

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 4/30/2019
(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	16,396	47,018	85,739	0	0	0	149,153
Total Fund Equity & Other Credits	72,176	230,714	430,348	0	9,558,342	0	10,291,581
Total Liabilities & Fund Equity	74,289	230,714	430,348	0	9,558,342	3,805,000	14,098,693

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2018 Through 4/30/2019
 (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	62,285	(1,139)	(2)%
Other Miscellaneous Revenues				
Undesignated Reserves	8,286	0	(8,286)	(100)%
Total Revenues	71,710	62,285	(9,425)	(13)%
Expenditures				
Financial & Administrative				
District Manager	34,000	19,833	14,167	42 %
Trustees Fees	10,185	5,864	4,321	42 %
Auditing Services	4,400	5,400	(1,000)	(23)%
Postage, Phone, Faxes, Copies	75	5	70	94 %
Public Officials Insurance	2,700	2,313	387	14 %
Legal Advertising	750	0	750	100 %
Bank Fees	250	231	19	7 %
Dues, Licenses & Fees	650	616	34	5 %
Website Administration	200	2,950	(2,750)	(1,375)%
Legal Counsel				
District Counsel	9,650	4,518	5,133	53 %
Other Physical Environment				
Property & Casualty Insurance	8,850	4,160	4,690	53 %
Total Expenditures	71,710	45,890	25,820	36 %
Excess of Revenues Over (Under) Expenditures	0	16,396	16,396	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	16,396	16,396	0 %
Fund Balance, Beginning of Period	0	55,781	55,781	0 %
Fund Balance, End of Period	0	72,176	72,176	0 %

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2011
 From 10/1/2018 Through 4/30/2019
 (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	115,701	5,633	5 %
Interest Earnings				
Interest Earnings	0	2,045	2,045	0 %
Total Revenues	<u>110,068</u>	<u>117,747</u>	<u>7,679</u>	<u>7 %</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>47,018</u>	<u>47,018</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>47,018</u>	<u>47,018</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	183,696	183,696	0 %
Fund Balance, End of Period	<u>0</u>	<u>230,714</u>	<u>230,714</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2012A
 From 10/1/2018 Through 4/30/2019
 (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	207,449	(1,295)	(1)%
Interest Earnings				
Interest Earnings	0	3,844	3,844	0 %
Total Revenues	<u>208,744</u>	<u>211,293</u>	<u>2,549</u>	<u>1 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	158,744	80,553	78,191	49 %
Principal Payments	50,000	45,000	5,000	10 %
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>85,739</u>	<u>85,739</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>85,739</u>	<u>85,739</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	344,609	344,609	0 %
Fund Balance, End of Period	<u>0</u>	<u>430,348</u>	<u>430,348</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects- Series 2012A

From 10/1/2018 Through 4/30/2019

(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: 04/30/19
Reconciliation Date: 4/30/2019
Status: Locked

Bank Balance	80,661.28
Less Outstanding Checks/Vouchers	6,938.38
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	73,722.90
Balance Per Books	<u>73,722.90</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: 04/30/19

Reconciliation Date: 4/30/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1476	4/15/2019	Series 2012 FY19 Tax Dist ID 8	4,454.15	Cypress Shadows CDD
1477	4/15/2019	Series 2011 FY19 Tax Dist ID 8	2,484.23	Cypress Shadows CDD
Outstanding Checks/Vouchers			6,938.38	

Cypress Shadows Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/19

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1472	3/15/2019	Series 2011 FY19 Tax Dist ID 7	2,350.70	Cypress Shadows CDD
1473	3/15/2019	Series 2012 FY19 Tax Dist ID 7	4,214.74	Cypress Shadows CDD
1474	4/1/2019	System Generated Check/Voucher	2,833.83	Meritus Districts
1475	4/4/2019	System Generated Check/Voucher	777.00	The Cincinnati Insurance
CD024	4/11/2019	Bank Fee	<u>31.96</u>	
Cleared Checks/Vouchers			<u>10,208.23</u>	

Cypress Shadows Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/19

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR140	4/5/2019	Tax Distribution - 04.05.19	<u>8,275.71</u>
Cleared Deposits				<u>8,275.71</u>

Commercial Checking Acct Public Funds

Account number:

■ April 1, 2019 - April 30, 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
-----	\$82,593.80	\$8,275.71	-\$10,208.23	\$80,661.28

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	04/15	8,275.71	Lee County Tax Db 08 Dbtax Cypress Shadows Cdd
		\$8,275.71	Total electronic deposits/bank credits
		\$8,275.71	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	04/11	31.96	Client Analysis Srvc Chrg 190410 Svc Chge 0319 002000037266307
		\$31.96	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
1472	2,350.70	04/02	1474	2,833.83	04/01	1475	777.00	04/08
1473	4,214.74	04/02						
				\$10,176.27				
				\$10,208.23				

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
03/31	82,593.80	04/02	73,194.53	04/11	72,385.57
04/01	79,759.97	04/08	72,417.53	04/15	80,661.28
Average daily ledger balance		\$77,210.08			