

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 21, 2020**

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT I AGENDA AUGUST 21, 2020 AT 10:00 a.m.

Call In Number: 1-866-906-9330

Access Code: 4863181

District Board of Supervisors	Chairman	Danny (Dan) Schoonover
	Vice Chairman	Gill Hammond
	Supervisor	Robin Lush
	Supervisor	Timothy Wersinger
	Supervisor	Michelle LeBeau-Elrod
District Managers	Meritus	Nicole Hicks
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Florida Land Design & Permitting	Paul Skidmore

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

The meeting will begin at **10:00 a.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public 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. The third 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. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 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 fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, 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) 873-7300 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.

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of The Oaks at Shady Creek Community Development District will be held on **Friday, August 21, 2020 at 10:00 a.m. via conference call at the information listed below.** Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS & COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2020-07; Adopting Fiscal Year 2021 BudgetTab 01
 - E. Close Public Hearing on Proposed Fiscal Year 2021 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2020-08; Levying O&M Assessments.....Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Discussion on HOA Reimbursement for Amenity Center Irrigation Electric Bill.....Tab 03
 - B. Discussion on RFP for Engineering Services.....Tab 04
 - C. Consideration of Resolution 2020-09; Setting Fiscal Year 2021 Meeting Schedule.....Tab 05
 - D. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes July 17, 2020 Tab 06
 - B. Consideration of Operations and Maintenance Expenditures July 2020 Tab 07
 - C. Review of Financial Statements Month Ending July 31, 2020..... Tab 08
- 9. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 09
 - i. Community Inspection Report
- 10. SUPERVISOR REQUESTS**
- 11. ADJOURNMENT**

This meeting of the Board will be conducted by means of communications media technology, pursuant to Executive Orders 20-52, 20-69 and 20-112 issued by Governor Desantis on March 9, 2020, March 20, 2020 and April 29, 2020, respectively (collectively, the "Executive Orders"), and pursuant to Section 120.54(5)(b)2., Florida Statutes. Consistent with the Executive Orders and except as otherwise provided for herein, there will not be any Supervisors or staff physically present at a specific meeting location for this meeting. While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at the phone number listed above. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance to facilitate the Board's consideration of such questions and comments during the meeting.

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,
Nicole Hicks
District Manager

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of The Oaks at Shady Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving 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 pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects 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:

Section 1. Budget

- a. That the Board has reviewed the 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 below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, 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 2019-2020 and/or revised projections for fiscal year 2020-2021.
- 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, 2020, and Ending September 30, 2021”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$673,541.32, which sum is deemed by the Board 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	\$253,110.32
Total Debt Service Funds	\$420,431.00
Total All Funds*	<u>\$673,541.32</u>

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), 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. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing 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.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, 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. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 21, 2020.

Attested By:

**The Oaks at Shady Creek
Community Development District**

Name: _____
Secretary/Assistant Secretary

Dan Schoonover
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Adopted Budget

2021



THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

AUGUST 21, 2020



THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

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AUGUST 21, 2020

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 2021, which begins on October 1, 2020. 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.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
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 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	247,725.00	249,553.28	3,593.14	253,146.42	5,421.42
TOTAL SPECIAL ASSESSMENTS	247,725.00	249,553.28	3,593.14	253,146.42	5,421.42
INTEREST EARNINGS					
Interest Earnings	0.00	26.01	0.00	26.01	26.01
TOTAL INTEREST EARNINGS	0.00	26.01	0.00	26.01	26.01
TOTAL REVENUES	\$247,725.00	\$249,579.29	\$3,593.14	\$253,172.43	\$5,447.43
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	9,600.00	1,800.00	6,000.00	7,800.00	(1,800.00)
TOTAL LEGISLATIVE	9,600.00	1,800.00	6,000.00	7,800.00	(1,800.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	14,062.50	19,687.50	33,750.00	0.00
District Engineer	5,000.00	0.00	2,000.00	2,000.00	(3,000.00)
Disclosure Report	4,200.00	0.00	4,200.00	4,200.00	0.00
Trustees Fees	5,000.00	2,083.35	2,916.65	5,000.00	0.00
Auditing Services	6,875.00	500.00	6,375.00	6,875.00	0.00
Postage, Phone, Faxes, Copies	3,500.00	22.81	1,977.19	2,000.00	(1,500.00)
Public Officials Insurance	2,200.00	2,050.00	0.00	2,050.00	(150.00)
Legal Advertising	2,500.00	341.34	1,658.66	2,000.00	(500.00)
Bank Fees	250.00	0.00	150.00	150.00	(100.00)
Dues, Licenses & Fees	200.00	175.00	0.00	175.00	(25.00)
Miscellaneous Fees	100.00	0.00	50.00	50.00	(50.00)
Office Supplies	250.00	0.00	150.00	150.00	(100.00)
Website Administration	4,000.00	3,656.65	843.35	4,500.00	500.00
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	67,825.00	22,891.65	40,008.35	62,900.00	(4,925.00)
LEGAL COUNSEL					
District Counsel	5,000.00	2,978.65	2,021.35	5,000.00	0.00
TOTAL LEGAL COUNSEL	5,000.00	2,978.65	2,021.35	5,000.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	77,300.00	18,841.98	41,158.02	60,000.00	(17,300.00)
TOTAL ELECTRIC UTILITY SERVICES	77,300.00	18,841.98	41,158.02	60,000.00	(17,300.00)
WATER-SEWER COMBINATION SERVICES					
Water-Sewer Combination Services	6,000.00	614.80	1,885.20	2,500.00	(3,500.00)
TOTAL WATER-SEWER COMBINATION SERVICES	6,000.00	614.80	1,885.20	2,500.00	(3,500.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,625.00	1,490.00	3,135.00	4,625.00	0.00
Property & Casualty Insurance	5,000.00	4,465.00	0.00	4,465.00	(535.00)
Entry & Walls Maintenance	0.00	1,450.00	0.00	1,450.00	1,450.00
Landscape Maintenance - Contract	55,000.00	24,420.00	30,580.00	55,000.00	0.00
Landscape Maintenance - Other	9,375.00	1,562.48	2,937.52	4,500.00	(4,875.00)
Plant Replacement Program	3,500.00	0.00	2,000.00	2,000.00	(1,500.00)
Irrigation Maintenance	4,500.00	280.95	4,219.05	4,500.00	0.00
Capital Reserve	0.00	0.00	38,432.43	38,432.43	38,432.43
TOTAL OTHER PHYSICAL ENVIRONMENT	82,000.00	33,668.43	81,304.00	114,972.43	32,972.43
TOTAL EXPENDITURES	\$247,725.00	\$80,795.51	\$172,376.92	\$253,172.43	\$5,447.43
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$168,783.78	(\$168,783.78)	\$0.00	(\$0.00)

