

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
AUGUST 16, 2019**

# **THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT I AGENDA AUGUST 16, 2019 AT 10:00 a.m.**

The Offices of Lennar Homes  
Located at 4600 W. Cypress Street, Ste. 200, Tampa, FL 33607

<b>District Board of Supervisors</b>	Chairman	Kelly Evans
	Vice Chairman	Laura Coffey
	Supervisor	Paulo Beckert
	Supervisor	Danny Schoonover
	Supervisor	Gill Hammond
<b>District Managers</b>	Meritus	Nicole Hicks
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Florida Land Design & Permitting	Paul Skidmore

***All cellular phones and pagers must be turned off while in the meeting room***

The meeting will begin at **10:00 a.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. Following public comment, the meeting will proceed with the third section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section will be **Vendor and Staff Reports**. This section will allow Vendors and District Engineer and Attorney to update Board on work and to present proposals. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. In the event of a Public Hearing, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion, and vote.

The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

The Oaks at Shady Creek Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of The Oaks at Shady Creek Community Development District will be held on **Friday, August 16, 2019 at 10:00 a.m.** at The Offices of Lennar Homes, located at 4600 W. Cypress Street – Ste. 200, Tampa, FL 33607. The agenda is included below.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Acceptance of Grant of Easements – Phase 1 and Phase 2 Easements.....Tab 01
  - B. Acceptance of Special Warranty Deed – Tracts U, V, X, and Y of Phase 2.....Tab 02
  - C. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Meeting Minutes July 19, 2019 .....Tab 03
  - B. Consideration of Operations and Maintenance Expenditures July 2019 .....Tab 04
  - C. Review of Financial Statements Month Ending July 31, 2019.....Tab 05
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager .....Tab 06
    - i. Aquatics Report
    - ii. Community Inspection Report
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Nicole Hicks  
District Manager

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**

Kristen M. Schalter, Esq.  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, Florida 33606

**Grant of Easements**

This Grant of Easements is given as of the \_\_\_\_ day of August, 2019, by **Lennar Homes, LLC**, a Florida Limited Liability Company, ("**Grantor**") whose address is 4600 West Cypress Street, Suite 200, Tampa, Florida 33607, in favor of in favor of **The Oaks at Shady Creek Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is 2005 Pan Am Circle, Suite #300, Tampa, Florida 33607.

Grantor is the owner of certain perpetual non-exclusive drainage easements and ingress and egress easements it reserved over certain real property located in Hillsborough County, Florida more particularly described as follows ("**Easements**"):

All public drainage easements as described in Oaks at Shady Creek Phase 1, as recorded in Plat Book 125, Pages 17-32 of the Public Records of Hillsborough County, Florida; and

All public drainage easements as described in Oaks at Shady Creek Phase 2, as recorded in Plat Book 131, Pages 249-254 of the Public Records of Hillsborough County, Florida; and

All ingress and egress easements as described in Oaks at Shady Creek Phase 2, as recorded in Plat Book 131, Pages 249-254 of the Public Records of Hillsborough County, Florida.

**WITNESSETH**, that Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, conveys, warrants, and dedicates to the Grantee, its successors, assigns, agents, and vendors, the Easements as described and depicted in the above referenced plats.

[signature page to follow]

**IN WITNESS WHEREOF**, the undersigned has executed this Grant of Easements as of the day and year first written above.

Signed, Sealed and Delivered in the  
Presence of:

**Lennar Homes, Inc.**  
a Florida Limited Liability Company

\_\_\_\_\_  
(Witness 1 – Signature)

\_\_\_\_\_  
Marvin L. Metheny, Jr.  
Vice President

\_\_\_\_\_  
(Witness 1 – Printed Name)

\_\_\_\_\_  
(Witness 2 – Signature)

\_\_\_\_\_  
(Witness 2 – Printed Name)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of August, 2019, by Marvin L. Metheny, Jr., as Vice President of Lennar Homes, LLC, on behalf of the company. He is personally known to me.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Public Stamp

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**

Kristen M. Schalter, Esq.  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, Florida 33606

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the \_\_\_\_ day of August, 2019, by **Lennar Homes, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 4600 West Cypress Street, Suite 200, Tampa, Florida 33607, in favor of **The Oaks at Shady Creek Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is 2005 Pan Am Circle, Suite #300, Tampa, Florida 33607.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**"):

Tract U, Tract V, Tract X, and Tract Y of Oaks at Shady Creek Phase 2, according to the plat thereof, as recorded in Plat Book 131, Pages 249-254, of the Public Records of Hillsborough County, Florida.

