

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2018



Meritus Corporation
2005 Pan Am Circle ~ Suite 120 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cypress Shadows Community Development District

Balance Sheet

As of 7/31/2018
(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	62,178	0	0	0	0	0	62,178
Investment - Interest 2011 (000)	0	0	0	0	0	0	0
Investment - Revenue 2011 (001)	0	73,476	0	0	0	0	73,476
Investment - Sinking 2011 (004)	0	0	0	0	0	0	0
Investment - Prepayment 2011 (006)	0	1,205	0	0	0	0	1,205
Investment - Reserve 2011 (007)	0	113,500	0	0	0	0	113,500
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	185,447	0	0	0	185,447
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
Prepaid Items	0	0	0	0	0	0	0
Prepaid General Liability Insurance	134	0	0	0	0	0	134
Prepaid Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,498	0	0	0	0	0	1,498
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	623,135	623,135
Amount To Be Provided-Debt Service	0	0	0	0	0	3,256,865	3,256,865
Other	0	0	0	0	0	0	0
Total Assets	63,810	188,181	343,487	0	9,558,342	3,880,000	14,033,821
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
Accrued Expenses Payable	0	0	0	0	0	0	0
Revenue Bonds Payable-Series 2011	0	0	0	0	0	1,245,000	1,245,000
Revenue Bonds Payable-Series 2012A	0	0	0	0	0	2,635,000	2,635,000
Other	0	0	0	0	0	0	0
Total Liabilities	0	0	0	0	0	3,880,000	3,880,000
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	181,218	336,297	0	0	0	517,515
Fund Balance-Unreserved	47,936	0	0	0	0	0	47,936

Cypress Shadows Community Development District

Balance Sheet

As of 7/31/2018
(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
Investment In General Fixed Assets	0	0	0	0	9,558,342	0	9,558,342
Other	15,874	6,963	7,191	0	0	0	30,028
Total Fund Equity & Other Credits	63,810	188,181	343,487	0	9,558,342	0	10,153,821
Total Liabilities & Fund Equity	63,810	188,181	343,487	0	9,558,342	3,880,000	14,033,821

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2017 Through 7/31/2018
 (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	63,557	133	0 %
Other Miscellaneous Revenues				
Undesignated Reserves	8,286	0	(8,286)	(100)%
Total Revenues	71,710	63,557	(8,153)	(11)%
Expenditures				
Financial & Administrative				
District Manager	34,000	28,333	5,667	17 %
Trustees Fees	10,185	9,105	1,080	11 %
Auditing Services	4,400	5,346	(946)	(22)%
Postage, Phone, Faxes, Copies	75	16	59	79 %
Public Officials Insurance	2,350	0	2,350	100 %
Legal Advertising	750	(961)	1,711	228 %
Bank Fees	250	473	(223)	(89)%
Dues, Licenses & Fees	650	185	465	72 %
Website Administration	200	0	200	100 %
Legal Counsel				
District Counsel	10,000	1,420	8,580	86 %
Other Physical Environment				
Property & Casualty Insurance	8,850	3,767	5,083	57 %
Total Expenditures	71,710	47,683	24,027	34 %
Excess of Revenues Over (Under) Expenditures	0	15,874	15,874	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	15,874	15,874	0 %
Fund Balance, Beginning of Period	0	47,936	47,936	0 %
Fund Balance, End of Period	0	63,810	63,810	0 %

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2011
 From 10/1/2017 Through 7/31/2018
 (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	112,598	118,063	5,465	5 %
Interest Earnings				
Interest Earnings	0	1,543	1,543	0 %
Total Revenues	<u>112,598</u>	<u>119,607</u>	<u>7,009</u>	<u>6 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	92,598	92,644	(46)	(0)%
Principal Payments	20,000	20,000	0	0 %
Total Expenditures	<u>112,598</u>	<u>112,644</u>	<u>(46)</u>	<u>(0)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>6,963</u>	<u>6,963</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>6,963</u>	<u>6,963</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	181,218	181,218	0 %
Fund Balance, End of Period	<u>0</u>	<u>188,181</u>	<u>188,181</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2012A
 From 10/1/2017 Through 7/31/2018
 (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	206,106	211,684	5,578	3 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2,794</u>	<u>2,794</u>	<u>0 %</u>
Total Revenues	<u>206,106</u>	<u>214,478</u>	<u>8,372</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	161,106	162,288	(1,182)	(1)%
Principal Payments	<u>45,000</u>	<u>45,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>206,106</u>	<u>207,288</u>	<u>(1,182)</u>	<u>(1)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>7,191</u>	<u>7,191</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>7,191</u>	<u>7,191</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	336,297	336,297	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>343,487</u></u>	<u><u>343,487</u></u>	<u><u>0 %</u></u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects- Series 2012A

From 10/1/2017 Through 7/31/2018

(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: 07/31/18
Reconciliation Date: 7/31/2018
Status: Locked

Bank Balance	62,177.99
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	62,177.99
Balance Per Books	<u>62,177.99</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: 07/31/18

Reconciliation Date: 7/31/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1426	7/1/2018	System Generated Check/Voucher	2,833.80	Meritus Districts
1427	7/6/2018	System Generated Check/Voucher	1,365.00	Coleman, Yovanovich & Koester, P.A.
CD015	7/11/2018	Bank Fee	35.44	
1428	7/13/2018	System Generated Check/Voucher	3,700.00	Grau and Associates
Cleared Checks/Vouchers			<hr/> 7,934.24 <hr/> <hr/>	

Commercial Checking Acct Public Funds

Account number:

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CYPRESS SHADOWS COMMUNITY
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$70,112.23	\$0.00	-\$7,934.24	\$62,177.99

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	07/11	35.44	Client Analysis Svc Chrg 180710 Svc Chge 0618 002000037266307
		\$35.44	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
1426	2,833.80	07/02	1427	1,365.00	07/12	1428	3,700.00	07/26
		\$7,898.80	Total checks paid					
		\$7,934.24	Total debits					

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
06/30	70,112.23	07/11	67,242.99	07/26	62,177.99
07/02	67,278.43	07/12	65,877.99		
Average daily ledger balance		\$65,749.06			