FISCAL YEAR 2020 BUDGET ANALYSIS

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	247,725.00	253,146.42	5,421.42	253,110.32	5,385.32
TOTAL SPECIAL ASSESSMENTS	247,725.00	253,146.42	5,421.42	253,110.32	5,385.32
INTEREST EARNINGS					
Interest Earnings	0.00	26.01	26.01	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	26.01	26.01	0.00	0.00
TOTAL REVENUES	\$247,725.00	\$253,172.43	\$5,447.43	\$253,110.32	\$5,385.32
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	9,600.00	7,800.00	(1,800.00)	12,000.00	2,400.00
TOTAL LEGISLATIVE	9,600.00	7,800.00	(1,800.00)	12,000.00	2,400.00
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	5,000.00	2,000.00	(3,000.00)	4,000.00	(1,000.00)
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
Auditing Services	6,875.00	6,875.00	0.00	4,500.00	(2,375.00)
Postage, Phone, Faxes, Copies	3,500.00	2,000.00	(1,500.00)	2,000.00	(1,500.00)
Public Officials Insurance	2,200.00	2,050.00	(150.00)	2,200.00	0.00
Legal Advertising	2,500.00	2,000.00	(500.00)	2,500.00	0.00
Bank Fees	250.00	150.00	(100.00)	250.00	0.00
Dues, Licenses & Fees	200.00	175.00	(25.00)	200.00	0.00
Miscellaneous Fees	100.00	50.00	(50.00)	100.00	0.00
Office Supplies	250.00	150.00	(100.00)	250.00	0.00
Website Administration	4,000.00	4,500.00	500.00	1,500.00	(2,500.00)
ADA Website Compliance	0.00	0.00	0.00	1,800.00	1,800.00
TOTAL FINANCIAL & ADMINISTRATIVE	67,825.00	62,900.00	(4,925.00)	62,250.00	(5,575.00)
LEGAL COUNSEL					
District Counsel	5,000.00	5,000.00	0.00	5,000.00	0.00
TOTAL LEGAL COUNSEL	5,000.00	5,000.00	0.00	5,000.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	77,300.00	60,000.00	(17,300.00)	62,000.00	(15,300.00)
TOTAL ELECTRIC UTILITY SERVICES	77,300.00	60,000.00	(17,300.00)	62,000.00	(15,300.00)
WATER-SEWER COMBINATION SERVICES					
Water-Sewer Combination Services	6,000.00	2,500.00	(3,500.00)	5,000.00	(1,000.00)
TOTAL WATER-SEWER COMBINATION SERVICES	6,000.00	2,500.00	(3,500.00)	5,000.00	(1,000.00)
OTHER PHYSICAL ENVIRONMENT					
Community Events	0.00	0.00	0.00	1,300.00	1,300.00
Waterway Management Program	4,625.00	4,625.00	0.00	4,625.00	0.00
Property & Casualty Insurance	5,000.00	4,465.00	(535.00)	5,000.00	0.00
Entry & Walls Maintenance	0.00	1,450.00	1,450.00	5,000.00	5,000.00
Landscape Maintenance - Contract	55,000.00	55,000.00	0.00	55,200.00	200.00
Landscape Maintenance - Other	9,375.00	4,500.00	(4,875.00)	7,000.00	(2,375.00)
Plant Replacement Program	3,500.00	2,000.00	(1,500.00)	10,000.00	6,500.00
Irrigation Maintenance	4,500.00	4,500.00	0.00	5,000.00	500.00
Capital Reserve	0.00	38,432.43	38,432.43	13,735.32	13,735.32
TOTAL OTHER PHYSICAL ENVIRONMENT	82,000.00	114,972.43	32,972.43	106,860.32	24,860.32
TOTAL EXPENDITURES	\$247,725.00	\$253,172.43	\$5,447.43	\$253,110.32	\$5,385.32
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES			(6.00)	\$0.00	\$0.00

FISCAL YEAR 2021
PROPOSED 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.

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

CDD Debt Service Assessments	\$	420,431
TOTAL REVENUES	\$	420,431

EXPENDITURES

Series 2015 May Bond Interest Payment	\$	142,716
Series 2015 November Bond Principal Payment	\$	135,000
Series 2015 November Bond Interest Payment	\$	142,716
TOTAL EXPENDITURES	\$	420,431
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	6,000,000
Principal Payment Applied Toward Series 2015 Bonds	\$	135,000
Bonds Outstanding - Period Ending 11/1/2021	\$	5,865,000

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

			Fiscal Year 2020			Fiscal Year 2021			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2015 BONDS									
Single Family 50'	1.00	365	\$1,250.00	\$737.72	\$1,987.72	\$1,250.00	\$737.72	\$1,987.72	\$0.00

Notations:

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

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

RESOLUTION 2020-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A** (“**FY 2020-2021 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

WHEREAS, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

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

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2020-2021 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2020-2021 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **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.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the 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. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. 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 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 21, 2020.

Attested By:

**The Oaks at Shady Creek
Community Development District**

Name: _____
Secretary/Assistant Secretary

Dan Schoonover
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Budget

2021



THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

AUGUST 21, 2020



THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

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AUGUST 21, 2020

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 2021, which begins on October 1, 2020. 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.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
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 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	247,725.00	249,553.28	3,593.14	253,146.42	5,421.42
TOTAL SPECIAL ASSESSMENTS	247,725.00	249,553.28	3,593.14	253,146.42	5,421.42
INTEREST EARNINGS					
Interest Earnings	0.00	26.01	0.00	26.01	26.01
TOTAL INTEREST EARNINGS	0.00	26.01	0.00	26.01	26.01
TOTAL REVENUES	\$247,725.00	\$249,579.29	\$3,593.14	\$253,172.43	\$5,447.43
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	9,600.00	1,800.00	6,000.00	7,800.00	(1,800.00)
TOTAL LEGISLATIVE	9,600.00	1,800.00	6,000.00	7,800.00	(1,800.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	14,062.50	19,687.50	33,750.00	0.00
District Engineer	5,000.00	0.00	2,000.00	2,000.00	(3,000.00)
Disclosure Report	4,200.00	0.00	4,200.00	4,200.00	0.00
Trustees Fees	5,000.00	2,083.35	2,916.65	5,000.00	0.00
Auditing Services	6,875.00	500.00	6,375.00	6,875.00	0.00
Postage, Phone, Faxes, Copies	3,500.00	22.81	1,977.19	2,000.00	(1,500.00)
Public Officials Insurance	2,200.00	2,050.00	0.00	2,050.00	(150.00)
Legal Advertising	2,500.00	341.34	1,658.66	2,000.00	(500.00)
Bank Fees	250.00	0.00	150.00	150.00	(100.00)
Dues, Licenses & Fees	200.00	175.00	0.00	175.00	(25.00)
Miscellaneous Fees	100.00	0.00	50.00	50.00	(50.00)
Office Supplies	250.00	0.00	150.00	150.00	(100.00)
Website Administration	4,000.00	3,656.65	843.35	4,500.00	500.00
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	67,825.00	22,891.65	40,008.35	62,900.00	(4,925.00)
LEGAL COUNSEL					
District Counsel	5,000.00	2,978.65	2,021.35	5,000.00	0.00
TOTAL LEGAL COUNSEL	5,000.00	2,978.65	2,021.35	5,000.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	77,300.00	18,841.98	41,158.02	60,000.00	(17,300.00)
TOTAL ELECTRIC UTILITY SERVICES	77,300.00	18,841.98	41,158.02	60,000.00	(17,300.00)
WATER-SEWER COMBINATION SERVICES					
Water-Sewer Combination Services	6,000.00	614.80	1,885.20	2,500.00	(3,500.00)
TOTAL WATER-SEWER COMBINATION SERVICES	6,000.00	614.80	1,885.20	2,500.00	(3,500.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,625.00	1,490.00	3,135.00	4,625.00	0.00
Property & Casualty Insurance	5,000.00	4,465.00	0.00	4,465.00	(535.00)
Entry & Walls Maintenance	0.00	1,450.00	0.00	1,450.00	1,450.00
Landscape Maintenance - Contract	55,000.00	24,420.00	30,580.00	55,000.00	0.00
Landscape Maintenance - Other	9,375.00	1,562.48	2,937.52	4,500.00	(4,875.00)
Plant Replacement Program	3,500.00	0.00	2,000.00	2,000.00	(1,500.00)
Irrigation Maintenance	4,500.00	280.95	4,219.05	4,500.00	0.00
Capital Reserve	0.00	0.00	38,432.43	38,432.43	38,432.43
TOTAL OTHER PHYSICAL ENVIRONMENT	82,000.00	33,668.43	81,304.00	114,972.43	32,972.43
TOTAL EXPENDITURES	\$247,725.00	\$80,795.51	\$172,376.92	\$253,172.43	\$5,447.43
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$168,783.78	(\$168,783.78)	\$0.00	(\$0.00)

