

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2018



Meritus Corporation
2005 Pan Am Circle ~ Suite 120 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cypress Shadows Community Development District

Balance Sheet

As of 10/31/2018
(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	51,236	0	0	0	0	0	51,236
Investment - Interest 2011 (000)	0	0	0	0	0	0	0
Investment - Revenue 2011 (001)	0	70,433	0	0	0	0	70,433
Investment - Sinking 2011 (004)	0	0	0	0	0	0	0
Investment - Prepayment 2011 (006)	0	680	0	0	0	0	680
Investment - Reserve 2011 (007)	0	112,820	0	0	0	0	112,820
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	187,013	0	0	0	187,013
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
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	0	0	0	0	0	0	0
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	623,135	623,135
Amount To Be Provided-Debt Service	0	0	0	0	0	3,251,865	3,251,865
Other	0	0	0	0	0	0	0
Total Assets	51,236	183,933	345,053	0	9,558,342	3,875,000	14,013,565
Liabilities							
Accounts Payable	5,718	0	0	0	0	0	5,718
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	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	1,240,000	1,240,000
Revenue Bonds Payable-Series 2012A	0	0	0	0	0	2,635,000	2,635,000
Other	0	0	0	0	0	0	0
Total Liabilities	5,718	0	0	0	0	3,875,000	3,880,718
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	183,696	344,609	0	0	0	528,305
Fund Balance-Unreserved	55,828	0	0	0	0	0	55,828

Cypress Shadows Community Development District

Balance Sheet

As of 10/31/2018
(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
Investment In General Fixed Assets	0	0	0	0	9,558,342	0	9,558,342
Other	(10,310)	237	444	0	0	0	(9,629)
Total Fund Equity & Other Credits	45,518	183,933	345,053	0	9,558,342	0	10,132,847
Total Liabilities & Fund Equity	51,236	183,933	345,053	0	9,558,342	3,875,000	14,013,565

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2018 Through 10/31/2018
 (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	0	(63,424)	(100)%
Other Miscellaneous Revenues				
Undesignated Reserves	8,286	0	(8,286)	(100)%
Total Revenues	<u>71,710</u>	<u>0</u>	<u>(71,710)</u>	<u>(100)%</u>
Expenditures				
Financial & Administrative				
District Manager	34,000	2,833	31,167	92 %
Trustees Fees	10,185	1,498	8,687	85 %
Auditing Services	4,400	0	4,400	100 %
Postage, Phone, Faxes, Copies	75	1	74	98 %
Public Officials Insurance	2,700	0	2,700	100 %
Legal Advertising	750	0	750	100 %
Bank Fees	250	31	219	88 %
Dues, Licenses & Fees	650	175	475	73 %
Website Administration	200	1,450	(1,250)	(625)%
Legal Counsel				
District Counsel	9,650	0	9,650	100 %
Other Physical Environment				
Property & Casualty Insurance	8,850	4,321	4,529	51 %
Total Expenditures	<u>71,710</u>	<u>10,310</u>	<u>61,400</u>	<u>86 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(10,310)</u>	<u>(10,310)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(10,310)</u>	<u>(10,310)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	55,828	55,828	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>45,518</u></u>	<u><u>45,518</u></u>	<u><u>0 %</u></u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2011
 From 10/1/2018 Through 10/31/2018
 (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	110,068	0	(110,068)	(100)%
Interest Earnings				
Interest Earnings	0	237	237	0 %
Total Revenues	<u>110,068</u>	<u>237</u>	<u>(109,831)</u>	<u>(100)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	90,068	0	90,068	100 %
Principal Payments	20,000	0	20,000	100 %
Total Expenditures	<u>110,068</u>	<u>0</u>	<u>110,068</u>	<u>100 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>237</u>	<u>237</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>237</u>	<u>237</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	183,696	183,696	0 %
Fund Balance, End of Period	<u>0</u>	<u>183,933</u>	<u>183,933</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2012A
 From 10/1/2018 Through 10/31/2018
 (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	208,744	0	(208,744)	(100)%
Interest Earnings				
Interest Earnings	0	444	444	0 %
Total Revenues	<u>208,744</u>	<u>444</u>	<u>(208,300)</u>	<u>(100)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	158,744	0	158,744	100 %
Principal Payments	50,000	0	50,000	100 %
Total Expenditures	<u>208,744</u>	<u>0</u>	<u>208,744</u>	<u>100 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>444</u>	<u>444</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>444</u>	<u>444</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	344,609	344,609	0 %
Fund Balance, End of Period	<u>0</u>	<u>345,053</u>	<u>345,053</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects- Series 2012A

