

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2019



Meritus Corporation
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Cypress Shadows Community Development District

Balance Sheet

As of 10/31/2019
(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
Assets							
Cash-Operating Account	42,800	0	0	0	0	0	42,800
Investment - Interest 2011 (000)	0	0	0	0	0	0	0
Investment - Revenue 2011 (001)	0	72,274	0	0	0	0	72,274
Investment - Sinking 2011 (004)	0	0	0	0	0	0	0
Investment - Prepayment 2011 (006)	0	1,005	0	0	0	0	1,005
Investment - Reserve 2011 (007)	0	111,975	0	0	0	0	111,975
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	201,161	0	0	0	201,161
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	205	0	0	0	0	0	205
Prepaid Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0
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	543,232	543,232
Amount To Be Provided-Debt Service	0	0	0	0	0	3,256,768	3,256,768
Other	0	0	0	0	0	0	0
Total Assets	43,005	185,254	359,201	0	9,558,342	3,800,000	13,945,801
Liabilities							
Accounts Payable	7,219	0	0	0	0	0	7,219
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	1,210,000	1,210,000
Revenue Bonds Payable-Series 2012A	0	0	0	0	0	2,590,000	2,590,000
Other	0	0	0	0	0	0	0
Total Liabilities	7,219	0	0	0	0	3,800,000	3,807,219
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	184,994	358,698	0	0	0	543,692

Cypress Shadows Community Development District

Balance Sheet

As of 10/31/2019
(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
Fund Balance-Unreserved	48,330	0	0	0	0	0	48,330
Investment In General Fixed Assets	0	0	0	0	9,558,342	0	9,558,342
Other	(12,545)	259	503	0	0	0	(11,782)
Total Fund Equity & Other Credits	35,785	185,254	359,201	0	9,558,342	0	10,138,582
Total Liabilities & Fund Equity	43,005	185,254	359,201	0	9,558,342	3,800,000	13,945,801

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 10/31/2019

(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	0	(63,424)	(100)%
Other Miscellaneous Revenues				
Undesignated Reserves	8,286	0	(8,286)	(100)%
Total Revenues	71,710	0	(71,710)	(100)%
Expenditures				
Financial & Administrative				
District Manager	34,000	2,833	31,167	92 %
Trustees Fees	9,200	1,608	7,592	83 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	75	0	75	100 %
Public Officials Insurance	2,700	769	1,931	72 %
Legal Advertising	750	319	431	57 %
Bank Fees	400	30	370	92 %
Dues, Licenses & Fees	650	175	475	73 %
Website Administration	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	9,650	0	9,650	100 %
Other Physical Environment				
Property & Casualty Insurance	6,285	5,310	975	16 %
Total Expenditures	71,710	12,545	59,165	83 %
Excess of Revenues Over (Under) Expenditures	0	(12,545)	(12,545)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(12,545)	(12,545)	0 %
Fund Balance, Beginning of Period	0	48,330	48,330	0 %
Fund Balance, End of Period	0	35,785	35,785	0 %

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2011
 From 10/1/2019 Through 10/31/2019
 (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	108,678	0	(108,678)	(100)%
Interest Earnings				
Interest Earnings	0	259	259	0 %
Total Revenues	<u>108,678</u>	<u>259</u>	<u>(108,419)</u>	<u>(100)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	88,678	0	88,678	100 %
Principal Payments	20,000	0	20,000	100 %
Total Expenditures	<u>108,678</u>	<u>0</u>	<u>108,678</u>	<u>100 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>259</u>	<u>259</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>259</u>	<u>259</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	184,994	184,994	0 %
Fund Balance, End of Period	<u>0</u>	<u>185,254</u>	<u>185,254</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2012A
 From 10/1/2019 Through 10/31/2019
 (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	206,119	0	(206,119)	(100)%
Interest Earnings				
Interest Earnings	0	503	503	0 %
Total Revenues	<u>206,119</u>	<u>503</u>	<u>(205,616)</u>	<u>(100)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	156,118	0	156,118	100 %
Principal Payments	50,000	0	50,000	100 %
Total Expenditures	<u>206,118</u>	<u>0</u>	<u>206,118</u>	<u>100 %</u>
Excess of Revenues Over (Under) Expenditures	<u>1</u>	<u>503</u>	<u>502</u>	<u>50,180 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>1</u>	<u>503</u>	<u>502</u>	<u>50,180 %</u>
Fund Balance, Beginning of Period	0	358,698	358,698	0 %
Fund Balance, End of Period	<u>1</u>	<u>359,201</u>	<u>359,200</u>	<u>35,919,985 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects- Series 2012A

From 10/1/2019 Through 10/31/2019

(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: 10/31/19
Reconciliation Date: 10/31/2019
Status: Locked

Bank Balance	42,999.63
Less Outstanding Checks/Vouchers	199.75
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	42,799.88
Balance Per Books	<u>42,799.88</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: 10/31/19

Reconciliation Date: 10/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1505	10/30/2019	Series 2012 FY19 Tax Dist ID UnRev	128.23	Cypress Shadows CDD
1506	10/30/2019	Series 2011 FY19 Tax Dist ID UnRev	71.52	Cypress Shadows CDD
Outstanding Checks/Vouchers			199.75	

Cypress Shadows Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/19

Reconciliation Date: 10/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1495	10/1/2019	System Generated Check/Voucher	769.00	The Cincinnati Insurance
1496	10/1/2019	System Generated Check/Voucher	1,608.75	Coleman, Yovanovich & Koester, P.A.
1497	10/1/2019	System Generated Check/Voucher	2,833.33	Meritus Districts
1498	10/10/2019	System Generated Check/Voucher	175.00	Department of Economic Opportunity
1499	10/10/2019	System Generated Check/Voucher	500.00	Grau and Associates
CD030	10/11/2019	Bank Fee	30.45	
1501	10/15/2019	Series 2011 FY19 Tax Dist ID Int	93.31	Cypress Shadows CDD
1502	10/15/2019	Series 2012 FY19 Tax Dist ID Int	167.31	Cypress Shadows CDD
1500	10/17/2019	System Generated Check/Voucher	130.00	Coleman, Yovanovich & Koester, P.A.
Cleared Checks/Vouchers			6,307.15	
			6,307.15	

Cypress Shadows Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/19

Reconciliation Date: 10/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR150	10/15/2019	Interest Distribution - 10.15.19	310.86
	CR124	10/30/2019	FY19 Unused Revenue - 10.30.19	238.25
				<hr/>
Cleared Deposits				549.11
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