FISCAL YEAR 2020 BUDGET ANALYSIS

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	247,725.00	253,146.42	5,421.42	253,110.32	5,385.32
TOTAL SPECIAL ASSESSMENTS	247,725.00	253,146.42	5,421.42	253,110.32	5,385.32
INTEREST EARNINGS					
Interest Earnings	0.00	26.01	26.01	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	26.01	26.01	0.00	0.00
TOTAL REVENUES	\$247,725.00	\$253,172.43	\$5,447.43	\$253,110.32	\$5,385.32
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	9,600.00	7,800.00	(1,800.00)	12,000.00	2,400.00
TOTAL LEGISLATIVE	9,600.00	7,800.00	(1,800.00)	12,000.00	2,400.00
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	5,000.00	2,000.00	(3,000.00)	4,000.00	(1,000.00)
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
Auditing Services	6,875.00	6,875.00	0.00	4,500.00	(2,375.00)
Postage, Phone, Faxes, Copies	3,500.00	2,000.00	(1,500.00)	2,000.00	(1,500.00)
Public Officials Insurance	2,200.00	2,050.00	(150.00)	2,200.00	0.00
Legal Advertising	2,500.00	2,000.00	(500.00)	2,500.00	0.00
Bank Fees	250.00	150.00	(100.00)	250.00	0.00
Dues, Licenses & Fees	200.00	175.00	(25.00)	200.00	0.00
Miscellaneous Fees	100.00	50.00	(50.00)	100.00	0.00
Office Supplies	250.00	150.00	(100.00)	250.00	0.00
Website Administration	4,000.00	4,500.00	500.00	1,500.00	(2,500.00)
ADA Website Compliance	0.00	0.00	0.00	1,800.00	1,800.00
TOTAL FINANCIAL & ADMINISTRATIVE	67,825.00	62,900.00	(4,925.00)	62,250.00	(5,575.00)
LEGAL COUNSEL					
District Counsel	5,000.00	5,000.00	0.00	5,000.00	0.00
TOTAL LEGAL COUNSEL	5,000.00	5,000.00	0.00	5,000.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	77,300.00	60,000.00	(17,300.00)	62,000.00	(15,300.00)
TOTAL ELECTRIC UTILITY SERVICES	77,300.00	60,000.00	(17,300.00)	62,000.00	(15,300.00)
WATER-SEWER COMBINATION SERVICES					
Water-Sewer Combination Services	6,000.00	2,500.00	(3,500.00)	5,000.00	(1,000.00)
TOTAL WATER-SEWER COMBINATION SERVICES	6,000.00	2,500.00	(3,500.00)	5,000.00	(1,000.00)
OTHER PHYSICAL ENVIRONMENT					
Community Events	0.00	0.00	0.00	1,300.00	1,300.00
Waterway Management Program	4,625.00	4,625.00	0.00	4,625.00	0.00
Property & Casualty Insurance	5,000.00	4,465.00	(535.00)	5,000.00	0.00
Entry & Walls Maintenance	0.00	1,450.00	1,450.00	5,000.00	5,000.00
Landscape Maintenance - Contract	55,000.00	55,000.00	0.00	55,200.00	200.00
Landscape Maintenance - Other	9,375.00	4,500.00	(4,875.00)	7,000.00	(2,375.00)
Plant Replacement Program	3,500.00	2,000.00	(1,500.00)	10,000.00	6,500.00
Irrigation Maintenance	4,500.00	4,500.00	0.00	5,000.00	500.00
Capital Reserve	0.00	38,432.43	38,432.43	13,735.32	13,735.32
TOTAL OTHER PHYSICAL ENVIRONMENT	82,000.00	114,972.43	32,972.43	106,860.32	24,860.32
TOTAL EXPENDITURES	\$247,725.00	\$253,172.43	\$5,447.43	\$253,110.32	\$5,385.32
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES			(6.00)	\$0.00	\$0.00

FISCAL YEAR 2021
PROPOSED 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.

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Council

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	\$	420,431
TOTAL REVENUES	\$	420,431

EXPENDITURES

Series 2015 May Bond Interest Payment	\$	142,716
Series 2015 November Bond Principal Payment	\$	135,000
Series 2015 November Bond Interest Payment	\$	142,716
TOTAL EXPENDITURES	\$	420,431
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	6,000,000
Principal Payment Applied Toward Series 2015 Bonds	\$	135,000
Bonds Outstanding - Period Ending 11/1/2021	\$	5,865,000

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

			Fiscal Year 2020			Fiscal Year 2021			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2015 BONDS									
Single Family 50'	1.00	365	\$1,250.00	\$737.72	\$1,987.72	\$1,250.00	\$737.72	\$1,987.72	\$0.00

Notations:

