

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 12/31/2018
(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	35,133	37,053	67,764	0	0	0	139,950
Total Fund Equity & Other Credits	90,913	220,750	412,373	0	9,558,342	0	10,282,377
Total Liabilities & Fund Equity	93,188	220,750	412,373	0	9,558,342	3,805,000	14,089,652

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 12/31/2018

(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	57,656	(5,768)	(9)%
Other Miscellaneous Revenues				
Undesignated Reserves	8,286	0	(8,286)	(100)%
Total Revenues	<u>71,710</u>	<u>57,656</u>	<u>(14,054)</u>	<u>(20)%</u>
Expenditures				
Financial & Administrative				
District Manager	34,000	8,500	25,500	75 %
Trustees Fees	10,185	5,864	4,321	42 %
Auditing Services	4,400	0	4,400	100 %
Postage, Phone, Faxes, Copies	75	1	74	99 %
Public Officials Insurance	2,700	0	2,700	100 %
Legal Advertising	750	0	750	100 %
Bank Fees	250	99	151	61 %
Dues, Licenses & Fees	650	175	475	73 %
Website Administration	200	1,450	(1,250)	(625)%
Legal Counsel				
District Counsel	9,650	2,275	7,375	76 %
Other Physical Environment				
Property & Casualty Insurance	8,850	4,160	4,690	53 %
Total Expenditures	<u>71,710</u>	<u>22,524</u>	<u>49,186</u>	<u>69 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>35,133</u>	<u>35,133</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>35,133</u>	<u>35,133</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	55,781	55,781	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>90,913</u></u>	<u><u>90,913</u></u>	<u><u>0 %</u></u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2011
 From 10/1/2018 Through 12/31/2018
 (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	110,068	107,102	(2,966)	(3)%
Interest Earnings				
Interest Earnings	0	680	680	0 %
Total Revenues	<u>110,068</u>	<u>107,782</u>	<u>(2,286)</u>	<u>(2)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	90,068	45,729	44,339	49 %
Principal Payments	20,000	25,000	(5,000)	(25)%
Total Expenditures	<u>110,068</u>	<u>70,729</u>	<u>39,339</u>	<u>36 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>37,053</u>	<u>37,053</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>37,053</u>	<u>37,053</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	183,696	183,696	0 %
Fund Balance, End of Period	<u>0</u>	<u>220,750</u>	<u>220,750</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2012A
 From 10/1/2018 Through 12/31/2018
 (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	208,744	192,030	(16,714)	(8)%
Interest Earnings				
Interest Earnings	0	1,287	1,287	0 %
Total Revenues	<u>208,744</u>	<u>193,317</u>	<u>(15,427)</u>	<u>(7)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	158,744	80,553	78,191	49 %
Principal Payments	50,000	45,000	5,000	10 %
Total Expenditures	<u>208,744</u>	<u>125,553</u>	<u>83,191</u>	<u>40 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>67,764</u>	<u>67,764</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>67,764</u>	<u>67,764</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	344,609	344,609	0 %
Fund Balance, End of Period	<u>0</u>	<u>412,373</u>	<u>412,373</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects- Series 2012A

From 10/1/2018 Through 12/31/2018

(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: 12/31/18
Reconciliation Date: 12/31/2018
Status: Locked

Bank Balance	101,173.84
Less Outstanding Checks/Vouchers	8,551.39
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	92,622.45
Balance Per Books	<u>92,622.45</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: 12/31/18

Reconciliation Date: 12/31/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1455	12/12/2018	System Generated Check/Voucher	46.00	Grau and Associates
1457	12/31/2018	Series 2011 FY19 Tax Distribution	3,045.29	Cypress Shadows CDD
1458	12/31/2018	Series 2012 FY19 Tax Distribution	5,460.10	Cypress Shadows CDD
Outstanding Checks/Vouchers			8,551.39	

Cypress Shadows Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/18

Reconciliation Date: 12/31/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1447	11/15/2018	Series 2012 FY19 Tax Dist ID 1	6,966.97	Cypress Shadows CDD
1448	11/15/2018	Series 2011 FY19 Tax Dist ID 1	3,885.72	Cypress Shadows CDD
1450	11/29/2018	Series 2011 FY19 Tax Dist ID 2	20,546.06	Cypress Shadows CDD
1451	11/29/2018	Series 2012 FY19 Tax Dist ID 2	36,838.45	Cypress Shadows CDD
1449	12/1/2018	System Generated Check/Voucher	2,834.27	Meritus Districts
1452	12/6/2018	System Generated Check/Voucher	4,770.63	US Bank
CD020	12/11/2018	Bank Fee	34.96	
1453	12/14/2018	Series 2011 FY19 Tax Dist ID 3	79,624.79	Cypress Shadows CDD
1454	12/14/2018	Series 2012 FY19 Tax Dist ID 3	142,764.76	Cypress Shadows CDD
			<hr/>	
Cleared Checks/Vouchers			298,266.61	
			<hr/> <hr/>	

Cypress Shadows Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/18

Reconciliation Date: 12/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR128	12/7/2018	Tax Distribution - 12.07.18	265,253.96
	CR130	12/20/2018	Tax Distribution - 12.20.18	<u>10,144.76</u>
Cleared Deposits				<u><u>275,398.72</u></u>

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
	\$124,041.73	\$275,398.72	-\$298,266.61	\$101,173.84

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	12/14	265,253.96	Lee County Tax Db03 Dbtax Cypress Shadows Cdd
	12/28	10,144.76	Lee County Tax Dist 4 Dbtax Cypress Shadows Cdd
		\$275,398.72	Total electronic deposits/bank credits
		\$275,398.72	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	12/11	34.96	Client Analysis Srvc Chrg 181210 Svc Chge 1118 002000037266307
		\$34.96	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
1447	6,966.97	12/06	1450	20,546.06	12/06	1453	79,624.79	12/20
1448	3,885.72	12/06	1451	36,838.45	12/06	1454	142,764.76	12/20
1449	2,834.27	12/03	1452	4,770.63	12/12			
		\$298,231.65	Total checks paid					
		\$298,266.61	Total debits					

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
11/30	124,041.73	12/11	52,935.30	12/20	91,029.08
12/03	121,207.46	12/12	48,164.67	12/28	101,173.84
12/06	52,970.26	12/14	313,418.63		
Average daily ledger balance		\$130,298.76			