

# The Oaks at Shady Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2021



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 1/31/2021  
(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	332,710	0	0	0	0	332,710
Cash - Revenue - Series 2015 #7000	0	465,950	0	0	0	465,950
Cash - Reserve - Series 2015 #7004	0	110,510	0	0	0	110,510
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	833	0	0	0	0	833
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>	<u>340,409</u>	<u>576,556</u>	<u>498</u>	<u>5,823,191</u>	<u>6,000,000</u>	<u>12,740,654</u>
<b>Liabilities</b>						
Accounts Payable	9,327	0	0	0	0	9,327
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>	<u>9,327</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,000,000</u>	<u>6,009,327</u>

Fund Equity & Other Credits

# The Oaks at Shady Creek CDD

Balance Sheet  
As of 1/31/2021  
(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund 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	172,164	145,134	0	0	0	317,298
Total Fund Equity & Other Credits	<u>331,082</u>	<u>576,556</u>	<u>498</u>	<u>5,823,191</u>	<u>0</u>	<u>6,731,327</u>
Total Liabilities & Fund Equity	<u><u>340,409</u></u>	<u><u>576,556</u></u>	<u><u>498</u></u>	<u><u>5,823,191</u></u>	<u><u>6,000,000</u></u>	<u><u>12,740,654</u></u>

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2020 Through 1/31/2021  
(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	247,941	(5,169)	(2)%
Interest Earnings				
Interest Earnings	0	223	223	0 %
<b>Total Revenues</b>	<b>253,110</b>	<b>248,165</b>	<b>(4,946)</b>	<b>(2)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	3,800	8,200	68 %
Financial & Administrative				
District Manager	33,750	11,250	22,500	67 %
District Engineer	4,000	590	3,410	85 %
Disclosure Report	4,200	0	4,200	100 %
Trustees Fees	5,000	1,667	3,333	67 %
Auditing Services	4,500	0	4,500	100 %
Arbitrage Rebate Calculation	0	3,900	(3,900)	0 %
Postage, Phone, Faxes, Copies	2,000	227	1,773	89 %
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	1,333	167	11 %
ADA Website Compliance	1,800	1,100	700	39 %
Legal Counsel				
District Counsel	5,000	2,082	2,918	58 %
Electric Utility Services				
Electric Utility Services	62,000	15,693	46,307	75 %
Water-Sewer Combination Services				
Water Utility Services	5,000	1,548	3,452	69 %
Other Physical Environment				
Waterway Management Program	4,625	2,044	2,581	56 %
Property & Casualty Insurance	5,000	5,190	(190)	(4)%
Entry & Walls Maintenance	5,000	2,002	2,998	60 %
Landscape Maintenance - Contract	55,200	13,800	41,400	75 %
Landscape Maintenance - Other	7,000	1,592	5,408	77 %
Plant Replacement Program	10,000	0	10,000	100 %
Irrigation Maintenance	5,000	2,135	2,865	57 %
Community Events	1,300	0	1,300	100 %
Capital Reserve	13,735	2,500	11,235	82 %
<b>Total Expenditures</b>	<b>253,110</b>	<b>76,000</b>	<b>177,110</b>	<b>70 %</b>
Excess Revenues Over (Under) Expenses	0	172,164	172,164	0 %
Fund Balance, Beginning of Period				
Fund Balance-Unreserved				

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2020 Through 1/31/2021  
(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>
	<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><u>0</u></u>	<u><u>331,082</u></u>	<u><u>331,082</u></u>	<u><u>0 %</u></u>

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

203 - Debt Service - Series 2015  
 From 10/1/2020 Through 1/31/2021  
 (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	420,114	(317)	(0)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>11</u>	<u>11</u>	<u>0 %</u>
Total Revenues	<u>420,431</u>	<u>420,125</u>	<u>(306)</u>	<u>(0)%</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>145,134</u>	<u>145,134</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>576,556</u></u>	<u><u>576,556</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 1/31/2021  
 (In Whole Numbers)

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

The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 01/31/2021  
Reconciliation Date: 1/31/2021  
Status: Locked

Bank Balance	340,603.21
Less Outstanding Checks/Vouchers	7,892.75
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	332,710.46
Balance Per Books	<u>332,710.46</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: 01/31/2021

Reconciliation Date: 1/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1617	6/18/2020	System Generated Check/Voucher	200.00	Timothy Wersinger
1617	6/18/2020	System Generated Check/Voucher	(200.00)	Timothy Wersinger
1730	1/8/2021	Series 2015 FY21 Tax Dist ID 512	7,092.75	The Oaks at Shady Creek CDD
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
Outstanding Checks/Vouchers			<u>7,892.75</u>	

The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2021

Reconciliation Date: 1/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1706	12/4/2020	Series 2015 FY21 Tax Dist ID 507	370,439.77	The Oaks at Shady Creek CDD
1707	12/9/2020	Series 2015 FY21 Tax Dist ID 509	9,704.75	The Oaks at Shady Creek CDD
1716	12/23/2020	System Generated Check/Voucher	200.00	John Frank Bentley
1720	1/4/2021	System Generated Check/Voucher	3,158.01	Meritus Districts
1721	1/4/2021	System Generated Check/Voucher	4,513.52	TECO
1722	1/7/2021	System Generated Check/Voucher	2,500.00	Illuminations Holiday Lighting
1723	1/7/2021	System Generated Check/Voucher	172.25	POOP 911
1724	1/7/2021	System Generated Check/Voucher	1,000.00	Spearem Enterprises, LLC
1725	1/7/2021	System Generated Check/Voucher	290.00	Steadfast Environmental, LLC
1726	1/7/2021	System Generated Check/Voucher	305.00	Straley Robin Vericker
1727	1/14/2021	System Generated Check/Voucher	400.00	Carson's Lawn & Landscaping Services
1728	1/14/2021	System Generated Check/Voucher	4,600.00	Millenium Lawn and Landscape Inc.
1733	1/21/2021	System Generated Check/Voucher	200.00	Michelle J. LeBeau-Elrod
1734	1/21/2021	System Generated Check/Voucher	200.00	Robin M. Lush
Cleared Checks/Vouchers			397,683.30	

The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2021

Reconciliation Date: 1/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR239	1/8/2021	Tax Distribution - 01.08.21	11,278.72	
CR241-1	1/29/2021	January Bank Activity	<u>3.98</u>	
Cleared Deposits			<u>11,282.70</u>	