

# Cypress Shadows Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 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 8/31/2018  
(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	11,864	2,108	7,629	0	0	0	21,601
Total Fund Equity & Other Credits	59,800	183,326	343,926	0	9,558,342	0	10,145,394
Total Liabilities & Fund Equity	59,995	183,326	343,926	0	9,558,342	3,875,000	14,020,589

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

001 - General Fund  
 From 10/1/2017 Through 8/31/2018  
 (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	63,557	133	0 %
Other Miscellaneous Revenues				
Undesignated Reserves	8,286	0	(8,286)	(100)%
<b>Total Revenues</b>	<u>71,710</u>	<u>63,557</u>	<u>(8,153)</u>	<u>(11)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	34,000	31,167	2,833	8 %
Trustees Fees	10,185	9,105	1,080	11 %
Auditing Services	4,400	5,346	(946)	(22)%
Postage, Phone, Faxes, Copies	75	17	58	78 %
Public Officials Insurance	2,350	0	2,350	100 %
Legal Advertising	750	(453)	1,203	160 %
Bank Fees	250	504	(254)	(102)%
Dues, Licenses & Fees	650	626	24	4 %
Website Administration	200	0	200	100 %
Legal Counsel				
District Counsel	10,000	1,615	8,385	84 %
Other Physical Environment				
Property & Casualty Insurance	8,850	3,767	5,083	57 %
<b>Total Expenditures</b>	<u>71,710</u>	<u>51,693</u>	<u>20,017</u>	<u>28 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>11,864</u>	<u>11,864</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>11,864</u>	<u>11,864</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	47,936	47,936	0 %
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>59,800</u></u>	<u><u>59,800</u></u>	<u><u>0 %</u></u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2011  
 From 10/1/2017 Through 8/31/2018  
 (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	112,598	118,063	5,465	5 %
Interest Earnings				
Interest Earnings	0	1,783	1,783	0 %
<b>Total Revenues</b>	<u>112,598</u>	<u>119,847</u>	<u>7,249</u>	<u>6 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	92,598	92,739	(141)	(0)%
Principal Payments	20,000	20,000	0	0 %
Bond Call Prepayment	0	5,000	(5,000)	0 %
<b>Total Expenditures</b>	<u>112,598</u>	<u>117,739</u>	<u>(5,141)</u>	<u>(5)%</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>2,108</u>	<u>2,108</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>2,108</u>	<u>2,108</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>181,218</u>	<u>181,218</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>183,326</u></u>	<u><u>183,326</u></u>	<u><u>0 %</u></u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2012A  
 From 10/1/2017 Through 8/31/2018  
 (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	206,106	211,684	5,578	3 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3,232</u>	<u>3,232</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>206,106</u>	<u>214,917</u>	<u>8,811</u>	<u>4 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	161,106	162,288	(1,182)	(1)%
Principal Payments	<u>45,000</u>	<u>45,000</u>	<u>0</u>	<u>0 %</u>
<b>Total Expenditures</b>	<u>206,106</u>	<u>207,288</u>	<u>(1,182)</u>	<u>(1)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>7,629</u>	<u>7,629</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>7,629</u>	<u>7,629</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	336,297	336,297	0 %
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>343,926</u></u>	<u><u>343,926</u></u>	<u><u>0 %</u></u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

301 - Capital Projects- Series 2012A

From 10/1/2017 Through 8/31/2018

(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: 08/31/18  
Reconciliation Date: 8/31/2018  
Status: Locked

Bank Balance	58,362.77
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	58,362.77
Balance Per Books	<u>58,362.77</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: 08/31/18

Reconciliation Date: 8/31/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1429	8/1/2018	System Generated Check/Voucher	2,834.27	Meritus Districts
CD016	8/13/2018	Bank Fee	31.01	
1430	8/16/2018	System Generated Check/Voucher	508.94	The News-Press Media Group
1431	8/23/2018	System Generated Check/Voucher	441.00	Lee County Property Appraisers Office
Cleared Checks/Vouchers			<u>3,815.22</u>	

# Commercial Checking Acct Public Funds

Account number:

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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](http://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
	\$62,177.99	\$0.00	-\$3,815.22	\$58,362.77

## Debits

### Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	08/13	31.01	Client Analysis Srvc Chrg 180810 Svc Chge 0718 002000037266307
		<b>\$31.01</b>	<b>Total electronic debits/bank debits</b>

### Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
1429	2,834.27	08/02	1430	508.94	08/27	1431	441.00	08/29
		<b>\$3,784.21</b>	<b>Total checks paid</b>					
		<b>\$3,815.22</b>	<b>Total debits</b>					

## Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
07/31	62,177.99	08/13	59,312.71	08/29	58,362.77
08/02	59,343.72	08/27	58,803.77		
<b>Average daily ledger balance</b>		<b>\$59,291.37</b>			