

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 12/31/2021
(In Whole Numbers)

	General Fund	Debt Service - Series 2011	Debt Service - Series 2012A	Capital Projects- Series 2012A
Assets				
Cash-Operating Account	45,956	0	0	0
Investment - Interest 2011 (000)	0	0	0	0
Investment - Revenue 2011 (001)	0	108,060	0	0
Investment - Sinking 2011 (004)	0	0	0	0
Investment - Prepayment 2011 (006)	0	2,055	0	0
Investment - Reserve 2011 (007)	0	109,055	0	0
Investment - Interest 2012A (000)	0	0	0	0
Investment - Sinking 2012A (002)	0	0	0	0
Investment - Reserve 2012A (004)	0	0	158,040	0
Investment - Revenue 2012A (005)	0	0	276,733	0
Investment - Construction 2012A PH4 (009)	0	0	0	0
Accounts Receivable - Other	0	0	0	0
Due From Developer	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0
Interest Receivable	0	0	0	0
Prepaid Items	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0
Prepaid Professional Liability	0	0	0	0
Prepaid Trustee Fees	3,976	0	0	0
Improvements Other Than Buildings	0	0	0	0
Construction Work In Progress	0	0	0	0
Amount Available-Debt Service	0	0	0	0
Amount To Be Provided-Debt Service	0	0	0	0
Other	0	0	0	0
Total Assets	49,931	219,170	434,773	0
Liabilities				
Accounts Payable	2,275	0	0	0
Accounts Payable Other	0	0	0	0
Due To Debt Service Fund	0	0	0	0
Deferred Revenue	0	0	0	0
Accrued Expenses Payable	0	0	0	0
Revenue Bonds Payable-Series 2011	0	0	0	0
Revenue Bonds Payable-Series 2012A	0	0	0	0
Other	0	0	0	0
Total Liabilities	2,275	0	0	0
Fund Equity & Other Credits				
Fund Balance-All Other Reserves	0	183,456	372,769	0
Fund Balance-Unreserved	9,091	0	0	0
Investment In General Fixed Assets	0	0	0	0
Other	38,565	35,714	62,004	0
Total Fund Equity & Other Credits	47,656	219,170	434,773	0
Total Liabilities & Fund Equity	49,931	219,170	434,773	0

Cypress Shadows Community Development District

Balance Sheet
 As of 12/31/2021
 (In Whole Numbers)

General Fixed Assets Account Group	General Long-Term Debt	Total
0	0	45,956
0	0	0
0	0	108,060
0	0	0
0	0	2,055
0	0	109,055
0	0	0
0	0	0
0	0	158,040
0	0	276,733
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	3,976
1,280,026	0	1,280,026
8,278,316	0	8,278,316
0	541,556	541,556
0	3,008,444	3,008,444
0	0	0
<u>9,558,342</u>	<u>3,550,000</u>	<u>13,812,216</u>
0	0	2,275
0	0	0
0	0	0
0	0	0
0	0	0
0	1,115,000	1,115,000
0	2,490,000	2,490,000
0	(55,000)	(55,000)
0	<u>3,550,000</u>	<u>3,552,275</u>
0	0	556,225
0	0	9,091
9,558,342	0	9,558,342
0	0	136,283
<u>9,558,342</u>	<u>0</u>	<u>10,259,941</u>
<u>9,558,342</u>	<u>3,550,000</u>	<u>13,812,216</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2021 Through 12/31/2021
 (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	58,171	(5,253)	(8)%
Other Miscellaneous Revenues				
Undesignated Reserves	9,551	0	(9,551)	(100)%
Total Revenues	<u>72,975</u>	<u>58,171</u>	<u>(14,804)</u>	<u>(20)%</u>
Expenditures				
Legislative				
Supervisor Fees	6,000	0	6,000	100 %
Financial & Administrative				
District Manager	34,000	8,500	25,500	75 %
District Engineer	0	1,290	(1,290)	0 %
Trustees Fees	9,600	2,385	7,215	75 %
Auditing Services	5,900	58	5,842	99 %
Postage, Phone, Faxes, Copies	35	23	12	34 %
Public Officials Insurance	3,100	0	3,100	100 %
Legal Advertising	750	349	401	53 %
Bank Fees	400	108	292	73 %
Dues, Licenses & Fees	650	626	24	4 %
Website Administration	1,500	375	1,125	75 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,790	4,393	3,398	44 %
Other Physical Environment				
Property & Casualty Insurance	1,750	0	1,750	100 %
Total Expenditures	<u>72,975</u>	<u>19,606</u>	<u>53,369</u>	<u>73 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>38,565</u>	<u>38,565</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>38,565</u>	<u>38,565</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	9,091	9,091	0 %
Fund Balance, End of Period	<u>0</u>	<u>47,656</u>	<u>47,656</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2011
 From 10/1/2021 Through 12/31/2021
 (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	107,958	108,058	100	0 %
Interest Earnings				
Interest Earnings	0	3	3	0 %
Total Revenues	<u>107,958</u>	<u>108,061</u>	<u>103</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	82,958	42,348	40,611	49 %
Principal Payments	25,000	30,000	(5,000)	(20)%
Total Expenditures	<u>107,958</u>	<u>72,348</u>	<u>35,611</u>	<u>33 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>35,714</u>	<u>35,714</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>35,714</u>	<u>35,714</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	183,456	183,456	0 %
Fund Balance, End of Period	<u>0</u>	<u>219,170</u>	<u>219,170</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2012A
 From 10/1/2021 Through 12/31/2021
 (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	205,606	193,745	(11,861)	(6)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>
Total Revenues	<u>205,606</u>	<u>193,751</u>	<u>(11,855)</u>	<u>(6)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	150,606	76,747	73,859	49 %
Principal Payments	<u>55,000</u>	<u>55,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>205,606</u>	<u>131,747</u>	<u>73,859</u>	<u>36 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>62,004</u>	<u>62,004</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>62,004</u>	<u>62,004</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	372,769	372,769	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>434,773</u></u>	<u><u>434,773</u></u>	<u><u>0 %</u></u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects- Series 2012A