**TOGETHER**, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon. This Property consists of governmental common area tracts.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

Subject to and except for (a) governmental requirements and restrictions, and (b) easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all monetary encumbrances made by Grantor; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

**THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.**

**IN WITNESS WHEREOF**, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the  
Presence of:

**Lennar Homes, LLC,**  
a Florida limited liability company

\_\_\_\_\_  
(Witness 1 – Signature)

\_\_\_\_\_  
Marvin L. Metheny, Jr.  
Vice President

\_\_\_\_\_  
(Witness 1 – Printed Name)

\_\_\_\_\_  
(Witness 2 – Signature)

\_\_\_\_\_  
(Witness 2 – Printed Name)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on August \_\_\_\_, 2019, by Marvin L. Metheny, Jr., as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Public Stamp

# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

## July 19, 2019 Minutes of Public Hearing & Regular Meeting

### Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meeting of The Oaks at Shady Creek Community Development District was held on **Friday, July 19, 2019 at 10:00 a.m.** at the Offices of Lennar Homes, located at 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

#### 1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Public Hearing & Regular Meeting of The Oaks at Shady Creek Community Development District to order on **Friday, July 19, 2019 at 10:00 a.m.**

#### Board Members Present and Constituting a Quorum at the onset of the meeting:

Kelly Evans	Chair	
Laura Coffey	Vice Chair	
Paulo Beckert	Supervisor	
Danny Schoonover	Supervisor	<i>appointed during the meeting</i>
Gill Hammond	Supervisor	<i>appointed during the meeting</i>

#### Staff Members Present:

Nicole Hicks	Meritus
Vivek Babbar	District Counsel

There were two residents in attendance.

#### 2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

#### 3. RECESS TO PUBLIC HEARINGS

Ms. Hicks directed the Board to recess to the Public Hearings.



**4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**

**A. Open the Public Hearing on Adopting Proposed Fiscal Year 2020 Budget**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion passed unanimously

**B. Staff Presentations**

Ms. Hicks went over the budget and line items with the Board.

**C. Public Comments**

There were no public comments.

**D. Consideration of Resolution 2019-05; Adopting Fiscal Year 2020 Budget**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-05.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion passed unanimously

**E. Close the Public Hearing on Adopting Proposed Fiscal Year 2020 Budget**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion passed unanimously

**5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

**A. Open the Public Hearing on Levying O&M Assessments**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion passed unanimously

**B. Staff Presentations**

Mr. Babbar went over the resolution with the Board.

**C. Public Comments**

There were no public comments.

**D. Consideration of Resolution 2019-06; Levying O&M Assessments**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-06.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion passed unanimously

**E. Close the Public Hearing on Levying O&M Assessments**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion passed unanimously

**6. RETURN TO REGULAR MEETING**

Ms. Hicks directed the Board to return to the regular meeting.

**7. BUSINESS ITEMS**

**A. Discussion on Resumes for Open Board Seats – Seats 4 & 5**

The Board reviewed the resumes. Ms. Hicks stated that she received several emails from the community recommending Gill Hammond and Danny Schoonover for the open seats. Supervisor Evans stated that she was impressed with the number of resumes they received and the interest from the residents on serving their community. Supervisor Evans also said that she was impressed with Danny Schoonover's and Gill Hammond's resumes and thought they would be the right choices for the open seats.

MOTION TO:	Appoint Danny Schoonover to Seat 4 and Gill Hammond to Seat 5.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

Supervisor Schoonover recited the Oath of Office. Supervisor Hammond also recited the Oath of Office. Mr. Babbar said he will provide an overview of Sunshine Laws to the new supervisors after the meeting. Ms. Hicks will go over the paperwork with them.

**B. Discussion on District Engineering Services Proposals**

The Board discussed the proposals.

MOTION TO:	Go with Florida Land Design and Permitting.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Hammond
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

**C. Consideration of Resolution 2019-07; Setting Fiscal Year 2020 Meeting Schedule**

The Board discussed the resolution and meeting schedule. Supervisor Evans said that once the transition occurs at the end of the year, the meeting schedule can be revised. She also went over that a requirement is to have them in the county where the District is located.

MOTION TO:	Approve the schedule as presented and approve Resolution 2019-07.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**D. General Matters of the District**

**8. CONSENT AGENDA**

**A. Consideration of Board of Supervisors Meeting Minutes May 17, 2019**

The Board reviewed the meeting minutes.

MOTION TO:	Approve the May 17, 2019 minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures May 2019**

The Board reviewed the May 2019 O&Ms.

MOTION TO:	Approve the May 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

**C. Consideration of Operations and Maintenance Expenditures June 2019**

The Board reviewed the June 2019 O&Ms.

MOTION TO:	Approve the June 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Schoonover
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

#### **D. Review of Financial Statements Month Ending June 30, 2019**

The financials were reviewed and accepted.

### **9. STAFF REPORTS**

#### **A. District Counsel**

#### **B. District Engineer**

#### **C. District Manager**

##### **i. Aquatics Report**

Ms. Hicks went over the management reports with the Board. There was a question as to how often the ponds are inspected. Ms. Hicks answered once a month. Supervisor Evans said to contact management if a pond looks like it has a lot of algae in between aquatics vendor visits. Supervisor Beckert provided a brief landscaping update for the Board. Ms. Hicks will get pressure washing proposals for the monuments and have them at the next meeting. Supervisor Beckert then went over the progress on the streetlights in the new section. The Board briefly discussed the construction schedule and progress.

### **10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

Supervisor Evans wanted to make sure that the new supervisors were asked on record about compensation. Ms. Hicks explained the compensation for the meetings for the supervisors. Supervisor Schoonover and Supervisor Gill both agreed to receive compensation.

