

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING & PUBLIC HEARING  
AUGUST 17, 2018**

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT I AGENDA  
AUGUST 17, 2018 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	Christopher Smith
	Supervisor	Dale Human
<b>District Managers</b>	Meritus	Nicole Chamberlain
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Landmark Engineering (Interim)	Todd Amaden

*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 **Vendor and Staff Reports**. This section will allow Vendors and District Engineer and Attorney to update Board on work and to present proposals. The fourth section is 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 fifth 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 sixth section will be **Management Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. 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 seventh 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 and Public Hearing of the Board of Supervisors of The Oaks at Shady Creek Community Development District will be held on **Friday, August 17, 2018 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. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2019 Budget**

A. Open Public Hearing on Proposed Fiscal Year 2019 Budget

B. Staff Presentations

C. Public Comment

D. Close Public Hearing on Proposed Fiscal Year 2019 Budget

E. Consideration of Resolution 2018-05; Adopting Fiscal Year 2019 Budget ..... Tab 01

**4. BUSINESS ITEMS**

A. Consideration of Resolution 2018-06; Assessment Resolution..... Tab 02

B. Consideration of Resolution 2018-07; Setting Fiscal Year 2019 Meeting Schedule ..... Tab 03

C. Acceptance of Financial Report for Fiscal Year Ending September 30, 2017 ..... Tab 04

D. General Matters of the District

**5. CONSENT AGENDA**

A. Consideration of Board of Supervisors Meeting Minutes May 18, 2018..... Tab 05

B. Consideration of Operations and Maintenance Expenditures May 2018 ..... Tab 06

C. Consideration of Operations and Maintenance Expenditures June 2018 ..... Tab 07

D. Consideration of Operations and Maintenance Expenditures July 2018 ..... Tab 08

E. Review of Financial Statements Month Ending July 31, 2018..... Tab 09

**6. STAFF REPORTS**

A. District Counsel

B. District Engineer

C. District Manager

i. Aquatics Report..... Tab 10

**7. SUPERVISOR REQUESTS**

**8. 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 Chamberlain  
District Manager

## **RESOLUTION 2018-05**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2018, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year (the “Proposed Budget”), along with an explanatory and complete financial plan for each fund of The Oaks at Shady Creek Community Development District (the “District”), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 17, 2018 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT:**

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at



the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2017/2018 and/or revised projections for fiscal year 2018/2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as the "Budget for The Oaks at Shady Creek Community Development District for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019," as adopted by the Board of Supervisors on August 17, 2018.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of The Oaks at Shady Creek Community Development District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$667,081.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$247,725.00</u>
TOTAL DEBT SERVICE FUNDS	<u>\$419,356.00</u>
TOTAL ALL FUNDS	<u>\$667,081.00*</u>

\*Not inclusive of any collection costs.

## **Section 3. Budget Amendments**

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

**Section 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 17TH DAY OF AUGUST, 2018**

**ATTEST:**

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chair of the Board of Supervisors

**Exhibit A: 2018/2019 Fiscal Year Budget**

2019



# THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2019**  
FINAL ANNUAL OPERATING BUDGET

**AUGUST 17, 2018**

# THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2019 FINAL ANNUAL OPERATING BUDGET

### TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>PAGE</u></b>
I.	BUDGET INTRODUCTION .....	1
II.	FISCAL YEAR 2018 BUDGET ANALYSIS.....	2
III.	FINAL OPERATING BUDGET .....	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	6
VI.	SCHEDULE OF ANNUAL ASSESSMENTS .....	7

AUGUST 17, 2018

# THE OAKS AT SHADY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

The Oaks at Shady Creek Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2019, which begins on October 1, 2018. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2015 Capital Improvement Revenue Bonds

#### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Current Period Actuals 10/1/17 - 3/31/18	Projected Revenues & Expenditures 4/1/18 to 9/30/18	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Assmts-Tax Roll	149,312.96	149,357.36	2,168.90	151,526.26	2,213.30
Operations & Maintenance Assmts-Off Roll	24,433.03	98,411.50	0.00	98,411.50	73,978.47
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>173,745.99</b>	<b>247,768.86</b>	<b>2,168.90</b>	<b>249,937.76</b>	<b>76,191.77</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	55.30	0.00	55.30	55.30
<b>TOTAL INTEREST EARNINGS</b>	<b>0.00</b>	<b>55.30</b>	<b>0.00</b>	<b>55.30</b>	<b>55.30</b>
<b>CONTRIBUTIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	73,979.01	14,510.92	0.00	14,510.92	(59,468.09)
<b>TOTAL CONTRIBUTIONS FROM PRIVATE SOURCES</b>	<b>73,979.01</b>	<b>14,510.92</b>	<b>0.00</b>	<b>14,510.92</b>	<b>(59,468.09)</b>
<b>TOTAL REVENUES</b>	<b>\$247,725.00</b>	<b>\$262,335.08</b>	<b>\$2,168.90</b>	<b>\$264,503.98</b>	<b>\$16,778.98</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	33,750.00	16,875.00	16,875.00	33,750.00	0.00
District Engineer	5,000.00	687.50	687.50	1,375.00	(3,625.00)
Disclosure Report	4,200.00	0.00	4,200.00	4,200.00	0.00
Trustees Fees	5,000.00	0.00	5,000.00	5,000.00	0.00
Accounting Services	0.00	0.00	425.00	425.00	425.00
Auditing Services	6,875.00	500.00	3,500.00	4,000.00	(2,875.00)
Postage, Phone, Faxes, Copies	3,500.00	81.80	81.80	163.60	(3,336.40)
Public Officials Insurance	2,000.00	0.00	2,000.00	2,000.00	0.00
Legal Advertising	2,500.00	308.00	308.00	616.00	(1,884.00)
Bank Fees	250.00	171.26	171.26	342.52	92.52
Dues, Licenses & Fees	200.00	175.00	0.00	175.00	(25.00)
Miscellaneous Fees	100.00	0.00	0.00	0.00	(100.00)
Office Supplies	250.00	99.61	0.00	99.61	(150.39)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>63,625.00</b>	<b>18,898.17</b>	<b>33,248.56</b>	<b>52,146.73</b>	<b>(11,478.27)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	5,000.00	606.50	606.50	1,213.00	(3,787.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>5,000.00</b>	<b>606.50</b>	<b>606.50</b>	<b>1,213.00</b>	<b>(3,787.00)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	80,000.00	22,492.75	25,000.00	47,492.75	(32,507.25)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>80,000.00</b>	<b>22,492.75</b>	<b>25,000.00</b>	<b>47,492.75</b>	<b>(32,507.25)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water-Sewer Combination Services	3,500.00	1,578.35	1,578.35	3,156.70	(343.30)
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>3,500.00</b>	<b>1,578.35</b>	<b>1,578.35</b>	<b>3,156.70</b>	<b>(343.30)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program	4,625.00	1,734.00	2,073.37	3,807.37	(817.63)
Property & Casualty Insurance	5,000.00	0.00	4,700.00	4,700.00	(300.00)
Landscape Maintenance - Contract	55,000.00	27,226.50	27,226.50	54,453.00	(547.00)
Landscape Maintenance - Other	22,975.00	36,565.93	0.00	36,565.93	13,590.93
Plant Replacement Program	3,500.00	0.00	1,500.00	1,500.00	(2,000.00)
Irrigation Maintenance	4,500.00	2,212.69	2,212.69	4,425.38	(74.62)
Park Facility Maintenance	0.00	43.12	0.00	43.12	43.12
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>95,600.00</b>	<b>67,782.24</b>	<b>37,712.56</b>	<b>105,494.80</b>	<b>9,894.80</b>
<b>CAPITAL RESERVES</b>					
Reserves	0.00	0.00	55,000.00	55,000.00	55,000.00
<b>TOTAL CAPITAL RESERVES</b>	<b>0.00</b>	<b>0.00</b>	<b>55,000.00</b>	<b>55,000.00</b>	<b>55,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$247,725.00</b>	<b>\$111,358.01</b>	<b>\$153,145.97</b>	<b>\$264,503.98</b>	<b>\$16,778.98</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$150,977.07</b>	<b>(\$150,977.07)</b>	<b>\$0.00</b>	<b>(\$0.00)</b>

## FISCAL YEAR 2018 BUDGET ANALYSIS

# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18	Fiscal Year 2019 Final Operating Budget	Increase / (Decrease) from FY 2018 to FY 2019
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Assmts-Tax Roll	149,312.96	151,526.26	2,213.30	247,725.00	98,412.04
Operations & Maintenance Assmts-Off Roll	24,433.03	98,411.50	73,978.47	0.00	(24,433.03)
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>173,745.99</b>	<b>249,937.76</b>	<b>76,191.77</b>	<b>247,725.00</b>	<b>73,979.01</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	55.30	55.30	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>0.00</b>	<b>55.30</b>	<b>55.30</b>	<b>0.00</b>	<b>0.00</b>
<b>CONTRIBUTIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	73,979.01	14,510.92	(59,468.09)	0.00	(73,979.01)
<b>TOTAL CONTRIBUTIONS FROM PRIVATE SOURCES</b>	<b>73,979.01</b>	<b>14,510.92</b>	<b>(59,468.09)</b>	<b>0.00</b>	<b>(73,979.01)</b>
<b>TOTAL REVENUES</b>	<b>\$247,725.00</b>	<b>\$264,503.98</b>	<b>\$16,778.98</b>	<b>\$247,725.00</b>	<b>(\$0.00)</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	5,000.00	1,375.00	(3,625.00)	5,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	4,200.00	0.00
Trustees Fees	5,000.00	5,000.00	0.00	5,000.00	0.00
Accounting Services	0.00	425.00	425.00	0.00	0.00
Auditing Services	6,875.00	4,000.00	(2,875.00)	6,875.00	0.00
Postage, Phone, Faxes, Copies	3,500.00	163.60	(3,336.40)	3,500.00	0.00
Public Officials Insurance	2,000.00	2,000.00	0.00	2,200.00	200.00
Legal Advertising	2,500.00	616.00	(1,884.00)	2,500.00	0.00
Bank Fees	250.00	342.52	92.52	250.00	0.00
Dues, Licenses & Fees	200.00	175.00	(25.00)	200.00	0.00
Miscellaneous Fees	100.00	0.00	(100.00)	100.00	0.00
Office Supplies	250.00	99.61	(150.39)	250.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>63,625.00</b>	<b>52,146.73</b>	<b>(11,478.27)</b>	<b>63,825.00</b>	<b>200.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	5,000.00	1,213.00	(3,787.00)	5,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>5,000.00</b>	<b>1,213.00</b>	<b>(3,787.00)</b>	<b>5,000.00</b>	<b>0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	80,000.00	47,492.75	(32,507.25)	79,800.00	(200.00)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>80,000.00</b>	<b>47,492.75</b>	<b>(32,507.25)</b>	<b>79,800.00</b>	<b>(200.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water-Sewer Combination Services	3,500.00	3,156.70	(343.30)	3,500.00	0.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>3,500.00</b>	<b>3,156.70</b>	<b>(343.30)</b>	<b>3,500.00</b>	<b>0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program	4,625.00	3,807.37	(817.63)	4,625.00	0.00
Property & Casualty Insurance	5,000.00	4,700.00	(300.00)	5,000.00	0.00
Landscape Maintenance - Contract	55,000.00	54,453.00	(547.00)	55,000.00	0.00
Landscape Maintenance - Other	22,975.00	36,565.93	13,590.93	22,975.00	0.00
Plant Replacement Program	3,500.00	1,500.00	(2,000.00)	3,500.00	0.00
Irrigation Maintenance	4,500.00	4,425.38	(74.62)	4,500.00	0.00
Park Facility Maintenance	0.00	43.12	43.12	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>95,600.00</b>	<b>105,494.80</b>	<b>9,894.80</b>	<b>95,600.00</b>	<b>0.00</b>
<b>CAPITAL RESERVES</b>					
Reserves	0.00	55,000.00	55,000.00	0.00	0.00
<b>TOTAL CAPITAL RESERVES</b>	<b>0.00</b>	<b>55,000.00</b>	<b>55,000.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$247,725.00</b>	<b>\$264,503.98</b>	<b>\$16,778.98</b>	<b>\$247,725.00</b>	<b>\$0.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$0.00)</b>	<b>\$0.00</b>	<b>(\$0.00)</b>

**FISCAL YEAR 2019**  
FINAL ANNUAL OPERATING BUDGET

# THE OAKS AT SHADY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

##### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

##### **Disclosure Reporting**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as

##### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

##### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

##### **Postage, Phone, Fax, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

##### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

##### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

##### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

##### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

##### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.



