

# The Oaks at Shady Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 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 9/30/2019  
(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	135,237	0	0	0	0	135,237
Cash - Revenue - Series 2015 #7000	0	302,259	0	0	0	302,259
Cash - Reserve - Series 2015 #7004	0	109,520	0	0	0	109,520
Cash - Interest - Series 2015 #7002	0	47	0	0	0	47
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	494	0	0	494
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	2,500	0	0	0	0	2,500
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	135,749	135,749
Amount To Be Provided-Debt Service	0	0	0	0	6,116,263	6,116,263
Other	0	0	0	0	0	0
<b>Total Assets</b>	<u>144,602</u>	<u>411,833</u>	<u>494</u>	<u>5,823,191</u>	<u>6,252,012</u>	<u>12,632,131</u>
<b>Liabilities</b>						
Accounts Payable	4,125	0	0	0	0	4,125
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	4,450	0	0	0	0	4,450
Due to Developer	0	0	0	0	0	0
Revenue Bond Payable - Series 2015	0	0	0	0	6,252,012	6,252,012

# The Oaks at Shady Creek CDD

## Balance Sheet

As of 9/30/2019

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Other	0	0	0	0	0	0
Total Liabilities	<u>8,575</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,252,012</u>	<u>6,260,587</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	5,823,191	0	5,823,191
Other	81,473	22,787	(342,559)	0	0	(238,299)
Total Fund Equity & Other Credits	<u>136,027</u>	<u>411,833</u>	<u>494</u>	<u>5,823,191</u>	<u>0</u>	<u>6,371,545</u>
Total Liabilities & Fund Equity	<u><u>144,602</u></u>	<u><u>411,833</u></u>	<u><u>494</u></u>	<u><u>5,823,191</u></u>	<u><u>6,252,012</u></u>	<u><u>12,632,131</u></u>

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2018 Through 9/30/2019  
(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	247,725	254,023	6,298	3 %
Interest Earnings				
Interest Earnings	0	56	56	0 %
<b>Total Revenues</b>	<b>247,725</b>	<b>254,079</b>	<b>6,354</b>	<b>3 %</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	0	800	(800)	0 %
Financial & Administrative				
District Manager	33,750	33,750	0	0 %
District Engineer	5,000	525	4,475	90 %
Disclosure Report	4,200	4,200	0	0 %
Trustees Fees	5,000	5,000	0	0 %
Accounting Services	0	250	(250)	0 %
Auditing Services	6,875	3,700	3,175	46 %
Postage, Phone, Faxes, Copies	3,500	67	3,433	98 %
Public Officials Insurance	2,200	2,000	200	9 %
Legal Advertising	2,500	2,677	(177)	(7)%
Bank Fees	250	16	234	94 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	100	0	100	100 %
Office Supplies	250	101	149	60 %
Legal Counsel				
District Counsel	5,000	5,089	(89)	(2)%
Electric Utility Services				
Electric Utility Services	79,800	39,847	39,953	50 %
Water-Sewer Combination Services				
Water Utility Services	3,500	2,892	608	17 %
Other Physical Environment				
Waterway Management Program	4,625	3,576	1,049	23 %
Property & Casualty Insurance	5,000	4,345	655	13 %
Landscape Maintenance - Contract	55,000	55,495	(495)	(1)%
Landscape Maintenance - Other	22,975	5,348	17,627	77 %
Plant Replacement Program	3,500	0	3,500	100 %
Irrigation Maintenance	4,500	2,753	1,747	39 %
<b>Total Expenditures</b>	<b>247,725</b>	<b>172,606</b>	<b>75,119</b>	<b>30 %</b>
Excess Revenues Over (Under) Expenses	0	81,473	81,473	0 %
<b>Fund Balance, Beginning of Period</b>				
Fund Balance-Unreserved	0	54,554	54,554	0 %
<b>Total Fund Balance, Beginning of Period</b>	<b>0</b>	<b>54,554</b>	<b>54,554</b>	<b>0 %</b>
<b>Fund Balance, End of Period</b>	<b>0</b>	<b>136,027</b>	<b>136,027</b>	<b>0 %</b>

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

203 - Debt Service - Series 2015  
 From 10/1/2018 Through 9/30/2019  
 (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	419,356	430,420	11,064	3 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>8,823</u>	<u>8,823</u>	<u>0 %</u>
Total Revenues	<u>419,356</u>	<u>439,243</u>	<u>19,887</u>	<u>5 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest-Series 2015	294,356	296,456	(2,100)	(1)%
Principal-Series 2015	<u>125,000</u>	<u>120,000</u>	<u>5,000</u>	<u>4 %</u>
Total Expenditures	<u>419,356</u>	<u>416,456</u>	<u>2,900</u>	<u>1 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>22,787</u>	<u>22,787</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance-All Other Reserves	<u>0</u>	<u>389,046</u>	<u>389,046</u>	<u>0 %</u>
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>411,833</u></u>	<u><u>411,833</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 9/30/2019  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	6,717	6,717	0 %
Total Revenues	0	6,717	6,717	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	349,276	(349,276)	0 %
Total Expenditures	0	349,276	(349,276)	0 %
Excess Revenues Over (Under) Expenses	0	(342,559)	(342,559)	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	494	494	0 %

The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 09/30/2019  
Reconciliation Date: 9/30/2019  
Status: Locked

Bank Balance	135,236.83
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	135,236.83
Balance Per Books	<u>135,236.83</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: 09/30/2019**  
**Reconciliation Date: 9/30/2019**  
**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1492	8/27/2019	System Generated Check/Voucher	298.00	Aquatic Systems, Inc.
1493	8/27/2019	System Generated Check/Voucher	200.00	Danny E. Schoonover
1494	8/27/2019	System Generated Check/Voucher	200.00	Gill W. Hammond
1495	8/27/2019	System Generated Check/Voucher	4,721.00	Landcare Landscaping< Inc.
1496	8/27/2019	System Generated Check/Voucher	375.00	Landmark Engineering & Surveying Corporation
1497	8/27/2019	System Generated Check/Voucher	129.36	POOP 911
1498	8/27/2019	System Generated Check/Voucher	393.50	Straley Robin Vericker
1499	9/1/2019	System Generated Check/Voucher	137.13	BOCC
1500	9/1/2019	System Generated Check/Voucher	800.00	Landcare Landscaping< Inc.
1501	9/1/2019	System Generated Check/Voucher	2,817.23	Meritus Districts
1502	9/1/2019	System Generated Check/Voucher	3,506.14	TECO
1503	9/12/2019	System Generated Check/Voucher	1,032.90	Straley Robin Vericker
1504	9/19/2019	System Generated Check/Voucher	298.00	Aquatic Systems, Inc.
1505	9/19/2019	System Generated Check/Voucher	4,721.00	Landcare Landscaping< Inc.
Cleared Checks/Vouchers			<u>19,629.26</u>	



The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 09/30/2019  
Reconciliation Date: 9/30/2019  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR170	9/30/2019	September Bank Activity	<u>2.32</u>
Cleared Deposits				<u>2.32</u>