

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 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 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

Cypress Shadows Community Development District

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	<u>71,710</u>	<u>58,244</u>	<u>(13,466)</u>	<u>(19)%</u>
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	<u>71,710</u>	<u>26,892</u>	<u>44,818</u>	<u>62 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>31,352</u>	<u>31,352</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>31,352</u>	<u>31,352</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	55,781	55,781	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>87,133</u></u>	<u><u>87,133</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 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	<u>110,068</u>	<u>109,133</u>	<u>(935)</u>	<u>(1)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	90,068	45,729	44,339	49 %
Principal Payments	20,000	25,000	(5,000)	(25)%
Total Expenditures	<u>110,068</u>	<u>70,729</u>	<u>39,339</u>	<u>36 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>38,405</u>	<u>38,405</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>38,405</u>	<u>38,405</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	183,696	183,696	0 %
Fund Balance, End of Period	<u>0</u>	<u>222,101</u>	<u>222,101</u>	<u>0 %</u>

Cypress Shadows Community Development District

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	<u>0</u>	<u>1,777</u>	<u>1,777</u>	<u>0 %</u>
Total Revenues	<u>208,744</u>	<u>195,767</u>	<u>(12,977)</u>	<u>(6)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	158,744	80,553	78,191	49 %
Principal Payments	<u>50,000</u>	<u>45,000</u>	<u>5,000</u>	<u>10 %</u>
Total Expenditures	<u>208,744</u>	<u>125,553</u>	<u>83,191</u>	<u>40 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>70,213</u>	<u>70,213</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>70,213</u>	<u>70,213</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	344,609	344,609	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>414,822</u></u>	<u><u>414,822</u></u>	<u><u>0 %</u></u>

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	<u>0.00</u>
Reconciled Bank Balance	86,567.31
Balance Per Books	<u>86,567.31</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: 01/31/19

Reconciliation Date: 1/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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/Vouchers			18,246.98	
			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

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

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

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

Debits

Electronic debits/bank debits

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

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					

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
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			