# THE OAKS AT SHADY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Legal Counsel**

##### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

#### **Electric Utility Services**

##### **Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element electricity needs.

#### **Garbage/Solid Waste Control Services**

##### **Garbage Collection**

This item is for pick up at the recreation facility and parks as needed.

#### **Water-Sewer Combination Services**

##### **Water Utility Services**

This item is for the potable and non-potable water used for irrigation.

#### **Other Physical Environment**

##### **Waterway Management System**

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

##### **Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

##### **Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

##### **Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

##### **Miscellaneous Landscape**

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

##### **Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

##### **Irrigation Maintenance**

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

##### **Pool Maintenance**

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

##### **Clubhouse Maintenance**

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

# THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

### REVENUES

CDD Debt Service Assessments	\$	419,356
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>419,356</b>

### EXPENDITURES

Series 2015 May Bond Interest Payment	\$	147,178
Series 2015 November Bond Principal Payment	\$	125,000
Series 2015 November Bond Interest Payment	\$	147,178
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>419,356</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	6,255,000
Principal Payment Applied Toward Series 2015 Bonds	\$	125,000
<b>Bonds Outstanding - Period Ending 11/1/2019</b>	<b>\$</b>	<b>6,130,000</b>

# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

## SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

			Fiscal Year 2018			Fiscal Year 2019			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2018 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2019 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>SERIES 2015 BONDS</b>									
<b>Single Family 50'</b>	1.00	365	\$1,250.00	\$737.72	<b>\$1,987.72</b>	\$1,250.00	\$737.72	<b>\$1,987.72</b>	\$0.00

**Notations:**

<sup>(1)</sup> Annual assessments are adjusted for discounts associated with early payment and County collection costs.

## **RESOLUTION 2018-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** The Oaks at Shady Creek Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS,** the District is located in Hillsborough County, Florida (the “County”); and

**WHEREAS,** the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

**WHEREAS,** the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2018/2019 (“Operations and Maintenance Budget”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

**WHEREAS,** the District must obtain sufficient funds to provide for the operations and maintenance services and facilities provided by the District as described in the District’s Operations and Maintenance Budget; and

**WHEREAS,** the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS,** Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS,** Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“Uniform Method”); and

**WHEREAS,** the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and

**WHEREAS,** the District has approved an agreement with the Hillsborough County Property Appraiser (the “Property Appraiser”) and Hillsborough County Tax Collector (the

“Tax Collector”) to provide for the collection of special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Operation and Maintenance Budget; and

**WHEREAS**, the District desires to levy and collect special assessments reflecting each parcel’s portion of the District’s Operations and Maintenance Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the District (the “Assessment Roll”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify a portion of the Assessment Roll in **Exhibit “B”** to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT.** The provision of the services, facilities and operations as described in **Exhibit “A”** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits “A” and “B”**.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits “A” and “B”**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND DUE DATE.**

**A. Uniform Method Assessments.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

**B. Direct Bill Assessments.** The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a

portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2018; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the County Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the Hillsborough County property roll by the County Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of The Oaks at Shady Creek Community Development District.

**PASSED AND ADOPTED THIS 17TH DAY OF AUGUST, 2018.**

**ATTEST:**

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chair of the Board of Supervisors

**Exhibit "A" – Fiscal Year 2018/2019 Budget  
Exhibit "B" – Assessment Roll**

**RESOLUTION 2018-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**WHEREAS**, The Oaks at Shady Creek Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough, Florida; and

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** Regular meetings of the Board of Supervisors of The Oaks at Shady Creek Community Development District, for the Fiscal Year 2019, shall be held as provided on the schedule, which is attached hereto and made a part heretofore, as Exhibit A.

**Section 2.** In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County and the Florida Department of Community Affairs, a schedule of the District’s regular meetings.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF AUGUST, 2018.**

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**



**EXHIBIT A**

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

**FISCAL YEAR 2018/2019**

May	17, 2019	10:00 a.m.
August	16, 2019	10:00 a.m.

**All meetings will convene at 10:00 a.m. at the offices of Lennar Homes located at 4600 W. Cypress Street Suite 200 Tampa, FL 33607**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45

**May 18, 2018 Minutes of Regular Meeting**

**Minutes of the Regular Meeting**

The Regular Meeting of The Oaks at Shady Creek Community Development District was held on **Tuesday, May 18, 2018 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 Chamberlain called the Regular Meeting of The Oaks at Shady Creek Community Development District to order on **Tuesday, May 18, 2018 at approximately 10:00 a.m.**

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

Paulo Beckert	Supervisor	
Laura Coffey	Vice Chair	
Kelly Evans	Supervisor	<i>appointed during the meeting</i>
Chris Smith	Supervisor	

**Staff Members Present:**

Nicole Chamberlain                      Meritus

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no audience comments on agenda items.

**3. BUSINESS ITEMS**

**A. Acceptance of Board Resignation – Brady Lefere**

Ms. Chamberlain went over Supervisor Lefere’s Board resignation.

MOTION TO:	Accept Supervisor Lefere’s Board resignation.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

46 **B. Appointment of Board Seat, Seat 1**

47  
48 Ms. Chamberlain asked if the Board would like to appoint someone to Board Seat 1.  
49

50	MOTION TO:	Appoint Kelly Evans to the Board.
51	MADE BY:	Supervisor Coffey
52	SECONDED BY:	Supervisor Smith
53	DISCUSSION:	None further
54	RESULT:	Called to Vote: Motion PASSED
55		3/0 - Motion passed unanimously

56  
57 Kelly Evans recited and signed the Oath of Office.  
58

59 **C. Consideration of Resolution 2018-01; Re-Designating Officers**

60  
61 Ms. Chamberlain reviewed the resolution and the Board who they want to appoint as the Chair.  
62

63	MOTION TO:	Appoint Kelly Evans as the Chair.
64	MADE BY:	Supervisor Coffey
65	SECONDED BY:	Supervisor Smith
66	DISCUSSION:	None further
67	RESULT:	Called to Vote: Motion PASSED
68		4/0 - Motion passed unanimously

69  
70 Ms. Chamberlain then asked the Board who they want to appoint as the Vice Chair.  
71

72	MOTION TO:	Appoint Laura Coffey as the Vice Chair.
73	MADE BY:	Supervisor Coffey
74	SECONDED BY:	Supervisor Beckert
75	DISCUSSION:	None further
76	RESULT:	Called to Vote: Motion PASSED
77		4/0 - Motion passed unanimously

78  
79 **D. Consideration of Resolution 2018-02; Approving Fiscal Year 2019 Proposed Budget &**  
80 **Setting Public Hearing**

81  
82 Ms. Chamberlain reviewed the resolution and budget line items with the Board. She stated that the  
83 budget is staying the same, so there is no increase. Supervisor Evans asked about any possible  
84 upcoming maintenance expenses. The Board and Ms. Chamberlain discussed the budget.  
85

MOTION TO:	Approve Resolution 2018-02.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

#### **E. Annual Disclosure of Qualified Electors**

Ms. Chamberlain announced that as of April 15, 2018, The Oaks at Shady Creek CDD has 260 qualified electors.

#### **F. Consideration of Resolution 2018-03; Requesting the Supervisor of Elections to Conduct General Election**

Ms. Chamberlain went over the resolution with the Board. Seat 4 and Seat 5 will be up for general election in November 2018.

MOTION TO:	Approve Resolution 2018-03.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

#### **G. Consideration of Resolution 2018-04; Announcing Landowner's Election** **i. Sample Ballot & Proxy**

Ms. Chamberlain went over the resolution with the Board. Seat 3 will be up for Landowner's Election in November 2018.

MOTION TO:	Approve Resolution 2018-04.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

127 **H. Discussion on New Billing Rates – Landmark Engineering**

128  
129 Ms. Chamberlain went over the new billing rates with the Board. Supervisor Evans asked for a  
130 comparison between the old rates and the new rates. Ms. Chamberlain will send the information to  
131 the Board by the next meeting.  
132

133 **I. General Matters of the District**

134  
135  
136 **4. CONSENT AGENDA**

137 **A. Consideration of Board of Supervisors Meeting Minutes August 30, 2017**

138  
139 The Board reviewed the minutes.  
140

MOTION TO:	Approve the August 30, 2017 meeting minutes.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Smith
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

141  
142  
143  
144  
145  
146  
147  
148 **B. Consideration of Operations and Maintenance Expenditures Aug. 2017 - Sep. 2017**

149  
150 The Board reviewed the O&Ms.  
151

MOTION TO:	Approve the August 2017 - September 2017 O&Ms.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

152  
153  
154  
155  
156  
157  
158  
159 **C. Consideration of Operations and Maintenance Expenditures Oct. 2017 - Apr. 2018**

160  
161 The Board reviewed the O&Ms.  
162

MOTION TO:	Approve the October 2017 - April 2018 O&Ms.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

170  
171 **D. Review of Financial Statements Month Ending March 31, 2018**  
172

173 The financials were reviewed and accepted.  
174  
175

176 **5. STAFF REPORTS**

177 **A. District Counsel**

178 **B. District Engineer**

179 **C. District Manager**

180 **i. Aquatics Report**  
181

182 The Board reviewed the aquatics report.  
183  
184

185 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**  
186

187 There were no audience comments.  
188  
189

190 **7. ADJOURNMENT**  
191

MOTION TO:	Adjourn.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

192  
193  
194  
195  
196  
197  
198  
199

*\*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:**

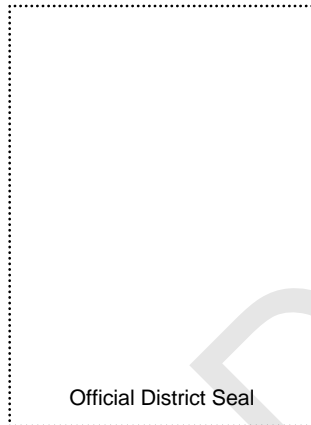
☐ **Secretary**

☐ **Assistant Secretary**

*Recorded by Records Administrator*

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

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



Official District Seal

<b>Monthly Contract</b>				
Aquatic Systems, Inc.	408692	\$ 289.00		Lake & Wetland Services - May
Meritus Districts	8356	2,941.14		Management Services - May
Yellowstone	211368	4,537.75		Landscape Maintenance - May
<b>Monthly Contract Sub-Total</b>		<b>\$ 7,767.89</b>		

