

# Cypress Shadows Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2022



Inframark LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cypress Shadows Community Development District  
Balance Sheet  
As of 7/31/2022

(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	4,058.00	0.00	0.00	0.00	0.00	0.00	4,058.00
Cash - HOA Improvement	125,000.00	0.00	0.00	0.00	0.00	0.00	125,000.00
Investment - Interest 2011 (000)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Revenue 2011 (001)	0.00	70,224.00	0.00	0.00	0.00	0.00	70,224.00
Investment - Sinking 2011 (004)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Prepayment 2011	0.00	380.00	0.00	0.00	0.00	0.00	380.00
Investment - Reserve 2011 (007)	0.00	107,620.00	0.00	0.00	0.00	0.00	107,620.00
Investment - Interest 2012A (000)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Sinking 2012A (002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2012A (004)	0.00	0.00	158,040.00	0.00	0.00	0.00	158,040.00
Investment - Revenue 2012A (005)	0.00	0.00	219,881.00	0.00	0.00	0.00	219,881.00
Investment - Construction 2012A	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>PH4 (009)</b>							
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Off Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Items	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Professional Liability	801.00	0.00	0.00	0.00	0.00	0.00	801.00
Prepaid Trustee Fees	3,180.00	0.00	0.00	0.00	0.00	0.00	3,180.00
Improvements Other Than Buildings	0.00	0.00	0.00	0.00	1,280,026.00	0.00	1,280,026.00
Construction Work In Progress	0.00	0.00	0.00	0.00	8,278,316.00	0.00	8,278,316.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	0.00	541,556.00	541,556.00
Amount To Be Provided-Debt	0.00	0.00	0.00	0.00	0.00	2,998,444.00	2,998,444.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Assets</b>	<b>133,040.00</b>	<b>178,224.00</b>	<b>377,921.00</b>	<b>0.00</b>	<b>9,558,342.00</b>	<b>3,540,000.00</b>	<b>13,787,527.00</b>
<b>Liabilities</b>							
Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00

(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
Deferred Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Bonds Payable-Series 2011	0.00	0.00	0.00	0.00	0.00	1,105,000.00	1,105,000.00
Revenue Bonds Payable-Series	0.00	0.00	0.00	0.00	0.00	2,490,000.00	2,490,000.00
Other	0.00	0.00	0.00	0.00	0.00	(55,000.00)	(55,000.00)
<b>Total Liabilities</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,540,000.00</b>	<b>3,540,000.00</b>
<b>Fund Equity &amp; Other Credits</b>							
Fund Balance-All Other Reserves	0.00	183,527.00	372,896.00	0.00	0.00	0.00	556,423.00
Fund Balance-Unreserved	12,823.00	0.00	0.00	0.00	0.00	0.00	12,823.00
Investment In General Fixed Assets	0.00	0.00	0.00	0.00	9,558,342.00	0.00	9,558,342.00
Other	120,217.00	(5,303.00)	5,025.00	0.00	0.00	0.00	119,939.00
<b>Total Fund Equity &amp; Other Credits</b>	<b>133,040.00</b>	<b>178,224.00</b>	<b>377,921.00</b>	<b>0.00</b>	<b>9,558,342.00</b>	<b>0.00</b>	<b>10,247,527.00</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>133,040.00</b>	<b>178,224.00</b>	<b>377,921.00</b>	<b>0.00</b>	<b>9,558,342.00</b>	<b>3,540,000.00</b>	<b>13,787,527.00</b>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