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

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

Invoice Date	InvoiceNumber	Due Date	Auth Date	Status	Last Payment	Pay Date	InvoiceAmount	Balance Due to HOA	Vendor	Descr
02/07/2017	211005769396	02/28/2017	04/11/2017	Paid (EFT)	\$90.38	03/01/2017	\$90.38	\$ 72.30	TECO	60-6010-00 - Electric - Irrig-Amenity :
03/08/2017	211005769396	03/29/2017	04/11/2017	Paid (EFT)	\$100.37	03/30/2017	\$100.37	\$ 80.30	TECO	60-6010-00 - Electric - Irrig-Amenity :
04/06/2017	211005769396	04/27/2017	04/11/2017	Paid (EFT)	\$142.32	04/27/2017	\$142.32	\$ 113.86	TECO	60-6010-00 - Electric - Irrig-Amenity :
05/08/2017	211005769396	05/30/2017	05/15/2017	Paid (EFT)	\$188.83	05/30/2017	\$188.83	\$ 151.06	TECO	60-6010-00 - Electric - Irrig-Amenity :
06/07/2017	211005769396	06/28/2017	06/13/2017	Paid (EFT)	\$215.63	06/28/2017	\$215.63	\$ 172.50	TECO	60-6010-00 - Electric - Irrig-Amenity :
07/07/2017	211005769396	07/28/2017	07/13/2017	Paid (EFT)	\$174.00	07/28/2017	\$174.00	\$ 139.20	TECO	60-6010-00 - Electric - Irrig-Amenity :
08/07/2017	211005769396	08/28/2017	08/14/2017	Paid (EFT)	\$205.89	08/28/2017	\$205.89	\$ 164.71	TECO	60-6010-00 - Electric - Irrig-Amenity :
09/07/2017	211005769396	09/28/2017	09/19/2017	Paid (EFT)	\$197.97	09/28/2017	\$197.97	\$ 158.38	TECO	60-6010-00 - Electric - Irrig-Amenity :
10/06/2017	211005769396	10/27/2017	10/23/2017	Paid (EFT)	\$102.91	10/27/2017	\$102.91	\$ 82.33	TECO	60-6010-00 - Electric - Irrig-Amenity :
11/06/2017	211005769396	11/27/2017	11/27/2017	Paid (EFT)	\$146.07	11/27/2017	\$146.07	\$ 116.86	TECO	60-6010-00 - Electric - Irrig-Amenity :
12/06/2017	211005769396	12/27/2017	01/03/2018	Paid (EFT)	\$235.35	12/27/2017	\$235.35	\$ 188.28	TECO	60-6010-00 - Electric - Irrig-Amenity :
01/08/2018	211005769396	01/29/2018	01/26/2018	Paid (EFT)	\$329.98	01/30/2018	\$329.98	\$ 263.98	TECO	60-6010-00 - Electric - Irrig-Amenity :
02/06/2018	211005769396	02/27/2018	03/16/2018	Paid (EFT)	\$138.95	02/27/2018	\$138.95	\$ 111.16	TECO	60-6010-00 - Electric - Irrig-Amenity :
03/07/2018	211005769396	03/28/2018	03/21/2018	Paid (EFT)	\$292.01	03/28/2018	\$292.01	\$ 233.61	TECO	60-6010-00 - Electric - Irrig-Amenity :
04/06/2018	211005769396	04/27/2018	04/18/2018	Paid (EFT)	\$159.05	04/18/2018	\$159.05	\$ 127.24	TECO	60-6010-00 - Electric - Irrig-Amenity :
05/07/2018	211005769396	05/29/2018	06/13/2018	Paid (EFT)	\$146.27	05/29/2018	\$146.27	\$ 117.02	TECO	60-6010-00 - Electric - Irrig-Amenity :
08/06/2018	211005769396	08/27/2018	08/29/2018	Paid (EFT)	\$151.94	08/30/2018	\$151.94	\$ 121.55	TECO	60-6010-00 - Electric - Irrig-Amenity :
09/07/2018	211005769396	09/28/2018	09/24/2018	Paid (EFT)	\$56.48	09/25/2018	\$56.48	\$ 45.18	TECO	60-6010-00 - Electric - Irrig-Amenity :
10/08/2018	211005769396	10/29/2018	10/17/2018	Paid (EFT)	\$140.55	10/19/2018	\$140.55	\$ 112.44	TECO	60-6010-00 - Electric - Irrig-Amenity :
11/19/2018	211005769396	11/28/2018	12/03/2018	Paid (EFT)	\$105.23	11/28/2018	\$105.23	\$ 84.18	TECO	60-6010-00 - Electric - Irrig-Amenity :
12/01/2018	211005769396	12/10/2018	01/23/2019	Paid (EFT)	\$56.03	12/10/2018	\$56.03	\$ 44.82	TECO	60-6010-00 - Electric - Irrig-Amenity :
12/19/2018	211005769396	01/09/2019	12/29/2018	Paid (EFT)	\$154.01	01/23/2019	\$154.01	\$ 123.21	TECO	60-6010-00 - Electric - Irrig-Amenity :
01/22/2019	211005769396	02/12/2019	02/04/2019	Paid (EFT)	\$27.88	02/20/2019	\$27.88	\$ 22.30	TECO	60-6010-00 - Electric - Irrig-Amenity :
02/20/2019	211005769396	03/13/2019	02/27/2019	Paid (EFT)	\$31.86	03/01/2019	\$31.86	\$ 25.49	TECO	60-6010-00 - Electric - Irrig-Amenity :
03/21/2019	211005769396	04/11/2019	03/27/2019	Paid (check)	\$19.32	04/15/2019	\$19.32	\$ 15.46	TECO	60-6010-00 - Electric - Irrig-Amenity :
04/23/2019	211005769396	05/14/2019	04/25/2019	Paid (EFT)	\$209.06	05/17/2019	\$209.06	\$ 167.25	TECO	60-6010-00 - Electric - Irrig-Amenity :
05/21/2019	211005769396	06/11/2019	05/24/2019	Paid (EFT)	\$362.38	06/13/2019	\$362.38	\$ 289.90	TECO	60-6010-00 - Electric - Irrig-Amenity :
06/20/2019	211005769396	07/11/2019	06/25/2019	Paid (EFT)	\$317.56	07/15/2019	\$317.56	\$ 254.05	TECO	60-6010-00 - Electric - Irrig-Amenity :
07/22/2019	211005769396	08/12/2019	08/01/2019	Paid (EFT)	\$232.78	08/14/2019	\$232.78	\$ 186.22	TECO	60-6010-00 - Electric - Irrig-Amenity :
08/20/2019	211005769396	09/10/2019	08/21/2019	Paid (EFT)	\$271.98	09/12/2019	\$271.98	\$ 217.58	TECO	60-6010-00 - Electric - Irrig-Amenity :
09/20/2019	211005769396	10/11/2019	09/24/2019	Paid (EFT)	\$468.82	10/01/2019	\$468.82	\$ 375.06	TECO	60-6010-00 - Electric - Irrig-Amenity :
10/21/2019	211005769396	11/11/2019	10/28/2019	Paid (EFT)	\$371.67	11/04/2019	\$371.67	\$ 297.34	TECO	60-6010-00 - Electric - Irrig-Amenity :
11/19/2019	211005769396	12/10/2019	11/21/2019	Paid (EFT)	\$436.56	12/02/2019	\$436.56	\$ 349.25	TECO	60-6010-00 - Electric - Irrig-Amenity :
12/19/2019	211005769396	01/09/2020	12/30/2019	Paid (EFT)	\$454.81	01/10/2020	\$454.81	\$ 363.85	TECO	60-6010-00 - Electric - Irrig-Amenity :
01/22/2020	211005769396	02/12/2020	01/27/2020	Paid (EFT)	\$411.67	02/14/2020	\$411.67	\$ 329.34	TECO	60-6010-00 - Electric - Irrig-Amenity :
02/20/2020	211005769396	03/12/2020	02/28/2020	Paid (EFT)	\$192.93	03/17/2020	\$192.93	\$ 154.34	TECO	60-6010-00 - Electric - Irrig-Amenity :
03/20/2020	211005769396	04/13/2020	04/09/2020	Paid (EFT)	\$240.14	04/17/2020	\$240.14	\$ 192.11	TECO	60-6010-00 - Electric - Irrig-Amenity :
04/21/2020	211005769396	05/12/2020	04/23/2020	Paid (EFT)	\$303.47	05/14/2020	\$303.47	\$ 242.78	TECO	60-6010-00 - Electric - Irrig-Amenity :
05/20/2020	211005769396	06/10/2020	06/01/2020	Paid (EFT)	\$150.35	06/12/2020	\$150.35	\$ 120.28	TECO	60-6010-00 - Electric - Irrig-Amenity :
06/19/2020	211005769396	07/10/2020	07/13/2020	Paid (EFT)	\$206.17	07/13/2020	\$206.17	\$ 164.94	TECO	60-6010-00 - Electric - Irrig-Amenity :
07/21/2020	211005769396	08/11/2020	08/05/2020	Paid (EFT)	\$106.27	08/05/2020	\$106.27	\$ 85.02	TECO	60-6010-00 - Electric - Irrig-Amenity :
Total Due to HOA @ 80% Usage of Irrigation Zones								\$ 6,676.72		



LANDIS EVANS
+ PARTNERS
formerly *Sprinkle Consulting*

Letter of Interest Landis Evans + Partners

August 13, 2020

Certificate of
Authorization #4548

3810 Northdale Blvd
Suite 100
Tampa, FL 33624

Corporate Headquarters
3810 Northdale Blvd.
Suite 100
Tampa, FL 33624
813-949-7449

Principal-in-Charge &
Project Manager:
Dallas Evans, P.E.
devans@landisevans.com
Professional Engineer
License No. 72691

Ms. Nicole Hicks
Meritus Districts
Oaks at Shady Creek CDD - District Manager
2005 Pan Am Circle, Ste 120
Tampa, FL 33607
nicole.hicks@merituscorp.com

RE: Request for Qualifications - Continuing Engineering Services – Oaks at Shady Creek CDD

Dear Ms. Hicks,

In response to your Request, Landis Evans + Partners appreciates the opportunity to present our qualifications and experience to you and to serve the Highlands Development District with our exceptional team providing professional engineering services with proven experience in planning, preparing designs, plans, and reports across all aspects of land development including construction oversight.