<b>Variable Contract</b>				
Straley Robin Vericker	15771	\$ 363.50		Professional Services - thru 05/15/2018
<b>Variable Contract Sub-Total</b>		<b>\$ 363.50</b>		

<b>Utilities</b>				
BOCC	7015729919 051818	\$ 134.14		Water Service - thru 05/14/2018
Tampa Electric	211005987436 050718	20.26		Electric Service - thru 05/01/2018
Tampa Electric	211005987634 052118	-2,739.01	<b>\$ -2,718.75</b>	Electric Service - thru 05/15/2018
<b>Utilities Sub-Total</b>		<b>\$ -2,584.61</b>		

<b>Regular Services</b>				
Wells Fargo	1553904	\$ 5,000.00		Trustee Fees - 04/23/2018 to 04/22/2019
<b>Regular Services Sub-Total</b>		<b>\$ 5,000.00</b>		

<b>Additional Services</b>				
Poop 911	2186450	\$ 43.12		1 Station Emptied/Bags Filled - 04/24/2018
<b>Additional Services Sub-Total</b>		<b>\$ 43.12</b>		

<b>TOTAL:</b>		<b>\$ 10,589.90</b>		
---------------	--	---------------------	--	--

Approved (with any necessary revisions noted):



---

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



# Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Received

MAY 02 2018

## Invoice

INVOICE DATE: 5/1/2018

INVOICE NUMBER: 0000408692

CUSTOMER NUMBER: 0060790

PO NUMBER:

PAYMENT TERMS: Net 30

Oaks @ Shady Crk CDD  
C/O Meritus  
2005 Pan AM Circle #120  
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - May		289.00	289.00

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$289.00

*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: 5/1/2018

INVOICE NUMBER: 0000408692

CUSTOMER NUMBER: 0060790

TOTAL AMOUNT DUE: \$289.00

Aquatic Systems, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

**Meritus Districts**

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

**INVOICE**

Invoice Number: 8356  
Invoice Date: May 1, 2018  
Page: 1

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

**Bill To:**

Oaks at Shady Creek CDD  
2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Oaks at Shady Creek		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			5/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - May		2,812.50
	Postage	Postage - March		3.29
	Bank Fee	SunTrust acct analysis fee		125.35
Subtotal				2,941.14
Sales Tax				
Total Invoice Amount				2,941.14
Payment/Credit Applied				
<b>TOTAL</b>				<b>2,941.14</b>

Check/Credit Memo No:



**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

## Invoice

**Invoice:** INV-0000211368

**Invoice Date:** May 1, 2018

**Bill To:**

The Oaks at Shady Creek CDD  
c/o Meritus Communities  
2005 Pan Am Circle, Ste 120  
Tampa, FL 33607

**Account:** 21758

**PO Number:**

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Project Number:** 10151105.101

**Property Name:** The Oaks @ Shady Creek

**Terms:** NET 30

**Invoice Due Date:** May 31, 2018

**Invoice Amount:** \$4,537.75

**Month of Service:** May 2018

Description	Current Amount
Monthly Landscape Maintenance	4,537.75

**Invoice Total** 4,537.75

Should you have any questions or inquiries please call (386) 437-6211.

## 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 120  
Tampa, FL 33607

May 23, 2018

Client: 001450

Matter: 000001

Invoice #: 15771

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2018

### SERVICES

Date	Person	Description of Services	Hours	
4/17/2018	LB	EMAIL TO B. CRUTCHFIELD RE RESOLUTIONS AND RELATED DOCUMENTS FOR BUDGET MEETINGS; REVIEW EMAIL FROM B. CRUTCHFIELD RE PRELIMINARY BUDGET MEETING AND PUBLIC HEARING ON BUDGET FOR FY 2018/2019.	0.2	
4/18/2018	LB	PREPARE DRAFT RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FISCAL YEAR 2018/2019.	0.4	
4/19/2018	LB	REVIEW SEAT AND TERMS FOR BOARD OF SUPERVISORS RE LANDOWNER ELECTIONS FOR 2018.	0.2	
4/20/2018	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.4	
4/20/2018	LB	FINALIZE RESOLUTION RE PRELIMINARY BUDGET FOR FY 2018/2019 AND SETTING PUBLIC HEARING; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	
5/11/2018	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.3	
Total Professional Services			1.7	\$363.50

### PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.7	\$213.50

May 23, 2018  
Client: 001450  
Matter: 000001  
Invoice #: 15771

Page: 2

**PERSON RECAP**

Person	Hours	Amount
LB Lynn Butler	1.0	\$150.00

Total Services	\$363.50
Total Disbursements	\$0.00
Total Current Charges	\$363.50

<b>PAY THIS AMOUNT</b>	<b>\$363.50</b>
------------------------	-----------------

*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	05/18/2018	06/08/2018

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
53694177	04/13/2018	11704	04/20/2018	11789	8500	ACTUAL	WATER
54230107	04/20/2018	0	05/14/2018	118	11800	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.11
Purchase Water Pass-Thru	\$59.48
Water Base Charge	\$56.34
Water Consumption Charge	\$14.21
<b>Total Service Address Charges</b>	<b>\$134.14</b>

#### Summary of Account Charges

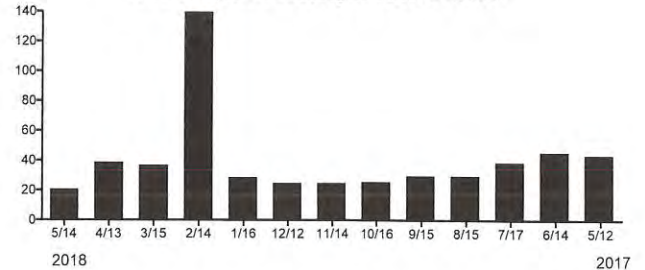
Previous Balance	\$209.10
Net Payments - Thank You	(\$209.10)
<b>Total Account Charges</b>	<b>\$134.14</b>

<b>AMOUNT DUE</b>	<b>\$134.14</b>
-------------------	-----------------

#### Important Message

A price indexing rate adjustment increase of 1.04% is effective June 1, 2018. For additional information please visit our webpage: <http://HCFLGov.net/Water> and select Water Rates & Fees.

Consumption History x 1000 Gallons



Hillsborough  
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 7015729919

Received  
MAY 25 2018

#### 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 120  
TAMPA FL 33607-2529

3,842

DUE DATE	06/08/2018
AMOUNT DUE	\$134.14
AMOUNT PAID	

0070157299192

35  
00000134148

## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/07/2018

Account: 211005987436

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

Current month's charges:	\$22.07
Total amount due:	\$20.26
Payment Due By:	05/29/2018

### Your Account Summary

Previous Amount Due	\$24.55
Payment(s) Received Since Last Statement	-\$24.55
Miscellaneous Credits	-\$1.81
Credit balance after payments and credits	-\$1.81
<b>Current Month's Charges</b>	<b>\$22.07</b>
<b>Total Amount Due</b>	<b>\$20.26</b>



It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive **free installation** now through June 30, 2018.

Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or call 877 SURGE 22 to learn more and sign up.

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

### Follow us and we'll keep you posted



[twitter.com/tampaelectric](https://twitter.com/tampaelectric)



[facebook.com/tampaelectric](https://facebook.com/tampaelectric)



[youtube.com/tecoenergyinc](https://youtube.com/tecoenergyinc)

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

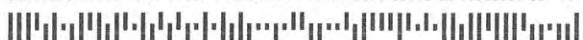
Current month's charges:	\$22.07
Total amount due:	\$20.26
Payment Due By:	05/29/2018

Amount Enclosed \$  
663728615990

Received

MAY 10 2018

00006920 01 AV 0 37 33607 FTECO105071823291610 00000 02 01000000 007 03 13699 002



OAKS AT SHADY CREEK COMM  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529

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

6637286159902110059874360000000020263



**Account:** 211005987436  
**Statement Date:** 05/07/2018  
**Current month's charges due** 05/29/2018

**Details of Charges – Service from 04/03/2018 to 05/01/2018**

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	05/01/2018	1,167		1,150		17 kWh	1	29 Days

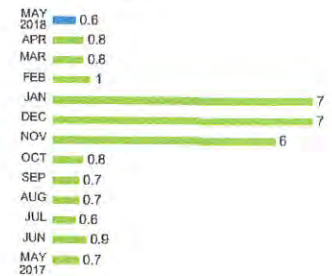
Basic Service Charge		\$19.94
Energy Charge	17 kWh @ \$0.06184/kWh	\$1.05
Fuel Charge	17 kWh @ \$0.03132/kWh	\$0.53
Florida Gross Receipt Tax		\$0.55
<b>Electric Service Cost</b>		<b>\$22.07</b>

**Total Current Month's Charges**

**\$22.07**

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)



**Miscellaneous Credits**

State Use Tax Credit	-\$1.81
----------------------	---------

**Total Current Month's Credits**

**-\$1.81**

**Important Messages**

**Fuel sources we use to serve you**

For the 12-month period ending March 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil\* 71%, Coal 24% and Purchased Power 5%. Tampa Electric provides this information to our customers on a quarterly basis.

\*Oil makes up less than 1%



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

Statement Date: 05/21/2018  
Account: 211005987634

**Current month's charges:** \$3,493.86  
**Total amount due:** -\$2,739.01  
**CREDIT -** DO NOT PAY

**Your Account Summary**

Previous Amount Due	\$3,721.85
Payment(s) Received Since Last Statement	-\$3,721.85
Miscellaneous Credits	-\$6,232.87
Credit balance after payments and credits	-\$6,232.87
<b>Current Month's Charges</b>	<b>\$3,493.86</b>
<b>Total Amount Due</b>	<b>-\$2,739.01</b>



It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power. Receive **free Installation** now through June 30, 2018. Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or call 877 SURGE 22 to learn more and sign up.

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

**Follow us and we'll keep you posted**



[twitter.com/tampaelectric](https://twitter.com/tampaelectric)



[facebook.com/tampaelectric](https://facebook.com/tampaelectric)



[youtube.com/tecoenergyinc](https://youtube.com/tecoenergyinc)

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

MAY 24 2018

Account: 211005987634

**Current month's charges:** \$3,493.86  
**Total amount due:** -\$2,739.01  
**CREDIT -** DO NOT PAY

**Amount Enclosed** \$  
683481699079

00001836 01 AV 0 37 33607 FTECO105221801021010 00000 03 01000000 013 03 15783 002



OAKS AT SHADY CREEK COMM  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529

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

6834816990792110059876340000002739012



**Account:** 211005987634  
**Statement Date:** 05/21/2018  
**Current month's charges due** DO NOT PAY

**Details of Charges – Service from 04/17/2018 to 05/15/2018**

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

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 29 days**

Lighting Energy Charge	3652 kWh @ \$0.03207/kWh	\$117.12
Fixture & Maintenance Charge	84 Fixtures	\$1156.97
Lighting Pole / Wire	84 Poles	\$2100.84
Lighting Fuel Charge	3652 kWh @ \$0.03095/kWh	\$113.03
Florida Gross Receipt Tax		\$5.90
Franchise Fee		\$0.00

**Lighting Charges** **\$3,493.86**

**Total Current Month's Charges** **\$3,493.86**

**Miscellaneous Credits**

State Use Tax Credit -\$6,232.87

**Total Current Month's Credits** **-\$6,232.87**

**Important Messages**

**Fuel sources we use to serve you**

For the 12-month period ending March 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil\* 71%, Coal 24% and Purchased Power 5%. Tampa Electric provides this information to our customers on a quarterly basis.