### **11. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Beckert
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in a summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Chair**

☐ **Vice Chair**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Secretary**

☐ **Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

## Oaks at Shady Creek Community Development District

### Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Aquatic Systems, Inc.	449678	\$ 298.00		Lake and Wetland Services - July
Landcare Landscaping, Inc.	1262410	4,721.00		Ground Maintenance - July
Meritus Districts	9169	2,817.75		Management Services - July
<b>Monthly Contract Sub-Total</b>		<b>\$ 7,836.75</b>		
<b>Variable Contract</b>				
Straley Robin Vericker	17183	\$ 577.00		Professional Services - thru 06/15/2019
<b>Variable Contract Sub-Total</b>		<b>\$ 577.00</b>		
<b>Utilities</b>				
BOCC	7015729919 071919	\$ 151.73		Water Service - thru 07/16/2019
Tampa Electric	211005987436 072219	12.73		Electric Services - thru 07/17/2019
Tampa Electric	211005987634 072219	3,486.22	<b>\$ 3,498.95</b>	Electric Services - thru 07/16/2019
<b>Utilities Sub-Total</b>		<b>\$ 3,650.68</b>		
<b>Regular Services</b>				
Supervisor: Danny Schoonover	DS071919	\$ 200.00		Supervisor Fee - 07/19/2019
Supervisor: Gill Hammond	GH071919	200.00	<b>\$ 400.00</b>	Supervisor Fee - 07/19/2019
<b>Regular Services Sub-Total</b>		<b>\$ 400.00</b>		
<b>Additional Services</b>				
Landcare Landscaping, Inc.	1262322	\$ 252.00		Additional Grounds Maintenance - 06/27/2019
Landcare Landscaping, Inc.	1262437	815.00	<b>\$ 1,067.00</b>	Install Flowers in Front Entrance - 07/03/2019
Tampa Bay Times	789713 062819	401.50		Notice of Budget Meeting - 06/28/2019
<b>Additional Services Sub-Total</b>		<b>\$ 1,468.50</b>		

# Oaks at Shady Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 13,932.93		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



**Aquatic Systems, Inc.,  
a SOLitude Lake Management Company**

Lake & Wetland Management Services  
2100 NW 33<sup>rd</sup> Street Pompano Beach, FL 33069  
800-432-4302

# Invoice

INVOICE DATE: 7/1/2019  
INVOICE NUMBER: 0000449678  
CUSTOMER NUMBER: 0060790  
PO NUMBER:  
PAYMENT TERMS: Net 30

Oaks @ Shady Crk CDD  
C/O Meritus  
2005 Pan AM Circle Suite 300  
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - July		298.00	298.00

Received  
JUL 01 2019

539W

4307

WAD

SALES TAX: (0.0%) \$0.00  
LESS PAYMENT: \$0.00  
TOTAL DUE: \$298.00

**A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE**

PLEASE RETURN THIS PORTION WITH PAYMENT.  
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- ☐ Address Changes (Note on Back of this Slip)  
\*Please include contact name and phone number\*

DATE: 7/1/2019  
INVOICE NUMBER: 0000449678  
CUSTOMER NUMBER: 0060790  
TOTAL AMOUNT DUE: \$298.00

Aquatic Systems, Inc., a Solitude Lake  
Management Company  
2100 NW 33rd Street  
Pompano Beach, FL 33069

AMOUNT PAID:

**THANK YOU FOR YOUR BUSINESS!**



LANDCARE LANDSCAPING, INC.  
6767 S. LOIS AVENUE  
TAMPA, FL 33616  
813.676.6000 OFFICE  
813.837.1426 FAX

# Invoice

Invoice #

1262410

Date

7/1/2019

Bill To

OAKS AT SHADY CREEK CDD  
C/O MERITUS CORP.  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

P.O. Number	Project	Terms
	OAKS AT SHADY CREEK CDD MAINTENANCE	NET 30
Quantity	Description	Amount
	RE: OAKS AT SHADY CREEK CCD	
	GROUNDS MAINTENANCE FOR THE MONTH OF JULY 2019 CCD ONLY, PONDS, FRONT ENTRY AND ALL COMMON AREAS.	4,721.00
	LANDCARE APPRECIATES YOUR BUSINESS	
	Landcare Landscaping offers electronic invoices if you would prefer over paper mailed invoices. Please contact our office at <a href="mailto:accountingdept@landcare1.com">accountingdept@landcare1.com</a> if you would like to make this change to receive your invoices electronically.	0.00
<div>460 535W 4604</div> <div>Received JUL 03 2019</div>		
Should it become necessary for either party incident to this contract to institute legal actions for enforcement of any provisions of this contract, the prevailing party shall be entitled to all court costs and attorney's fees incident to such legal actions.		<b>Total</b> \$4,721.00
A 1.5% LATE FEE WILL BE APPLIED AFTER 30 DAYS OF NON PAYMENT.		

