Financial Statements (Unaudited)

Period Ending January 31, 2019



 $\begin{array}{c} Meritus\ Corporation \\ 2005\ Pan\ Am\ Circle \sim Suite\ 300 \sim Tampa,\ FL\ 33607\text{-}1775 \\ Phone\ (813)\ 873\text{-}7300\ \sim Fax\ (813)\ 873\text{-}7070 \end{array}$

Balance Sheet

As of 1/31/2019 (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
Assets							
Cash-Operating Account	86,567	0	0	0	0	0	86,567
Investment - Interest 2011 (000)	0	0	0	0	0	0	0
Investment - Revenue 2011 (001)	0	108,756	0	0	0	0	108,756
Investment - Sinking 2011 (004)	0	0	0	0	0	0	0
Investment - Prepayment 2011 (006)	0	525	0	0	0	0	525
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	256,782	0	0	0	256,782
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	161	0	0	0	0	0	161
Prepaid Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	405	0	0	0	0	0	405
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	3,181,865	3,181,865
Other	0	0	0	0	0	0	0
Total Assets	87,133	222,101	414,822	0	9,558,342	3,805,000	14,087,398
Liabilities							
Accounts Payable	0	0	0	0	0	0	0
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	1,215,000	1,215,000
Revenue Bonds Payable-Series 2012A	0	0	0	0	0	2,590,000	2,590,000
Other	0	0	0	0	0	0	0
Total Liabilities	0	0	0	0	0	3,805,000	3,805,000
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	183,696	344,609	0	0	0	528,305
Fund Balance-Unreserved	55,781	0	0	0	0	0	55,781

Balance Sheet

As of 1/31/2019 (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	31,352	38,405	70,213	0	0	0	139,971
Total Fund Equity & Other Credits	87,133	222,101	414,822	0	9,558,342	0	10,282,398
Total Liabilities & Fund Equity	87,133	222,101	414,822	0	9,558,342	3,805,000	14,087,398

Statement of Revenues and Expenditures

001 - General Fund From 10/1/2018 Through 1/31/2019 (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	58,244	(5,180)	(8)%
Other Miscellaneous Revenues				
Undesignated Reserves	8,286	0	(8,286)	(100)%
Total Revenues	71,710	58,244	(13,466)	(19)%
Expenditures				
Financial & Administrative				
District Manager	34,000	11,333	22,667	67 %
Trustees Fees	10,185	5,864	4,321	42 %
Auditing Services	4,400	0	4,400	100 %
Postage, Phone, Faxes, Copies	75	2	73	97 %
Public Officials Insurance	2,700	0	2,700	100 %
Legal Advertising	750	0	750	100 %
Bank Fees	250	132	118	47 %
Dues, Licenses & Fees	650	175	475	73 %
Website Administration	200	2,950	(2,750)	(1,375)%
Legal Counsel				
District Counsel	9,650	2,275	7,375	76 %
Other Physical Environment				
Property & Casualty Insurance	8,850	4,160	4,690	53 %
Total Expenditures	71,710	26,892	44,818	62 %
Excess of Revenues Over (Under) Expenditures	0	31,352	31,352	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses		31,352	31,352	0 %
Fund Balance, Beginning of Period				
	0	55,781	55,781	0 %
Fund Balance, End of Period	0	87,133	87,133	0 %

Statement of Revenues and Expenditures

200 - Debt Service - Series 2011 From 10/1/2018 Through 1/31/2019 (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	108,195	(1,873)	(2)%
Interest Earnings				
Interest Earnings	0	939	939	0 %
Total Revenues	110,068	109,133	(935)	(1)%
Expenditures				
Debt Service Payments				
Interest Payments	90,068	45,729	44,339	49 %
Principal Payments	20,000	25,000	(5,000)	(25)%
Total Expenditures	110,068	70,729	39,339	36 %
Excess of Revenues Over (Under) Expenditures	0	38,405	38,405	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	38,405	38,405	0 %
Fund Balance, Beginning of Period				
	0	183,696	183,696	0 %
Fund Balance, End of Period	0	222,101	222,101	0 %

