

# Cypress Shadows Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2021



Meritus Corporation  
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Cypress Shadows Community Development District

**Balance Sheet**

As of 1/31/2021  
(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	54,531	0	0	0	0	0	54,531
Investment - Interest 2011 (000)	0	0	0	0	0	0	0
Investment - Revenue 2011 (001)	0	111,199	0	0	0	0	111,199
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	278,990	0	0	0	278,990
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	3,180	0	0	0	0	0	3,180
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>57,711</b>	<b>224,031</b>	<b>437,030</b>	<b>0</b>	<b>9,558,342</b>	<b>3,640,000</b>	<b>13,917,115</b>
<b>Liabilities</b>							
Accounts Payable	0	0	0	0	0	0	0
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>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,640,000</b>	<b>3,640,000</b>
<b>Fund Equity &amp; Other Credits</b>							

# Cypress Shadows Community Development District

## Balance Sheet

As of 1/31/2021  
(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	33,500	47,900	71,199	0	0	0	152,599
Total Fund Equity & Other Credits	57,711	224,031	437,030	0	9,558,342	0	10,277,115
Total Liabilities & Fund Equity	57,711	224,031	437,030	0	9,558,342	3,640,000	13,917,115

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

001 - General Fund  
 From 10/1/2020 Through 1/31/2021  
 (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	59,825	(3,599)	(6)%
Other Miscellaneous Revenues				
Undesignated Reserves	14,286	0	(14,286)	(100)%
<b>Total Revenues</b>	<u>77,710</u>	<u>59,825</u>	<u>(17,885)</u>	<u>(23)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	6,000	0	6,000	100 %
Financial & Administrative				
District Manager	34,000	11,333	22,667	67 %
District Engineer	0	2,373	(2,373)	0 %
Trustees Fees	9,600	3,180	6,420	67 %
Auditing Services	6,000	0	6,000	100 %
Postage, Phone, Faxes, Copies	35	14	21	59 %
Public Officials Insurance	2,700	2,669	31	1 %
Legal Advertising	750	0	750	100 %
Bank Fees	400	113	287	72 %
Dues, Licenses & Fees	650	616	34	5 %
Website Administration	1,500	500	1,000	67 %
ADA Website Compliance	2,000	1,500	500	25 %
Legal Counsel				
District Counsel	7,790	3,825	3,965	51 %
Other Physical Environment				
Property & Casualty Insurance	6,285	201	6,084	97 %
<b>Total Expenditures</b>	<u>77,710</u>	<u>26,325</u>	<u>51,385</u>	<u>66 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>33,500</u>	<u>33,500</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>33,500</u>	<u>33,500</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	24,212	24,212	0 %
Fund Balance, End of Period	<u>0</u>	<u>57,711</u>	<u>57,711</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2011  
 From 10/1/2020 Through 1/31/2021  
 (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	111,130	1,055	1 %
Interest Earnings				
Interest Earnings	0	3	3	0 %
<b>Total Revenues</b>	<u>110,075</u>	<u>111,133</u>	<u>1,058</u>	<u>1 %</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>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>47,900</u>	<u>47,900</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>47,900</u>	<u>47,900</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	176,131	176,131	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>224,031</u>	<u>224,031</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2012A  
 From 10/1/2020 Through 1/31/2021  
 (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	199,252	(9,242)	(4)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>7</u>	<u>7</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>208,494</u>	<u>199,259</u>	<u>(9,235)</u>	<u>(4)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	153,494	78,059	75,435	49 %
Principal Payments	<u>55,000</u>	<u>50,000</u>	<u>5,000</u>	<u>9 %</u>
<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>71,199</u>	<u>71,199</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>71,199</u>	<u>71,199</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>437,030</u></u>	<u><u>437,030</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 1/31/2021

(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	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
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: 01/31/21

Reconciliation Date: 1/31/2021

Status: Locked

Bank Balance	54,531.09
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	54,531.09
Balance Per Books	<u>54,531.09</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: 01/31/21

Reconciliation Date: 1/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1587	12/16/2020	Series 2012 FY21 Tax Dist ID 3	135,185.29	Cypress Shadows CDD
1588	12/16/2020	Series 2011 FY21 Tax Dist ID 3	75,397.46	Cypress Shadows CDD
1590	12/29/2020	Series 2011 FY21 Tax Dist ID 4	8,861.17	Cypress Shadows CDD
1591	12/29/2020	Series 2012 FY21 Tax Dist ID 4	15,887.81	Cypress Shadows CDD
1589	1/4/2021	System Generated Check/Voucher	2,959.83	Meritus Districts
1592	1/7/2021	System Generated Check/Voucher	767.00	The Cincinnati Insurance
1593	1/7/2021	System Generated Check/Voucher	1,627.50	Coleman, Yovanovich & Koester, P.A.
CD047	1/11/2021	Bank Fee	20.32	
1594	1/15/2021	Series 2011 FY21 Tax Dist ID 5	2,156.24	Cypress Shadows CDD
1595	1/15/2021	Series 2012 FY21 Tax Dist ID 5	3,866.07	Cypress Shadows CDD
Cleared Checks/Vouchers			246,728.69	
			246,728.69	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/21

Reconciliation Date: 1/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR187	1/12/2021	Tax Distribution - 01.12.21	<u>7,183.07</u>	
Cleared Deposits			<u>7,183.07</u>	