

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

The Oaks at Shady Creek CDD

Balance Sheet

As of 2/28/2019

(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	222,622	0	0	0	0	222,622
Cash - Revenue - Series 2015 #7000	0	428,609	0	0	0	428,609
Cash - Reserve - Series 2015 #7004	0	108,117	0	0	0	108,117
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	346,039	0	0	346,039
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	1,167	0	0	0	0	1,167
Prepaid Public Officials Insurance	1,167	0	0	0	0	1,167
Prepaid Trustee Fees	417	0	0	0	0	417
Prepaid Property Insurance	1,368	0	0	0	0	1,368
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	233,605	536,770	346,039	5,473,915	6,487,012	13,077,339
Liabilities						
Accounts Payable	3,679	0	0	0	0	3,679
Due To Debt Service Fund	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0
Revenue Bond Payable - Series 2015	0	0	0	0	6,487,012	6,487,012
Other	0	0	0	0	0	0

The Oaks at Shady Creek CDD

Balance Sheet

As of 2/28/2019

(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>3,679</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,487,012</u>	<u>6,490,691</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>175,371</u>	<u>147,723</u>	<u>2,986</u>	<u>0</u>	<u>0</u>	<u>326,081</u>
Total Fund Equity & Other Credits	<u>229,925</u>	<u>536,770</u>	<u>346,039</u>	<u>5,473,915</u>	<u>0</u>	<u>6,586,648</u>
Total Liabilities & Fund Equity	<u>233,605</u>	<u>536,770</u>	<u>346,039</u>	<u>5,473,915</u>	<u>6,487,012</u>	<u>13,077,339</u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 2/28/2019
(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	244,430	(3,295)	(1)%
Interest Earnings				
Interest Earnings	0	17	17	0 %
Total Revenues	247,725	244,447	(3,278)	(1)%
Expenditures				
Financial & Administrative				
District Manager	33,750	14,063	19,688	58 %
District Engineer	5,000	150	4,850	97 %
Disclosure Report	4,200	0	4,200	100 %
Trustees Fees	5,000	2,083	2,917	58 %
Auditing Services	6,875	3,700	3,175	46 %
Postage, Phone, Faxes, Copies	3,500	38	3,462	99 %
Public Officials Insurance	2,200	833	1,367	62 %
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	15,791	64,009	80 %
Water-Sewer Combination Services				
Water Utility Services	3,500	1,673	1,827	52 %
Other Physical Environment				
Waterway Management Program	4,625	1,490	3,135	68 %
Property & Casualty Insurance	5,000	1,810	3,190	64 %
Landscape Maintenance - Contract	55,000	21,925	33,075	60 %
Landscape Maintenance - Other	22,975	2,446	20,529	89 %
Plant Replacement Program	3,500	0	3,500	100 %
Irrigation Maintenance	4,500	300	4,200	93 %
Total Expenditures	247,725	69,075	178,650	72 %
Excess Revenues Over (Under) Expenses	0	175,371	175,371	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	229,925	229,925	0 %

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
From 10/1/2018 Through 2/28/2019
(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	414,165	(5,191)	(1)%
Interest Earnings				
Interest Earnings	0	2,837	2,837	0 %
Total Revenues	<u>419,356</u>	<u>417,001</u>	<u>(2,355)</u>	<u>(1)%</u>
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	<u>419,356</u>	<u>269,278</u>	<u>150,078</u>	<u>36 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>147,723</u>	<u>147,723</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	389,046	389,046	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>389,046</u>	<u>389,046</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>536,770</u></u>	<u><u>536,770</u></u>	<u><u>0 %</u></u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,986	2,986	0 %
Total Revenues	0	2,986	2,986	0 %
Excess Revenues Over (Under) Expenses	0	2,986	2,986	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	346,039	346,039	0 %

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 02/28/2019
Reconciliation Date: 2/28/2019
Status: Locked

Bank Balance	222,621.77
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	222,621.77
Balance Per Books	<u>222,621.77</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: 02/28/2019
Reconciliation Date: 2/28/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1428	2/1/2019	System Generated Check/Voucher	194.98	BOCC
1429	2/1/2019	System Generated Check/Voucher	4,385.00	Landcare Landscaping< Inc.
1430	2/1/2019	System Generated Check/Voucher	2,816.44	Meritus Districts
1431	2/1/2019	System Generated Check/Voucher	607.45	Straley Robin Vericker
1432	2/1/2019	System Generated Check/Voucher	19.65	TECO
1433	2/1/2019	System Generated Check/Voucher	3,432.11	TECO
1434	2/1/2019	Payment of excess FY18 contributions from developer	10,037.00	Lennar Homes, LLC
1436	2/6/2019	Series 2015 FY19 Tax Dist ID 406	7,083.34	The Oaks at Shady Creek CDD
1435	2/7/2019	System Generated Check/Voucher	4,385.00	Landcare Landscaping< Inc.
1437	2/14/2019	System Generated Check/Voucher	298.00	Aquatic Systems, Inc.
1438	2/14/2019	System Generated Check/Voucher	3,200.00	Grau and Associates
1439	2/21/2019	System Generated Check/Voucher	43.12	POOP 911
Cleared Checks/Vouchers			<u>36,502.09</u>	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 02/28/2019
Reconciliation Date: 2/28/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR147	2/6/2019	FY 2019 Tax Dist ID 406	11,263.75
	CR148	2/28/2019	February Bank Activity	<u>3.62</u>
Cleared Deposits				<u>11,267.37</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

Reminder:

Clients using any non-SunTrust ATM located in the U.S. are charged a \$3 fee, and are charged a \$5 fee for using ATMs located outside the U.S. The ATM owner may also charge an additional fee. For clients who use their debit card for transactions in a currency other than U.S. dollars, the exchange rate will be increased by 3%. See the Business Accounts Fee Schedule at www.suntrust.com/businessfeeschedule for more information.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS ADVANTAGE PLUS		02/01/2019 - 02/28/2019

Description	Amount	Description	Amount
Beginning Balance	\$247,856.49	Average Balance	\$236,121.05
Deposits/Credits	\$11,267.37	Average Collected Balance	\$236,121.05
Checks	\$36,502.09	Number of Days in Statement Period	28
Withdrawals/Debits	\$0.00	Annual Percentage Yield Earned	.02%
Ending Balance	\$222,621.77	Interest Paid Year to Date	\$7.87

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

Deposits/Credits	Date	Amount	Serial #	Description
	02/06	11,263.75		ELECTRONIC/ACH CREDIT
	02/28	3.62		HLLS TAX LICENS DIST ID406 DN022137 INTEREST PAID THIS STATEMENT THRU 02/28
Deposits/Credits: 2	Total Items Deposited: 0			

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1428	194.98	02/07	1432	19.65	02/06	1436	7,083.34	02/20
	1429	4,385.00	02/07	1433	3,432.11	02/06	1437	298.00	02/25
	1430	2,816.44	02/04	1434	10,037.00	02/13	1438	3,200.00	02/22
	1431	607.45	02/05	1435	4,385.00	02/12	1439	43.12	02/28
Checks: 12									

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	02/01	247,856.49	247,856.49	02/13	233,242.61	233,242.61
	02/04	245,040.05	245,040.05	02/20	226,159.27	226,159.27
	02/05	244,432.60	244,432.60	02/22	222,959.27	222,959.27
	02/06	252,244.59	252,244.59	02/25	222,661.27	222,661.27
	02/07	247,664.61	247,664.61	02/28	222,621.77	222,621.77
	02/12	243,279.61	243,279.61			

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.