

# Cypress Shadows Community Development District

Financial Statements  
(Unaudited)

Period Ending  
October 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 10/31/2020  
(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
<b>Assets</b>							
Cash-Operating Account	18,543	0	0	0	0	0	18,543
Investment - Interest 2011 (000)	0	0	0	0	0	0	0
Investment - Revenue 2011 (001)	0	65,262	0	0	0	0	65,262
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	207,792	0	0	0	207,792
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	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	795	0	0	0	0	0	795
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
<b>Total Assets</b>	<b>19,338</b>	<b>176,132</b>	<b>365,832</b>	<b>0</b>	<b>9,558,342</b>	<b>3,710,000</b>	<b>13,829,644</b>
<b>Liabilities</b>							
Accounts Payable	1,500	0	0	0	0	0	1,500
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
<b>Total Liabilities</b>	<b>1,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,710,000</b>	<b>3,711,500</b>

Fund Equity & Other Credits

# Cypress Shadows Community Development District

## Balance Sheet

As of 10/31/2020  
(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	176,131	365,831	0	0	0	541,961
Fund Balance-Unreserved	27,139	0	0	0	0	0	27,139
Investment In General Fixed Assets	0	0	0	0	9,558,342	0	9,558,342
Other	(9,300)	1	2	0	0	0	(9,297)
Total Fund Equity & Other Credits	<u>17,838</u>	<u>176,132</u>	<u>365,832</u>	<u>0</u>	<u>9,558,342</u>	<u>0</u>	<u>10,118,144</u>
Total Liabilities & Fund Equity	<u>19,338</u>	<u>176,132</u>	<u>365,832</u>	<u>0</u>	<u>9,558,342</u>	<u>3,710,000</u>	<u>13,829,644</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

001 - General Fund  
 From 10/1/2020 Through 10/31/2020  
 (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	0	(63,424)	(100)%
Other Miscellaneous Revenues				
Undesignated Reserves	14,286	0	(14,286)	(100)%
<b>Total Revenues</b>	<u>77,710</u>	<u>0</u>	<u>(77,710)</u>	<u>(100)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	6,000	0	6,000	100 %
Financial & Administrative				
District Manager	34,000	2,833	31,167	92 %
District Engineer	0	2,400	(2,400)	0 %
Trustees Fees	9,600	795	8,805	92 %
Auditing Services	6,000	0	6,000	100 %
Postage, Phone, Faxes, Copies	35	1	34	97 %
Public Officials Insurance	2,700	769	1,931	72 %
Legal Advertising	750	279	471	63 %
Bank Fees	400	29	371	93 %
Dues, Licenses & Fees	650	175	475	73 %
Website Administration	1,500	125	1,375	92 %
ADA Website Compliance	2,000	1,500	500	25 %
Legal Counsel				
District Counsel	7,790	193	7,598	98 %
Other Physical Environment				
Property & Casualty Insurance	6,285	201	6,084	97 %
<b>Total Expenditures</b>	<u>77,710</u>	<u>9,300</u>	<u>68,410</u>	<u>88 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(9,300)</u>	<u>(9,300)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(9,300)</u>	<u>(9,300)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	27,139	27,139	0 %
Fund Balance, End of Period	<u>0</u>	<u>17,838</u>	<u>17,838</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2011  
 From 10/1/2020 Through 10/31/2020  
 (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	110,075	0	(110,075)	(100)%
Interest Earnings				
Interest Earnings	0	1	1	0 %
<b>Total Revenues</b>	<u>110,075</u>	<u>1</u>	<u>(110,074)</u>	<u>(101)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	85,075	0	85,075	100 %
Principal Payments	25,000	0	25,000	100 %
<b>Total Expenditures</b>	<u>110,075</u>	<u>0</u>	<u>110,075</u>	<u>100 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	176,131	176,131	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>176,132</u>	<u>176,132</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2012A  
 From 10/1/2020 Through 10/31/2020  
 (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	208,494	0	(208,494)	(100)%
Interest Earnings				
Interest Earnings	0	2	2	0 %
<b>Total Revenues</b>	<u>208,494</u>	<u>2</u>	<u>(208,492)</u>	<u>(101)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	153,494	0	153,494	100 %
Principal Payments	55,000	0	55,000	100 %
<b>Total Expenditures</b>	<u>208,494</u>	<u>0</u>	<u>208,494</u>	<u>100 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	365,831	365,831	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>365,832</u>	<u>365,832</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

301 - Capital Projects- Series 2012A

From 10/1/2020 Through 10/31/2020

(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: 10/31/20  
Reconciliation Date: 10/31/2020  
Status: Locked

Bank Balance	18,730.37
Less Outstanding Checks/Vouchers	187.05
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	18,543.32
Balance Per Books	<u>18,543.32</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: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1573	10/27/2020	Series 2011 FY20 Tax Dist ID Excess Fees	66.97	Cypress Shadows CDD
1574	10/27/2020	Series 2012 FY20 Tax Dist ID Excess Fees	120.08	Cypress Shadows CDD
Outstanding Checks/Vouchers			187.05	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1563	10/1/2020	System Generated Check/Voucher	769.00	The Cincinnati Insurance
1564	10/1/2020	System Generated Check/Voucher	2,959.33	Meritus Districts
1565	10/8/2020	System Generated Check/Voucher	175.00	Department of Economic Opportunity
CD044	10/13/2020	Bank Fee	28.93	
1566	10/14/2020	Series 2011 FY20 Tax Dist ID 15	78.28	Cypress Shadows CDD
1567	10/14/2020	Series 2012 FY20 Tax Dist ID 15	140.35	Cypress Shadows CDD
1568	10/22/2020	System Generated Check/Voucher	192.50	Coleman, Yovanovich & Koester, P.A.
1569	10/22/2020	System Generated Check/Voucher	2,400.00	Johnson Engineering, Inc.
1570	10/22/2020	System Generated Check/Voucher	278.75	The News-Press Media Group
			<hr/>	
Cleared Checks/Vouchers			7,022.14	
			<hr/> <hr/>	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR154	10/9/2020	Interest Distribution - 10.09.20	260.77	
CR177	10/30/2020	FY20 Unused Revenue - 10.30.20	223.11	
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Cleared Deposits			483.88	
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