

# Cypress Shadows Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2022



Meritus Corporation  
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**Cypress Shadows Community Development District**

Balance Sheet  
As of 1/31/2022  
(In Whole Numbers)

	General Fund	Debt Service - Series 2011	Debt Service - Series 2012A	Capital Projects- Series 2012A
<b>Assets</b>				
Cash-Operating Account	44,301	0	0	0
Investment - Interest 2011 (000)	0	0	0	0
Investment - Revenue 2011 (001)	0	110,757	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	281,568	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	3,180	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
<b>Total Assets</b>	<b>47,481</b>	<b>221,866</b>	<b>439,608</b>	<b>0</b>
<b>Liabilities</b>				
Accounts Payable	4,301	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
<b>Total Liabilities</b>	<b>4,301</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Fund Equity &amp; Other Credits</b>				
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	34,089	38,410	66,839	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>43,180</b>	<b>221,866</b>	<b>439,608</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>47,481</b>	<b>221,866</b>	<b>439,608</b>	<b>0</b>

Cypress Shadows Community Development District

Balance Sheet  
As of 1/31/2022  
(In Whole Numbers)

General Fixed Assets Account Group	General Long-Term Debt	Total
0	0	44,301
0	0	0
0	0	110,757
0	0	0
0	0	2,055
0	0	109,055
0	0	0
0	0	0
0	0	158,040
0	0	281,568
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	3,180
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>13,817,297</u>
0	0	4,301
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>3,554,301</u>
0	0	556,225
0	0	9,091
9,558,342	0	9,558,342
0	0	139,338
<u>9,558,342</u>	<u>0</u>	<u>10,262,997</u>
<u>9,558,342</u>	<u>3,550,000</u>	<u>13,817,297</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

001 - General Fund  
 From 10/1/2021 Through 1/31/2022  
 (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	59,622	(3,802)	(6)%
Other Miscellaneous Revenues				
Undesignated Reserves	9,551	0	(9,551)	(100)%
<b>Total Revenues</b>	<u>72,975</u>	<u>59,622</u>	<u>(13,353)</u>	<u>(18)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	6,000	0	6,000	100 %
Financial & Administrative				
District Manager	34,000	12,333	21,667	64 %
District Engineer	0	1,290	(1,290)	0 %
Trustees Fees	9,600	3,180	6,420	67 %
Auditing Services	5,900	58	5,842	99 %
Postage, Phone, Faxes, Copies	35	23	12	34 %
Public Officials Insurance	3,100	801	2,299	74 %
Legal Advertising	750	349	401	53 %
Bank Fees	400	138	262	66 %
Dues, Licenses & Fees	650	626	24	4 %
Website Administration	1,500	500	1,000	67 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,790	4,725	3,065	39 %
Other Physical Environment				
Property & Casualty Insurance	1,750	10	1,740	99 %
<b>Total Expenditures</b>	<u>72,975</u>	<u>25,533</u>	<u>47,442</u>	<u>65 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>34,089</u>	<u>34,089</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>34,089</u>	<u>34,089</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	9,091	9,091	0 %
Fund Balance, End of Period	<u>0</u>	<u>43,180</u>	<u>43,180</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2011  
 From 10/1/2021 Through 1/31/2022  
 (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	107,958	110,754	2,796	3 %
Interest Earnings				
Interest Earnings	0	4	4	0 %
<b>Total Revenues</b>	<u>107,958</u>	<u>110,758</u>	<u>2,800</u>	<u>3 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	82,958	42,348	40,611	49 %
Principal Payments	25,000	30,000	(5,000)	(20)%
<b>Total Expenditures</b>	<u>107,958</u>	<u>72,348</u>	<u>35,611</u>	<u>33 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>38,410</u>	<u>38,410</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>38,410</u>	<u>38,410</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	183,456	183,456	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>221,866</u>	<u>221,866</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2012A  
 From 10/1/2021 Through 1/31/2022  
 (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	205,606	198,579	(7,027)	(3)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>7</u>	<u>7</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>205,606</u>	<u>198,586</u>	<u>(7,020)</u>	<u>(3)%</u>
<b>Expenditures</b>				
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>
<b>Total Expenditures</b>	<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>66,839</u>	<u>66,839</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>66,839</u>	<u>66,839</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	372,769	372,769	0 %
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>439,608</u></u>	<u><u>439,608</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 1/31/2022

(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: 1.31.2022  
Reconciliation Date: 1/31/2022  
Status: Locked

Bank Balance	60,591.77
Less Outstanding Checks/Vouchers	16,291.14
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	44,300.63
Balance Per Books	<u>44,300.63</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: 1.31.2022

Reconciliation Date: 1/31/2022

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
1665	1/14/2022	Series 2012 FY22 Tax Dist ID 5	4,833.35	Cypress Shadows CDD
1666	1/14/2022	Series 2011 FY22 Tax Dist ID 5	2,695.73	Cypress Shadows CDD
Outstanding Checks/Vouchers			16,291.14	
			16,291.14	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1663	1/6/2022	System Generated Check/Voucher	2,275.00	Coleman, Yovanovich & Koester, P.A.
CD060	1/11/2022	Client Analysis Srvc Chrg 220110 Svc	30.23	
1664	1/13/2022	System Generated Check/Voucher	801.00	The Cincinnati Insurance
Cleared Checks/Vouchers			<u>3,106.23</u>	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR215	1/14/2022	CS Tax Distribution 1.14.2021	<u>8,980.27</u>	
Cleared Deposits			<u>8,980.27</u>	