

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 6/30/2021
(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
Assets							
Cash-Operating Account	27,494	0	0	0	0	0	27,494
Investment - Interest 2011 (000)	0	0	0	0	0	0	0
Investment - Revenue 2011 (001)	0	72,459	0	0	0	0	72,459
Investment - Sinking 2011 (004)	0	0	0	0	0	0	0
Investment - Prepayment 2011 (006)	0	643	0	0	0	0	643
Investment - Reserve 2011 (007)	0	109,433	0	0	0	0	109,433
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	213,075	0	0	0	213,075
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	3,976	0	0	0	0	0	3,976
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	31,469	182,534	371,115	0	9,558,342	3,635,000	13,778,460
Liabilities							
Accounts Payable	3,652	0	0	0	0	0	3,652
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	3,652	0	0	0	0	3,635,000	3,638,652
Fund Equity & Other Credits							

Cypress Shadows Community Development District

Balance Sheet

As of 6/30/2021
(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	3,606	6,404	5,284	0	0	0	15,293
Total Fund Equity & Other Credits	<u>27,817</u>	<u>182,534</u>	<u>371,115</u>	<u>0</u>	<u>9,558,342</u>	<u>0</u>	<u>10,139,808</u>
Total Liabilities & Fund Equity	<u>31,469</u>	<u>182,534</u>	<u>371,115</u>	<u>0</u>	<u>9,558,342</u>	<u>3,635,000</u>	<u>13,778,460</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2020 Through 6/30/2021
 (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	63,074	(350)	(1)%
Other Miscellaneous Revenues				
Undesignated Reserves	14,286	0	(14,286)	(100)%
Total Revenues	<u>77,710</u>	<u>63,074</u>	<u>(14,636)</u>	<u>(19)%</u>
Expenditures				
Legislative				
Supervisor Fees	6,000	0	6,000	100 %
Financial & Administrative				
District Manager	34,000	25,500	8,500	25 %
District Engineer	0	5,098	(5,098)	0 %
Trustees Fees	9,600	7,156	2,444	25 %
Auditing Services	6,000	2,000	4,000	67 %
Postage, Phone, Faxes, Copies	35	92	(57)	(163)%
Public Officials Insurance	2,700	3,080	(380)	(14)%
Legal Advertising	750	428	322	43 %
Bank Fees	400	276	124	31 %
Dues, Licenses & Fees	650	616	34	5 %
Website Administration	1,500	1,125	375	25 %
ADA Website Compliance	2,000	1,500	500	25 %
Legal Counsel				
District Counsel	7,790	11,263	(3,473)	(45)%
Other Physical Environment				
Property & Casualty Insurance	6,285	1,334	4,951	79 %
Total Expenditures	<u>77,710</u>	<u>59,468</u>	<u>18,242</u>	<u>23 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>3,606</u>	<u>3,606</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>3,606</u>	<u>3,606</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	24,212	24,212	0 %
Fund Balance, End of Period	<u>0</u>	<u>27,817</u>	<u>27,817</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2011
 From 10/1/2020 Through 6/30/2021
 (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	117,165	7,090	6 %
Interest Earnings				
Interest Earnings	0	8	8	0 %
Total Revenues	<u>110,075</u>	<u>117,174</u>	<u>7,099</u>	<u>6 %</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>6,404</u>	<u>6,404</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>6,404</u>	<u>6,404</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>182,534</u></u>	<u><u>182,534</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 6/30/2021
 (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	210,074	1,580	1 %
Interest Earnings				
Interest Earnings	0	17	17	0 %
Total Revenues	<u>208,494</u>	<u>210,090</u>	<u>1,596</u>	<u>1 %</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>5,284</u>	<u>5,284</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>5,284</u>	<u>5,284</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	365,831	365,831	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>371,115</u></u>	<u><u>371,115</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 6/30/2021

(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: 06/30/21
Reconciliation Date: 6/30/2021
Status: Locked

Bank Balance	29,646.43
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	27,493.93
Balance Per Books	<u>27,493.93</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: 06/30/21

Reconciliation Date: 6/30/2021

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: 06/30/21

Reconciliation Date: 6/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1615	6/1/2021	System Generated Check/Voucher	2,959.86	Meritus Districts
1616	6/1/2021	System Generated Check/Voucher	201.26	The News-Press Media Group
1617	6/3/2021	System Generated Check/Voucher	10.00	The Cincinnati Insurance
1618	6/3/2021	System Generated Check/Voucher	1,295.00	Coleman, Yovanovich & Koester, P.A.
1619	6/3/2021	System Generated Check/Voucher	1,000.00	Grau and Associates
1620	6/3/2021	System Generated Check/Voucher	525.00	Johnson Engineering, Inc.
CD053	6/11/2021	Bank Fee	32.89	
1621	6/15/2021	Series 2011 FY21 Tax Dist ID 10	1,162.55	Cypress Shadows CDD
1622	6/15/2021	Series 2012 FY21 Tax Dist ID 10	2,084.42	Cypress Shadows CDD
Cleared Checks/Vouchers			9,270.98	

Cypress Shadows Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06/30/21

Reconciliation Date: 6/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR195	6/15/2021	Tax Distribution - 06.15.21	<u>3,872.80</u>	
Cleared Deposits			<u>3,872.80</u>	