

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2022



Inframark LLC
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Cypress Shadows Community Development District
Balance Sheet
As of 9/30/2022

(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
Assets							
Cash-Operating Account	720.00	0.00	0.00	0.00	0.00	0.00	720.00
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	249.00	0.00	0.00	0.00	0.00	249.00
Investment - Sinking 2011 (004)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Prepayment 2011	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2011 (007)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	353.00	220,424.00	0.00	0.00	0.00	220,777.00
Investment - Construction 2012A	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PH4 (009)							
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	1,590.00	0.00	0.00	0.00	0.00	0.00	1,590.00
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	8,451,611.00	0.00	8,451,611.00
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
Total Assets	128,111.00	602.00	378,464.00	0.00	9,731,637.00	3,540,000.00	13,778,815.00
Liabilities							
Accounts Payable	11,928.00	0.00	0.00	0.00	0.00	0.00	11,928.00
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)
Total Liabilities	11,928.00	0.00	0.00	0.00	0.00	3,540,000.00	3,551,928.00
Fund Equity & Other Credits							
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	9,731,637.00	0.00	9,731,637.00
Other	103,360.00	(182,925.00)	5,568.00	0.00	0.00	0.00	(73,997.00)
Total Fund Equity & Other Credits	116,183.00	602.00	378,464.00	0.00	9,731,637.00	0.00	10,226,887.00
Total Liabilities & Fund Equity	128,111.00	602.00	378,464.00	0.00	9,731,637.00	3,540,000.00	13,778,815.00

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 9/30/2022

001 - General Fund
(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	63,424.00	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)%
Total Revenues	<u>72,975.00</u>	<u>188,580.00</u>	<u>115,605.00</u>	<u>158 %</u>
Expenditures				
Legislative				
Supervisor Fees	6,000.00	0.00	6,000.00	100 %
Financial & Administrative				
District Manager	34,000.00	32,913.00	1,087.00	3 %
District Engineer	0.00	2,288.00	(2,288.00)	0 %
Trustees Fees	9,600.00	9,541.00	59.00	1 %
Auditing Services	5,900.00	5,958.00	(58.00)	(1)%
Postage, Phone, Faxes, Copies	35.00	581.00	(546.00)	(1,560)%
Public Officials Insurance	3,100.00	3,247.00	(147.00)	(5)%
Legal Advertising	750.00	3,288.00	(2,538.00)	(338)%
Bank Fees	400.00	364.00	36.00	9 %
Dues, Licenses & Fees	650.00	626.00	24.00	4 %
Website Administration	1,500.00	1,250.00	250.00	17 %
ADA Website Compliance	1,500.00	1,500.00	0.00	0 %
Legal Counsel				
District Counsel	7,790.00	23,644.00	(15,854.00)	(204)%
Other Physical Environment				
Property & Casualty Insurance	1,750.00	20.00	1,730.00	99 %
Total Expenditures	<u>72,975.00</u>	<u>85,220.00</u>	<u>(12,245.00)</u>	<u>(17)%</u>
Excess of Revenues Over (Under) Expenditures	0.00	103,360.00	103,360.00	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0.00	103,360.00	103,360.00	0 %
Fund Balance, Beginning of Period	0.00	12,823.00	12,823.00	0 %
Fund Balance, End of Period	0.00	116,183.00	116,183.00	0 %

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 9/30/2022

200 - Debt Service - Series 2011
(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	107,958.00	118,107.00	10,149.00	9 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>916.00</u>	<u>916.00</u>	<u>0 %</u>
Total Revenues	<u>107,958.00</u>	<u>119,023.00</u>	<u>11,065.00</u>	<u>10 %</u>
Expenditures				
Debt Service Payments				
Debt Service Prepayments	0.00	5,095.00	(5,095.00)	0 %
Interest Payments	82,958.00	83,558.00	(600.00)	(1)%
Principal Payments	25,000.00	40,000.00	(15,000.00)	(60)%
Other Physical Environment				
Improvements Other Than Buildings	<u>0.00</u>	<u>173,295.00</u>	<u>(173,295.00)</u>	<u>0 %</u>
Total Expenditures	<u>107,958.00</u>	<u>301,948.00</u>	<u>(193,990.00)</u>	<u>(180)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(182,925.00)</u>	<u>(182,925.00)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(182,925.00)</u>	<u>(182,925.00)</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>602.00</u>	<u>602.00</u>	<u>0 %</u>

Cypress Shadows Community Development District
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

201 - Debt Service - Series 2012A
(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	205,606.00	211,763.00	6,157.00	3 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>856.00</u>	<u>856.00</u>	<u>0 %</u>
Total Revenues	<u>205,606.00</u>	<u>212,619.00</u>	<u>7,013.00</u>	<u>3 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	150,606.00	152,050.00	(1,444.00)	(1)%
Principal Payments	<u>55,000.00</u>	<u>55,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>205,606.00</u>	<u>207,050.00</u>	<u>(1,444.00)</u>	<u>(1)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>5,568.00</u>	<u>5,568.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>5,568.00</u>	<u>5,568.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	372,896.00	372,896.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>378,464.00</u>	<u>378,464.00</u>	<u>0 %</u>

Cypress Shadows Community Development District
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

*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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked*

Bank Balance	720.14
Less Outstanding Checks/Vouchers	0.00
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	720.14
Balance Per Books	<u>720.14</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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1704	9/1/2022	System Generated Check/Voucher	10.00	The Cincinnati Insurance
1705	9/21/2022	System Generated Check/Voucher	<u>378.38</u>	The News-Press Media Group
Cleared Checks/Vouchers			<u>388.38</u>	