001 - General Fund  
(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	63,424.00	63,580.00	156.00	0 %
Contributions & Donations From Private Sources				
HOA Contribution	0.00	125,000.00	125,000.00	0 %
Other Miscellaneous Revenues				
Undesignated Reserves	9,551.00	0.00	(9,551.00)	(100)%
<b>Total Revenues</b>	<u>72,975.00</u>	<u>188,580.00</u>	<u>115,605.00</u>	<u>158 %</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	6,000.00	0.00	6,000.00	100 %
Financial & Administrative				
District Manager	34,000.00	30,080.00	3,920.00	12 %
District Engineer	0.00	2,288.00	(2,288.00)	0 %
Trustees Fees	9,600.00	7,951.00	1,649.00	17 %
Auditing Services	5,900.00	5,958.00	(58.00)	(1)%
Postage, Phone, Faxes, Copies	35.00	561.00	(526.00)	(1,503)%
Public Officials Insurance	3,100.00	3,247.00	(147.00)	(5)%
Legal Advertising	750.00	799.00	(49.00)	(7)%
Bank Fees	400.00	347.00	53.00	13 %
Dues, Licenses & Fees	650.00	626.00	24.00	4 %
Website Administration	1,500.00	1,125.00	375.00	25 %
ADA Website Compliance	1,500.00	1,500.00	0.00	0 %
Legal Counsel				
District Counsel	7,790.00	13,872.00	(6,082.00)	(78)%
Other Physical Environment				
Property & Casualty Insurance	1,750.00	10.00	1,740.00	99 %
<b>Total Expenditures</b>	<u>72,975.00</u>	<u>68,363.00</u>	<u>4,612.00</u>	<u>6 %</u>
Excess of Revenues Over (Under) Expenditures	0.00	120,217.00	120,217.00	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0.00	120,217.00	120,217.00	0 %
Fund Balance, Beginning of Period	0.00	12,823.00	12,823.00	0 %
Fund Balance, End of Period	0.00	133,040.00	133,040.00	0 %

Cypress Shadows Community Development District  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 7/31/2022

200 - Debt Service - Series 2011  
(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	107,958.00	118,107.00	10,149.00	9 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>147.00</u>	<u>147.00</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>107,958.00</u>	<u>118,255.00</u>	<u>10,297.00</u>	<u>10 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	82,958.00	83,558.00	(600.00)	(1)%
Principal Payments	<u>25,000.00</u>	<u>40,000.00</u>	<u>(15,000.00)</u>	<u>(60)%</u>
<b>Total Expenditures</b>	<u>107,958.00</u>	<u>123,558.00</u>	<u>(15,600.00)</u>	<u>(14)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(5,303.00)</u>	<u>(5,303.00)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(5,303.00)</u>	<u>(5,303.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	183,527.00	183,527.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>178,224.00</u>	<u>178,224.00</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

201 - Debt Service - Series 2012A  
(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	205,606.00	211,763.00	6,157.00	3 %
Interest Earnings				
Interest Earnings	0.00	313.00	313.00	0 %
<b>Total Revenues</b>	<u>205,606.00</u>	<u>212,075.00</u>	<u>6,469.00</u>	<u>3 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	150,606.00	152,050.00	(1,444.00)	(1)%
Principal Payments	55,000.00	55,000.00	0.00	0 %
<b>Total Expenditures</b>	<u>205,606.00</u>	<u>207,050.00</u>	<u>(1,444.00)</u>	<u>(1)%</u>
Excess of Revenues Over (Under) Expenditures	0.00	5,025.00	5,025.00	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0.00	5,025.00	5,025.00	0 %
Fund Balance, Beginning of Period	0.00	372,896.00	372,896.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>377,921.00</u>	<u>377,921.00</u>	<u>0 %</u>

Cypress Shadows Community Development District  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 7/31/2022

301 - Capital Projects- Series 2012A  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	0.00	0.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>

Cypress Shadows Community Development District  
Reconcile Cash Accounts

*Summary*

*Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked*

Bank Balance	8,746.71
Less Outstanding Checks/Vouchers	4,688.27
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	4,058.44
Balance Per Books	<u>4,058.44</u>
Unreconciled Difference	<u>0.00</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: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1698	7/7/2022	System Generated Check/Voucher	2,978.44	Inframark LLC
1700	7/13/2022	Series 2011 FY22 Tax Dist ID 11	612.19	Cypress Shadows CDD
1701	7/13/2022	Series 2012 FY22 Tax Dist ID 11	<u>1,097.64</u>	Cypress Shadows CDD
Outstanding Checks/Vouchers			<u>4,688.27</u>	



Cypress Shadows Community Development District  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
CD067	7/11/2022	Client Analysis Fee - June	36.36	
1699	7/14/2022	System Generated Check/Voucher	3,900.00	Grau and Associates
1000452898 062222	7/26/2022	paid online June insurance payment	<u>801.00</u>	The Cincinnati Insurance
Cleared Checks/Vouchers			<u>4,737.36</u>	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR238	7/13/2022	Tax Distribution - 7.13.2022	<u>2,039.40</u>	
Cleared Deposits			<u>2,039.40</u>	