

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

The Oaks at Shady Creek CDD

Balance Sheet

As of 1/31/2019

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash-Operating Account	247,856	0	0	0	0	247,856
Cash - Revenue - Series 2015 #7000	0	420,721	0	0	0	420,721
Cash - Reserve - Series 2015 #7004	0	107,908	0	0	0	107,908
Cash - Interest - Series 2015 #7002	0	37	0	0	0	37
Cash - Principal - Series 2015 #7001	0	0	0	0	0	0
Cash - Sinking Fund - Series 2015 #7005	0	7	0	0	0	7
Cash - Acq/Construction Gen Fund - Series 2015 #7010	0	0	345,371	0	0	345,371
Accounts Receivable - Other	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Prepaid Expense	0	0	0	0	0	0
Prepaid General Liability Insurance	1,333	0	0	0	0	1,333
Prepaid Public Officials Insurance	1,333	0	0	0	0	1,333
Prepaid Trustee Fees	833	0	0	0	0	833
Prepaid Property Insurance	1,563	0	0	0	0	1,563
Deposits	6,865	0	0	0	0	6,865
Construction Work In Progress	0	0	0	5,473,915	0	5,473,915
Amount Available-Debt Service	0	0	0	0	135,749	135,749
Amount To Be Provided-Debt Service	0	0	0	0	6,351,263	6,351,263
Other	0	0	0	0	0	0
Total Assets	<u>259,785</u>	<u>528,673</u>	<u>345,371</u>	<u>5,473,915</u>	<u>6,487,012</u>	<u>13,094,755</u>
Liabilities						
Accounts Payable	4,254	0	0	0	0	4,254
Due To Debt Service Fund	0	0	0	0	0	0
Due to Developer	10,037	0	0	0	0	10,037
Revenue Bond Payable - Series 2015	0	0	0	0	6,487,012	6,487,012
Other	0	0	0	0	0	0

The Oaks at Shady Creek CDD

Balance Sheet

As of 1/31/2019

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Total Liabilities	<u>14,291</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,487,012</u>	<u>6,501,303</u>
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	389,046	343,053	0	0	732,099
Fund Balance-Unreserved	54,554	0	0	0	0	54,554
Retained Earnings-Unreserved	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	5,473,915	0	5,473,915
Other	<u>190,940</u>	<u>139,627</u>	<u>2,318</u>	<u>0</u>	<u>0</u>	<u>332,884</u>
Total Fund Equity & Other Credits	<u>245,494</u>	<u>528,673</u>	<u>345,371</u>	<u>5,473,915</u>	<u>0</u>	<u>6,593,452</u>
Total Liabilities & Fund Equity	<u>259,785</u>	<u>528,673</u>	<u>345,371</u>	<u>5,473,915</u>	<u>6,487,012</u>	<u>13,094,755</u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 1/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	247,725	240,250	(7,475)	(3)%
Interest Earnings				
Interest Earnings	0	13	13	0 %
Total Revenues	247,725	240,263	(7,462)	(3)%
Expenditures				
Financial & Administrative				
District Manager	33,750	11,250	22,500	67 %
District Engineer	5,000	150	4,850	97 %
Disclosure Report	4,200	0	4,200	100 %
Trustees Fees	5,000	1,667	3,333	67 %
Auditing Services	6,875	500	6,375	93 %
Postage, Phone, Faxes, Copies	3,500	20	3,480	99 %
Public Officials Insurance	2,200	667	1,533	70 %
Legal Advertising	2,500	1,641	859	34 %
Bank Fees	250	16	234	94 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	100	0	100	100 %
Office Supplies	250	0	250	100 %
Legal Counsel				
District Counsel	5,000	941	4,059	81 %
Electric Utility Services				
Electric Utility Services	79,800	12,302	67,498	85 %
Water-Sewer Combination Services				
Water Utility Services	3,500	1,496	2,004	57 %
Other Physical Environment				
Waterway Management Program	4,625	1,192	3,433	74 %
Property & Casualty Insurance	5,000	1,448	3,552	71 %
Landscape Maintenance - Contract	55,000	13,155	41,845	76 %
Landscape Maintenance - Other	22,975	2,403	20,572	90 %
Plant Replacement Program	3,500	0	3,500	100 %
Irrigation Maintenance	4,500	300	4,200	93 %
Total Expenditures	247,725	49,323	198,402	80 %
Excess Revenues Over (Under) Expenses	0	190,940	190,940	0 %
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	0	54,554	54,554	0 %
Total Fund Balance, Beginning of Period	0	54,554	54,554	0 %
Fund Balance, End of Period	0	245,494	245,494	0 %

