
Total Expenditures	<u>71,710</u>	<u>83,809</u>	<u>(12,099)</u>	<u>(17)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(20,203)</u>	<u>(20,203)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(20,203)</u>	<u>(20,203)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	47,280	47,280	0 %
Fund Balance, End of Period	<u>0</u>	<u>27,077</u>	<u>27,077</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2011
 From 10/1/2019 Through 9/30/2020
 (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	118,154	9,476	9 %
Interest Earnings				
Interest Earnings	0	1,266	1,266	0 %
Total Revenues	<u>108,678</u>	<u>119,419</u>	<u>10,741</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>(9,009)</u>	<u>(9,009)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(9,009)</u>	<u>(9,009)</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 9/30/2020
 (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	211,846	5,727	3 %
Interest Earnings				
Interest Earnings	0	2,458	2,458	0 %
Total Revenues	<u>206,119</u>	<u>214,303</u>	<u>8,184</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>6,872</u>	<u>6,871</u>	<u>687,107 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>1</u>	<u>6,872</u>	<u>6,871</u>	<u>687,107 %</u>
Fund Balance, Beginning of Period	0	358,698	358,698	0 %
Fund Balance, End of Period	<u>1</u>	<u>365,570</u>	<u>365,569</u>	<u>36,556,912 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects- Series 2012A

From 10/1/2019 Through 9/30/2020

(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: 09/30/20
Reconciliation Date: 9/30/2020
Status: Locked

Bank Balance	25,268.63
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	25,268.63
Balance Per Books	<u>25,268.63</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: 09/30/20

Reconciliation Date: 9/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1557	9/1/2020	System Generated Check/Voucher	2,967.33	Meritus Districts
1558	9/8/2020	System Generated Check/Voucher	6,107.50	Coleman, Yovanovich & Koester, P.A.
CD043	9/11/2020	Bank Fee	27.23	
1559	9/17/2020	System Generated Check/Voucher	3,885.00	Coleman, Yovanovich & Koester, P.A.
1560	9/17/2020	System Generated Check/Voucher	52.60	Lee County Tax Collector
1561	9/24/2020	System Generated Check/Voucher	800.00	Johnson Engineering, Inc.
1562	9/24/2020	System Generated Check/Voucher	1,996.68	The News-Press Media Group
Cleared Checks/Vouchers			15,836.34	