

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 7/31/2019
(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	(117)	5,638	12,666	0	0	0	18,187
Total Fund Equity & Other Credits	55,663	189,335	357,275	0	9,558,342	0	10,160,615
Total Liabilities & Fund Equity	57,020	189,335	357,275	0	9,558,342	3,805,000	13,966,971

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2018 Through 7/31/2019
 (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	63,610	186	0 %
Other Miscellaneous Revenues				
Undesignated Reserves	8,286	0	(8,286)	(100)%
Total Revenues	<u>71,710</u>	<u>63,610</u>	<u>(8,100)</u>	<u>(11)%</u>
Expenditures				
Financial & Administrative				
District Manager	34,000	28,333	5,667	17 %
Trustees Fees	10,185	10,634	(449)	(4)%
Auditing Services	4,400	5,400	(1,000)	(23)%
Postage, Phone, Faxes, Copies	75	10	65	87 %
Public Officials Insurance	2,700	3,070	(370)	(14)%
Legal Advertising	750	216	534	71 %
Bank Fees	250	328	(78)	(31)%
Dues, Licenses & Fees	650	616	34	5 %
Website Administration	200	2,950	(2,750)	(1,375)%
Legal Counsel				
District Counsel	9,650	8,010	1,640	17 %
Other Physical Environment				
Property & Casualty Insurance	8,850	4,160	4,690	53 %
Total Expenditures	<u>71,710</u>	<u>63,728</u>	<u>7,982</u>	<u>11 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(117)</u>	<u>(117)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(117)</u>	<u>(117)</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>55,663</u></u>	<u><u>55,663</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 7/31/2019
 (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	118,162	8,094	7 %
Interest Earnings				
Interest Earnings	0	3,049	3,049	0 %
Total Revenues	<u>110,068</u>	<u>121,211</u>	<u>11,143</u>	<u>10 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	90,068	90,573	(505)	(1)%
Principal Payments	20,000	25,000	(5,000)	(25)%
Total Expenditures	<u>110,068</u>	<u>115,573</u>	<u>(5,505)</u>	<u>(5)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>5,638</u>	<u>5,638</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>5,638</u>	<u>5,638</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	183,696	183,696	0 %
Fund Balance, End of Period	<u>0</u>	<u>189,335</u>	<u>189,335</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2012A
 From 10/1/2018 Through 7/31/2019
 (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	211,861	3,117	1 %
Interest Earnings				
Interest Earnings	0	5,730	5,730	0 %
Total Revenues	<u>208,744</u>	<u>217,591</u>	<u>8,847</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	158,744	159,925	(1,181)	(1)%
Principal Payments	50,000	45,000	5,000	10 %
Total Expenditures	<u>208,744</u>	<u>204,925</u>	<u>3,819</u>	<u>2 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>12,666</u>	<u>12,666</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>12,666</u>	<u>12,666</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	344,609	344,609	0 %
Fund Balance, End of Period	<u>0</u>	<u>357,275</u>	<u>357,275</u>	<u>0 %</u>

Cypress Shadows Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects- Series 2012A

From 10/1/2018 Through 7/31/2019

(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: 07/31/19
Reconciliation Date: 7/31/2019
Status: Locked

Bank Balance	56,453.89
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	56,453.89
Balance Per Books	<u>56,453.89</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: 07/31/19

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1485	6/14/2019	Series 2012 FY19 Tax Dist ID 10	1,757.34	Cypress Shadows CDD
1486	6/14/2019	Series 2011 FY19 Tax Dist ID 10	980.13	Cypress Shadows CDD
1488	7/1/2019	System Generated Check/Voucher	757.00	The Cincinnati Insurance
1489	7/1/2019	System Generated Check/Voucher	2,834.83	Meritus Districts
CD027	7/11/2019	Bank Fee	31.98	
1490	7/25/2019	System Generated Check/Voucher	216.02	The News-Press Media Group
Cleared Checks/Vouchers			6,577.30	
			6,577.30	

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

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
-----	\$63,031.19	\$0.00	-\$6,577.30	\$56,453.89

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	07/11	31.98	Client Analysis Srvc Chrg 190710 Svc Chge 0619 002000037266307
		\$31.98	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
1485	1,757.34	07/16	1488*	757.00	07/05	1490	216.02	07/30
1486	980.13	07/16	1489	2,834.83	07/01			
				\$6,545.32				
				Total checks paid				

* Gap in check sequence.

\$6,577.30 Total debits

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
06/30	63,031.19	07/05	59,439.36	07/16	56,669.91
07/01	60,196.36	07/11	59,407.38	07/30	56,453.89
	Average daily ledger balance		\$58,088.54		