

# Cypress Shadows Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2021



Meritus Corporation  
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# Cypress Shadows Community Development District

## Balance Sheet

As of 4/30/2021  
(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	38,371	0	0	0	0	0	38,371
Investment - Interest 2011 (000)	0	42,538	0	0	0	0	42,538
Investment - Revenue 2011 (001)	0	71,295	0	0	0	0	71,295
Investment - Sinking 2011 (004)	0	0	0	0	0	0	0
Investment - Prepayment 2011 (006)	0	5,000	0	0	0	0	5,000
Investment - Reserve 2011 (007)	0	110,075	0	0	0	0	110,075
Investment - Interest 2012A (000)	0	0	76,747	0	0	0	76,747
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	210,986	0	0	0	210,986
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	5,566	0	0	0	0	0	5,566
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>43,937</b>	<b>228,907</b>	<b>445,773</b>	<b>0</b>	<b>9,558,342</b>	<b>3,640,000</b>	<b>13,916,959</b>
<b>Liabilities</b>							
Accounts Payable	2,485	0	0	0	0	0	2,485
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>2,485</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,640,000</b>	<b>3,642,485</b>
<b>Fund Equity &amp; Other Credits</b>							

# Cypress Shadows Community Development District

## Balance Sheet

As of 4/30/2021  
(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	17,240	52,776	79,943	0	0	0	149,959
Total Fund Equity & Other Credits	<u>41,452</u>	<u>228,907</u>	<u>445,773</u>	<u>0</u>	<u>9,558,342</u>	<u>0</u>	<u>10,274,475</u>
Total Liabilities & Fund Equity	<u>43,937</u>	<u>228,907</u>	<u>445,773</u>	<u>0</u>	<u>9,558,342</u>	<u>3,640,000</u>	<u>13,916,959</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

001 - General Fund  
 From 10/1/2020 Through 4/30/2021  
 (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	62,448	(976)	(2)%
Other Miscellaneous Revenues				
Undesignated Reserves	14,286	0	(14,286)	(100)%
<b>Total Revenues</b>	<u>77,710</u>	<u>62,448</u>	<u>(15,262)</u>	<u>(20)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	6,000	0	6,000	100 %
Financial & Administrative				
District Manager	34,000	19,833	14,167	42 %
District Engineer	0	2,773	(2,773)	0 %
Trustees Fees	9,600	5,566	4,034	42 %
Auditing Services	6,000	1,000	5,000	83 %
Postage, Phone, Faxes, Copies	35	89	(54)	(155)%
Public Officials Insurance	2,700	3,436	(736)	(27)%
Legal Advertising	750	227	523	70 %
Bank Fees	400	208	192	48 %
Dues, Licenses & Fees	650	616	34	5 %
Website Administration	1,500	875	625	42 %
ADA Website Compliance	2,000	1,500	500	25 %
Legal Counsel				
District Counsel	7,790	8,883	(1,093)	(14)%
Other Physical Environment				
Property & Casualty Insurance	6,285	201	6,084	97 %
<b>Total Expenditures</b>	<u>77,710</u>	<u>45,207</u>	<u>32,503</u>	<u>42 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>17,240</u>	<u>17,240</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>17,240</u>	<u>17,240</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	24,212	24,212	0 %
Fund Balance, End of Period	<u>0</u>	<u>41,452</u>	<u>41,452</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2011  
 From 10/1/2020 Through 4/30/2021  
 (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	116,003	5,928	5 %
Interest Earnings				
Interest Earnings	0	6	6	0 %
<b>Total Revenues</b>	<u>110,075</u>	<u>116,009</u>	<u>5,934</u>	<u>5 %</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>52,776</u>	<u>52,776</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>52,776</u>	<u>52,776</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>228,907</u>	<u>228,907</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2012A  
 From 10/1/2020 Through 4/30/2021  
 (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	207,989	(505)	(0)%
Interest Earnings				
Interest Earnings	0	13	13	0 %
<b>Total Revenues</b>	<u>208,494</u>	<u>208,002</u>	<u>(492)</u>	<u>(0)%</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>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>79,943</u>	<u>79,943</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>79,943</u>	<u>79,943</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	365,831	365,831	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>445,773</u>	<u>445,773</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

301 - Capital Projects- Series 2012A

From 10/1/2020 Through 4/30/2021

(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	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: 04/30/21  
Reconciliation Date: 4/30/2021  
Status: Locked

Bank Balance	40,523.52
Less Outstanding Checks/Vouchers	2,152.50
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	38,371.02
Balance Per Books	<u>38,371.02</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: 04/30/21

Reconciliation Date: 4/30/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1601	3/4/2021	System Generated Check/Voucher	2,152.50	Coleman, Yovanovich & Koester, P.A.
Outstanding Checks/Vouchers			2,152.50	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/21

Reconciliation Date: 4/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1605	4/1/2021	System Generated Check/Voucher	2,958.33	Meritus Districts
1606	4/8/2021	System Generated Check/Voucher	1,000.00	Grau and Associates
CD051	4/12/2021	Bank Fee	32.88	
1607	4/15/2021	System Generated Check/Voucher	37.13	Meritus Districts
1608	4/15/2021	System Generated Check/Voucher	227.09	The News-Press Media Group
1609	4/15/2021	Series 2011 FY21 Tax Dist ID 8	1,584.32	Cypress Shadows CDD
1610	4/15/2021	Series 2012 FY21 Tax Dist ID 8	2,840.63	Cypress Shadows CDD
1611	4/22/2021	System Generated Check/Voucher	35.91	Meritus Districts
1000452898 041421	4/26/2021	paid online - monthly insurance payment	767.00	The Cincinnati Insurance
Cleared Checks/Vouchers			<u>9,483.29</u>	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/21

Reconciliation Date: 4/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR192	4/8/2021	Tax Distribution - 04.08.21	<u>5,277.83</u>	
Cleared Deposits			<u>5,277.83</u>	