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
 From 10/1/2018 Through 1/31/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	419,356	407,081	(12,275)	(3)%
Interest Earnings				
Interest Earnings	0	1,824	1,824	0 %
Total Revenues	419,356	408,905	(10,451)	(2)%
Expenditures				
Debt Service Payments				
Interest-Series 2015	294,356	149,278	145,078	49 %
Principal-Series 2015	125,000	120,000	5,000	4 %
Total Expenditures	419,356	269,278	150,078	36 %
Excess Revenues Over (Under) Expenses	0	139,627	139,627	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	389,046	389,046	0 %
Total Fund Balance, Beginning of Period	0	389,046	389,046	0 %
Fund Balance, End of Period	0	528,673	528,673	0 %

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015
 From 10/1/2018 Through 1/31/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,318	2,318	0 %
Total Revenues	0	2,318	2,318	0 %
Excess Revenues Over (Under) Expenses	0	2,318	2,318	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves				
	0	343,053	343,053	0 %
Total Fund Balance, Beginning of Period	0	343,053	343,053	0 %
Fund Balance, End of Period	0	345,371	345,371	0 %

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 01/31/2019
Reconciliation Date: 1/31/2019
Status: Locked

Bank Balance	247,856.49
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	247,856.49
Balance Per Books	<u>247,856.49</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

**The Oaks at Shady Creek CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 01/31/2019
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>
1415	12/19/2018	System Generated Check/Voucher	50.00	Affordable Backflow Testing
1417	12/26/2018	System Generated Check/Voucher	155.00	BOCC
1420	1/1/2019	System Generated Check/Voucher	2,817.43	Meritus Districts
1421	1/3/2019	System Generated Check/Voucher	874.00	Landcare Landscaping< Inc.
1422	1/4/2019	Series 2015 FY19 Tax Dist ID 400	10,694.26	The Oaks at Shady Creek CDD
1423	1/10/2019	System Generated Check/Voucher	298.00	Aquatic Systems, Inc.
1424	1/10/2019	System Generated Check/Voucher	500.00	Grau and Associates
1425	1/16/2019	System Generated Check/Voucher	43.12	POOP 911
1426	1/16/2019	System Generated Check/Voucher	308.00	Times Publishing Company
1427	1/24/2019	Series 2015 FY19 Tax Dist ID Dec Int	75.16	The Oaks at Shady Creek CDD
Cleared Checks/Vouchers			<u>15,814.97</u>	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 01/31/2019
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>
	CR143	1/4/2019	FY 2019 Tax Dist ID 400	17,005.76
	CR144	1/24/2019	FY 2019 Tax Dist ID Dec Int	119.52
	CR145	1/31/2019	January Bank Activity	<u>4.25</u>
Cleared Deposits				<u><u>17,129.53</u></u>



Account Statement

OAK AT SHADY CREEK CDD
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2380

Questions? Please call
 1-800-786-8787

As of January 2, 2019 changes will be made to Rules and Regulations for Deposit Accounts and Funds Availability Policy. The changes will be reflected in the January 2, 2019 versions and can be viewed or obtained online at www.suntrust.com/disclosures, by requesting a copy at 800.SUNTRUST or by visiting a SunTrust branch.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS ADVANTAGE PLUS		01/01/2019 - 01/31/2019
	Description	Amount	Description
	Beginning Balance	\$246,541.93	Average Balance
	Deposits/Credits	\$17,129.53	Average Collected Balance
	Checks	\$15,814.97	Number of Days in Statement Period
	Withdrawals/Debits	\$.00	Annual Percentage Yield Earned
	Ending Balance	\$247,856.49	Interest Paid Year to Date
			31
			.02%
			\$4.25

Overdraft Protection Account Number Protected By
 Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description
	01/07	17,005.76		ELECTRONIC/ACH CREDIT
				HLLS TAX LICENS DIST ID400 DN022137
	01/17	119.52		ELECTRONIC/ACH CREDIT
				HLLS TAX LICENS DIST181230 DN022137
	01/31	4.25		INTEREST PAID THIS STATEMENT THRU 01/31
Deposits/Credits: 3		Total Items Deposited: 0		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1415	50.00	01/02	1422	10,694.26	01/14	1425	43.12	01/22
	*1417	155.00	01/04	1423	298.00	01/17	1426	308.00	01/23
	*1420	2,817.43	01/03	1424	500.00	01/17	1427	75.16	01/30
	1421	874.00	01/07						

Checks: 10
 * Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/01	246,541.93	246,541.93	01/17	248,278.52	248,278.52
	01/02	246,491.93	246,491.93	01/22	248,235.40	248,235.40
	01/03	243,674.50	243,674.50	01/23	247,927.40	247,927.40
	01/04	243,519.50	243,519.50	01/30	247,852.24	247,852.24
	01/07	259,651.26	259,651.26	01/31	247,856.49	247,856.49
	01/14	248,957.00	248,957.00			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.