\*Oil makes up less than 1%

00001836-0004304-Page 3 of 4



Date Sent: 05/21/2018

## Corporate Trust Services

**Invoice Number**

1553904

Original Billing Date

04/02/2018

Original Due Date

05/02/2018

XNFICDDTBD 1 000203



The Oaks at Shady Creek Community Development Dist  
Tara Horvath  
2005 Pan Am Circle Suite 120  
TAMPA, FL 33607

Community Development Dist  
Received  
MAY 29 2018

Amount Due

\$5,000.00

Please mail or wire payment to:

***Mailing Address:***

Wells Fargo Bank  
WF 8113  
P.O. Box 1450  
Minneapolis, MN 55485-8113

Wire Instructions:

ABA #: 121000248  
DDA #: 1000031565  
Swift Code: WFBIUS6S  
Reference: Invoice #, Account Name, Attn Name

**ACH Instructions:**

ABA #: 091000019  
DDA #: 1000031565  
Memo: Invoice #, Account Name, Attn Name

Please return this portion of the statement with your payment in the envelope provided:

Please retain this portion for your records

Account Number: 84127000

Oaks at Shady Creek CDD 2015

### Administration Charges

For the Period 04/23/2018 through 04/22/2019

Trustee Fee

\$5,000.00

**Original Amount Due:** \$5,000.00

<b>Payments Received:</b>	<b>\$0.00</b>
---------------------------	---------------

**Late Charge:** \$0.00

**Total Amount Due:** **\$5,000.00**

*Billings past due are subject to an 18% annual finance charge of the balance due.*

40

Please address questions to Beth MacDonald Phone - 215-670-6556 Email - Beth.A.MacDonald@wellsfargo.com

Page 1 (1553904)

XNFCDDTBD 000203 NNNNNNNNNNNN NNN NNN 001 001 000411 20792346.1

# Service Slip/Invoice

POOP 911  
PO BOX 844482  
Dallas, TX 75284-4482  
877-766-7911

INVOICE: 2186450  
DATE: 4/24/2018  
ORDER: 2186450

Bill To: [132872]  
The Oaks at Shady Creek CDD  
C/O Meritus  
2005 PAN AM CIR  
Suite 120  
TAMPA, FL 33607-2359

Work Location: [132872] 813-397-5120  
The Oaks at Shady Creek CDD  
C/O Meritus  
13956 US-301  
RIVERVIEW, FL 33579

Work Date	Time	Target Pest	Technician	Time In
4/24/2018	12:00 AM		BLAKEW	
Purchase Order	Terms	Last Service	Map Code	Time Out
		4/24/2018		

Service	Description	Price
SPECPRICE	1 station emptied/bags filled	43.12
		<b>SUBTOTAL</b> \$43.12
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$43.12
		<b>AMOUNT DUE</b> \$43.12

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

## 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.	411661	\$ 289.00		Lake & Wetland Services - June
Meritus Districts	8397	2,836.00		Management Services - June
Yellowstone	216082	4,537.75		Landscape Maintenance - June
<b>Monthly Contract Sub-Total</b>		<b>\$ 7,662.75</b>		
<b>Variable Contract</b>				
Straley Robin Vericker	15867	\$ 379.95		Professional Services - thru 06/15/2018
Yellowstone Landscape	217511	153.01		
<b>Variable Contract Sub-Total</b>		<b>\$ 532.96</b>		
<b>Utilities</b>				
BOCC	7015729919 062018	\$ 178.79		Water Service - thru 06/14/2018
Tampa Electric	211005987436 060618	-21.48		Electric Service - thru 05/31/2018
Tampa Electric	211005987634 062018	754.79	<b>\$ 733.31</b>	Electric Service - thru 06/14/2018
<b>Utilities Sub-Total</b>		<b>\$ 912.10</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 9,107.81</b>		

Approved (with any necessary revisions noted):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary





2100 NW 33rd Street Pompano Beach, FL 33069  
1-800-432-4302 - Fax (954) 977-7877

## Invoice

INVOICE DATE: 6/1/2018  
INVOICE NUMBER: 0000411661  
CUSTOMER NUMBER: 0060790  
PO NUMBER:  
PAYMENT TERMS: Net 30

Oaks @ Shady Crk CDD  
C/O Meritus  
2005 Pan AM Circle #120  
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - June		289.00	289.00

SALES TAX: (0.0%) \$0.00  
LESS PAYMENT: \$0.00  
TOTAL DUE: \$289.00

*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: 6/1/2018  
INVOICE NUMBER: 0000411661  
CUSTOMER NUMBER: 0060790  
TOTAL AMOUNT DUE: \$289.00

Aquatic Systems, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



**Meritus Districts**

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

**INVOICE**

Invoice Number: 8397

Invoice Date: Jun 1, 2018

Page: 1

**Bill To:**

Oaks at Shady Creek CDD  
2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Oaks at Shady Creek		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			6/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - June		2,812.50
	Postage	Postage - April		4.70
	Bank Fee	SunTrust acct analysis fee		19.02
Subtotal				2,836.22
Sales Tax				
Total Invoice Amount				2,836.22
Payment/Credit Applied				
<b>TOTAL</b>				<b>2,836.22</b>

Check/Credit Memo No:



**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

## Invoice

**Invoice:** INV-0000216082  
**Invoice Date:** June 1, 2018

**Account:** 21758  
**PO Number:**

**Bill To:**

The Oaks at Shady Creek CDD  
c/o Meritus Communities  
2005 Pan Am Circle, Ste 120  
Tampa, FL 33607

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Project Number:** 10151105.101  
**Property Name:** The Oaks @ Shady Creek  
**Terms:** NET 30

**Invoice Due Date:** July 1, 2018  
**Invoice Amount:** \$4,537.75  
**Month of Service:** June 2018

Description	Current Amount
Monthly Landscape Maintenance	4,537.75

**Invoice Total** 4,537.75

Should you have any questions or inquiries please call (386) 437-6211.

**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 120  
Tampa, FL 33607

June 26, 2018  
Client: 001450  
Matter: 000001  
Invoice #: 15867

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2018

**SERVICES**

Date	Person	Description of Services	Hours	
5/24/2018	LB	REVIEW FILE RE STATUS OF RECEIVING AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2017; PREPARE EMAIL TO DISTRICT MANAGER RE STATUS OF AUDITOR TRANSMITTING REQUEST LETTER FOR OUR RESPONSE.	0.1	
6/8/2018	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2017; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME; PREPARE EMAIL TO BERGER TOOMBS, ET AL. TRANSMITTING AUDIT RESPONSE LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2017.	0.6	
6/9/2018	JMV	REVIEW CORRESPONDENCE FROM CDD AUDITOR; PREPARE DISTRICT COUNSEL AUDIT RESPONSE LETTER.	0.9	
Total Professional Services			1.6	\$379.50

**PERSON RECAP**

Person	Hours	Amount
JMV John M. Vericker	0.9	\$274.50
LB Lynn Butler	0.7	\$105.00

June 26, 2018  
Client: 001450  
Matter: 000001  
Invoice #: 15867

Page: 2

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
6/15/2018	Photocopies (3 @ \$0.15)	\$0.45
	Total Disbursements	\$0.45
	Total Services	\$379.50
	Total Disbursements	\$0.45
	Total Current Charges	\$379.95

**PAY THIS AMOUNT** **\$379.95**

*Please Include Invoice Number on all Correspondence*



**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

**Invoice**

**Invoice:** INV-0000217511  
**Invoice Date:** May 31, 2018

**Account:** 21758  
**PO Number:**

**Bill To:**

The Oaks at Shady Creek CDD  
c/o Meritus Communities  
2005 Pan Am Circle, Ste 120

Tampa, FL 33607

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Terms:** NET 30  
**Project Number:** 10151105.201.99999  
**Project Name:** Irrigation Repairs  
Oaks @ Shady Creek ENH

**Invoice Due Date:** June 30, 2018  
**Invoice Amount:** \$153.01

Description	Quantity	Price	Total Price
Irrigation Repairs Per Proposal	1.00	153.01	\$153.01

**Invoice Total** **\$153.01**

Should you have any questions or inquiries please call (386) 437-6211.



## IRRIGATION WORK PROPOSAL AUTHORIZATION

DATE: 5/25/2018

IRR TECH: Jorge Mendoza

District	SARASOTA	Project	The Oaks at Shady Creek CDD
Project Name	WET CHECK REPAIR	Bill To	c/o Meritus 2005 Pan Am Circle, Suite 120 Tampa, FL 33607
Project #	10151105.201.99999	Contact Ph#	813-397-5120 x 324

Part Type	Description of Parts and Services	Zone (s)	Qty	Unit Price	Extension
Fitting	1 1/2 COUPLING SOC PVC FITTING		1	\$1.43	\$1.43
Fitting	1 1/4 PVC COUPLING SOC SCH 40 SPRS		2	\$1.34	\$2.68
Fitting	1 1/2 TEE SOC PVC FITTING		1	\$3.10	\$3.10
Fitting	1 1/4 X 1/2 PVC REDUCING BUSHING SPIGOT X FPT		1	\$2.51	\$2.51
Fitting	1 1/4 PVC REPAIR COUPLING SPIGOT X SOC SPRS		1	\$13.05	\$13.05
Fitting	1/2 COUPLING FIPT PVC FITTING		1	\$0.77	\$0.77
Flex	1/2" BLK IPS HOSE 100FT ROLL		2	\$0.99	\$1.97
Labor	Technician Labor Charge per Hour		2	\$50.00	\$75.00
Labor	Assistant Technician Charge per Hour		2	\$35.00	\$52.50

Comments	Proposal Total	\$153.01
Repair after inspection	Deposit/Credit	
	Balance Due	\$153.01

Company Authorizations	Work Completed Date
Prepared By: Eric Merda	5/8/2018
Date: 5/25/2018	
Branch Manager:	Billing Fiscal







# Irrigation Inspection Report

PROPERTY Oak at the shady  
DATE 5-8-18 PG 1 OF 3

START TIME(S)	<u>6PM</u>
START TIME(S)	<u>10PM</u>
START TIME(S)	

	RUN DAYS						
A	S	M	<u>T</u>	W	T	<u>F</u>	S
B	S	<u>M</u>	T	W	<u>T</u>	F	S
C	S	M	T	W	T	F	S

WATER SOURCE Well pump  
CLOCK TYPE Hunter I COK  
CLOCK # 1  
RAIN/FREEZE SWITCH Miniclick

