

# Cypress Shadows Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2021



Meritus Corporation  
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Cypress Shadows Community Development District

**Balance Sheet**

As of 7/31/2021  
(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
<b>Assets</b>							
Cash-Operating Account	17,242	0	0	0	0	0	17,242
Investment - Interest 2011 (000)	0	0	0	0	0	0	0
Investment - Revenue 2011 (001)	0	73,378	0	0	0	0	73,378
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	214,723	0	0	0	214,723
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	3,180	0	0	0	0	0	3,180
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
<b>Total Assets</b>	<b>20,423</b>	<b>183,453</b>	<b>372,763</b>	<b>0</b>	<b>9,558,342</b>	<b>3,635,000</b>	<b>13,769,981</b>
<b>Liabilities</b>							
Accounts Payable	0	0	0	0	0	0	0
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
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,635,000</b>	<b>3,635,000</b>
<b>Fund Equity &amp; Other Credits</b>							

# Cypress Shadows Community Development District

## Balance Sheet

As of 7/31/2021  
(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	(3,789)	7,323	6,932	0	0	0	10,466
Total Fund Equity & Other Credits	<u>20,423</u>	<u>183,453</u>	<u>372,763</u>	<u>0</u>	<u>9,558,342</u>	<u>0</u>	<u>10,134,981</u>
Total Liabilities & Fund Equity	<u>20,423</u>	<u>183,453</u>	<u>372,763</u>	<u>0</u>	<u>9,558,342</u>	<u>3,635,000</u>	<u>13,769,981</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

001 - General Fund  
 From 10/1/2020 Through 7/31/2021  
 (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	63,568	144	0 %
Other Miscellaneous Revenues				
Undesignated Reserves	14,286	0	(14,286)	(100)%
<b>Total Revenues</b>	<u>77,710</u>	<u>63,568</u>	<u>(14,142)</u>	<u>(18)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	6,000	0	6,000	100 %
Financial & Administrative				
District Manager	34,000	28,333	5,667	17 %
District Engineer	0	5,098	(5,098)	0 %
Trustees Fees	9,600	7,951	1,649	17 %
Auditing Services	6,000	5,700	300	5 %
Postage, Phone, Faxes, Copies	35	265	(230)	(656)%
Public Officials Insurance	2,700	3,080	(380)	(14)%
Legal Advertising	750	655	95	13 %
Bank Fees	400	312	88	22 %
Dues, Licenses & Fees	650	616	34	5 %
Website Administration	1,500	1,250	250	17 %
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 %
<b>Total Expenditures</b>	<u>77,710</u>	<u>67,357</u>	<u>10,353</u>	<u>13 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(3,789)</u>	<u>(3,789)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(3,789)</u>	<u>(3,789)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	24,212	24,212	0 %
Fund Balance, End of Period	<u>0</u>	<u>20,423</u>	<u>20,423</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2011  
 From 10/1/2020 Through 7/31/2021  
 (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	118,084	8,009	7 %
Interest Earnings				
Interest Earnings	0	9	9	0 %
<b>Total Revenues</b>	<u>110,075</u>	<u>118,093</u>	<u>8,018</u>	<u>7 %</u>
<b>Expenditures</b>				
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 %
<b>Total Expenditures</b>	<u>110,075</u>	<u>110,770</u>	<u>(695)</u>	<u>(1)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>7,323</u>	<u>7,323</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>7,323</u>	<u>7,323</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	176,131	176,131	0 %
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>183,453</u></u>	<u><u>183,453</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 7/31/2021  
 (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	211,720	3,226	2 %
Interest Earnings				
Interest Earnings	0	19	19	0 %
<b>Total Revenues</b>	<u>208,494</u>	<u>211,739</u>	<u>3,245</u>	<u>2 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	153,494	154,806	(1,312)	(1)%
Principal Payments	55,000	50,000	5,000	9 %
<b>Total Expenditures</b>	<u>208,494</u>	<u>204,806</u>	<u>3,688</u>	<u>2 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>6,932</u>	<u>6,932</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>6,932</u>	<u>6,932</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>372,763</u>	<u>372,763</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

301 - Capital Projects- Series 2012A

From 10/1/2020 Through 7/31/2021

(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: 07/31/21  
Reconciliation Date: 7/31/2021  
Status: Locked

Bank Balance	21,959.60
Less Outstanding Checks/Vouchers	4,717.26
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	17,242.34
Balance Per Books	<u>17,242.34</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: 07/31/21

Reconciliation Date: 7/31/2021

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.
1629	7/15/2021	Series 2011 FY21 Tax Dist ID 11	918.29	Cypress Shadows CDD
1630	7/15/2021	Series 2012 FY21 Tax Dist ID 11	1,646.47	Cypress Shadows CDD
Outstanding Checks/Vouchers			<u>4,717.26</u>	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/21

Reconciliation Date: 7/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1623	7/1/2021	System Generated Check/Voucher	1,085.00	Coleman, Yovanovich & Koester, P.A.
1624	7/1/2021	System Generated Check/Voucher	1,800.00	Johnson Engineering, Inc.
1625	7/1/2021	System Generated Check/Voucher	3,131.20	Meritus Districts
1626	7/8/2021	System Generated Check/Voucher	767.00	The Cincinnati Insurance
1627	7/8/2021	System Generated Check/Voucher	3,700.00	Grau and Associates
CD054	7/12/2021	Bank Fee	35.64	
1628	7/15/2021	System Generated Check/Voucher	227.09	The News-Press Media Group
Cleared Checks/Vouchers			10,745.93	
			10,745.93	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/21

Reconciliation Date: 7/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR198	7/7/2021	Tax Distribution - 07.07.21	<u>3,059.10</u>	
Cleared Deposits			<u>3,059.10</u>	