

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 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 8/31/2019
(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	(3,592)	859	13,263	0	0	0	10,530
Total Fund Equity & Other Credits	52,189	184,556	357,872	0	9,558,342	0	10,152,958
Total Liabilities & Fund Equity	52,189	184,556	357,872	0	9,558,342	3,800,000	13,952,958

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2018 Through 8/31/2019
 (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	63,610	186	0 %
Other Miscellaneous Revenues				
Undesignated Reserves	8,286	0	(8,286)	(100)%
Total Revenues	<u>71,710</u>	<u>63,610</u>	<u>(8,100)</u>	<u>(11)%</u>
Expenditures				
Financial & Administrative				
District Manager	34,000	31,167	2,833	8 %
Trustees Fees	10,185	10,634	(449)	(4)%
Auditing Services	4,400	5,400	(1,000)	(23)%
Postage, Phone, Faxes, Copies	75	11	64	85 %
Public Officials Insurance	2,700	3,070	(370)	(14)%
Legal Advertising	750	825	(75)	(10)%
Bank Fees	250	359	(109)	(44)%
Dues, Licenses & Fees	650	616	34	5 %
Website Administration	200	2,950	(2,750)	(1,375)%
Legal Counsel				
District Counsel	9,650	8,010	1,640	17 %
Other Physical Environment				
Property & Casualty Insurance	8,850	4,160	4,690	53 %
Total Expenditures	<u>71,710</u>	<u>67,202</u>	<u>4,508</u>	<u>6 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(3,592)</u>	<u>(3,592)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(3,592)</u>	<u>(3,592)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	55,781	55,781	0 %
Fund Balance, End of Period	<u>0</u>	<u>52,189</u>	<u>52,189</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2011
 From 10/1/2018 Through 8/31/2019
 (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	118,162	8,094	7 %
Interest Earnings				
Interest Earnings	0	3,365	3,365	0 %
Total Revenues	<u>110,068</u>	<u>121,527</u>	<u>11,459</u>	<u>10 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	90,068	90,668	(600)	(1)%
Principal Payments	20,000	25,000	(5,000)	(25)%
Bond Call Prepayment	0	5,000	(5,000)	0 %
Total Expenditures	<u>110,068</u>	<u>120,668</u>	<u>(10,600)</u>	<u>(10)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>859</u>	<u>859</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>859</u>	<u>859</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>183,696</u>	<u>183,696</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>184,556</u></u>	<u><u>184,556</u></u>	<u><u>0 %</u></u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2012A
 From 10/1/2018 Through 8/31/2019
 (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	211,861	3,117	1 %
Interest Earnings				
Interest Earnings	0	6,326	6,326	0 %
Total Revenues	<u>208,744</u>	<u>218,188</u>	<u>9,444</u>	<u>5 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	158,744	159,925	(1,181)	(1)%
Principal Payments	50,000	45,000	5,000	10 %
Total Expenditures	<u>208,744</u>	<u>204,925</u>	<u>3,819</u>	<u>2 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>13,263</u>	<u>13,263</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>13,263</u>	<u>13,263</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	344,609	344,609	0 %
Fund Balance, End of Period	<u>0</u>	<u>357,872</u>	<u>357,872</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects- Series 2012A

From 10/1/2018 Through 8/31/2019

(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: 08/31/19
Reconciliation Date: 8/31/2019
Status: Locked

Bank Balance	51,622.75
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	51,622.75
Balance Per Books	<u>51,622.75</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: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1491	8/1/2019	System Generated Check/Voucher	1,356.25	Coleman, Yovanovich & Koester, P.A.
1492	8/1/2019	System Generated Check/Voucher	2,834.73	Meritus Districts
CD028	8/12/2019	Bank Fee	31.26	
1493	8/15/2019	System Generated Check/Voucher	608.90	The News-Press Media Group
Cleared Checks/Vouchers			<u>4,831.14</u>	

Commercial Checking Acct Public Funds

Account number:

■ August 1, 2019 - August 31, 2019 ■ Page 1 of 1



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
	\$56,453.89	\$0.00	-\$4,831.14	\$51,622.75

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	08/12	31.26	Client Analysis Svc Chrg 190809 Svc Chge 0719 002000037266307
		\$31.26	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
1491	1,356.25	08/05	1492	2,834.73	08/01	1493	608.90	08/19
		\$4,799.88	Total checks paid					
		\$4,831.14	Total debits					

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
07/31	56,453.89	08/05	52,262.91	08/19	51,622.75
08/01	53,619.16	08/12	52,231.65		
Average daily ledger balance		\$52,162.39			