

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2020



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 7/31/2020
(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	44,933	0	0	0	0	0	44,933
Investment - Interest 2011 (000)	0	0	0	0	0	0	0
Investment - Revenue 2011 (001)	0	69,835	0	0	0	0	69,835
Investment - Sinking 2011 (004)	0	0	0	0	0	0	0
Investment - Prepayment 2011 (006)	0	368	0	0	0	0	368
Investment - Reserve 2011 (007)	0	110,870	0	0	0	0	110,870
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	207,526	0	0	0	207,526
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	1,097	0	0	0	0	0	1,097
Prepaid Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	3,193	0	0	0	0	0	3,193
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	3,171,768	3,171,768
Other	0	0	0	0	0	0	0
Total Assets	49,224	181,073	365,566	0	9,558,342	3,715,000	13,869,205
Liabilities							
Accounts Payable	325	0	0	0	0	0	325
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0
Deferred Revenue	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	1,175,000	1,175,000
Revenue Bonds Payable-Series 2012A	0	0	0	0	0	2,540,000	2,540,000
Other	0	0	0	0	0	0	0
Total Liabilities	325	0	0	0	0	3,715,000	3,715,325
Fund Equity & Other Credits							

Cypress Shadows Community Development District

Balance Sheet

As of 7/31/2020
(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-All Other Reserves	0	184,994	358,698	0	0	0	543,692
Fund Balance-Unreserved	47,280	0	0	0	0	0	47,280
Investment In General Fixed Assets	0	0	0	0	9,558,342	0	9,558,342
Other	1,619	(3,921)	6,868	0	0	0	4,566
Total Fund Equity & Other Credits	<u>48,899</u>	<u>181,073</u>	<u>365,566</u>	<u>0</u>	<u>9,558,342</u>	<u>0</u>	<u>10,153,880</u>
Total Liabilities & Fund Equity	<u>49,224</u>	<u>181,073</u>	<u>365,566</u>	<u>0</u>	<u>9,558,342</u>	<u>3,715,000</u>	<u>13,869,205</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2019 Through 7/31/2020
 (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	63,606	182	0 %
Other Miscellaneous Revenues				
Undesignated Reserves	8,286	0	(8,286)	(100)%
Total Revenues	71,710	63,606	(8,104)	(11)%
Expenditures				
Financial & Administrative				
District Manager	34,000	28,333	5,667	17 %
Trustees Fees	9,200	7,955	1,245	14 %
Auditing Services	6,500	5,646	854	13 %
Postage, Phone, Faxes, Copies	75	239	(164)	(218)%
Public Officials Insurance	2,700	3,070	(370)	(14)%
Legal Advertising	750	1,255	(505)	(67)%
Bank Fees	400	324	76	19 %
Dues, Licenses & Fees	650	616	34	5 %
Office Supplies	0	104	(104)	0 %
Website Administration	1,500	2,750	(1,250)	(83)%
Legal Counsel				
District Counsel	9,650	7,276	2,374	25 %
Other Physical Environment				
Property & Casualty Insurance	6,285	4,417	1,868	30 %
Total Expenditures	71,710	61,987	9,723	14 %
Excess of Revenues Over (Under) Expenditures	0	1,619	1,619	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	1,619	1,619	0 %
Fund Balance, Beginning of Period	0	47,280	47,280	0 %
Fund Balance, End of Period	0	48,899	48,899	0 %

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2011
 From 10/1/2019 Through 7/31/2020
 (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	118,154	9,476	9 %
Interest Earnings				
Interest Earnings	0	1,264	1,264	0 %
Total Revenues	<u>108,678</u>	<u>119,417</u>	<u>10,739</u>	<u>10 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	88,678	88,339	339	0 %
Principal Payments	20,000	20,000	0	0 %
Bond Call Prepayment	0	15,000	(15,000)	0 %
Total Expenditures	<u>108,678</u>	<u>123,339</u>	<u>(14,661)</u>	<u>(13)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(3,921)</u>	<u>(3,921)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(3,921)</u>	<u>(3,921)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	184,994	184,994	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>181,073</u></u>	<u><u>181,073</u></u>	<u><u>0 %</u></u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2012A
 From 10/1/2019 Through 7/31/2020
 (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	211,846	5,727	3 %
Interest Earnings				
Interest Earnings	0	2,454	2,454	0 %
Total Revenues	<u>206,119</u>	<u>214,300</u>	<u>8,181</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	156,118	157,431	(1,313)	(1)%
Principal Payments	50,000	50,000	0	0 %
Total Expenditures	<u>206,118</u>	<u>207,431</u>	<u>(1,313)</u>	<u>(1)%</u>
Excess of Revenues Over (Under) Expenditures	<u>1</u>	<u>6,868</u>	<u>6,867</u>	<u>686,734 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>1</u>	<u>6,868</u>	<u>6,867</u>	<u>686,734 %</u>
Fund Balance, Beginning of Period	0	358,698	358,698	0 %
Fund Balance, End of Period	<u>1</u>	<u>365,566</u>	<u>365,565</u>	<u>36,556,539 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects- Series 2012A

From 10/1/2019 Through 7/31/2020

(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: 07/31/20
Reconciliation Date: 7/31/2020
Status: Locked

Bank Balance	44,933.00
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	44,933.00
Balance Per Books	<u>44,933.00</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: 07/31/20

Reconciliation Date: 7/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1547	6/15/2020	Series 2011 FY 20 Tax Dist ID 10	1,483.39	Cypress Shadows CDD
1548	6/15/2020	Series 2012 FY 20 Tax Dist ID 10	2,659.66	Cypress Shadows CDD
1550	7/1/2020	System Generated Check/Voucher	767.00	The Cincinnati Insurance
1551	7/1/2020	System Generated Check/Voucher	2,968.03	Meritus Districts
CD041	7/13/2020	Bank Fee	31.97	
1552	7/23/2020	System Generated Check/Voucher	5,250.00	Coleman, Yovanovich & Koester, P.A.
1553	7/23/2020	System Generated Check/Voucher	690.34	The News-Press Media Group
Cleared Checks/Vouchers			13,850.39	
			13,850.39	