

# Cypress Shadows Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2019



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 6/30/2019  
(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	60,294	0	0	0	0	0	60,294
Investment - Interest 2011 (000)	0	0	0	0	0	0	0
Investment - Revenue 2011 (001)	0	75,524	0	0	0	0	75,524
Investment - Sinking 2011 (004)	0	0	0	0	0	0	0
Investment - Prepayment 2011 (006)	0	525	0	0	0	0	525
Investment - Reserve 2011 (007)	0	112,980	0	0	0	0	112,980
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	198,658	0	0	0	198,658
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	161	0	0	0	0	0	161
Prepaid Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	405	0	0	0	0	0	405
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	3,181,865	3,181,865
Other	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>60,860</b>	<b>189,029</b>	<b>356,698</b>	<b>0</b>	<b>9,558,342</b>	<b>3,805,000</b>	<b>13,969,928</b>
<b>Liabilities</b>							
Accounts Payable	757	0	0	0	0	0	757
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	1,215,000	1,215,000
Revenue Bonds Payable-Series 2012A	0	0	0	0	0	2,590,000	2,590,000
Other	0	0	0	0	0	0	0
<b>Total Liabilities</b>	<b>757</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,805,000</b>	<b>3,805,757</b>
<b>Fund Equity &amp; Other Credits</b>							
Fund Balance-All Other Reserves	0	183,696	344,609	0	0	0	528,305
Fund Balance-Unreserved	55,781	0	0	0	0	0	55,781

# Cypress Shadows Community Development District

## Balance Sheet

As of 6/30/2019  
(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	4,322	5,333	12,089	0	0	0	21,743
Total Fund Equity & Other Credits	60,103	189,029	356,698	0	9,558,342	0	10,164,171
Total Liabilities & Fund Equity	60,860	189,029	356,698	0	9,558,342	3,805,000	13,969,928

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

001 - General Fund  
 From 10/1/2018 Through 6/30/2019  
 (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	63,610	186	0 %
Other Miscellaneous Revenues				
Undesignated Reserves	8,286	0	(8,286)	(100)%
<b>Total Revenues</b>	<b>71,710</b>	<b>63,610</b>	<b>(8,100)</b>	<b>(11)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	34,000	25,500	8,500	25 %
Trustees Fees	10,185	10,634	(449)	(4)%
Auditing Services	4,400	5,400	(1,000)	(23)%
Postage, Phone, Faxes, Copies	75	9	66	89 %
Public Officials Insurance	2,700	3,070	(370)	(14)%
Legal Advertising	750	0	750	100 %
Bank Fees	250	296	(46)	(18)%
Dues, Licenses & Fees	650	616	34	5 %
Website Administration	200	2,950	(2,750)	(1,375)%
Legal Counsel				
District Counsel	9,650	6,654	2,996	31 %
Other Physical Environment				
Property & Casualty Insurance	8,850	4,160	4,690	53 %
<b>Total Expenditures</b>	<b>71,710</b>	<b>59,288</b>	<b>12,422</b>	<b>17 %</b>
Excess of Revenues Over (Under) Expenditures	0	4,322	4,322	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	4,322	4,322	0 %
Fund Balance, Beginning of Period	0	55,781	55,781	0 %
<b>Fund Balance, End of Period</b>	<b>0</b>	<b>60,103</b>	<b>60,103</b>	<b>0 %</b>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2011  
 From 10/1/2018 Through 6/30/2019  
 (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	110,068	118,162	8,094	7 %
Interest Earnings				
Interest Earnings	0	2,743	2,743	0 %
<b>Total Revenues</b>	<u>110,068</u>	<u>120,905</u>	<u>10,837</u>	<u>10 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	90,068	90,573	(505)	(1)%
Principal Payments	20,000	25,000	(5,000)	(25)%
<b>Total Expenditures</b>	<u>110,068</u>	<u>115,573</u>	<u>(5,505)</u>	<u>(5)%</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>5,333</u>	<u>5,333</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>5,333</u>	<u>5,333</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	183,696	183,696	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>189,029</u>	<u>189,029</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2012A  
 From 10/1/2018 Through 6/30/2019  
 (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	208,744	211,861	3,117	1 %
Interest Earnings				
Interest Earnings	0	5,153	5,153	0 %
<b>Total Revenues</b>	<u>208,744</u>	<u>217,014</u>	<u>8,270</u>	<u>4 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	158,744	159,925	(1,181)	(1)%
Principal Payments	50,000	45,000	5,000	10 %
<b>Total Expenditures</b>	<u>208,744</u>	<u>204,925</u>	<u>3,819</u>	<u>2 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>12,089</u>	<u>12,089</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>12,089</u>	<u>12,089</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	344,609	344,609	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>356,698</u>	<u>356,698</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

301 - Capital Projects- Series 2012A

From 10/1/2018 Through 6/30/2019

(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: 06/30/19  
Reconciliation Date: 6/30/2019  
Status: Locked

Bank Balance	63,031.19
Less Outstanding Checks/Vouchers	2,737.47
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	60,293.72
Balance Per Books	<u>60,293.72</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: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1485	6/14/2019	Series 2012 FY19 Tax Dist ID 10	1,757.34	Cypress Shadows CDD
1486	6/14/2019	Series 2011 FY19 Tax Dist ID 10	980.13	Cypress Shadows CDD
Outstanding Checks/Vouchers			2,737.47	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1482	5/20/2019	Series 2011 FY19 Tax Dist ID 9	1,480.92	Cypress Shadows CDD
1483	5/20/2019	Series 2012 FY19 Tax Dist ID 9	2,655.25	Cypress Shadows CDD
1484	6/1/2019	System Generated Check/Voucher	2,835.58	Meritus Districts
CD026	6/11/2019	Bank Fee	32.22	
1487	6/20/2019	System Generated Check/Voucher	2,071.25	Coleman, Yovanovich & Koester, P.A.
Cleared Checks/Vouchers			<u>9,075.22</u>	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR144	6/7/2019	Tax Distribution - 06.07.19	<u>3,265.10</u>
Cleared Deposits				<u>3,265.10</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](http://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
	\$68,841.31	\$3,265.10	-\$9,075.22	\$63,031.19

## Credits

### Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	06/14	3,265.10	Lee County Tax Db10 Dbtax Cypress Shadows Cdd
		<b>\$3,265.10</b>	<b>Total electronic deposits/bank credits</b>
		<b>\$3,265.10</b>	<b>Total credits</b>

## Debits

### Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	06/11	32.22	Client Analysis Srvc Chrg 190610 Svc Chge 0519 002000037266307
		<b>\$32.22</b>	<b>Total electronic debits/bank debits</b>

### Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
1482	1,480.92	06/10	1484	2,835.58	06/03	1487*	2,071.25	06/24
1483	2,655.25	06/10						
			<b>\$9,043.00</b>	<b>Total checks paid</b>				

\* Gap in check sequence.

**\$9,075.22** Total debits

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**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
05/31	68,841.31	06/10	61,869.56	06/14	65,102.44
06/03	66,005.73	06/11	61,837.34	06/24	63,031.19
<b>Average daily ledger balance</b>		<b>\$64,644.90</b>			