

# The Oaks at Shady Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2021



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
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# The Oaks at Shady Creek CDD

## Balance Sheet

As of 2/28/2021

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>						
Cash-Operating Account	312,836	0	0	0	0	312,836
Cash - Revenue - Series 2015 #7000	0	471,943	0	0	0	471,943
Cash - Reserve - Series 2015 #7004	0	110,511	0	0	0	110,511
Cash - Interest - Series 2015 #7002	0	83	0	0	0	83
Cash - Principal - Series 2015 #7001	0	0	0	0	0	0
Cash - Sinking Fund - Series 2015 #7005	0	13	0	0	0	13
Cash - Acq/Construction Gen Fund - Series 2015 #7010	0	0	498	0	0	498
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	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	417	0	0	0	0	417
Prepaid Property Insurance	0	0	0	0	0	0
Deposits	6,865	0	0	0	0	6,865
Construction Work In Progress	0	0	0	5,823,191	0	5,823,191
Amount Available-Debt Service	0	0	0	0	415,384	415,384
Amount To Be Provided-Debt Service	0	0	0	0	5,584,616	5,584,616
Other	0	0	0	0	0	0
<b>Total Assets</b>	<b>320,118</b>	<b>582,550</b>	<b>498</b>	<b>5,823,191</b>	<b>6,000,000</b>	<b>12,726,357</b>
<b>Liabilities</b>						
Accounts Payable	5,516	0	0	0	0	5,516
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0
Revenue Bond Payable - Series 2015	0	0	0	0	6,000,000	6,000,000
Other	0	0	0	0	0	0
<b>Total Liabilities</b>	<b>5,516</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,000,000</b>	<b>6,005,516</b>

# The Oaks at Shady Creek CDD

## Balance Sheet

As of 2/28/2021

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	431,422	498	0	0	431,920
Fund Balance-Unreserved	158,918	0	0	0	0	158,918
Retained Earnings-Unreserved	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	5,823,191	0	5,823,191
Other	155,685	151,128	0	0	0	306,813
Total Fund Equity & Other Credits	314,603	582,550	498	5,823,191	0	6,720,842
Total Liabilities & Fund Equity	320,118	582,550	498	5,823,191	6,000,000	12,726,357

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

001 - General Fund  
 From 10/1/2020 Through 2/28/2021  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	253,110	251,476	(1,634)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>249</u>	<u>249</u>	<u>0 %</u>
Total Revenues	<u>253,110</u>	<u>251,726</u>	<u>(1,385)</u>	<u>(1)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	4,800	7,200	60 %
Financial & Administrative				
District Manager	33,750	14,063	19,688	58 %
District Engineer	4,000	590	3,410	85 %
Disclosure Report	4,200	4,200	0	0 %
Trustees Fees	5,000	2,083	2,917	58 %
Auditing Services	4,500	0	4,500	100 %
Arbitrage Rebate Calculation	0	3,900	(3,900)	0 %
Postage, Phone, Faxes, Copies	2,000	238	1,762	88 %
Public Officials Insurance	2,200	2,153	47	2 %
Legal Advertising	2,500	1,114	1,386	55 %
Bank Fees	250	0	250	100 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	100	0	100	100 %
Office Supplies	250	104	146	58 %
Website Administration	1,500	1,667	(167)	(11)%
ADA Website Compliance	1,800	1,100	700	39 %
Legal Counsel				
District Counsel	5,000	2,981	2,019	40 %
Electric Utility Services				
Electric Utility Services	62,000	20,209	41,791	67 %
Water-Sewer Combination Services				
Water Utility Services	5,000	1,548	3,452	69 %
Other Physical Environment				
Waterway Management Program	4,625	2,334	2,291	50 %
Property & Casualty Insurance	5,000	5,190	(190)	(4)%
Entry & Walls Maintenance	5,000	2,002	2,998	60 %
Landscape Maintenance - Contract	55,200	18,400	36,800	67 %
Landscape Maintenance - Other	7,000	1,764	5,236	75 %
Plant Replacement Program	10,000	0	10,000	100 %
Irrigation Maintenance	5,000	2,925	2,075	42 %
Community Events	1,300	0	1,300	100 %
Capital Reserve	<u>13,735</u>	<u>2,500</u>	<u>11,235</u>	<u>82 %</u>
Total Expenditures	<u>253,110</u>	<u>96,041</u>	<u>157,070</u>	<u>62 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>155,685</u>	<u>155,685</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance-Unreserved	<u>0</u>	<u>158,918</u>	<u>158,918</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>158,918</u>	<u>158,918</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>314,603</u>	<u>314,603</u>	<u>0 %</u>

