

# Cypress Shadows Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2019



Meritus Corporation  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775  
Phone (813) 873-7300 ~ Fax (813) 873-7070



# Cypress Shadows Community Development District

## Balance Sheet

As of 2/28/2019  
(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	29,352	41,451	75,704	0	0	0	146,507
Total Fund Equity & Other Credits	85,132	225,148	420,313	0	9,558,342	0	10,288,935
Total Liabilities & Fund Equity	85,703	225,148	420,313	0	9,558,342	3,805,000	14,094,506

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

001 - General Fund  
 From 10/1/2018 Through 2/28/2019  
 (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	59,683	(3,741)	(6)%
Other Miscellaneous Revenues				
Undesignated Reserves	8,286	0	(8,286)	(100)%
<b>Total Revenues</b>	<u>71,710</u>	<u>59,683</u>	<u>(12,027)</u>	<u>(17)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	34,000	14,167	19,833	58 %
Trustees Fees	10,185	5,864	4,321	42 %
Auditing Services	4,400	0	4,400	100 %
Postage, Phone, Faxes, Copies	75	3	72	96 %
Public Officials Insurance	2,700	0	2,700	100 %
Legal Advertising	750	0	750	100 %
Bank Fees	250	167	83	33 %
Dues, Licenses & Fees	650	616	34	5 %
Website Administration	200	2,950	(2,750)	(1,375)%
Legal Counsel				
District Counsel	9,650	2,405	7,245	75 %
Other Physical Environment				
Property & Casualty Insurance	8,850	4,160	4,690	53 %
<b>Total Expenditures</b>	<u>71,710</u>	<u>30,331</u>	<u>41,379</u>	<u>58 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>29,352</u>	<u>29,352</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>29,352</u>	<u>29,352</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	55,781	55,781	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>85,132</u>	<u>85,132</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2011  
 From 10/1/2018 Through 2/28/2019  
 (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	110,068	110,866	798	1 %
Interest Earnings				
Interest Earnings	0	1,314	1,314	0 %
<b>Total Revenues</b>	<u>110,068</u>	<u>112,180</u>	<u>2,112</u>	<u>2 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	90,068	45,729	44,339	49 %
Principal Payments	20,000	25,000	(5,000)	(25)%
<b>Total Expenditures</b>	<u>110,068</u>	<u>70,729</u>	<u>39,339</u>	<u>36 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>41,451</u>	<u>41,451</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>41,451</u>	<u>41,451</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	183,696	183,696	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>225,148</u>	<u>225,148</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

201 - Debt Service - Series 2012A  
 From 10/1/2018 Through 2/28/2019  
 (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	208,744	198,780	(9,964)	(5)%
Interest Earnings				
Interest Earnings	0	2,478	2,478	0 %
<b>Total Revenues</b>	<u>208,744</u>	<u>201,258</u>	<u>(7,486)</u>	<u>(4)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	158,744	80,553	78,191	49 %
Principal Payments	50,000	45,000	5,000	10 %
<b>Total Expenditures</b>	<u>208,744</u>	<u>125,553</u>	<u>83,191</u>	<u>40 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>75,704</u>	<u>75,704</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>75,704</u>	<u>75,704</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	344,609	344,609	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>420,313</u>	<u>420,313</u>	<u>0 %</u>

Cypress Shadows Community Development District

**Statement of Revenues and Expenditures**

301 - Capital Projects- Series 2012A

From 10/1/2018 Through 2/28/2019

(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: 02/28/19  
Reconciliation Date: 2/28/2019  
Status: Locked

Bank Balance	85,137.48
Less Outstanding Checks/Vouchers	1,536.00
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	83,601.48
Balance Per Books	<u>83,601.48</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: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1467	2/26/2019	System Generated Check/Voucher	1,536.00	The Cincinnati Insurance
Outstanding Checks/Vouchers			1,536.00	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1464	2/1/2019	System Generated Check/Voucher	2,833.80	Meritus Districts
CD022	2/11/2019	Bank Fee	34.28	
1465	2/18/2019	Series 2011 FY19 Tax Dist ID 6	2,671.69	Cypress Shadows CDD
1466	2/18/2019	Series 2012 FY19 Tax Dist ID 6	4,790.26	Cypress Shadows CDD
Cleared Checks/Vouchers			10,330.03	

Cypress Shadows Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 02/28/19  
Reconciliation Date: 2/28/2019  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR135	2/6/2019	Tax Distribution - 02.06.19	<u>8,900.20</u>
Cleared Deposits				<u>8,900.20</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
	\$86,567.31	\$8,900.20	-\$10,330.03	\$85,137.48

## Credits

### Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	02/15	8,900.20	Lee County Tax Db06 Dbtax Cypress Shadows Cdd
		<b>\$8,900.20</b>	<b>Total electronic deposits/bank credits</b>
		<b>\$8,900.20</b>	<b>Total credits</b>

## Debits

### Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	02/11	34.28	Client Analysis Srvc Chrg 190208 Svc Chge 0119 002000037266307
		<b>\$34.28</b>	<b>Total electronic debits/bank debits</b>

### Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
1464	2,833.80	02/01	1465	2,671.69	02/26	1466	4,790.26	02/26
		<b>\$10,295.75</b>	<b>Total checks paid</b>					
		<b>\$10,330.03</b>	<b>Total debits</b>					

## Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
01/31	86,567.31	02/11	83,699.23	02/26	85,137.48
02/01	83,733.51	02/15	92,599.43		
<b>Average daily ledger balance</b>		<b>\$87,362.07</b>			