Landis Evans + Partners was founded in 1980 by Tampa native Robert R. Sprinkle. In both the public and private sectors of our experience, we serve projects within Hillsborough and surrounding Tampa Bay Metro areas and beyond. Our long-time staff of project managers, engineers, and designers have been entrusted with Clients' signature projects involving varying scopes of work and technical comprehension. Our staff has accumulated a variety of expertise with resumes spanning residential, commercial, and industrial markets within Hillsborough County and beyond. More focused specialties are outlined below.

- Stormwater Management, drainage, and flood mitigation;
- Water and sanitary sewer utilities;
- Roadway & Trail Design; and
- Construction Engineering & Inspection

Our team has diverse permitting experience with the local and state jurisdictions having authority over the district and are familiar with their rules and regulations. In addition, we also routinely work with Contractors to assist in permit acquisition, construction oversight and management of pay requests and contracts for our clients.

Oaks at Shady Creek CDD – District Engineer Letter of Interest

We are District Engineers for Lake Padgett Estates ISD in Land O' Lakes, and as such, are confident we have the experience to address the needs required of this responsibility. Our track record demonstrates that we provide exceptional customer satisfaction and we encourage you to contact our references who will affirm that we consistently meet or exceed their expectations.

As you review our qualifications, we trust you will find that Landis Evans + Partners would serve as a trusted advisor to the board and assist you in serving your community. We look forward to the opportunity to serve you through this contract. Thank you for your time and consideration.

Sincerely,

Landis Evans + Partners, Inc.

Dallas Evans

Dallas Evans, P.E.
Principal



LANDIS EVANS

+ PARTNERS

formerly **Sprinkle Consulting**

CIVIL ENGINEERING

Portfolio of Services

- Land Use Planning
- Site Civil Engineering
- Drainage and Floodplain Analysis
- Environmental Design
- Construction Engineering & Inspection
- Permitting
- Transportation Planning & Engineering

Corporate Office - Tampa

3810 Northdale Blvd., Ste 100
Tampa, FL 33624
P | 813-949-7449

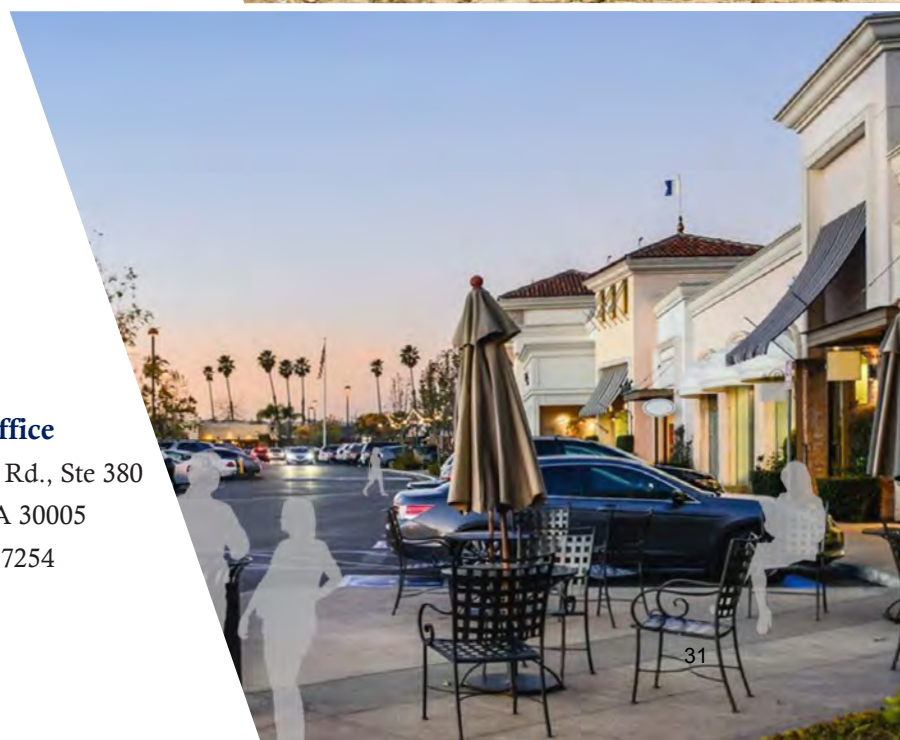
Downtown Tampa Office

400 N Ashley Drive, Ste 2600
Tampa, FL 33602
P | 813-949-7449

Atlanta Office

3330 Preston Ridge Rd., Ste 380
Alpharetta, GA 30005
P | 404.855.7254

www.landisevans.com





“[Landis Evans] has been providing civil engineering and planning service to Jireh, Inc. for over 25 years. During that time they have designed residential subdivisions, apartment complexes, industrial centers, shopping centers, office complexes, and medical clinics. During design of St. Luke’s Cataract and Laser Institute in Tarpon Springs, FL, [they] incorporated many unique and innovative solutions that helped maximize our capacity, while minimizing costs and protecting sensitive riverine environment.”

- Lew Friedland, President
Jireh, Inc.

Site Planning

Landis Evans + Partners, formerly Sprinkle Consulting, has decades of success helping clients transform their ideas into reality. Development planning is the first critical stage, and we have a solid reputation for insightful and comprehensive due diligence research and reporting; inspirational, yet practical conceptual development planning and designs; and valuable help obtaining zoning or other land use approvals for a smooth process in bringing our clients’ products to market.

Whether you are a first-time or seasoned developer, we help translate your ideas into a tangible and feasible physical plan – and a correspondingly realistic development pro-forma.





Land Development

Our organization has over 35 years of unparalleled success helping clients achieve their land development goals. Our projects range from master planned communities with thousands of homes and a myriad of amenities, to infill urban redevelopment projects. Our big-picture perspective, coupled with attention to the smallest of design and permitting details, is a proven combination for completing development in record time. Our core leadership are respected experts in site planning, civil and infrastructure design, stormwater management, and permitting. Our key staff includes veteran state DOT roadway access and design engineers who creatively work with regulatory staff to ensure the best driveway and median access for development and the connecting roadway network. Our team is ready to transform your concept into reality.

"The project [Laurel Gardens in Tampa's Westshore district] was very technically complicated, requiring creative, unconventional utilization of engineering analysis and design solutions. Together we transformed an otherwise less than desirable property into a one-of-a-kind, valuable Class A mixed-use office/hotel/retail project."

- Eric Müller, President
Prö-ject International





Get to know our leadership...



Bruce Landis, P.E., AICP

Bruce has completed hundreds of commercial and residential development projects. He leads due diligence, site planning, design and engineering and delivers creative traffic impact, site driveway/access design and approvals.



Dallas Evans, P.E., M.S., CFM

Dallas leads our civil engineering design division and has over a decade of experience in site development, transportation, and stormwater design, in addition to a previous career as an environmental scientist. He helps developers with floodplain and floodway mitigation.



Christopher Owens, P.E., LEED AP

Chris has 20+ years experience assisting land owners, institutions and CIDs in the metropolitan Atlanta area by supporting property owners' goals while navigating public policy and procedures. He is instrumental in obtaining local governmental approvals for land development.



Bruce McArthur, P.E.