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)			D	D	D	D	S	D	D	D	D	D		S	D	D
RUN TIME			40	40	40	40	15	40	40	40	40	40	40	15	40	40
PROGRAM			A	A	A	A	A	A	A	A	A	A	A	A	A	A

S = spray heads R = rotor heads B = bubblers D = drip, netalim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																
GOOD							OK									

Note: Above items are part of Irrigation wet check

BROKEN PIPE				2	1		1		1	1	2				1	
BROKEN HEADS																
BROKEN NOZZLES																
SEVERELY CLOGGED																
INCORRECT NOZZLES																
RAISE HEADS (coverage)																
NON TURNING ROTORS																
BAD DECODER																
VALVE FAILURE																
BAD SOLENOID																

Note: Circled items are completed

Comments:

DATE COMPLETED

05/08/18

TECHNICIAN

Jorge - Jose





# Irrigation Inspection Report

PROPERTY Dark at the Shady  
DATE 05/08/18 PG 2 OF 3

START TIME(S)	6 PM
START TIME(S)	10 PM
START TIME(S)	

	RUN DAYS						
A	S	M	<u>T</u>	W	T	<u>F</u>	S
B	S	<u>M</u>	T	W	<u>T</u>	F	S
C	S	M	T	W	T	F	S

WATER SOURCE well-pump  
CLOCK TYPE Hunter Eco  
CLOCK # 1  
RAIN/FREEZE SWITCH Miniclick  
RV

ZONE #	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
TYPE (S,R,B,D)	D	D	D	D	S	D	D	S	D	D	D	S	D	D		
RUN TIME	40	40	40	40	25	40	40	25	40	40	40	25	40	40	40	
PROGRAM	A	A	A	A	B	A	A	B	A	A	A	B	A	A	A	

S = spray heads R = rotor heads B = bubblers D = drip, netalim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																
GOOD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓				

Note: Above items are part of Irrigation wet check

BROKEN PIPE																
BROKEN HEADS																
BROKEN NOZZLES																
SEVERELY CLOGGED																
INCORRECT NOZZLES																
RAISE HEADS (coverage)																
NON TURNING ROTORS																
BAD DECODER																
VALVE FAILURE																
BAD SOLENOID																

Note: Circled Items are completed

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE COMPLETED 05/08/18 TECHNICIAN Jorge-Jose



# Irrigation Inspection Report

PROPERTY Oaks at the Shady  
DATE 05/08/18 PG 2 OF 3

START TIME(S)	6 PM
START TIME(S)	10 PM
START TIME(S)	

	RUN DAYS						
A	S	M	<u>T</u>	W	T	<u>F</u>	S
B	S	<u>M</u>	T	W	<u>T</u>	F	S
C	S	M	T	W	T	F	S

WATER SOURCE well-Pump  
CLOCK TYPE Hunter Core  
CLOCK # HA  
RAIN/FREEZE SWITCH Miniclick

ZONE #	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
TYPE (S,R,B,D)	S	<u>D</u>	S	<u>D</u>	<u>D</u>	<u>D</u>			<u>D</u>							
RUN TIME	25	40	25	30	40	40			15							
PROGRAM	B	A	B	A	A	A			B							

S = spray heads

R = rotor heads

B = bubblers

D = drip, netalim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																
GOOD	✓	✓	✓													

Note: Above items are part of Irrigation wet check

BROKEN PIPE				1	2			2								
BROKEN HEADS																
BROKEN NOZZLES																
SEVERELY CLOGGED																
INCORRECT NOZZLES																
RAISE HEADS (coverage)																
NON TURNING ROTORS																
BAD DECODER																
VALVE FAILURE																
BAD SOLENOID																

Note: Circled Items are completed

Comments:

---



---



---



---

DATE COMPLETED

05/08/18

TECHNICIAN

Lose-Forge

10 W M 2 1 13 7 9 R  
7 0 2 1

8-53  
63-64  
42-98  
B



# Irrigation Inspection Report

PROPERTY Oak at the Shady  
DATE 5-8-18 PG    OF   

START TIME(S)	<u>3am</u>
START TIME(S)	
START TIME(S)	

RUN DAYS						
A	S	M	<u>T</u>	W	T	<u>F</u> S
B	S	M	T	W	T	F S
C	S	M	T	W	T	F S

WATER SOURCE  
CLOCK TYPE ~~Hybrid~~  
CLOCK # 2  
RAIN/FREEZE SWITCH ✓

ZONE #	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>										
TYPE (S,R,B,D)	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>D/S</u>	<u>S/D</u>										
RUN TIME	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>										
PROGRAM																

S = spray heads    R = rotor heads    B = bubblers    D = drip, netalim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																
GOOD		<u>✓</u>		<u>✓</u>	<u>✓</u>	<u>✓</u>										

Note: Above items are part of Irrigation wet check

BROKEN PIPE																
BROKEN HEADS																
BROKEN NOZZLES																
SEVERELY CLOGGED	<u>1</u>	<u>3</u>														
INCORRECT NOZZLES																
RAISE HEADS (coverage)																
NON TURNING ROTORS																
BAD DECODER																
VALVE FAILURE																
BAD SOLENOID																

Note: Circled Items are completed

Comments:

---

---

---

---

---

---

---

---

DATE COMPLETED

05/08/18

TECHNICIAN





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	06/20/2018	07/11/2018

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
54230107	05/14/2018	118	06/14/2018	444	32600	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.11
Purchase Water Pass-Thru	\$95.52
Water Base Charge	\$56.34
Water Consumption Charge	\$22.82
<b>Total Service Address Charges</b>	<b>\$178.79</b>

#### Summary of Account Charges

Previous Balance	\$134.14
Net Payments - Thank You	(\$134.14)
<b>Total Account Charges</b>	<b>\$178.79</b>

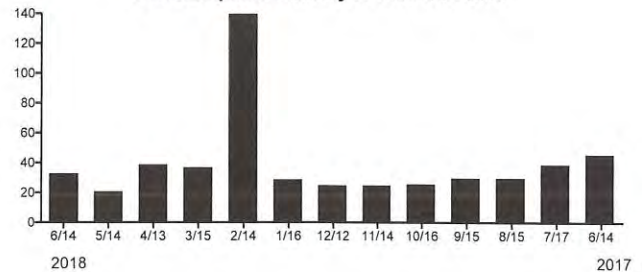
<b>AMOUNT DUE</b>	<b>\$178.79</b>
-------------------	-----------------

#### Important Message

The 2017 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.

A price indexing rate adjustment increase of 1.04% is effective June 1, 2018. For additional information please visit our webpage: <http://HCFLGov.net/Water> and select Water Rates & Fees.

Consumption History x 1000 Gallons



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919

JUN 25 2018

#### 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 120  
TAMPA FL 33607-2529

3,512

DUE DATE	07/11/2018
AMOUNT DUE	\$178.79
AMOUNT PAID	

0070157299192

00000178798

## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/06/2018  
Account: 211005987436

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

Current month's charges:	\$21.69
Total amount due:	-\$21.48
<b>CREDIT -</b>	<b>DO NOT PAY</b>

### Your Account Summary

Previous Amount Due	\$20.26
Payment(s) Received Since Last Statement	-\$20.26
Miscellaneous Credits	-\$43.17
Credit balance after payments and credits	-\$43.17
<b>Current Month's Charges</b>	<b>\$21.69</b>
<b>Total Amount Due</b>	<b>-\$21.48</b>

### Get updates on your service

Sign up for free **Power Updates** to receive updates about your electric service - 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.



### Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [tampaelectric.com](http://tampaelectric.com) and select *Pay Your Bill*.

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

JUN 11 2018

Account: 211005987436

Current month's charges:	\$21.69
Total amount due:	-\$21.48
<b>CREDIT -</b>	<b>DO NOT PAY</b>

Amount Enclosed \$

693358245716

00006905 01 AV 0 37 33607 FTECO106071802272810 00000 02 01000000 006 03 13864 002



OAKS AT SHADY CREEK COMM  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529

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



6933582457162110059874360000000021482



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211005987436  
**Statement Date:** 06/06/2018  
**Current month's charges due** **DO NOT PAY**

### Details of Charges – Service from 05/02/2018 to 05/31/2018

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	05/31/2018	1,180		1,167		13 kWh	1	30 Days

Basic Service Charge

\$19.94

Energy Charge

13 kWh @ \$0.06184/kWh

\$0.80

Fuel Charge

13 kWh @ \$0.03132/kWh

\$0.41

Florida Gross Receipt Tax

\$0.54

**Electric Service Cost**

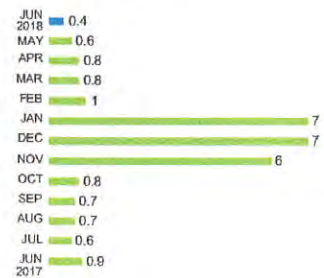
**\$21.69**

**Total Current Month's Charges**

**\$21.69**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



### Miscellaneous Credits

State Use Tax Credit

-\$43.17

**Total Current Month's Credits**

**-\$43.17**

00006905-0013899-Page 3 of 4



Statement Date: 06/20/2018

Account: 211005987634

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

Current month's charges:	\$3,493.80
Total amount due:	\$754.79
Payment Due By:	07/11/2018

## Your Account Summary

Previous Amount Due	-\$2,739.01
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$2,739.01
<b>Current Month's Charges</b>	<b>\$3,493.80</b>
<b>Total Amount Due</b>	<b>\$754.79</b>

## Get updates on your service

Sign up for free **Power Updates** to receive updates about your electric service - 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.



## Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [tampaelectric.com](http://tampaelectric.com) and select *Pay Your Bill*.

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:	\$3,493.80
Total amount due:	\$754.79
Payment Due By:	07/11/2018
Amount Enclosed	\$

678543442479

00002770 01 AV 0.37 33607 FTECO106201823504110 00000 03 01000000 013 03 16763 002



OAKS AT SHADY CREEK COMM  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529

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

**Account:** 211005987634  
**Statement Date:** 06/20/2018  
**Current month's charges due** 07/11/2018

## Details of Charges – Service from 05/16/2018 to 06/14/2018

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	3636 kWh @ \$0.03207/kWh	\$116.61
Fixture & Maintenance Charge	84 Fixtures	\$1157.94
Lighting Pole / Wire	84 Poles	\$2100.84
Lighting Fuel Charge	3636 kWh @ \$0.03095/kWh	\$112.53
Florida Gross Receipt Tax		\$5.88
Franchise Fee		\$0.00
<b>Lighting Charges</b>		<b>\$3,493.80</b>

