

# Cypress Shadows Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2022



Inframark LLC  
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**Cypress Shadows Community Development District**

Balance Sheet  
As of 4/30/2022  
(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	25,131	0	0	0	0	0	25,131
Investment - Interest 2011 (000)	0	41,121	0	0	0	0	41,121
Investment - Revenue 2011 (001)	0	67,769	0	0	0	0	67,769
Investment - Sinking 2011 (004)	0	0	0	0	0	0	0
Investment - Prepayment 2011 (006)	0	5,000	0	0	0	0	5,000
Investment - Reserve 2011 (007)	0	108,000	0	0	0	0	108,000
Investment - Interest 2012A (000)	0	0	75,303	0	0	0	75,303
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	215,434	0	0	0	215,434
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	5,566	0	0	0	0	0	5,566
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	3,003,444	3,003,444
Other	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>30,697</b>	<b>221,891</b>	<b>448,777</b>	<b>0</b>	<b>9,558,342</b>	<b>3,545,000</b>	<b>13,804,707</b>
<b>Liabilities</b>							
Accounts Payable	3,068	0	0	0	0	0	3,068
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

**Cypress Shadows Community Development District**

Balance Sheet  
As of 4/30/2022  
(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
Accrued Expenses Payable	0	0	0	0	0	0	0
Revenue Bonds Payable-Series 2011	0	0	0	0	0	1,110,000	1,110,000
Revenue Bonds Payable-Series 2012A	0	0	0	0	0	2,490,000	2,490,000
Other	0	0	0	0	0	(55,000)	(55,000)
<b>Total Liabilities</b>	<u>3,068</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,545,000</u>	<u>3,548,068</u>
<b>Fund Equity &amp; Other Credits</b>							
Fund Balance-All Other Reserves	0	183,456	372,769	0	0	0	556,225
Fund Balance-Unreserved	11,244	0	0	0	0	0	11,244
Investment In General Fixed Assets	0	0	0	0	9,558,342	0	9,558,342
Other	16,385	38,434	76,008	0	0	0	130,828
<b>Total Fund Equity &amp; Other Credits</b>	<u>27,629</u>	<u>221,891</u>	<u>448,777</u>	<u>0</u>	<u>9,558,342</u>	<u>0</u>	<u>10,256,639</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u><u>30,697</u></u>	<u><u>221,891</u></u>	<u><u>448,777</u></u>	<u><u>0</u></u>	<u><u>9,558,342</u></u>	<u><u>3,545,000</u></u>	<u><u>13,804,707</u></u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

001 - General Fund

From 10/1/2021 Through 4/30/2022

(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	62,373	(1,051)	(2)%
Other Miscellaneous Revenues				
Undesignated Reserves	9,551	0	(9,551)	(100)%
<b>Total Revenues</b>	<u>72,975</u>	<u>62,373</u>	<u>(10,602)</u>	<u>(15)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	6,000	0	6,000	100 %
Financial & Administrative				
District Manager	34,000	22,833	11,167	33 %
District Engineer	0	2,288	(2,288)	0 %
Trustees Fees	9,600	5,566	4,034	42 %
Auditing Services	5,900	58	5,842	99 %
Postage, Phone, Faxes, Copies	35	431	(396)	(1,131)%
Public Officials Insurance	3,100	1,602	1,498	48 %
Legal Advertising	750	580	170	23 %
Bank Fees	400	240	160	40 %
Dues, Licenses & Fees	650	626	24	4 %
Website Administration	1,500	875	625	42 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,790	9,380	(1,590)	(20)%
Other Physical Environment				
Property & Casualty Insurance	1,750	10	1,740	99 %
<b>Total Expenditures</b>	<u>72,975</u>	<u>45,988</u>	<u>26,987</u>	<u>37 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>16,385</u>	<u>16,385</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>16,385</u>	<u>16,385</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	11,244	11,244	0 %
Fund Balance, End of Period	<u>0</u>	<u>27,629</u>	<u>27,629</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2011  
 From 10/1/2021 Through 4/30/2022  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percentage Remaining</u>
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	107,958	115,864	7,906	7 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>7</u>	<u>7</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>107,958</u>	<u>115,871</u>	<u>7,913</u>	<u>7 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	82,958	42,437	40,521	49 %
Principal Payments	<u>25,000</u>	<u>35,000</u>	<u>(10,000)</u>	<u>(40)%</u>
<b>Total Expenditures</b>	<u>107,958</u>	<u>77,437</u>	<u>30,521</u>	<u>28 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>38,434</u>	<u>38,434</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>38,434</u>	<u>38,434</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><u>0</u></u>	<u><u>221,891</u></u>	<u><u>221,891</u></u>	<u><u>0 %</u></u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2012A  
 From 10/1/2021 Through 4/30/2022  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percentage Remaining</u>
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	205,606	207,741	2,135	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>14</u>	<u>14</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>205,606</u>	<u>207,755</u>	<u>2,149</u>	<u>1 %</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>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>76,008</u>	<u>76,008</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>76,008</u>	<u>76,008</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	372,769	372,769	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>448,777</u>	<u>448,777</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

301 - Capital Projects- Series 2012A

From 10/1/2021 Through 4/30/2022

(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: 4.30.2022  
Reconciliation Date: 4/30/2022  
Status: Locked

Bank Balance	26,128.80
Less Outstanding Checks/Vouchers	997.50
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	25,131.30
Balance Per Books	<u>25,131.30</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: 4.30.2022  
Reconciliation Date: 4/30/2022  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1686	4/28/2022	System Generated Check/Voucher	997.50	Johnson Engineering, Inc.
Outstanding Checks/Vouchers			997.50	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1680	3/31/2022	System Generated Check/Voucher	801.00	The Cincinnati Insurance
1681	3/31/2022	System Generated Check/Voucher	735.00	Coleman, Yovanovich & Koester, P.A.
1682	3/31/2022	System Generated Check/Voucher	3,008.69	Meritus Districts
CR063	4/11/2022	Client Analysis Service Charge	35.08	
1685	4/21/2022	System Generated Check/Voucher	1,312.50	Coleman, Yovanovich & Koester, P.A.
1683	4/22/2022	Series 2012 FY22 Tax Dist ID 8	4,050.61	Cypress Shadows CDD
1684	4/22/2022	Series 2011 FY22 Tax Dist ID 8	2,259.16	Cypress Shadows CDD
Cleared Checks/Vouchers			12,202.04	
			12,202.04	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 4.30.2022  
Reconciliation Date: 4/30/2022  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR226	4/22/2022	Tax Distribution 4.22.2022	<u>7,525.95</u>	
Cleared Deposits			<u>7,525.95</u>	