

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2021



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 5/31/2021
(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
Assets							
Cash-Operating Account	32,892	0	0	0	0	0	32,892
Investment - Interest 2011 (000)	0	0	0	0	0	0	0
Investment - Revenue 2011 (001)	0	71,296	0	0	0	0	71,296
Investment - Sinking 2011 (004)	0	0	0	0	0	0	0
Investment - Prepayment 2011 (006)	0	0	0	0	0	0	0
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	210,988	0	0	0	210,988
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	4,771	0	0	0	0	0	4,771
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	3,093,444	3,093,444
Other	0	0	0	0	0	0	0
Total Assets	37,663	181,371	369,028	0	9,558,342	3,635,000	13,781,404
Liabilities							
Accounts Payable	2,021	0	0	0	0	0	2,021
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	1,145,000	1,145,000
Revenue Bonds Payable-Series 2012A	0	0	0	0	0	2,490,000	2,490,000
Other	0	0	0	0	0	0	0
Total Liabilities	2,021	0	0	0	0	3,635,000	3,637,021
Fund Equity & Other Credits							

Cypress Shadows Community Development District

Balance Sheet

As of 5/31/2021
(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	11,430	5,240	3,198	0	0	0	19,868
Total Fund Equity & Other Credits	<u>35,641</u>	<u>181,371</u>	<u>369,028</u>	<u>0</u>	<u>9,558,342</u>	<u>0</u>	<u>10,144,383</u>
Total Liabilities & Fund Equity	<u>37,663</u>	<u>181,371</u>	<u>369,028</u>	<u>0</u>	<u>9,558,342</u>	<u>3,635,000</u>	<u>13,781,404</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2020 Through 5/31/2021
 (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	62,448	(976)	(2)%
Other Miscellaneous Revenues				
Undesignated Reserves	14,286	0	(14,286)	(100)%
Total Revenues	<u>77,710</u>	<u>62,448</u>	<u>(15,262)</u>	<u>(20)%</u>
Expenditures				
Legislative				
Supervisor Fees	6,000	0	6,000	100 %
Financial & Administrative				
District Manager	34,000	22,667	11,333	33 %
District Engineer	0	3,298	(3,298)	0 %
Trustees Fees	9,600	6,361	3,239	34 %
Auditing Services	6,000	1,000	5,000	83 %
Postage, Phone, Faxes, Copies	35	90	(55)	(158)%
Public Officials Insurance	2,700	2,303	397	15 %
Legal Advertising	750	428	322	43 %
Bank Fees	400	243	157	39 %
Dues, Licenses & Fees	650	616	34	5 %
Website Administration	1,500	1,000	500	33 %
ADA Website Compliance	2,000	1,500	500	25 %
Legal Counsel				
District Counsel	7,790	10,178	(2,388)	(31)%
Other Physical Environment				
Property & Casualty Insurance	6,285	1,334	4,951	79 %
Total Expenditures	<u>77,710</u>	<u>51,018</u>	<u>26,692</u>	<u>34 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>11,430</u>	<u>11,430</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>11,430</u>	<u>11,430</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	24,212	24,212	0 %
Fund Balance, End of Period	<u>0</u>	<u>35,641</u>	<u>35,641</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2011
 From 10/1/2020 Through 5/31/2021
 (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	110,075	116,003	5,928	5 %
Interest Earnings				
Interest Earnings	0	7	7	0 %
Total Revenues	<u>110,075</u>	<u>116,010</u>	<u>5,935</u>	<u>5 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	85,075	85,770	(695)	(1)%
Principal Payments	25,000	20,000	5,000	20 %
Bond Call Prepayment	0	5,000	(5,000)	0 %
Total Expenditures	<u>110,075</u>	<u>110,770</u>	<u>(695)</u>	<u>(1)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>5,240</u>	<u>5,240</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>5,240</u>	<u>5,240</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>176,131</u>	<u>176,131</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>181,371</u></u>	<u><u>181,371</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 5/31/2021
 (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	208,494	207,989	(505)	(0)%
Interest Earnings				
Interest Earnings	0	15	15	0 %
Total Revenues	<u>208,494</u>	<u>208,004</u>	<u>(490)</u>	<u>(0)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	153,494	154,806	(1,312)	(1)%
Principal Payments	55,000	50,000	5,000	9 %
Total Expenditures	<u>208,494</u>	<u>204,806</u>	<u>3,688</u>	<u>2 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>3,198</u>	<u>3,198</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>3,198</u>	<u>3,198</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	365,831	365,831	0 %
Fund Balance, End of Period	<u>0</u>	<u>369,028</u>	<u>369,028</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects- Series 2012A

From 10/1/2020 Through 5/31/2021

(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	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: 05/31/21
Reconciliation Date: 5/31/2021
Status: Locked

Bank Balance	35,044.61
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	32,892.11
Balance Per Books	<u>32,892.11</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: 05/31/21

Reconciliation Date: 5/31/2021

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: 05/31/21

Reconciliation Date: 5/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1612	5/1/2021	System Generated Check/Voucher	2,084.50	Coleman, Yovanovich & Koester, P.A.
1613	5/1/2021	System Generated Check/Voucher	2,959.35	Meritus Districts
1614	5/6/2021	System Generated Check/Voucher	400.00	Johnson Engineering, Inc.
CD052	5/11/2021	Bank Fee	<u>35.06</u>	
Cleared Checks/Vouchers			<u>5,478.91</u>	