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

Invoice Number: 9169  
Invoice Date: Jul 1, 2019  
Page: 1

<b>Bill To:</b>	
Oaks at Shady Creek CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607	

<b>Ship to:</b>	

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Oaks at Shady Creek		Net Due	
	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Best Way		7/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - July		2,812.50
		Postage - May		5.25
		M		

Subtotal	2,817.75
Sales Tax	
Total Invoice Amount	2,817.75
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,817.75</b>

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

The Oaks at Shady Creek CDD  
c/o Meritus Districts  
2005 PAN AM CIRCLE, SUITE 300  
Tampa, FL 33607

June 27, 2019

Client: 001450

Matter: 000001

Invoice #: 17183

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2019

## SERVICES

Date	Person	Description of Services	Hours	
5/11/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.1	
5/17/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEEETING.	0.9	
5/20/2019	LB	PREPARE DRAFT PUBLICATION NOTICES RE PUBLIC HEARING FOR FY 2019/2020 BUDGET AND O&M ASSESSMENTS.	0.8	
5/21/2019	JMV	PREPARE LEGAL NOTICES.	0.4	
5/21/2019	LB	FINALIZE PUBLICATION NOTICES FOR FY 2019/2020 BUDGET PUBLIC HEARING; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	
Total Professional Services			2.4	\$577.00

## PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.4	\$427.00
LB Lynn Butler	1.0	\$150.00

5/14/05  
3107

June 27, 2019

Client: 001450

Matter: 000001

Invoice #: 17183

Page: 2

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Total Services	\$577.00	
Total Disbursements	\$0.00	
Total Current Charges		\$577.00

**PAY THIS AMOUNT**

**\$577.00**

***Please Include Invoice Number on all Correspondence***



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	07/19/2019	08/09/2019

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53984411	06/14/2019	3857	07/16/2019	4103	24600	ACTUAL	WATER

**Service Address Charges**

Customer Bill Charge	\$4.21
Purchase Water Pass-Thru	\$72.08
Water Base Charge	\$57.73
Water Usage Charge	\$17.71
<b>Total Service Address Charges</b>	<b>\$151.73</b>

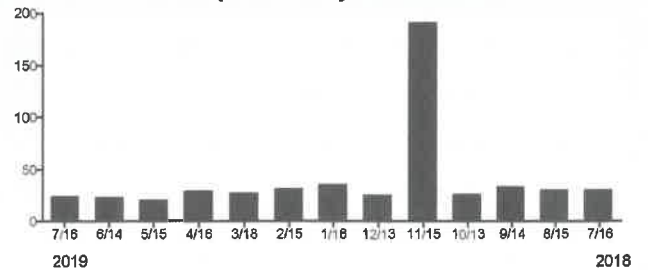
**Summary of Account Charges**

Previous Balance	\$147.72
Net Payments - Thank You	(\$147.72)
Total Account Charges	\$151.73
<b>AMOUNT DUE</b>	<b>\$151.73</b>

**Important Message**

The 2018 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

Consumption History x 1000 Gallons



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919

Received

JUL 26 2019

**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



THE OAKS AT SHADY CREEK CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

3,535

<b>DUE DATE</b>	08/09/2019
<b>AMOUNT DUE</b>	\$151.73
<b>AMOUNT PAID</b>	

0070157299192

00000151738



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/22/2019  
Account: 211005987436

OAKS AT SHADY CREEK COMM  
10508 PURPLE MARTIN BLVD  
RIVERVIEW, FL 33579-0000

Current month's charges:	\$19.83
Total amount due:	\$12.73
Payment Due By:	08/12/2019

### Your Account Summary

Previous Amount Due	\$19.92
Payment(s) Received Since Last Statement	-\$19.92
Miscellaneous Credits	-\$7.10
Credit balance after payments and credits	-\$7.10
<b>Current Month's Charges</b>	<b>\$19.83</b>
<b>Total Amount Due</b>	<b>\$12.73</b>

### Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at [tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).



Amount not paid by due date may be assessed a late payment charge and an additional deposit.

### Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005987436

Current month's charges:	\$19.83
Total amount due:	\$12.73
Payment Due By:	08/12/2019

Amount Enclosed \$

677309049978

00001598 02 AV 0.38 33607 FTECO1072319000081210 00000 03 01000000 014 03 15365 004



OAKS AT SHADY CREEK COMM  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Received  
JUL 25 2019

6773090499782110059874360000000012736

**Account:** 211005987436  
**Statement Date:** 07/22/2019  
**Current month's charges due** 08/12/2019

## Details of Charges – Service from 06/18/2019 to 07/17/2019

Service for: 10508 PURPLE MARTIN BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K66265	07/17/2019	1,385		1,372		13 kWh	1	30 Days

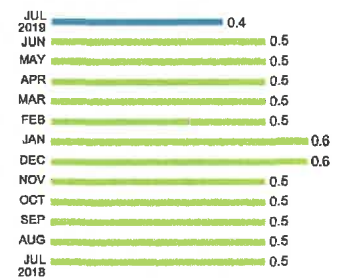
Basic Service Charge		\$18.14
Energy Charge	13 kWh @ \$0.05916/kWh	\$0.77
Fuel Charge	13 kWh @ \$0.03227/kWh	\$0.42
Florida Gross Receipt Tax		\$0.50
<b>Electric Service Cost</b>		<b>\$19.83</b>

### Total Current Month's Charges

**\$19.83**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Miscellaneous Credits

Deposit Refund	-\$7.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.10

### Total Current Month's Credits

**-\$7.10**

## Important Messages

### Deposit Credit Applied

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

### Recent record temperatures can result in higher electric bills

Your bill might be higher this month due to the record temperatures over the last month. When temperatures rise, your air conditioning system works extra hard to keep things cool. This means you're using more electricity too. Tampa Electric offers several energy-saving tips and free programs that can help you manage your electricity use and bills. Visit [tampaelectric.com/save](http://tampaelectric.com/save) to learn more.