### Total Current Month's Charges

**\$3,493.80**

00002770-0005580-Page 3 of 4





## 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.	414640	\$ 289.00		Lake & Wetland Services - July
Meritus Districts	8440	2,816.26		Management Services - July
Yellowstone	220024	4,537.75		Landscape Maintenance - July
<b>Monthly Contract Sub-Total</b>		<b>\$ 7,643.01</b>		
<b>Variable Contract</b>				
Grau and Associates	17086	\$ 3,600.00		Audit FYE 09/30/2017 - 06/29/2018
Straley Robin Vericker	15978	363.00		Professional Services - thru 07/15/2018
<b>Variable Contract Sub-Total</b>		<b>\$ 3,963.00</b>		
<b>Utilities</b>				
BOCC	7015729919 072018	\$ 170.65		Water Service - thru 07/16/2018
Tampa Electric	211005987436 070618	-0.26		Electric Service - thru 06/29/2018
Tampa Electric	211005987634 072018	3,493.80	<b>\$ 3,493.54</b>	Electric Service - thru 07/16/2018
<b>Utilities Sub-Total</b>		<b>\$ 3,664.19</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
Poop 911	2268524	\$ 43.12		1 Station Emptied/Bags Filled - 05/31/2018
Poop 911	2268525	43.12	<b>\$ 86.24</b>	1 Station Emptied/Bags Filled - 06/28/2018
Yellowstone	218999	66.18		Irrigation Repairs - 06/30/2018
<b>Additional Services Sub-Total</b>		<b>\$ 152.42</b>		
<b>TOTAL:</b>		<b>\$ 15,422.62</b>		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



# Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

## Invoice

INVOICE DATE: 7/1/2018

INVOICE NUMBER: 0000414640

CUSTOMER NUMBER: 0060790

PO NUMBER:

PAYMENT TERMS: Net 30

Oaks @ Shady Crk CDD  
C/O Meritus  
2005 Pan AM Circle #120  
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - July		289.00	289.00

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$289.00

*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: 7/1/2018

INVOICE NUMBER: 0000414640

CUSTOMER NUMBER: 0060790

TOTAL AMOUNT DUE: \$289.00

Aquatic Systems, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

**Meritus Districts**

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

**INVOICE**

Invoice Number: 8440  
Invoice Date: Jul 1, 2018  
Page: 1

Voice: 813-397-5121

Fax: 813-873-7070

**Bill To:**

Oaks at Shady Creek CDD  
2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Oaks at Shady Creek		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			7/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - July		2,812.50
	Postage	Postage - May		3.76
Subtotal				2,816.26
Sales Tax				
Total Invoice Amount				2,816.26
Payment/Credit Applied				
<b>TOTAL</b>				<b>2,816.26</b>

Check/Credit Memo No:



**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

## Invoice

**Invoice:** INV-0000220024  
**Invoice Date:** July 1, 2018

**Bill To:**

The Oaks at Shady Creek CDD  
c/o Meritus Communities  
2005 Pan Am Circle, Ste 120  
Tampa, FL 33607

**Account:** 21758  
**PO Number:**

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Project Number:** 10151105.101  
**Property Name:** The Oaks @ Shady Creek  
**Terms:** NET 30

**Invoice Due Date:** July 31, 2018  
**Invoice Amount:** \$4,537.75  
**Month of Service:** July 2018

Description	Current Amount
Monthly Landscape Maintenance	4,537.75

**Invoice Total** 4,537.75

Should you have any questions or inquiries please call (386) 437-6211.

## Grau and Associates

2700 N. Military Trail, Suite 350  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Oaks at Shady Creek, The Community Development District  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607*

Invoice No. 17086  
Date 06/29/2018

---

SERVICE	AMOUNT
Audit FYE 09/30/2017	\$ <u>3,600.00</u>
Current Amount Due	\$ <u>3,600.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,600.00	0.00	0.00	0.00	0.00	3,600.00

Payment due upon receipt.

# Grau & Associates

951 Yamato Road, Suite 280  
Boca Raton, FL 33431  
561-994-9299

Oaks at Shady Creek, The Community Development District  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

Statement Date 06/29/2018  
Client No. 100601

Invoice	Date	Description	Charge	Credit	Balance
Current Activity Through 06/29/2018					
17086	06/29/2018	Invoice	3,600.00		3,600.00
Current Balance				\$	3,600.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,600.00	0.00	0.00	0.00	0.00	\$ 3,600.00

# 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 120  
Tampa, FL 33607

July 20, 2018  
Client: 001450  
Matter: 000001  
Invoice #: 15978

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2018

## SERVICES

Date	Person	Description of Services	Hours
6/28/2018	JMV	REVIEW EMAIL FROM CDD AUDITOR; PREPARE UPDATE TO DISTRICT COUNSEL REPORT.	0.3
7/5/2018	LB	REVIEW DATE OF PUBLIC HEARING/MEETING FOR FY 2018/2019 BUDGET AND ASSESSMENTS; PREPARE EMAIL TO S. KENNESTON WITH DATES FOR PUBLICATION AND DATES OUR OFFICE WILL PROVIDE THE PUBLICATIONS AND RESOLUTIONS FOR SAME.	0.2
7/6/2018	JMV	TELEPHONE CALL WITH S. KENNESTON; PREPARE LEGAL NOTICE.	0.3
7/6/2018	LB	REVIEW EMAIL AND SPREADSHEET FROM S. KENNESTON WITH PUBLICATION DATES FOR BUDGET HEARING NOTICES; OFFICE CONFERENCE WITH J. VERICKER AND TELEPHONE CONFERENCE WITH S. KENNESTON RE PUBLICATIONS; PREPARE DRAFT PUBLICATIONS FOR FY 2018/2019 ASSESSMENTS AND BUDGET PUBLIC HEARINGS/MEETING; PREPARE EMAIL TO S. KENNESTON WITH PUBLICATIONS.	0.8
7/9/2018	LB	OFFICE CONFERENCE WITH J. VERICKER RE BUDGET PUBLICATIONS SENT TO THE TAMPA BAY TIMES; EMAILS TO AND FROM D. ALMEIDA, TAMPA BAY TIMES, RE SAME; OFFICE CONFERENCE WITH J. VERICKER AND REVIEW OF PUBLICATION FOR FY 2018/2019 BUDGET HEARING/MEETING; PREPARE EMAIL TO D. ALMEIDA RE SAME.	0.2
Total Professional Services			1.8
			\$363.00



July 20, 2018  
Client: 001450  
Matter: 000001  
Invoice #: 15978

Page: 2

---

**PERSON RECAP**

Person		Hours	Amount
JMV	John M. Vericker	0.6	\$183.00
LB	Lynn Butler	1.2	\$180.00

Total Services	\$363.00	
Total Disbursements	\$0.00	
Total Current Charges		\$363.00

<b>PAY THIS AMOUNT</b>	<b>\$363.00</b>
------------------------	-----------------

*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	07/20/2018	08/10/2018

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
54230107	06/14/2018	444	07/16/2018	745	30100	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$88.19
Water Base Charge	\$56.94
Water Consumption Charge	\$21.37
<b>Total Service Address Charges</b>	<b>\$170.65</b>

#### Summary of Account Charges

Previous Balance	\$178.79
Net Payments - Thank You	(\$178.79)
<b>Total Account Charges</b>	<b>\$170.65</b>

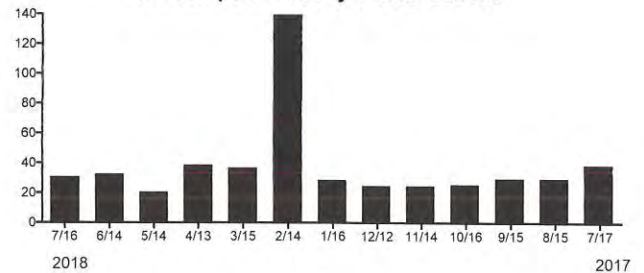
<b>AMOUNT DUE</b>	<b>\$170.65</b>
-------------------	-----------------

#### Important Message

The 2017 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.

Public Utilities will be participating in the U.S. Environmental Protection Agency's fourth round of Unregulated Contaminant Monitoring (UCMR4) during 2018 through 2020. The County's UCMR4 results are available at [HCFLGov.net/UCMR4](http://HCFLGov.net/UCMR4)

Consumption History x 1000 Gallons



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919

JUL 27 2018

#### 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 120  
TAMPA FL 33607-2529

3.813

<b>DUE DATE</b>	08/10/2018
<b>AMOUNT DUE</b>	\$170.65
<b>AMOUNT PAID</b>	

0070157299192

70  
00000170654



Statement Date: 07/06/2018

Account: 211005987436

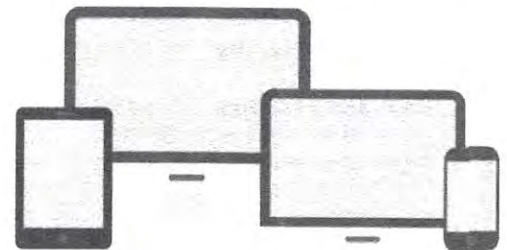
OAKS AT SHADY CREEK COMM  
10508 PURPLE MARTIN BLVD  
RIVERVIEW, FL 33579-0000

Current month's charges:	\$21.69
Total amount due:	-\$0.26
CREDIT -	DO NOT PAY

## Your Account Summary

Previous Amount Due	-\$21.48
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$0.47
Credit balance after payments and credits	-\$21.95
<b>Current Month's Charges</b>	<b>\$21.69</b>
<b>Total Amount Due</b>	<b>-\$0.26</b>

Access your account anytime,  
anywhere from any device



Log in to **tecoaccount.com**  
to view and pay your bill, manage  
your account and more!

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



**Know what's below.  
Call before you dig.**

## Help us avoid service interruptions

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit **sunshine811.com** or **tampaelectric.com/callbeforeyoudig**.

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:	\$21.69
Total amount due:	-\$0.26
CREDIT -	DO NOT PAY

Amount Enclosed \$  
687185421241

00006535 01 AV 0 37 33607 FTECO107061823283110 00000 02 01000000 006 03 13498 002



OAKS AT SHADY CREEK COMM  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529

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

6871854212412110059874360000000000262

**Account:** 211005987436  
**Statement Date:** 07/06/2018  
**Current month's charges due** DO NOT PAY

## Details of Charges – Service from 06/01/2018 to 06/29/2018

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	06/29/2018	1,193		1,180		13 kWh	1	29 Days

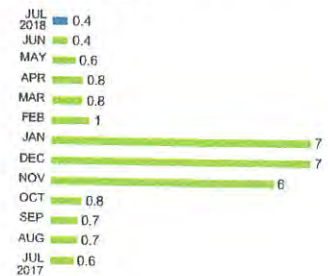
Basic Service Charge		\$19.94
Energy Charge	13 kWh @ \$0.06184/kWh	\$0.80
Fuel Charge	13 kWh @ \$0.03132/kWh	\$0.41
Florida Gross Receipt Tax		\$0.54
<b>Electric Service Cost</b>		<b>\$21.69</b>

### Total Current Month's Charges

**\$21.69**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



### Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$0.47
---	---------

### Total Current Month's Credits

**-\$0.47**

## Important Messages

### Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.







## ACCOUNT INVOICE

tampaelectric.com



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

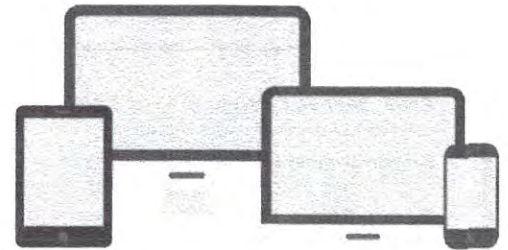
Statement Date: 07/20/2018  
Account: 211005987634

Current month's charges:	\$3,493.80
Total amount due:	\$3,493.80
Payment Due By:	08/10/2018

### Your Account Summary

Previous Amount Due	\$754.79
Payment(s) Received Since Last Statement	-\$754.79
<b>Current Month's Charges</b>	<b>\$3,493.80</b>
<b>Total Amount Due</b>	<b>\$3,493.80</b>

Access your account anytime,  
anywhere from any device



Log in to **tecoaccount.com**  
to view and pay your bill, manage  
your account and more!

