

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 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 12/31/2019

		General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
10101	Cash-Operating Account	321,603.70	0.00	0.00	0.00	0.00	321,603.70
10123	Cash - Revenue - Series 2015 #7000	0.00	441,872.23	0.00	0.00	0.00	441,872.23
10124	Cash - Reserve - Series 2015 #7004	0.00	109,996.33	0.00	0.00	0.00	109,996.33
10125	Cash - Interest - Series 2015 #7002	0.00	54.17	0.00	0.00	0.00	54.17
10127	Cash - Principal - Series 2015 #7001	0.00	0.00	0.00	0.00	0.00	0.00
10128	Cash - Sinking Fund - Series 2015 #7005	0.00	12.47	0.00	0.00	0.00	12.47
10129	Cash - Acq/Construction Gen Fund - Series 2015 #7010	0.00	0.80	495.08	0.00	0.00	495.88
11501	Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00
12101	Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00
12114	Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00
13101	Due From General Fund	0.00	0.00	0.00	0.00	0.00	0.00
15500	Prepaid Expense	0.00	0.00	0.00	0.00	0.00	0.00
15501	Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00
15502	Prepaid Public Officials Insurance	0.00	0.00	0.00	0.00	0.00	0.00
15503	Prepaid Trustee Fees	2,083.31	0.00	0.00	0.00	0.00	2,083.31
15504	Prepaid Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00
15601	Deposits	6,865.00	0.00	0.00	0.00	0.00	6,865.00
16990	Construction Work In Progress	0.00	0.00	0.00	5,823,190.64	0.00	5,823,190.64
18000	Amount Available-Debt Service	0.00	0.00	0.00	0.00	415,384.24	415,384.24
18100	Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	5,836,627.76	5,836,627.76
	Other	0.00	0.00	0.00	0.00	0.00	0.00
	Total Assets	<u>330,552.01</u>	<u>551,936.00</u>	<u>495.08</u>	<u>5,823,190.64</u>	<u>6,252,012.00</u>	<u>12,958,185.73</u>
Liabilities							
20200	Accounts Payable	4,609.92	0.00	0.00	0.00	0.00	4,609.92
20702	Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00
21800	Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00
22005	Due to Developer	0.00	0.00	0.00	0.00	0.00	0.00
23295	Revenue Bond Payable - Series 2015	0.00	0.00	0.00	0.00	6,252,012.00	6,252,012.00
	Other	0.00	0.00	0.00	0.00	0.00	0.00

The Oaks at Shady Creek CDD

Balance Sheet

As of 12/31/2019

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Total Liabilities	<u>4,609.92</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,252,012.00</u>	<u>6,256,621.92</u>
Fund Equity & Other Credits						
24700 Fund Balance-All Other Reserves	0.00	415,384.24	493.73	0.00	0.00	415,877.97
27100 Fund Balance-Unreserved	133,520.01	0.00	0.00	0.00	0.00	133,520.01
27200 Retained Earnings-Unreserved	0.00	0.00	0.00	0.00	0.00	0.00
28000 Investment In General Fixed Assets	0.00	0.00	0.00	5,823,190.64	0.00	5,823,190.64
Other	<u>192,422.08</u>	<u>136,551.76</u>	<u>1.35</u>	<u>0.00</u>	<u>0.00</u>	<u>328,975.19</u>
Total Fund Equity & Other Credits	<u>325,942.09</u>	<u>551,936.00</u>	<u>495.08</u>	<u>5,823,190.64</u>	<u>0.00</u>	<u>6,701,563.81</u>
Total Liabilities & Fund Equity	<u>330,552.01</u>	<u>551,936.00</u>	<u>495.08</u>	<u>5,823,190.64</u>	<u>6,252,012.00</u>	<u>12,958,185.73</u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 12/31/2019