From 10/1/2018 Through 10/31/2018

(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: 10/31/18
Reconciliation Date: 10/31/2018
Status: Locked

Bank Balance	51,610.79
Less Outstanding Checks/Vouchers	374.34
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	51,236.45
Balance Per Books	<u>51,236.45</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: 10/31/18

Reconciliation Date: 10/31/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1438	10/15/2018	Series 2011 FY 18 Tax Dist ID 15 Excess Fees	60.69	Cypress Shadows CDD
1439	10/15/2018	Series 2012 FY 18 Tax Dist ID 15 Excess Fees	108.81	Cypress Shadows CDD
1441	10/30/2018	Series 2012 FY18 Tax Dist ID Excess Fees	131.50	Cypress Shadows CDD
1442	10/30/2018	Series 2011 FY 18 Tax Dist ID Excess Fees	73.34	Cypress Shadows CDD
Outstanding Checks/Vouchers			<u>374.34</u>	

Cypress Shadows Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/18

Reconciliation Date: 10/31/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1434	10/1/2018	System Generated Check/Voucher	845.00	Coleman, Yovanovich & Koester, P.A.
1435	10/1/2018	System Generated Check/Voucher	2,834.74	Meritus Districts
1436	10/11/2018	System Generated Check/Voucher	175.00	Department of Economic Opportunity
1437	10/11/2018	System Generated Check/Voucher	252.92	The News-Press Media Group
CD018	10/11/2018	Bank Fee	30.99	
1440	10/30/2018	Series 2011 FY18 Tax Dist ID Excess Fees	73.34	Cypress Shadows CDD
1440	10/30/2018	Series 2011 FY18 Tax Dist ID Excess Fees	(73.34)	Cypress Shadows CDD
Cleared Checks/Vouchers			4,138.65	
			4,138.65	

Cypress Shadows Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/18

Reconciliation Date: 10/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR120	10/15/2018	Tax Distribution FY18 Excess Fees - 10.15.18	202.16
	CR124	10/30/2018	FY18 Excess Fees - 10.30.18	<u>244.33</u>
Cleared Deposits				<u><u>446.49</u></u>

Commercial Checking Acct Public Funds

Account number:

■ October 1, 2018 - October 31, 2018 ■ Page 1 of 2



CYPRESS SHADOWS COMMUNITY
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$55,302.95	\$446.49	-\$4,138.65	\$51,610.79

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	10/12	202.16	Lee County Tax Db14 Dbtax Cypress Shadows Cdd
	10/30	244.33	Lee County Fy18 Unrev U18-0078 Cypress Shadows Cdd
		\$446.49	Total electronic deposits/bank credits
		\$446.49	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	10/11	30.99	Client Analysis Srvc Chrg 181010 Svc Chge 0918 002000037266307
		\$30.99	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
1434	845.00	10/04	1436	175.00	10/23	1437	252.92	10/16
1435	2,834.74	10/01						
		\$4,107.66						
		\$4,138.65						

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
09/30	55,302.95	10/11	51,592.22	10/23	51,366.46
10/01	52,468.21	10/12	51,794.38	10/30	51,610.79
10/04	51,623.21	10/16	51,541.46		
Average daily ledger balance		\$51,648.83			