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

203 - Debt Service - Series 2015  
 From 10/1/2020 Through 2/28/2021  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	420,431	426,104	5,673	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>15</u>	<u>15</u>	<u>0 %</u>
Total Revenues	<u>420,431</u>	<u>426,119</u>	<u>5,688</u>	<u>1 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest-Series 2015	285,431	144,991	140,440	49 %
Principal-Series 2015	<u>135,000</u>	<u>130,000</u>	<u>5,000</u>	<u>4 %</u>
Total Expenditures	<u>420,431</u>	<u>274,991</u>	<u>145,440</u>	<u>35 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>151,128</u>	<u>151,128</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance-All Other Reserves	<u>0</u>	<u>431,422</u>	<u>431,422</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>431,422</u>	<u>431,422</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>582,550</u></u>	<u><u>582,550</u></u>	<u><u>0 %</u></u>

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

303 - Capital Project - Series 2015  
From 10/1/2020 Through 2/28/2021  
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	<u>0</u>	<u>498</u>	<u>498</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>498</u>	<u>498</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>498</u></u>	<u><u>498</u></u>	<u><u>0 %</u></u>

The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 02/28/2021  
Reconciliation Date: 2/28/2021  
Status: Locked

Bank Balance	325,919.41
Less Outstanding Checks/Vouchers	13,083.01
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	312,836.40
Balance Per Books	<u>312,836.40</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: 02/28/2021

Reconciliation Date: 2/28/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1730	1/8/2021	Series 2015 FY21 Tax Dist ID 512	7,092.75	The Oaks at Shady Creek CDD
1747	2/4/2021	Series 2015 FY21 Tax Dist ID 516	5,990.26	The Oaks at Shady Creek CDD
Outstanding Checks/Vouchers			13,083.01	



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

**Detail**

**Cash Account: 10101 Cash-Operating Account**

**Reconciliation ID: 02/28/2021**

**Reconciliation Date: 2/28/2021**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1617	6/18/2020	System Generated Check/Voucher	200.00	Timothy Wersinger
1617	6/18/2020	System Generated Check/Voucher	(200.00)	Timothy Wersinger
1729	1/14/2021	System Generated Check/Voucher	200.00	Timothy Wersinger
1731	1/21/2021	System Generated Check/Voucher	200.00	Gill W. Hammond
1732	1/21/2021	System Generated Check/Voucher	200.00	John Frank Bentley
1735	1/21/2021	System Generated Check/Voucher	200.00	Timothy Wersinger
1736	2/1/2021	System Generated Check/Voucher	299.94	BOCC
1737	2/1/2021	System Generated Check/Voucher	675.00	Carson's Lawn & Landscaping Services
1738	2/1/2021	System Generated Check/Voucher	127.50	Johnson Engineering, Inc.
1739	2/1/2021	System Generated Check/Voucher	3,900.00	LLS Tax Solution, Inc.
1740	2/1/2021	System Generated Check/Voucher	3,156.86	Meritus Districts
1741	2/1/2021	System Generated Check/Voucher	4,324.53	TECO
1742	2/4/2021	System Generated Check/Voucher	50.00	Affordable Backflow Testing
1743	2/4/2021	System Generated Check/Voucher	740.00	Millenium Lawn and Landscape Inc.
1744	2/4/2021	System Generated Check/Voucher	172.25	POOP 911
1745	2/4/2021	System Generated Check/Voucher	290.00	Steadfast Environmental, LLC
1746	2/4/2021	System Generated Check/Voucher	899.10	Straley Robin Vericker
1748	2/18/2021	System Generated Check/Voucher	4,200.00	Meritus Districts
1749	2/18/2021	System Generated Check/Voucher	4,600.00	Millenium Lawn and Landscape Inc.
Cleared Checks/Vouchers			24,235.18	

The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2021

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR242	2/4/2021	Tax Distributions - 02.04.21	9,525.56	
CR244	2/4/2021	Distribution of Interest Earned on Investments	23.26	
CR245	2/26/2021	February Bank Interest	<u>2.56</u>	
Cleared Deposits			9,551.38	