Bruce has 30+ years experience performing surface and groundwater management plans, hydrology and hydraulic analysis for projects ranging from less than one acre to over 80 square miles. He has served as a County Drainage Engineer and is an expert witness in numerous cases.

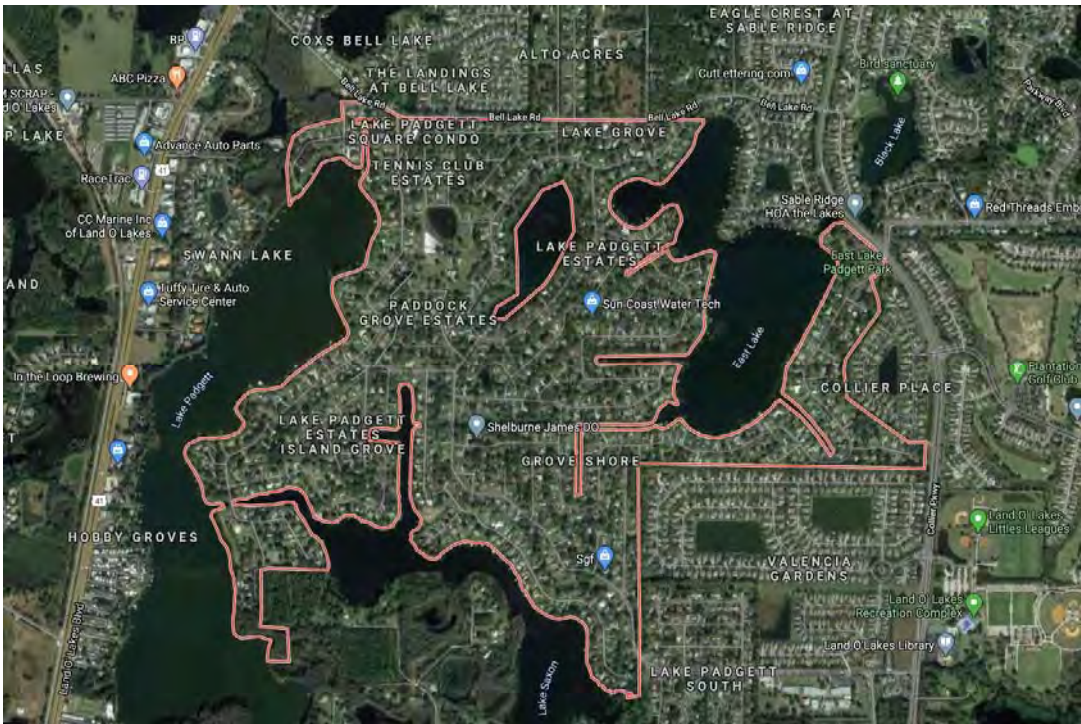
Firm Profile


Since 1980, Landis Evans + Partners, formerly Sprinkle Consulting, has built a reputation for innovation, creativity, and practicality. With a strong foundation in land use development and infrastructure planning and design, our practice combines traditional transportation planning and engineering, with cutting-edge methods and technologies to find innovative solutions that meet the challenges faced by transportation agencies and the communities they serve.

Our corporate philosophy and operational approach promote businesses and communities. From our early beginnings as a one-man civil engineering firm founded by Robert R. Sprinkle, to our expansion into an award-winning company serving clients nationwide, we have been careful to maintain an ethical, profitable, and responsibly-growing organization.



LANDIS EVANS
+ PARTNERS

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>			20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION (City and State) Lake Padgett Estates Independent Special District (ISD) Hillsborough County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2018-Present	
		CONSTRUCTION (If applicable) Ongoing	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER Lake Padgett Estates ISD c/o Rizzetta & Company		b. POINT OF CONTACT NAME Matthew E. Huber	
		c. POINT OF CONTACT TELEPHONE NUMBER (813) 933.5571 x2772	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
<p>Landis Evans was retained in 2018 to perform as the District Engineer for Lake Padgett Estates ISD. Lake Padgett is an approximate 775-acre District entirely within Pasco County, Florida. Since that time, we have undertaken numerous tasks including monthly status reports, design, and permitting of miscellaneous projects. Below we identify tasks completed to-date.</p> <ol style="list-style-type: none"> 1) Prepare exhibits for the Board including maps of District properties, drainage plans, and site plans. 2) Prepare reports to comply with State and Local oversight of District operations. 3) Assist vendors with permitting various improvements including playgrounds, septic systems, etc. 4) Monitor and establish water surface levels in lakes for boat launch closures. 5) Prepare scope and requirements for permitting improvements on District lands. 6) Prepare request for bid documents for proposed improvements including electrical improvements, restroom rebuild, and septic system replacement. Monitor, inspect, and report on said improvements by awarded vendors. 7) Review bids for work solicited by other District staff. 8) Coordinated and performed testing for water treatment systems at parks. 9) Investigated complaints from residents regarding docks and other structures. 10) Assisted with resolution and notices of violation from FDEP associated to unpermitted activities. 11) Monitored activities and resolutions by government and other entities regarding events of interest, i.e. sinkholes. 			
			
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Landis Evans + Partners	(2) FIRM LOCATION (City and State) Tampa, Florida	(3) ROLE Prime Consultant

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION (City and State) Palm River Road Extension (and Estuary Development) Hillsborough County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2007-Present
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER TSP Companies, Inc.	b. POINT OF CONTACT NAME Timothy H. Powell	c. POINT OF CONTACT TELEPHONE NUMBER (813) 220.8682
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i> Landis Evans was hired to design, permit, inspect, and certify a 0.9-mile extension of Palm River Road in Brandon. The roadway was within a master planned development center known as the Estuary at the intersection of I-75 and SR 60. This was a jointly financed project by Hillsborough County and a private developer. The design included roadway construction plans, stormwater attenuation, stormwater treatment, bridge sizing, floodplain determination and mapping and floodplain mitigation, as well as bicycle lanes, pedestrian facilities, and provisions for transit. In addition to the roadway, Landis Evans designed and permitted the multiphase commercial development covering over 140 acres including a big box, 355,000 square feet of retail/fast food, 88,000 square feet of office/commercial, a 90-room hotel, a 360-unit apartment complex, 7,000 linear feet of offsite sanitary forcemain, 9,000 linear feet of onsite water main, and 2,000 linear feet of onsite sanitary forcemain.		
		
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME Landis Evans + Partners	(2) FIRM LOCATION (City and State) Tampa, Florida
		(3) ROLE Prime Consultant

RESOLUTION 2020-09

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 FOR THE FISCAL YEAR 2020/2021, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, The Oaks at Shady Creek Community Development District (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 (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; 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 a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2020/2021, shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED THIS 21st DAY OF AUGUST, 2020.

**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 2020/2021

October 16, 2020	10:00 a.m.
November 20, 2020	10:00 a.m.
December 18, 2020	10:00 a.m.
January 15, 2021	10:00 a.m.
February 19, 2021	10:00 a.m.
March 19, 2021	10:00 a.m.
April 16, 2021	10:00 a.m.
May 21, 2021	10:00 a.m.
June 18, 2021	10:00 a.m.
July 16, 2021	10:00 a.m.
August 20, 2021	10:00 a.m.
September 17, 2021	10:00 a.m.

All meetings will convene at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive,
Riverview, FL 33579

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

July 17, 2020 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of The Oaks at Shady Creek Community Development District was held on Friday, July 17, 2020 at 10:00 a.m. via conference call at 1-866-906-9330 with access code 4863181.

1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Regular Meeting of The Oaks at Shady Creek Community Development District to order on Friday, July 17, 2020 at 10:03 a.m.