Statement of Revenues and Expenditures

201 - Debt Service - Series 2012A From 10/1/2018 Through 1/31/2019 (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	193,990	(14,754)	(7)%
Interest Earnings				
Interest Earnings	0	1,777	1,777	0 %
Total Revenues	208,744	195,767	(12,977)	(6)%
Expenditures				
Debt Service Payments				
Interest Payments	158,744	80,553	78,191	49 %
Principal Payments	50,000	45,000	5,000	10 %
Total Expenditures	208,744	125,553	83,191	40 %
Excess of Revenues Over (Under) Expenditures	0	70,213	70,213	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	70,213	70,213	0 %
Fund Balance, Beginning of Period				
	0	344,609	344,609	0 %
Fund Balance, End of Period	0	414,822	414,822	0 %

Cypress Shadows Community Development District Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/19
Reconciliation Date: 1/31/2019

Status: Locked

Bank Balance	86,567.31
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	0.00
Reconciled Bank Balance	86,567.31
Balance Per Books	86,567.31
Unreconciled Difference	0.00

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: 01/31/19
Reconciliation Date: 1/31/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee	
1455	12/12/2018	System Generated Check/Voucher	46.00	Grau and Associates	
1457	12/31/2018	Series 2011 FY19 Tax Distribution	3,045.29	Cypress Shadows CDD	
1458	12/31/2018	Series 2012 FY19 Tax Distribution	5,460.10	Cypress Shadows CDD	
1456	1/1/2019	System Generated Check/Voucher	2,834.74	Meritus Districts	
1459	1/3/2019	System Generated Check/Voucher	2,275.00	Coleman, Yovanovich & Koester, P.A.	
CD021	1/11/2019	Bank Fee	33.69		
1461	1/15/2019	Series 2012 FY19 Tax Dist ID 5	1,959.36	Cypress Shadows CDD	
1462	1/15/2019	Series 2011 FY19 Tax Dist ID 5	1,092.80	Cypress Shadows CDD	
1460	1/16/2019	System Generated Check/Voucher	1,450.00	ADA Site Compliance	
1463	1/24/2019	System Generated Check/Voucher	50.00	Meritus Districts	
Cleared Checks/Vouch	ers		18,246.98		

Cypress Shadows Community Development District Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/19
Reconciliation Date: 1/31/2019

Status: Locked

Cleared Deposits

Deposit Number	Document Number	Document Date	Document Description	Document Amount
	CR132	1/15/2019	Tax Distribution - 01.15.19	3,640.45
Cleared Deposits				3,640.45

Commercial Checking Acct Public Funds

Account number:

■ January 1, 2019 - January 31, 2019 ■ 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
	\$101,173.84	\$3,640.45	-\$18,246.98	\$86,567.31

Credits

Electronic deposits/bank credits

		\$3,640.45	Total credits	
		\$3,640.45	Total electronic deposits/bank credits	
	01/15	3,640.45	Lee County Tax Db05 Dbtax Cypress Shadows Cdd	
date	date	Amount	Transaction detail	
Effective	Posted			

Debits

Electronic debits/bank debits

		\$33.69	Total electronic debits/bank debits	
	01/11	33.69	Client Analysis Srvc Chrg 190110 Svc Chge 1218 002000037266307	
date	date	Amount	Transaction detail	
Effective	Posted			

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
1455	46.00	01/07	1458	5,460.10	01/30	1461	1,959.36	01/30
1456	2,834.74	01/02	1459	2,275.00	01/07	1462	1,092.80	01/30
1457	3,045.29	01/30	1460	1,450.00	01/29	1463	50.00	01/25

\$18,213.29 Total checks paid

\$18,246.98 Total debits

(182) Sheet Seq = 0112050 Sheet 00001 of 00002



Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
12/31	101,173.84	01/11	95,984.41	01/29	98,124.86
01/02	98,339.10	01/15	99,624.86	01/30	86,567.31
01/07	96,018.10	01/25	99,574.86		

Average daily ledger balance \$97,635.06