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



Know what's below.  
Call before you dig.

### Help us avoid service interruptions

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit **sunshine811.com** or **tampaelectric.com/callbeforeyoudig**.

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:	\$3,493.80
Total amount due:	\$3,493.80
Payment Due By:	08/10/2018

Amount Enclosed \$

669901482209

00006163 01 AV 0 37 33607 FTECO107211801263210 00000 02 01000000 005 03 13018 002



OAKS AT SHADY CREEK COMM  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529

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

6699014822092110059876340000003493808

**Account:** 211005987634  
**Statement Date:** 07/20/2018  
**Current month's charges due** 08/10/2018

## Details of Charges – Service from 06/15/2018 to 07/16/2018

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	3636 kWh @ \$0.03207/kWh	\$116.61
Fixture & Maintenance Charge	84 Fixtures	\$1157.94
Lighting Pole / Wire	84 Poles	\$2100.84
Lighting Fuel Charge	3636 kWh @ \$0.03095/kWh	\$112.53
Florida Gross Receipt Tax		\$5.88
Franchise Fee		\$0.00
<b>Lighting Charges</b>		<b>\$3,493.80</b>

### Total Current Month's Charges

**\$3,493.80**

00006163-0012552-Page 3 of 4



POOP 911  
PO BOX 844482  
Dallas, TX 75284-4482  
877-766-7911

INVOICE:	2268524
DATE:	5/31/2018
ORDER:	2268524

Work  
Location: [132872] 813-397-5120  
The Oaks at Shady Creek CDD  
C/O Meritus  
13956 US-301  
RIVERVIEW, FL 33579

<b>Work Date</b>	<b>Time</b>	<b>Target Pest</b>	<b>Technician</b>	<b>Time In</b>
5/31/2018	12:00 AM		BLAKEW	Blake Wanecski
<b>Purchase Order</b>	<b>Terms</b>	<b>Last Service</b>	<b>Map Code</b>	<b>Time Out</b>
		6/28/2018		

Service	Description	Price
SPECPRICE	1 station emptied/bags filled	43.12
		<hr/>
		SUBTOTAL \$43.12
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$43.12
		<hr/> <hr/>
		AMOUNT DUE \$43.12

\_\_\_\_\_  
I hereby acknowledge the satisfactory completion of all services rendered,  
and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

POOP 911  
PO BOX 844482  
Dallas, TX 75284-4482  
877-766-7911

## Service Slip/Invoice

INVOICE: 2268525  
DATE: 6/28/2018  
ORDER: 2268525

Bill To: [132872]  
The Oaks at Shady Creek CDD  
C/O Meritus  
2005 PAN AM CIR  
Suite 120  
TAMPA, FL 33607-2359

Work Location: [132872] 813-397-5120  
The Oaks at Shady Creek CDD  
C/O Meritus  
13956 US-301  
RIVERVIEW, FL 33579

Work Date	Time	Target Pest	Technician		Time In
6/28/2018	12:00 AM		BLAKEW	Blake Wanecski	
Purchase Order	Terms	Last Service	Map Code		Time Out
		6/28/2018			

Service	Description	Price
SPECPRICE	1 station emptied/bags filled	43.12
		<b>SUBTOTAL</b> \$43.12
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$43.12
		<b>AMOUNT DUE</b> \$43.12

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE





**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

**Invoice**

**Invoice:** INV-0000218999  
**Invoice Date:** June 30, 2018

**Account:** 21758  
**PO Number:**

**Bill To:**

The Oaks at Shady Creek CDD  
c/o Meritus Communities  
2005 Pan Am Circle, Ste 120

Tampa, FL 33607

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Terms:** NET 30  
**Project Number:** 10151105.201.99999  
**Project Name:** Irrigation Repairs  
Oaks @ Shady Creek ENH

**Invoice Due Date:** July 30, 2018  
**Invoice Amount:** \$66.18

Description	Quantity	Price	Total Price
Irrigation Repairs Per Proposal	1.00	66.18	\$66.18

**Invoice Total** \$66.18

Should you have any questions or inquiries please call (386) 437-6211.



**YELLOWSTONE**  
LANDSCAPE

### IRRIGATION WORK PROPOSAL AUTHORIZATION

DATE: 6/11/2018

IRR TECH: Tony Damiano

District	SARASOTA	Project	The Oaks at Shady Creek CDD
Project Name	WET CHECK REPAIR	Bill To	c/o Meritus 2005 Pan Am Circle, Suite 120 Tampa, FL 33607
Project #	10151105.201.99999	Contact Ph#	813-397-5120 x 324

Part Type	Description of Parts and Services	Zone (s)	Qty	Unit Price	Extension
SprayHead	6" PRO SPRAY		1	\$14.00	\$14.00
Drip	TECHLINE INSERT COUPLING		11	\$0.38	\$4.18
Nozzle	15H NOZ W/SCREEN		2	\$2.00	\$4.00
Drip	DRIPLINE PRO 12 IN SP 0.6GHP 250 FT/ROLL HUNTER		3	\$0.50	\$1.50
Labor	Technician Labor Charge per Hour		1	\$50.00	\$25.00
Labor	Assistant Technician Charge per Hour		1	\$35.00	\$17.50

Comments	Proposal Total	\$66.18
Repair after Wet Check.	Deposit/Credit	
	Balance Due	\$66.18

Company Authorizations	Work Completed Date
Prepared By: <u>Jorge Mendoza</u>	<u>6/7/2018</u>
Date: <u>6/11/2018</u>	
Branch Manager:	Billing Fiscal





# Irrigation Inspection Report

PROPERTY The Oaks at Shaddy  
DATE 06/07/18 PG 1 OF 1

START TIME(S)	<u>3 AM</u>	A	(S) M (W) T (F) S
START TIME(S)		B	S M T W T F S
START TIME(S)		C	S M T W T F S

WATER SOURCE well - Pump  
CLOCK TYPE XC - Hybrid  
CLOCK # 12  
RAIN/FREEZE SWITCH OK

ZONE #	1	2	3	4	5	6													
TYPE (S,R,B,D)	S	S	D	D/S	S	D/S													
RUN TIME	20	20	20	20	20	20													
PROGRAM	A	A	A	A	A	A													

S = spray heads R = rotor heads B = bubblers D = drip, netalim or micro sprays

ADJUSTMENTS																			
PARTIAL CLOGS																			
STRAIGHTENED																			
GOOD																			

Note: Above Items are part of Irrigation wet check

BROKEN PIPE				1															
BROKEN HEADS																			
BROKEN NOZZLES																			
SEVERELY CLOGGED																			
INCORRECT NOZZLES																			
RAISE HEADS (coverage)																			
NON TURNING ROTORS																			
BAD DECODER																			
VALVE FAILURE																			
BAD SOLENOID																			

Note: Circled Items are completed

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE COMPLETED 06/07/18 TECHNICIAN Jose - Tony



# Irrigation Inspection Report

PROPERTY The owners of Shaddy  
DATE 08-07-18 PG 1 OF 2

START TIME(S)	<u>6:00 PM</u>
START TIME(S)	<u>10 PM</u>
START TIME(S)	

RUN DAYS						
A	S	M	<u>W</u>	T	<u>F</u>	S
B	S	<u>M</u>	T	W	<u>F</u>	S
C	S	M	T	W	T	F S

WATER SOURCE Well Pump  
CLOCK TYPE Hunter  
CLOCK # H1  
RAIN/FREEZE SWITCH OK

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)			d	d	d	d	S	d	d	d	d	d	d	S	d	d
RUN TIME			40	40	40	40	15	40	40	40	40	40	40	15	40	40
PROGRAM			A	A	A	A	A	A	A	A	A	A	A	A	A	A

S = spray heads R = rotor heads B = bubblers D = drip, netafilm or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																
GOOD																

Note: Above items are part of Irrigation wet check

BROKEN PIPE			2						3			5				
BROKEN HEADS							1									
BROKEN NOZZLES																
SEVERELY CLOGGED																
INCORRECT NOZZLES																
RAISE HEADS (coverage)																
NON TURNING ROTORS																
BAD DECODER																
VALVE FAILURE			<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>						<u>X</u>	<u>X</u>			
BAD SOLENOID																

Note: Circled items are completed

Comments:

DATE COMPLETED

06/07/18

TECHNICIAN

Jose-Lon V





# Irrigation Inspection Report

PROPERTY the Oaks at Shady  
DATE 06/07/18 PG 2 OF 2

START TIME(S)	<u>6 PM</u>
START TIME(S)	<u>10 PM</u>
START TIME(S)	

RUN DAYS						
A	S	M	<u>R</u>	W	T	<u>F</u>
B	S	<u>M</u>	F	W	<u>T</u>	F
C	S	M	T	W	T	F

WATER SOURCE well - Pump  
CLOCK TYPE Monter  
CLOCK # 12  
RAIN/FREEZE SWITCH OK

ZONE #	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
TYPE (S,R,B,D)	<u>d</u>	<u>d</u>	<u>d</u>	<u>d</u>	<u>S</u>	<u>d</u>	<u>d</u>	<u>S</u>	<u>d</u>	<u>d</u>	<u>A</u>	<u>S</u>	<u>d</u>	<u>d</u>	<u>P</u>	
RUN TIME	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>25</u>	<u>40</u>	<u>40</u>	<u>25</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>25</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>
PROGRAM	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>

S = spray heads R = rotor heads B = bubblers D = drip, netalim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																
GOOD																

Note: Above Items are part of Irrigation wet check

BROKEN PIPE						<u>3</u>									<u>1</u>	
BROKEN HEADS																
BROKEN NOZZLES																
SEVERELY CLOGGED																
INCORRECT NOZZLES																
RAISE HEADS (coverage)																
NON TURNING ROTORS																
BAD DECODER																
VALVE FAILURE																
BAD SOLENOID																

Note: Circled Items are completed

Comments:

DATE COMPLETED

06/07/18

TECHNICIAN

Jose Tony



# Irrigation Inspection Report

PROPERTY

DATE

The Oaks at

06/07/15

PG 3 OF 3

WATER SOURCE

CLOCK TYPE

CLOCK #

RAIN/FREEZE SWITCH

Well - Pump

Hardwired

41

OK

START TIME(S)	<u>6 AM</u>
START TIME(S)	<u>10 PM</u>
START TIME(S)	

A  
B  
C

RUN DAYS

S	M	(F)	W	T	(F)	S
S	(M)	T	W	(F)	F	S
S	M	T	W	T	F	S

ZONE #	33	34	35	36	37	38	39	40	41	42	43				
TYPE (S,R,B,D)	S	d	S	d	d	B		d	d		B				
RUN TIME	25	40	25	30	40	30		30	15		30				
PROGRAM	B	A	B	A	A	A		B	B		B				