From 10/1/2021 Through 12/31/2021

(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: 12.31.2021
Reconciliation Date: 12/31/2021
Status: Locked

Bank Balance	54,717.73
Less Outstanding Checks/Vouchers	8,762.06
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	45,955.67
Balance Per Books	<u>45,955.67</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: 12.31.2021

Reconciliation Date: 12/31/2021

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.
1661	12/29/2021	Series 2011 FY22 Tax Dist ID 4	2,366.50	Cypress Shadows CDD
1662	12/29/2021	Series 2012 FY22 Tax Dist ID 4	4,243.06	Cypress Shadows CDD
Outstanding Checks/Vouchers			8,762.06	

**Cypress Shadows Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1643	10/7/2021	Series 2012 FY21 Tax Dist ID Excess Fees	16.25	Cypress Shadows CDD
1645	10/7/2021	Series 2011 FY21 Tax Dist ID Excess Fees	9.06	Cypress Shadows CDD
1644	10/29/2021	Series 2011 FY21 Tax Dist ID Excess Fees	63.02	Cypress Shadows CDD
1646	10/29/2021	Series 2012 FY21 Tax Dist ID Excess Fees	113.00	Cypress Shadows CDD
1641	11/15/2021	Series 2011 FY22 Tax Dist ID 1	4,039.49	Cypress Shadows CDD
1642	11/15/2021	Series 2012 FY22 Tax Dist ID 1	7,242.69	Cypress Shadows CDD
1647	11/20/2021	Series 2011 FY22 Tax Dist ID	28,819.59	Cypress Shadows CDD
1648	11/20/2021	Series 2012 FY22 Tax Dist ID	51,672.63	Cypress Shadows CDD
1649	12/2/2021	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1650	12/2/2021	System Generated Check/Voucher	2,012.50	Coleman, Yovanovich & Koester, P.A.
1651	12/2/2021	System Generated Check/Voucher	58.00	Grau and Associates
1652	12/2/2021	System Generated Check/Voucher	630.00	Johnson Engineering, Inc.
1653	12/2/2021	System Generated Check/Voucher	441.00	Lee County Property Appraisers Office
1654	12/2/2021	System Generated Check/Voucher	9.79	Lee County Tax Collector
1656	12/8/2021	Series 2012 FY22 Tax Dist ID 3	130,457.58	Cypress Shadows CDD
1657	12/8/2021	Series 2011 FY22 Tax Dist ID 3	72,760.65	Cypress Shadows CDD
CD059	12/13/2021	Client Analysis Srvc Chrg	35.88	
1655	12/16/2021	System Generated Check/Voucher	4,770.63	US Bank
1658	12/22/2021	System Generated Check/Voucher	2,968.54	Meritus Districts
1659	12/22/2021	System Generated Check/Voucher	660.00	Johnson Engineering, Inc.
1660	12/22/2021	System Generated Check/Voucher	348.86	The News-Press Media Group
Cleared Checks/Vouchers			308,629.16	

Cypress Shadows Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR212	12/8/2021	CS Tax Distribution 12.08.2021	242,387.48	
CR213	12/29/2021	CS Tax Distribution 12.29.2021	7,883.52	
			<hr/>	
Cleared Deposits			250,271.00	
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