Statement Date: 07/22/2019  
Account: 211005987634

OAKS AT SHADY CREEK COMM  
301 US HIGHWAY 301 S  
TAMPA, FL 33619

Current month's charges: \$3,486.22  
Total amount due: \$3,486.22  
Payment Due By: 08/12/2019

**Your Account Summary**

Previous Amount Due	\$3,486.22
Payment(s) Received Since Last Statement	-\$3,486.22
<b>Current Month's Charges</b>	<b>\$3,486.22</b>
<b>Total Amount Due</b>	<b>\$3,486.22</b>

**Sign up for free Power Updates this storm season**

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at  
[tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).



Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Scammers are calling. Don't be a victim.**

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211005987634

Current month's charges: \$3,486.22  
Total amount due: \$3,486.22  
Payment Due By: 08/12/2019

Amount Enclosed \$  
677309049979



OAKS AT SHADY CREEK COMM  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6773090499792110059876340000003486224

**Account:** 211005987634  
**Statement Date:** 07/22/2019  
**Current month's charges due** 08/12/2019

## Details of Charges – Service from 06/15/2019 to 07/16/2019

Service for: 301 US HIGHWAY 301 S, TAMPA, FL 33619

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	3576 kWh @ \$0.02904/kWh	\$103.85
Fixture & Maintenance Charge	84 Fixtures	\$1161.72
Lighting Pole / Wire	84 Poles	\$2100.84
Lighting Fuel Charge	3576 kWh @ \$0.03194/kWh	\$114.22
Florida Gross Receipt Tax		\$5.59

### Lighting Charges

**\$3,486.22**

### Total Current Month's Charges

**\$3,486.22**

00001598-0003883-Page 7 of 8

## Important Messages

### Recent record temperatures can result in higher electric bills

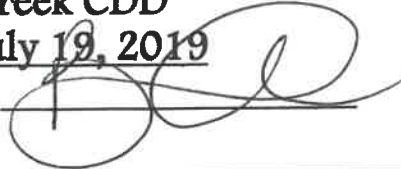
Your bill might be higher this month due to the record temperatures over the last month. When temperatures rise, your air conditioning system works extra hard to keep things cool. This means you're using more electricity too. Tampa Electric offers several energy-saving tips and free programs that can help you manage your electricity use and bills. Visit [tampaelectric.com/save](http://tampaelectric.com/save) to learn more.








**The Oaks at Shady Creek CDD**

MEETING DATE: July 19, 2019

DMS Staff Signature



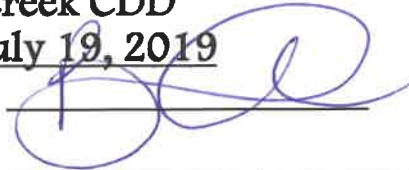
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans		Salary Waived	\$0.00
Laura Coffey		Salary Waived	\$0.00
Paulo Beckert		Salary Waived	\$0.00
Danny (Dan) Schoonover		Salary Accepted	\$200.00
Gill Hammond		Salary Accepted	\$200.00






DS 071919

**The Oaks at Shady Creek CDD**

MEETING DATE: July 19, 2019

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans		Salary Waived	\$0.00
Laura Coffey		Salary Waived	\$0.00
Paulo Beckert		Salary Waived	\$0.00
Danny (Dan) Schoonover		Salary Accepted	\$200.00
Gill Hammond		Salary Accepted	\$200.00

G H 07/19/19



Invoice #
1262322
Date
6/27/2019

P.O. Number	Project	Terms
	OAKS AT SHADY CREEK CDD MAINTENANCE	NET 30
Quantity	Description	Amount
	<p>RE: OAKS AT SHADY CREEK CCD</p> <p>Additional GROUNDS MAINTENANCE FOR THE MONTH OF June 2019  CCD ONLY, PONDS, FRONT ENTRY AND ALL COMMON AREAS.  3 weeks of adding 1 additional pond area for June 2019 \$ 252.00</p> <p>** July invoice will reflect new total for entire month \$ 4721.00 adding the new pond area</p> <p>LANDCARE APPRECIATES YOUR BUSINESS</p> <p>Landcare Landscaping offers electronic invoices if you would prefer over paper mailed invoices. Please contact our office at <a href="mailto:accountingdept@landcare1.com">accountingdept@landcare1.com</a> if you would like to make this change to receive your invoices electronically.</p> <p>WA 539W 4604</p>	<p>252.00</p> <p>0.00</p>
<p>Should it become necessary for either party incident to this contract to institute legal actions for enforcement of any provisions of this contract, the prevailing party shall be entitled to all court costs and attorney's fees incident to such legal actions.</p>		<p><b>Total</b> \$252.00</p>
<p>A 1.5% LATE FEE WILL BE APPLIED AFTER 30 DAYS OF NON PAYMENT.</p>		