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

Gill Hammond	Vice Chair
Michelle LeBeau-Elrod	Supervisor
Robin Lush	Supervisor

Staff Members Present:

Nicole Hicks	District Manager, Meritus
Gene Roberts	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker

There were no audience members in attendance on the conference call.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

A. Update on Community Sidewalk

Ms. Hicks went over that she had another engineer look into the issue with the sidewalk and it was determined that the sidewalks are the County's responsibility. If the CDD repairs them, then the CDD assumes responsibility moving forward. Residents with concerns about the sidewalks should be directed to the County. Mr. Roberts said they can go to the County website section for risk management.

B. General Matters of the District

There were no general matters of the District to discuss at this time.

4. CONSENT AGENDA

A. Consideration of Board of Supervisors Meeting Minutes June 19, 2020

The Board reviewed the meeting minutes.

MOTION TO:	Approve the June 19, 2020 minutes.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures June 2020

The Board reviewed the June 2020 O&Ms.

MOTION TO:	Approve the June 2020 O&Ms.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

C. Review of Financial Statements Month Ending June 30, 2020

The financials were reviewed and accepted.

5. STAFF REPORTS

A. District Counsel

B. District Engineer

There were no updates from Counsel or the Engineer at this time.

C. District Manager

i. Aquatics Report

ii. Community Inspection Report

Mr. Roberts went over the management reports with the Board.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Hammond asked if the meetings can be held via Zoom. Mr. Vericker said it depends on the advertisement. There was some discussion about the landowner's election.

7. ADJOURNMENT

MOTION TO:	Adjourn at 10:12 a.m.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

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

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

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

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

Signature

Signature

Printed Name

Printed Name

Title:

☐ Chair

☐ Vice Chair

Title:

☐ Secretary

☐ Assistant Secretary

Recorded by Records Administrator

Signature

Date

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9887	\$ 3,149.51		District Management Services & Website Administration Charge - July 2020
Millennium Lawn and Landscape Inc.	17087	4,600.00		Lawn Maintenance - 07/27/2020
Monthly Contract Sub-Total		\$ 7,749.51		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	211005987436 072120	\$ 20.98		Electric Service - thru 05/16/2020 to 06/15/2020
Tampa Electric	211005987634 072120	4,237.83	\$ 4,258.81	Electric Service - thru 06/16/2020 to 07/15/2020
Utilities Sub-Total		\$ 4,258.81		
Regular Services				
Gill Hammond	GH071720	\$ 200.00		Supervisors Fee - 07/17/2020
Michelle LeBeau Elrod	ME071720	200.00		Supervisors Fee - 07/17/2020
Robin Lush	RL071720	200.00		Supervisors Fee - 07/17/2020
Regular Services Sub-Total		\$ 600.00		
Additional Services				
Florida Natives Nursery, Inc.	17360	\$ 425.00		Quarterly Mitigation Maintenance - 06/25/2020
Luxury Stoneworks	LS062520	1,500.00		50% Deposit for Concrete Curbing - 06/25/2020
Millennium Lawn and Landscape Inc.	16533	4,600.00		Lawn Maintenance - 06/29/2020
POOP 911	3605979	172.25		5 stations Emptied & Filled - 06/23/2020

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Solitude	PI A00437647	298.00		Lake & Pond Management Services - 07/01/20 - 7/31/20
Straley Robin Vericker	18627	776.00		Professional Services - thru July 15, 2020
Additional Services Sub-Total		\$ 7,771.25		

TOTAL:	\$ 20,379.57		
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9887
Invoice Date: Jul 1, 2020
Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Oaks at Shady Creek		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		7/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - July		2,812.50
		Postage - May		3.68
		Website Administration		333.33
		M		

Subtotal	3,149.51
Sales Tax	
Total Invoice Amount	3,149.51
Payment/Credit Applied	
TOTAL	3,149.51

Millennium Lawn and Landscape Inc.

3471 Rackley Rd
Brooksville, FL 34604

Invoice

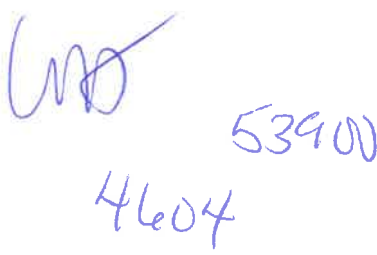
Date	Invoice #
7/27/2020	17087

Bill To
The Oaks at Shady Creek CDD 2005 Pan Am Circle Suite300 Tampa, FL 33607

Ship To
The Oaks at Shady Creek CDD 2005 Pan Am Circle Suite300 Tampa, FL 33607

Ninety (90) day warranty of installed trees, plants, palms and sod.

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		7/27/2020			

Quantity	Description	Price Each	Amount
	Lawn Maintenance	4,600.00	4,600.00
	Sales Tax	0.00%	0.00
			

August Maintenance	Total	\$4,600.00
	Payments/Credits	\$0.00
	Balance Due	\$4,600.00

Payments will be applied to outstanding balance prior to current invoices

Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.

Statement Date: 07/21/2020
Account: 211005987436

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

Current month's charges: \$40.46
Total amount due: \$20.98
Payment Due By: 08/11/2020

Your Account Summary

Previous Amount Due	\$20.55
Payment(s) Received Since Last Statement	-\$40.03
Credit balance after payments and credits	-\$19.48
Current Month's Charges	\$40.46
Total Amount Due	\$20.98

**PLAN MORE
AND STRESS LESS.**



Our free Budget Billing program evens out your bill so you pay about the same amount every month.

Visit tampaelectric.com/budgetforbusiness to learn more and sign up.

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

**COVID-19
SCAM ALERT**

Avoid Scams. Don't be a victim.
During the pandemic don't be tricked by urgent threats. If anyone calls to demand immediate utility bill payment with a pre-paid card, or threatens to turn off your service on the same day, hang up! Questions? Call us at 888.223.0800



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: \$40.46
Total amount due: \$20.98
Payment Due By: 08/11/2020

Amount Enclosed \$ _____
664963562543

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

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

Account: 211005987436
Statement Date: 07/21/2020
Current month's charges due 08/11/2020

Details of Charges – Service from 05/16/2020 to 06/15/2020

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

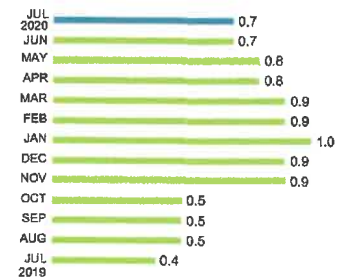
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K66265	06/10/2020	1,640		1,620		20 kWh	1	25 Days
1000497017	06/15/2020	3		0		3 kWh	1	6 Days

Basic Service Charge		\$18.06
Energy Charge	23 kWh @ \$0.05991/kWh	\$1.38
Fuel Charge	23 kWh @ \$0.02638/kWh	\$0.61
COVID-19 Fuel Credit		-\$0.33
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.23

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Details of Charges – Service from 06/16/2020 to 07/16/2020

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	07/16/2020	26		3		23 kWh	1	31 Days

Basic Service Charge		\$18.06
Energy Charge	23 kWh @ \$0.05991/kWh	\$1.38
Fuel Charge	23 kWh @ \$0.02638/kWh	\$0.61
COVID-19 Fuel Credit		-\$0.33
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.23

Total Current Month's Charges

\$40.46



Dear Valued Customer,

Due to a billing system error, a past bill you received was based on an estimated meter read that was lower than your actual energy consumed. This current bill includes a debit for the amount underestimated as well as the amount due for your current month's usage. We have identified the cause of this error and have taken steps to prevent this from occurring again. To request a payment arrangement, please log in to tecoaccount.com or visit tampaelectric.com/business/payment-options and select Payment Arrangement. You may also call 866-832-6249 on weekdays from 7:30 a.m. to 6:00 p.m.