(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	240,366	(7,359)	(3)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>14</u>	<u>14</u>	<u>0 %</u>
Total Revenues	<u><u>247,725</u></u>	<u><u>240,380</u></u>	<u><u>(7,345)</u></u>	<u><u>(3)%</u></u>
Expenditures				
Legislative				
Supervisor Fees	9,600	0	9,600	100 %
Financial & Administrative				
District Manager	33,750	8,438	25,313	75 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	4,200	0	4,200	100 %
Trustees Fees	5,000	417	4,583	92 %
Auditing Services	6,875	500	6,375	93 %
Postage, Phone, Faxes, Copies	3,500	14	3,486	100 %
Public Officials Insurance	2,200	2,050	150	7 %
Legal Advertising	2,500	341	2,159	86 %
Bank Fees	250	0	250	100 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	100	0	100	100 %
Office Supplies	250	0	250	100 %
Website Administration	4,000	1,990	2,010	50 %
Legal Counsel				
District Counsel	5,000	638	4,362	87 %
Electric Utility Services				
Electric Utility Services	77,300	11,229	66,071	85 %
Water-Sewer Combination Services				
Water Utility Services	6,000	286	5,714	95 %
Other Physical Environment				
Waterway Management Program	4,625	894	3,731	81 %
Property & Casualty Insurance	5,000	4,465	535	11 %
Entry & Walls Maintenance	0	1,450	(1,450)	0 %
Landscape Maintenance - Contract	55,000	14,978	40,022	73 %
Landscape Maintenance - Other	9,375	43	9,332	100 %
Plant Replacement Program	3,500	0	3,500	100 %
Irrigation Maintenance	<u>4,500</u>	<u>50</u>	<u>4,450</u>	<u>99 %</u>
Total Expenditures	<u><u>247,725</u></u>	<u><u>47,958</u></u>	<u><u>199,767</u></u>	<u><u>81 %</u></u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>192,422</u>	<u>192,422</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	<u>0</u>	<u>133,520</u>	<u>133,520</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>133,520</u>	<u>133,520</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>325,942</u></u>	<u><u>325,942</u></u>	<u><u>0 %</u></u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
 From 10/1/2019 Through 12/31/2019
 (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	419,981	407,278	(12,703)	(3)%
Interest Earnings				
Interest Earnings	0	1,452	1,452	0 %
Total Revenues	419,981	408,730	(11,251)	(3)%
Expenditures				
Debt Service Payments				
Interest-Series 2015	289,982	147,178	142,804	49 %
Principal-Series 2015	130,000	125,000	5,000	4 %
Total Expenditures	419,982	272,178	147,804	35 %
Excess Revenues Over (Under) Expenses	(1)	136,552	136,553	(13,655,276)%
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	415,384	415,384	0 %
Total Fund Balance, Beginning of Period	0	415,384	415,384	0 %
Fund Balance, End of Period	(1)	551,936	551,937	(55,193,700)%

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015
 From 10/1/2019 Through 12/31/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	1	1	0 %
Excess Revenues Over (Under) Expenses	0	1	1	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves				
	0	494	494	0 %
Total Fund Balance, Beginning of Period	0	494	494	0 %
Fund Balance, End of Period	0	495	495	0 %

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 12/31/2019
Reconciliation Date: 12/31/2019
Status: Locked

Bank Balance	716,048.70
Less Outstanding Checks/Vouchers	394,445.00
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	321,603.70
Balance Per Books	<u>321,603.70</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: 12/31/2019

Reconciliation Date: 12/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1535	12/6/2019	Series 2015 FY20 Tax Dist ID 449	365,735.77	The Oaks at Shady Creek CDD
1537	12/12/2019	Series 2015 FY20 Tax Dist ID 451	28,223.98	The Oaks at Shady Creek CDD
1541	12/24/2019	System Generated Check/Voucher	485.25	Straley Robin Vericker
Outstanding Checks/Vouchers			<u>394,445.00</u>	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/2019

Reconciliation Date: 12/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1519	10/22/2019	Series 2015 FY19 Tax Dist ID Ex Fees	3,551.19	The Oaks at Shady Creek CDD
1527	11/12/2019	Series 2015 FY20 Tax Dist ID 441	381.94	The Oaks at Shady Creek CDD
1531	11/20/2019	Series 2015 FY 20 Tax Dist ID 445	5,879.99	The Oaks at Shady Creek CDD
1534	11/22/2019	Series 2015 FY20 Tax Dist ID 447	7,056.00	The Oaks at Shady Creek CDD
1532	12/2/2019	System Generated Check/Voucher	138.17	BOCC
1533	12/2/2019	System Generated Check/Voucher	3,507.46	TECO
1536	12/12/2019	System Generated Check/Voucher	152.50	Straley Robin Vericker
1538	12/19/2019	System Generated Check/Voucher	50.00	Affordable Backflow Testing
1539	12/19/2019	System Generated Check/Voucher	4,721.00	Landcare Landscaping< Inc.
1540	12/24/2019	System Generated Check/Voucher	148.08	BOCC
1542	12/24/2019	System Generated Check/Voucher	3,507.65	TECO
Cleared Checks/Vouchers			<hr/> 29,093.98 <hr/> <hr/>	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/2019

Reconciliation Date: 12/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR180	12/4/2019	Tax Distribution - 12.04.19	581,584.24
	CR181	12/12/2019	Tax Distribution - 12.12.19	44,881.10
	CR183	12/31/2019	December Interest Income	<u>10.52</u>
Cleared Deposits				<u><u>626,475.86</u></u>