LANDCARE LANDSCAPING, INC.  
6767 S. LOIS AVENUE  
TAMPA, FL 33616  
813.676.6000 OFFICE  
813.837.1426 FAX

# Invoice

Invoice #

1262437

Date

7/3/2019

Bill To

OAKS AT SHADY CREEK CDD  
C/O MERITUS CORP.  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

P.O. Number	Project	Terms
	LANDSCAPE AND EXTRAS	
Quantity	Description	Amount
	LANDCARE PROVIDED ALL LABOR AND MATERIAL TO COMPLETE THE FOLLOWING:  OAKS AT SHADY CREEK CDD:  INSTALL APPROX. (400) FLOWERS IN FLOWER BEDS TO FRONT ENTRANCE. LABOR, AND DUMP FEES TO PREP BEDS AND ADD FERTILIZER FOR NEW PLANTS.	740.00 75.00
Should it become necessary for either party incident to this contract to institute legal actions for enforcement of any provisions of this contract, the prevailing party shall be entitled to all court costs and attorney's fees incident to such legal actions.		<b>Total</b> \$815.00
A 1.5% LATE FEE WILL BE APPLIED AFTER 30 DAYS OF NON PAYMENT.		

Received  
JUL 08 2019

1-  
CAB  
1531W  
H1604



**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Meeting** was published in **Tampa Bay Times: 6/28/19**, in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

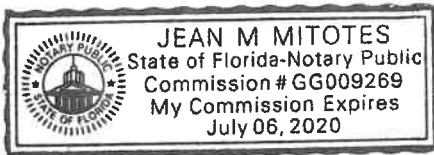
Signature of Affiant

Sworn to and subscribed before me this 06/28/2019.

Signature of Notary Public

Personally known \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_



**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE  
FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF REGULAR  
BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors for The Oaks at Shady Creek Community Development District (the "District") will hold a public hearing and a regular meeting on July 19, 2019 at 10:00 a.m. at the offices of Lennar Homes, 4600 West Cypress Street, Suite 200, Tampa, Florida 33607, for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2019/2020.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website [www.theoaksatshadycreekcdd.org](http://www.theoaksatshadycreekcdd.org) at least two days before the budget hearing date, and shall remain on the District's website for at least 45 days.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

In accordance with the provisions of the Americans With Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Nicole Hicks  
District Manager

Run Date: June 28, 2019

789713



# The Oaks at Shady Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 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 7/31/2019

(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	161,326	0	0	0	0	161,326
Cash - Revenue - Series 2015 #7000	0	301,177	0	0	0	301,177
Cash - Reserve - Series 2015 #7004	0	109,128	0	0	0	109,128
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	0	0	0	0
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	333	0	0	0	0	333
Prepaid Public Officials Insurance	333	0	0	0	0	333
Prepaid Trustee Fees	3,333	0	0	0	0	3,333
Prepaid Property Insurance	391	0	0	0	0	391
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>	<b>172,582</b>	<b>410,359</b>	<b>0</b>	<b>5,823,191</b>	<b>6,252,012</b>	<b>12,658,143</b>
<b>Liabilities</b>						
Accounts Payable	3,651	0	0	0	0	3,651
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	6,252,012	6,252,012
Other	0	0	0	0	0	0

# The Oaks at Shady Creek CDD

## Balance Sheet

As of 7/31/2019

(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>3,651</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,252,012</u>	<u>6,255,663</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	<u>114,378</u>	<u>21,312</u>	<u>(343,053)</u>	<u>0</u>	<u>0</u>	<u>(207,363)</u>
Total Fund Equity & Other Credits	<u>168,931</u>	<u>410,359</u>	<u>0</u>	<u>5,823,191</u>	<u>0</u>	<u>6,402,481</u>
Total Liabilities & Fund Equity	<u>172,582</u>	<u>410,359</u>	<u>0</u>	<u>5,823,191</u>	<u>6,252,012</u>	<u>12,658,143</u>

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2018 Through 7/31/2019  
(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	254,023	6,298	3 %
Interest Earnings				
Interest Earnings	0	51	51	0 %
Total Revenues	247,725	254,074	6,349	3 %
Expenditures				
Legislative				
Supervisor Fees	0	400	(400)	0 %
Financial & Administrative				
District Manager	33,750	28,125	5,625	17 %
District Engineer	5,000	150	4,850	97 %
Disclosure Report	4,200	0	4,200	100 %
Trustees Fees	5,000	4,167	833	17 %
Auditing Services	6,875	3,700	3,175	46 %
Postage, Phone, Faxes, Copies	3,500	60	3,440	98 %
Public Officials Insurance	2,200	1,667	533	24 %
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	3,663	1,337	27 %
Electric Utility Services				
Electric Utility Services	79,800	32,834	46,966	59 %
Water-Sewer Combination Services				
Water Utility Services	3,500	2,437	1,063	30 %
Other Physical Environment				
Waterway Management Program	4,625	2,980	1,645	36 %
Property & Casualty Insurance	5,000	3,621	1,379	28 %
Landscape Maintenance - Contract	55,000	45,253	9,747	18 %
Landscape Maintenance - Other	22,975	4,919	18,056	79 %
Plant Replacement Program	3,500	0	3,500	100 %
Irrigation Maintenance	4,500	2,753	1,747	39 %
Total Expenditures	247,725	139,696	108,029	44 %
Excess Revenues Over (Under) Expenses	0	114,378	114,378	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	168,931	168,931	0 %

