

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2021



Meritus Corporation
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775
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Cypress Shadows Community Development District

Balance Sheet
As of 9/30/2021
(In Whole Numbers)

	General Fund	Debt Service - Series 2011	Debt Service - Series 2012A	Capital Projects- Series 2012A
Assets				
Cash-Operating Account	9,146	0	0	0
Investment - Interest 2011 (000)	0	0	0	0
Investment - Revenue 2011 (001)	0	73,381	0	0
Investment - Sinking 2011 (004)	0	0	0	0
Investment - Prepayment 2011 (006)	0	643	0	0
Investment - Reserve 2011 (007)	0	109,433	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	214,729	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	1,590	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
Total Assets	10,736	183,456	372,769	0
Liabilities				
Accounts Payable	1,645	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
Total Liabilities	1,645	0	0	0
Fund Equity & Other Credits				
Fund Balance-All Other Reserves	0	176,131	365,831	0
Fund Balance-Unreserved	24,212	0	0	0
Investment In General Fixed Assets	0	0	0	0
Other	(15,120)	7,326	6,938	0
Total Fund Equity & Other Credits	9,091	183,456	372,769	0
Total Liabilities & Fund Equity	10,736	183,456	372,769	0

Cypress Shadows Community Development District

Balance Sheet
 As of 9/30/2021
 (In Whole Numbers)

General Fixed Assets Account Group	General Long-Term Debt	Total
0	0	9,146
0	0	0
0	0	73,381
0	0	0
0	0	643
0	0	109,433
0	0	0
0	0	0
0	0	158,040
0	0	214,729
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	1,590
1,280,026	0	1,280,026
8,278,316	0	8,278,316
0	541,556	541,556
0	3,093,444	3,093,444
0	0	0
<u>9,558,342</u>	<u>3,635,000</u>	<u>13,760,303</u>
0	0	1,645
0	0	0
0	0	0
0	0	0
0	0	0
0	1,145,000	1,145,000
0	2,490,000	2,490,000
0	0	0
<u>0</u>	<u>3,635,000</u>	<u>3,636,645</u>
0	0	541,961
0	0	24,212
9,558,342	0	9,558,342
0	0	(857)
<u>9,558,342</u>	<u>0</u>	<u>10,123,658</u>
<u>9,558,342</u>	<u>3,635,000</u>	<u>13,760,303</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2020 Through 9/30/2021
 (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	63,568	144	0 %
Other Miscellaneous Revenues				
Undesignated Reserves	14,286	0	(14,286)	(100)%
Total Revenues	<u>77,710</u>	<u>63,568</u>	<u>(14,142)</u>	<u>(18)%</u>
Expenditures				
Legislative				
Supervisor Fees	6,000	0	6,000	100 %
Financial & Administrative				
District Manager	34,000	34,000	0	0 %
District Engineer	0	5,098	(5,098)	0 %
Trustees Fees	9,600	9,541	59	1 %
Auditing Services	6,000	5,700	300	5 %
Postage, Phone, Faxes, Copies	35	276	(241)	(688)%
Public Officials Insurance	2,700	4,725	(2,025)	(75)%
Legal Advertising	750	2,596	(1,846)	(246)%
Bank Fees	400	382	18	4 %
Dues, Licenses & Fees	650	616	34	5 %
Website Administration	1,500	1,500	0	0 %
ADA Website Compliance	2,000	1,500	500	25 %
Legal Counsel				
District Counsel	7,790	11,420	(3,630)	(47)%
Other Physical Environment				
Property & Casualty Insurance	6,285	1,334	4,951	79 %
Total Expenditures	<u>77,710</u>	<u>78,688</u>	<u>(978)</u>	<u>(1)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(15,120)</u>	<u>(15,120)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(15,120)</u>	<u>(15,120)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	24,212	24,212	0 %
Fund Balance, End of Period	<u>0</u>	<u>9,091</u>	<u>9,091</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2011
 From 10/1/2020 Through 9/30/2021
 (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	118,084	8,009	7 %
Interest Earnings				
Interest Earnings	0	12	12	0 %
Total Revenues	<u>110,075</u>	<u>118,096</u>	<u>8,021</u>	<u>7 %</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>7,326</u>	<u>7,326</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>7,326</u>	<u>7,326</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	176,131	176,131	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>183,456</u></u>	<u><u>183,456</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 9/30/2021
 (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	211,720	3,226	2 %
Interest Earnings				
Interest Earnings	0	24	24	0 %
Total Revenues	<u>208,494</u>	<u>211,744</u>	<u>3,250</u>	<u>2 %</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>6,938</u>	<u>6,938</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>6,938</u>	<u>6,938</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	365,831	365,831	0 %
Fund Balance, End of Period	<u>0</u>	<u>372,769</u>	<u>372,769</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects- Series 2012A

From 10/1/2020 Through 9/30/2021

(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: 9/30/2021
Reconciliation Date: 9/30/2021
Status: Locked

Bank Balance	11,386.10
Less Outstanding Checks/Vouchers	2,240.00
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	9,146.10
Balance Per Books	<u>9,146.10</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: 9/30/2021

Reconciliation Date: 9/30/2021

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.
1635	9/23/2021	System Generated Check/Voucher	87.50	Coleman, Yovanovich & Koester, P.A.
Outstanding Checks/Vouchers			2,240.00	

Cypress Shadows Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 9/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1633	8/26/2021	System Generated Check/Voucher	1,940.92	The News-Press Media Group
1634	9/2/2021	System Generated Check/Voucher	2,964.03	Meritus Districts
CD056	9/13/2021	Bank Fee	<u>34.63</u>	
Cleared Checks/Vouchers			<u>4,939.58</u>	