

# Cypress Shadows Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2020



Meritus Corporation  
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# Cypress Shadows Community Development District

## Balance Sheet

As of 11/30/2020  
(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
<b>Assets</b>							
Cash-Operating Account	26,853	0	0	0	0	0	26,853
Investment - Interest 2011 (000)	0	0	0	0	0	0	0
Investment - Revenue 2011 (001)	0	24,783	0	0	0	0	24,783
Investment - Sinking 2011 (004)	0	0	0	0	0	0	0
Investment - Prepayment 2011 (006)	0	2,757	0	0	0	0	2,757
Investment - Reserve 2011 (007)	0	110,075	0	0	0	0	110,075
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	124,048	0	0	0	124,048
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	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	398	0	0	0	0	0	398
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	541,556	541,556
Amount To Be Provided-Debt Service	0	0	0	0	0	3,098,444	3,098,444
Other	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>27,250</b>	<b>137,615</b>	<b>282,088</b>	<b>0</b>	<b>9,558,342</b>	<b>3,640,000</b>	<b>13,645,295</b>
<b>Liabilities</b>							
Accounts Payable	5,703	0	0	0	0	0	5,703
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	1,150,000	1,150,000
Revenue Bonds Payable-Series 2012A	0	0	0	0	0	2,490,000	2,490,000
Other	0	0	0	0	0	0	0
<b>Total Liabilities</b>	<b>5,703</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,640,000</b>	<b>3,645,703</b>
<b>Fund Equity &amp; Other Credits</b>							

# Cypress Shadows Community Development District

## Balance Sheet

As of 11/30/2020  
(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	176,131	365,831	0	0	0	541,961
Fund Balance-Unreserved	24,212	0	0	0	0	0	24,212
Investment In General Fixed Assets	0	0	0	0	9,558,342	0	9,558,342
Other	<u>(2,664)</u>	<u>(38,516)</u>	<u>(83,743)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(124,923)</u>
Total Fund Equity & Other Credits	<u>21,547</u>	<u>137,615</u>	<u>282,088</u>	<u>0</u>	<u>9,558,342</u>	<u>0</u>	<u>9,999,592</u>
Total Liabilities & Fund Equity	<u><u>27,250</u></u>	<u><u>137,615</u></u>	<u><u>282,088</u></u>	<u><u>0</u></u>	<u><u>9,558,342</u></u>	<u><u>3,640,000</u></u>	<u><u>13,645,295</u></u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

001 - General Fund

From 10/1/2020 Through 11/30/2020

(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	13,305	(50,119)	(79)%
Other Miscellaneous Revenues				
Undesignated Reserves	14,286	0	(14,286)	(100)%
<b>Total Revenues</b>	<u>77,710</u>	<u>13,305</u>	<u>(64,405)</u>	<u>(83)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	6,000	0	6,000	100 %
Financial & Administrative				
District Manager	34,000	5,667	28,333	83 %
District Engineer	0	2,373	(2,373)	0 %
Trustees Fees	9,600	1,193	8,407	88 %
Auditing Services	6,000	0	6,000	100 %
Postage, Phone, Faxes, Copies	35	10	25	72 %
Public Officials Insurance	2,700	1,902	798	30 %
Legal Advertising	750	0	750	100 %
Bank Fees	400	61	339	85 %
Dues, Licenses & Fees	650	616	34	5 %
Website Administration	1,500	250	1,250	83 %
ADA Website Compliance	2,000	1,500	500	25 %
Legal Counsel				
District Counsel	7,790	2,198	5,593	72 %
Other Physical Environment				
Property & Casualty Insurance	6,285	201	6,084	97 %
<b>Total Expenditures</b>	<u>77,710</u>	<u>15,969</u>	<u>61,741</u>	<u>79 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(2,664)</u>	<u>(2,664)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(2,664)</u>	<u>(2,664)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	24,212	24,212	0 %
Fund Balance, End of Period	<u>0</u>	<u>21,547</u>	<u>21,547</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2011  
 From 10/1/2020 Through 11/30/2020  
 (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	110,075	24,715	(85,360)	(78)%
Interest Earnings				
Interest Earnings	0	2	2	0 %
<b>Total Revenues</b>	<u>110,075</u>	<u>24,717</u>	<u>(85,358)</u>	<u>(78)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	85,075	43,233	41,843	49 %
Principal Payments	25,000	20,000	5,000	20 %
<b>Total Expenditures</b>	<u>110,075</u>	<u>63,233</u>	<u>46,843</u>	<u>43 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(38,516)</u>	<u>(38,516)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(38,516)</u>	<u>(38,516)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	176,131	176,131	0 %
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>137,615</u></u>	<u><u>137,615</u></u>	<u><u>0 %</u></u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2012A  
 From 10/1/2020 Through 11/30/2020  
 (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	208,494	44,313	(164,181)	(79)%
Interest Earnings				
Interest Earnings	0	4	4	0 %
<b>Total Revenues</b>	<u>208,494</u>	<u>44,317</u>	<u>(164,177)</u>	<u>(79)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	153,494	78,059	75,435	49 %
Principal Payments	55,000	50,000	5,000	9 %
<b>Total Expenditures</b>	<u>208,494</u>	<u>128,059</u>	<u>80,435</u>	<u>39 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(83,743)</u>	<u>(83,743)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(83,743)</u>	<u>(83,743)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	365,831	365,831	0 %
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>282,088</u></u>	<u><u>282,088</u></u>	<u><u>0 %</u></u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

301 - Capital Projects- Series 2012A

From 10/1/2020 Through 11/30/2020

(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: 11/30/20  
Reconciliation Date: 11/30/2020  
Status: Locked

Bank Balance	89,510.67
Less Outstanding Checks/Vouchers	62,657.82
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	26,852.85
Balance Per Books	<u>26,852.85</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: 11/30/20

Reconciliation Date: 11/30/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1579	11/19/2020	System Generated Check/Voucher	441.00	Lee County Property Appraisers Office
1583	11/30/2020	Series 2011 FY21 Tax Dist ID 2	22,276.23	Cypress Shadows CDD
1584	11/30/2020	Series 2012 FY21 Tax Dist ID 2	39,940.59	Cypress Shadows CDD
Outstanding Checks/Vouchers			62,657.82	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11/30/20

Reconciliation Date: 11/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1573	10/27/2020	Series 2011 FY20 Tax Dist ID Excess Fees	66.97	Cypress Shadows CDD
1574	10/27/2020	Series 2012 FY20 Tax Dist ID Excess Fees	120.08	Cypress Shadows CDD
1571	11/1/2020	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1572	11/1/2020	System Generated Check/Voucher	2,960.83	Meritus Districts
1575	11/12/2020	System Generated Check/Voucher	52.00	Grau and Associates
1576	11/12/2020	System Generated Check/Voucher	9.79	Lee County Tax Collector
CD045	11/12/2020	Bank Fee	31.63	
1577	11/16/2020	Series 2011 FY21 Tax Dist ID 1	2,438.66	Cypress Shadows CDD
1578	11/16/2020	Series 2012 FY21 Tax Dist ID 1	4,372.44	Cypress Shadows CDD
Cleared Checks/Vouchers			11,552.40	
			11,552.40	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11/30/20

Reconciliation Date: 11/30/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR178	11/16/2020	Tax Distribution - 11.16.20	8,123.91	
CR180	11/24/2020	Tax Distribution - 11.24.20	<u>74,208.79</u>	
Cleared Deposits			<u>82,332.70</u>	