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

203 - Debt Service - Series 2015  
From 10/1/2018 Through 7/31/2019  
(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	419,356	430,420	11,064	3 %
Interest Earnings				
Interest Earnings	0	7,349	7,349	0 %
Total Revenues	419,356	437,769	18,413	4 %
Expenditures				
Debt Service Payments				
Interest-Series 2015	294,356	296,456	(2,100)	(1)%
Principal-Series 2015	125,000	120,000	5,000	4 %
Total Expenditures	419,356	416,456	2,900	1 %
Excess Revenues Over (Under) Expenses	0	21,312	21,312	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	389,046	389,046	0 %
Total Fund Balance, Beginning of Period	0	389,046	389,046	0 %
Fund Balance, End of Period	0	410,359	410,359	0 %

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

303 - Capital Project - Series 2015  
From 10/1/2018 Through 7/31/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	6,223	6,223	0 %
Total Revenues	0	6,223	6,223	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	(343,053)	(343,053)	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	0	0	0 %

The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2019  
Reconciliation Date: 7/31/2019  
Status: Locked

Bank Balance	161,326.41	
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	161,326.41	
Balance Per Books	<u>161,326.41</u>	
Unreconciled Difference	<u>0.00</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: 07/31/2019**

**Reconciliation Date: 7/31/2019**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1478	6/13/2019	Series 2015 FY19 Tax Dist ID 421	2,523.49	The Oaks at Shady Creek CDD
1479	7/1/2019	System Generated Check/Voucher	147.72	BOCC
1480	7/1/2019	System Generated Check/Voucher	2,817.75	Meritus Districts
1481	7/1/2019	System Generated Check/Voucher	634.00	Times Publishing Company
1482	7/1/2019	System Generated Check/Voucher	3,506.14	TECO
1483	7/18/2019	System Generated Check/Voucher	298.00	Aquatic Systems, Inc.
1484	7/18/2019	System Generated Check/Voucher	5,788.00	Landcare Landscaping< Inc.
1485	7/18/2019	System Generated Check/Voucher	577.00	Straley Robin Vericker
1486	7/18/2019	System Generated Check/Voucher	401.50	Times Publishing Company
1487	7/25/2019	System Generated Check/Voucher	200.00	Danny E. Schoonover
1488	7/25/2019	System Generated Check/Voucher	200.00	Gill W. Hammond
Cleared Checks/Vouchers			17,093.60	



The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2019  
Reconciliation Date: 7/31/2019  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR166	7/31/2019	July Bank Activity	<u>2.85</u>
Cleared Deposits				<u>2.85</u>

SUNTRUST BANK  
PO BOX 305183  
NASHVILLE TN 37230-5183

Page 1 of 1  
36/E00/0175/0/42  
07/31/2019



## Account Statement

OAK AT SHADY CREEK CDD  
2005 PAN AM CIR STE 120  
TAMPA FL 33607-2380

Questions? Please call  
1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS ADVANTAGE PLUS		07/01/2019 - 07/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$178,417.16	Average Balance	\$167,636.58
Deposits/Credits	\$2.85	Average Collected Balance	\$167,636.58
Checks	\$17,093.60	Number of Days in Statement Period	31
Withdrawals/Debits	\$0.00	Annual Percentage Yield Earned	.02%
Ending Balance	\$161,326.41	Interest Paid Year to Date	\$24.10

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit <a href="http://www.suntrust.com/overdraft">www.suntrust.com/overdraft</a> .		

Deposits/Credits	Date	Amount	Serial #	Description
	07/31	2.85		INTEREST PAID THIS STATEMENT THRU 07/31
Deposits/Credits: 1		Total Items Deposited: 0		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1478	2,523.49	07/02	1482	3,506.14	07/05	1486	401.50	07/25
	1479	147.72	07/15	1483	298.00	07/25	1487	200.00	07/31
	1480	2,817.75	07/02	1484	5,788.00	07/23	1488	200.00	07/30
	1481	634.00	07/09	1485	577.00	07/24			
Checks: 11									

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	178,417.16	178,417.16	07/23	163,000.06	163,000.06
	07/02	173,075.92	173,075.92	07/24	162,423.06	162,423.06
	07/05	169,569.78	169,569.78	07/25	161,723.56	161,723.56
	07/09	168,935.78	168,935.78	07/30	161,523.56	161,523.56
	07/15	168,788.06	168,788.06	07/31	161,326.41	161,326.41

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.