S = spray heads

R = rotor heads

B = bubblers

D = drip, netalim or micro sprays

ADJUSTMENTS															
PARTIAL CLOGS															
STRAIGHTENED															
GOOD															

Note: Above Items are part of Irrigation wet check

BROKEN PIPE		2													
BROKEN HEADS															
BROKEN NOZZLES			1												
SEVERELY CLOGGED															
INCORRECT NOZZLES															
RAISE HEADS (coverage)															
NON TURNING ROTORS															
BAD DECODER															
VALVE FAILURE															
BAD SOLENOID															

Note: Circled Items are completed

Comments:

DATE COMPLETED

06/07/15

TECHNICIAN

Jose - Tony



# The Oaks at Shady Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2018



Meritus Districts  
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# The Oaks at Shady Creek CDD

## Balance Sheet

As of 7/31/2018

(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	83,200	0	0	0	0	83,200
Cash - Revenue - Series 2015 #7000	0	279,272	0	0	0	279,272
Cash - Reserve - Series 2015 #7004	0	106,860	0	0	0	106,860
Cash - Interest - Series 2015 #7002	0	20	0	0	0	20
Cash - Principal - Series 2015 #7001	0	0	0	0	0	0
Cash - Sinking Fund - Series 2015 #7005	0	0	0	0	0	0
Cash - Acq/Construction Gen Fund - Series 2015 #7010	0	0	341,676	0	0	341,676
Accounts Receivable - Other	0	0	0	0	0	0
Due From Developer	1,063	0	0	0	0	1,063
Assessments Receivable - Tax Roll	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Prepaid Expense	4,538	0	0	0	0	4,538
Prepaid General Liability Insurance	945	0	0	0	0	945
Prepaid Professional Liability	0	0	0	0	0	0
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
<b>Total Assets</b>	<b>96,611</b>	<b>386,152</b>	<b>341,676</b>	<b>5,473,915</b>	<b>6,487,012</b>	<b>12,785,366</b>
<b>Liabilities</b>						
Accounts Payable	171	0	0	0	0	171
Due To Debt Service Fund	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
<b>Total Liabilities</b>	<b>171</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,487,012</b>	<b>6,487,183</b>

### Fund Equity & Other Credits

# The Oaks at Shady Creek CDD

## Balance Sheet

As of 7/31/2018

(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	159,442	1,546,648	0	0	1,706,090
Fund Balance-Unreserved	(8,675)	0	0	0	0	(8,675)
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	105,116	226,709	(1,204,971)	0	0	(873,146)
Total Fund Equity & Other Credits	96,441	386,152	341,676	5,473,915	0	6,298,184
Total Liabilities & Fund Equity	96,611	386,152	341,676	5,473,915	6,487,012	12,785,366

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 7/31/2018

(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	149,313	153,016	3,703	2 %
Operations & Maintenance Assmts-Off Roll	24,433	98,412	73,978	303 %
Interest Earnings				
Interest Earnings	0	68	68	0 %
Contributions & Donations From Private Sources				
Developer Contributions	73,979	18,711	(55,268)	(75)%
Total Revenues	247,725	270,206	22,481	9 %
<b>Expenditures</b>				
Financial & Administrative				
District Manager	33,750	28,125	5,625	17 %
District Engineer	5,000	688	4,313	86 %
Disclosure Report	4,200	0	4,200	100 %
Trustees Fees	5,000	5,000	0	0 %
Accounting Services	0	425	(425)	0 %
Auditing Services	6,875	4,100	2,775	40 %
Postage, Phone, Faxes, Copies	3,500	96	3,404	97 %
Public Officials Insurance	2,000	171	1,829	91 %
Legal Advertising	2,500	616	1,884	75 %
Bank Fees	250	407	(157)	(63)%
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	100	0	100	100 %
Office Supplies	250	100	150	60 %
Legal Counsel				
District Counsel	5,000	1,864	3,136	63 %
Electric Utility Services				
Electric Utility Services	80,000	28,641	51,359	64 %
Water-Sewer Combination Services				
Water Utility Services	3,500	2,271	1,229	35 %
Other Physical Environment				
Waterway Management Program	4,625	2,890	1,735	38 %
Property & Casualty Insurance	5,000	4,726	274	5 %
Landscape Maintenance - Contract	55,000	45,378	9,623	17 %
Landscape Maintenance - Other	22,975	36,738	(13,763)	(60)%
Plant Replacement Program	3,500	0	3,500	100 %
Irrigation Maintenance	4,500	2,680	1,820	40 %
Total Expenditures	247,725	165,090	82,635	33 %
Excess Revenues Over (Under) Expenses	0	105,116	105,116	0 %
<b>Fund Balance, Beginning of Period</b>				
Fund Balance-Unreserved	0	(8,675)	(8,675)	0 %

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 7/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Total Fund Balance, Beginning of Period	0	(8,675)	(8,675)	0 %
Fund Balance, End of Period	0	96,441	96,441	0 %

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

203 - Debt Service - Series 2015  
From 10/1/2017 Through 7/31/2018  
(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	0	259,271	259,271	0 %
Debt Service Assmts - Off Roll	418,556	166,750	(251,806)	(60)%
Debt Service Assmts - Developer	0	213,050	213,050	0 %
Interest Earnings				
Interest Earnings	0	3,207	3,207	0 %
Total Revenues	418,556	642,278	223,722	53 %
Expenditures				
Debt Service Payments				
Interest-Series 2015	298,556	300,569	(2,013)	(1)%
Principal-Series 2015	120,000	115,000	5,000	4 %
Total Expenditures	418,556	415,569	2,987	1 %
Excess Revenues Over (Under) Expenses	0	226,709	226,709	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	159,442	159,442	0 %
Total Fund Balance, Beginning of Period	0	159,442	159,442	0 %
Fund Balance, End of Period	0	386,152	386,152	0 %

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

303 - Capital Project - Series 2015

From 10/1/2017 Through 7/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	8,476	8,476	0 %
Costs of Issuance Acct 2000	0	952	952	0 %
Act-Net Inc (Dec) In Fair Value				
Total Revenues	0	9,427	9,427	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,214,399	(1,214,399)	0 %
Total Expenditures	0	1,214,399	(1,214,399)	0 %
Excess Revenues Over (Under) Expenses	0	(1,204,971)	(1,204,971)	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	1,546,648	1,546,648	0 %
Total Fund Balance, Beginning of Period	0	1,546,648	1,546,648	0 %
Fund Balance, End of Period	0	341,676	341,676	0 %



The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2018

Reconciliation Date: 7/31/2018

Status: Locked

Bank Balance	91,595.03
Less Outstanding Checks/Vouchers	8,394.55
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	83,200.48
Balance Per Books	<u>83,200.48</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: 07/31/2018

Reconciliation Date: 7/31/2018

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1358	7/26/2018	System Generated Check/Voucher	363.00	Straley & Robin, P.A.
1359	7/26/2018	System Generated Check/Voucher	3,493.80	TECO
1360	7/26/2018	System Generated Check/Voucher	4,537.75	Yellowstone Landscape
Outstanding Checks/Vouchers			8,394.55	

The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2018

Reconciliation Date: 7/31/2018

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1348	6/13/2018	Series 2015 FY18 Tax Dist ID 373	2,523.50	The Oaks at Shady Creek CDD
1349	7/1/2018	System Generated Check/Voucher	178.79	BOCC
1350	7/1/2018	System Generated Check/Voucher	2,816.26	Meritus Districts
1351	7/1/2018	System Generated Check/Voucher	379.95	Straley & Robin, P.A.
1352	7/1/2018	System Generated Check/Voucher	754.79	TECO
1353	7/6/2018	System Generated Check/Voucher	289.00	Aquatic Systems, Inc.
1354	7/6/2018	System Generated Check/Voucher	4,537.75	Yellowstone Landscape
1355	7/13/2018	System Generated Check/Voucher	3,600.00	Grau and Associates
1356	7/13/2018	System Generated Check/Voucher	86.24	POOP 911
1357	7/13/2018	System Generated Check/Voucher	66.18	Yellowstone Landscape
Cleared Checks/Vouchers			15,232.46	

The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2018

Reconciliation Date: 7/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR119	6/27/2018	Reimburse Parkway Center Ryder Invoice	240.00
	CR122	7/31/2018	July Bank Activity	<u>(23.74)</u>
Cleared Deposits				216.26
				<u><u>          </u></u>



## The Oaks at Shady Creek CDD Waterway Inspection Report

---

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

**Inspection Date:** 7/17/2018

**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 displayed minor new growth of submersed Slender Spikerush, which will be monitored and treated as necessary. Algae was treated on 7/11 and has shown positive results.

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

Minor shoreline weeds were targeted for herbicide application on 7/11 and have shown positive results, which will be monitored for any re-growth. No algae present within Pond #2.



**Site: 3****Comments:** Normal growth observed

Minor shoreline weeds targeted on 7/11 and have shown positive results. Healthy stands of native Gulf Spikerush present along the perimeter, which will be promoted by ASI staff.

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

Native submersed Slender Spikerush developing along the shoreline will be monitored as it reached a nuisance threshold and will be treated during routine scheduled maintenance visits. Shoreline weeds were targeted on 7/11 and have shown positive results.



### Management Summary

Overall, the ponds within the Oaks at Shady Creek CDD have continued to show positive results following treatments for invasive weeds and algae. Shoreline weeds on all ponds inspected were showing positive results following herbicide application completed on 7/11 and will be re-evaluated during upcoming maintenance visits. Pond #1 and #4 continue to develop native submersed Slender Spikerush along the shorelines. Pond #4 was treated in early April and had shown a reduction in mass, but has come back following heavy rains and increased summertime heat. Pond #1's Slender Spikerush populations have remained nonfluctuating and will be monitored for any future growth and treated as necessary. Pond #1 was targeted for an algae treatment on 7/11 and has shown positive results with no re-growth.

Algae and submersed weeds are a common invasive nuisance during the rainy and hot summertime season. As we receive heavy rains free nutrients from fertilizers, soaps, oils, and other detritus may enter a pond from the storm drains or lawns effectively allowing food (phosphorus and nitrogen) to build up and become available for algae and invasive weeds. With the help of increased sunlight plants are able to rapidly produce the food needed to not only survive, but flourish. Submersed weeds can directly draw these nutrients from the water with specially designed roots that absorb directly from the open waters, which weren't created to root into the ground. This allows most Submersed plants the ability to become uprooted and still survive floating about the pond.

Algae are extremely diverse and can change the way they grow and reproduce based on the environment they live in. Some algae reproduce asexually with the help of spores, while others reproduce sexually using typical gametes. Zygospores, which are dormant upon production have a large food storage and thick cell walls enabling them to survive long periods of time where parent cells cannot survive. Once the environmental factors become favorable they spring to life and start reproducing making survival of most weather conditions possible. This allows certain algae to survive undeterred in water bodies without being visible.

Oaks at Shady Creek CDD has shown minimal growth of algae, which is a direct representation of typical storm water retention pond issues. This confirms that there is little build up of nutrients within the storm water retention systems within the community. Eradication of algae is close to impossible within the ecosystems of storm water retention ponds that's why its important to understand that nutrient run-off plays a huge roll in how quick a pond can be covered in nuisance vegetation or algae.

### Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Monitor Filamentous algae growth within Pond #1.
- Continue to treat all sites for invasive vegetation during our routine visits.
- Continue to monitor submersed vegetation within Pond #4.
- ASI will continue to promote native vegetation through out the community.

THANK YOU FOR CHOOSING ASI!