## The Oaks at Shady Creek CDD Waterway Inspection Report

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**Reason for Inspection:** Routine Scheduled - Monthly

**Inspection Date:** 7/15/2019

**Prepared for:**

Mr. Brian Howell, District Manager  
c/o Meritus  
5680 West Cypress Street, #A  
Tampa, Florida 33607

**Prepared by:**

Logan Bell, Account Representative/Biologist  
Aquatic Systems, Inc. – Sun City Field Office  
Corporate Headquarters  
2100 N.W. 33<sup>rd</sup> Street, Pompano Beach, FL 33069  
1-800-432-4302



**Site: 1****Comments:** Normal growth observed

Pond #1 was identified with development of Torpedograss and algae along the shoreline, which was treated during our routine visit on 7/15/2019 and should display positive results within 10-14 days.

**Site: 2****Comments:** Normal growth observed

Pond #2 was identified with development of filamentous algae along the shoreline, which was treated on 7/15/2019 and will display positive results within 10-14 days following application.



**Site: 3****Comments:** Site looks good

Pond #3 looked good during inspection with clear shorelines displaying no growth of weeds or algae. Pond #3 will be monitored and treated as necessary.

**Site: 4****Comments:** Normal growth observed

Pond #4 was observed with minor algae development along portions of the shoreline, which was treated on 7/15/2019 and should display positive results within 10-14 days.

### Management Summary

Overall, the ponds within the Oaks at Shady Creek CDD continue to display positive results following routine treatments targeting invasive weeds, algae, and submersed vegetation. During inspection it was noted that Pond #1 continues to be the pond displaying the most issues, which were filamentous algae growth and Torpedograss development. Also, Pond #1 continues to have debris removed throughout our routine visit. Pond #2 and #4 were also displaying filamentous algae development, which was treated during our visit on 7/15. Pond #3 looked good during inspection.

Minimal algae present within the Ponds at The Oaks at Shady Creek CDD displaying the good quality of water throughout the storm water retention system. Storm water systems are designed to prevent flooding by being the lowest point in the area allowing water to collect and be held away from homes and businesses. As the water heads downhill toward the pond it collects excess nutrients, oils, soaps, nutrient rich sediments, and other detritus, which all settle within the pond. Most of these products contain phosphorus and nitrogen compounds, which fuel algal growth.

Controlling algae using algaecide applications is a manageable practice and allows for the health of a pond to remain somewhat stable. Once the nutrient level within the pond reaches a certain point an algaecide application can no longer control the algae as it produces quicker than it can be treated. This eutrophication of a pond is typical with longer lived ponds and can be somewhat reset using a nutrient abatement product such as Alum (aluminum sulfate). Ideally, filtering the storm water before it enters a pond through upland plantings or aquatic vegetation will prolong the life of a pond and reduce chemical treatments.

### Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Continue to treat all sites for invasive vegetation during our routine visits.
- Monitor algae treatments applied on 7/15 to all ponds.
- Treat emergent Slender Spikerush and Pennywort along the shoreline of Pond #4.

THANK YOU FOR CHOOSING ASI!







# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: The Oaks at Shady Creek

Date: 7/10/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	35	-5	Plant material needs to be added - carryover
RECREATIONAL AREAS	30	25	-5	Turf at the dog park has some fungus
SUBDIVISION MONUMENTS	30	30	0	
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
<b>GATES</b>				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	Ok
<b>SCORE</b>	700	681	-19	97%

Manager's Signature: Gene Roberts 7/10/2019

Supervisor's Signature: \_\_\_\_\_





District Management Services, LLC

**MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET**

Site: The Oaks at Shady Creek

Date: Wednesday, July 10, 2019

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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**LANDSCAPE MAINTENANCE**

TURF	5	2	-3	<u>Lots of dead areas</u>
TURF FERTILITY	10	10	0	<u></u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Sedge, broadleaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	8	-2	<u>Chinch bugs</u>
PLANT FERTILITY	5	3	-2	<u>Some look chlorotic</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Some areas need detailing</u>
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>Rust on flax lilies</u>
PRUNING	10	9	-1	<u>Some needed</u>
CLEANLINESS	5	4	-1	<u>Some trash</u>
MULCHING	5	4	-1	<u>Fair</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Plenty of rain</u>
CARRYOVERS	5	4	-1	<u>Turf quality</u>

**SEASONAL COLOR/PERENNIAL MAINTENANCE**

VIGOR/APPEARANCE	7	7	0	<u>Recently replaced</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

**SCORE**

100	86	-14	86%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: GR 7/10/2019

Supervisor's Signature: \_\_\_\_\_

The Oaks at Shady Creek July



The annuals were recently replaced and look good.





There are some major turf issues, a combination of it drying out, fungus and chinch bugs.







This area has some common Bermuda grass encroachment.





Sedge weeds are growing where the turf has died.



The Bahia turf recently laid at Purple Martin and Snowy Plover looks dead.







The Zoysia turf at the pocket park also has some fungus activity.



The flax lilies need to be treated for Rust disease.





There was some mite damage on some of the junipers. None were visible so they may have been treated.



The Loropetalum plants along the fence line are chlorotic and need fertilizer.





Some weed detailing is needed.



The back two ponds had a small amount of algae and hydrilla.





The pond as you exit has algae and construction debris.