We apologize for any inconvenience this may have caused you. Thank you for providing us the opportunity to serve you!

Tampa Electric



Statement Date: 07/21/2020

Account: 211005987634

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

Current month's charges:	\$4,237.83
Total amount due:	\$4,237.83
Payment Due By:	08/11/2020

Your Account Summary

Previous Amount Due	\$4,237.83
Payment(s) Received Since Last Statement	-\$4,237.83
Current Month's Charges	\$4,237.83
Total Amount Due	\$4,237.83

**PLAN MORE
AND STRESS LESS.**



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SCAM ALERT**

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Questions? Call us at 888.223.0800



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:	\$4,237.83
Total amount due:	\$4,237.83
Payment Due By:	08/11/2020

Amount Enclosed \$

664963562544

Received

JUL 24 2020

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

00001963 02 AV 0.38 33607 FTECO107212023324110 00000 03 01000000 010 02 11003 007



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



Account: 211005987634
Statement Date: 07/21/2020
Current month's charges due 08/11/2020

Details of Charges – Service from 06/16/2020 to 07/15/2020

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	3516 kWh @ \$0.02866/kWh	\$100.77
Fixture & Maintenance Charge	84 Fixtures	\$1165.50
Lighting Pole / Wire	117 Poles	\$2926.17
Lighting Fuel Charge	3516 kWh @ \$0.02614/kWh	\$91.91
COVID-19 Lighting Fuel Credit		-\$50.17
Florida Gross Receipt Tax		\$3.65
Lighting Charges		\$4,237.83

Total Current Month's Charges

\$4,237.83

00001963-0007219-Page 3 of 14

Important Messages

LOWER BILLS – AGAIN!

The unprecedented circumstances of the coronavirus pandemic and lower fuel costs led Tampa Electric to seek approval from the Florida Public Service Commission to lower Tampa Electric bills. All customers will see a COVID-19 fuel credit on their bills in June through August. Residential customers will see a 20 percent reduction on summer bills, including an estimated \$90 savings through December. Commercial and industrial customers can expect a total bill reduction of up to 14 to 20 percent, depending on usage and rate class through December. Tampa Electric's bills continue to be among the lowest in Florida and are more than 20 percent below the national average.



The Oaks at Shady Creek CDD

MEETING DATE: July 17, 2020

DMS Staff Signature *Nicole Hicks*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	X	Salary Accepted	\$200.00
Robin Lush	X	Salary Accepted	\$200.00
Timothy Wersinger		Salary Accepted	\$200.00
Danny (Dan) Schoonover		Salary Accepted	\$200.00
Gill Hammond	X	Salary Accepted	\$200.00

GH 07/17/20

The Oaks at Shady Creek CDD

MEETING DATE: July 17, 2020

DMS Staff Signature *Nicole Hicks*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	X	Salary Accepted	\$200.00
Robin Lush	X	Salary Accepted	\$200.00
Timothy Wersinger		Salary Accepted	\$200.00
Danny (Dan) Schoonover		Salary Accepted	\$200.00
Gill Hammond	X	Salary Accepted	\$200.00

ME 071720

The Oaks at Shady Creek CDD

MEETING DATE: July 17, 2020

DMS Staff Signature *Nicole Hicks*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	X	Salary Accepted	\$200.00
Robin Lush	X	Salary Accepted	\$200.00
Timothy Wersinger		Salary Accepted	\$200.00
Danny (Dan) Schoonover		Salary Accepted	\$200.00
Gill Hammond	X	Salary Accepted	\$200.00

RL 071720

Florida Natives Nursery, Inc.
 4115 Native Garden Drive
 Plant City, Florida 33565
 813-754-1900

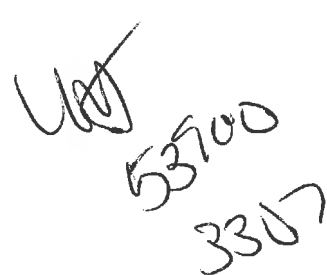
Invoice

Date	Invoice #
6/26/2020	17360

Bill To
The Oaks at Shady Creek CDD c/o Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship To

Terms	Due Date	Project
	7/26/2020	Creekside (Shady C...

Date	Description	Qty	Rate	Amount
6/25/2020	Quarterly Mitigation Maintenance: Mitigation maintenance includes manual, mechanical, and herbicide maintenance controls of nuisance/invasive vegetation. Sales Tax	1	425.00	425.00
			8.50%	0.00
				

We appreciate your business

Total \$425.00

A service charge will be added to past due accounts equal to 1.5% per month (18% annually) on previous month's balance less payments received during the month.

Payments/Credits \$0.00

Balance Due \$425.00

Luxury Stoneworks

Justin Ferrer, Inc

Luxurystoneworks89@gmail.com

1-800-813-3416

Deposit / Invoice

Submitted on 06/25/2020

Project for:

The Oaks at Shady Creek CDD

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Description	Qty	Unit price	Total price
50% Deposit required to place order			\$1,500.00

Concrete curbing

Cash: Check #: CC: Date: Dpt paid

WAF 53900
4605

Millennium Lawn and Landscape Inc.

3471 Rackley Rd
Brooksville, FL 34604

Invoice


Date	Invoice #
6/29/2020	16533

Bill To
The Oaks at Shady Creek CDD 2005 Pan Am Circle Suite300 Tampa, FL 33607

Ship To
The Oaks at Shady Creek CDD 2005 Pan Am Circle Suite300 Tampa, FL 33607

Ninety (90) day warranty of installed trees, plants, palms and sod.

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		6/29/2020			

Quantity	Description	Price Each	Amount
	Lawn Maintenance	4,600.00	4,600.00
	Sales Tax	0.00%	0.00
	 53100 4604		

July Maintenance	Total	\$4,600.00
	Payments/Credits	\$0.00
	Balance Due	\$4,600.00

Payments will be applied to outstanding balance prior to current invoices

Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.

Service Slip/Invoice

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

INVOICE: 3605979
DATE: 6/23/2020
ORDER: 3605979

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
6/23/2020			BLAKEW	
Purchase Order	Terms	Last Service	Map Code	Time Out
		6/23/2020		

Service	Description	Price
SPECPRICE	5 stations emptied/filled	172.25
		SUBTOTAL \$172.25
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$172.25
		AMOUNT DUE \$172.25

WAS 53900
4605

* 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



INVOICE

Voice: (888) 480-5253 Fax: (888) 358-0088

Invoice Number: PI-A00437647

Invoice Date: 07/01/20

PROPERTY: Oaks @ Shady
Crk Cdd

SOLD TO: Oaks @ Shady Crk Cdd
C/O Meritus
2005 Pan AM Circle Suite 300
Tampa, FL 33607

CUSTOMER ID	CUSTOMER PO	Payment Terms	
8184		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Josh F. McGarry			07/31/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49021 07/01/20 - 07/31/20 Lake & Pond Management Services		298.00	298.00

WAT 53900
3307

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	298.00
Sales Tax	0.00
Total Invoice	298.00
Payment Received	0.00
TOTAL	298.00

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 300
Tampa, FL 33607

July 22, 2020

Client: 001450

Matter: 000001

Invoice #: 18627

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
6/19/2020	KMS	REVIEW AGENDA AND PREPARE FOR BOARD OF SUPERVISORS MEETING; ATTEND BOARD OF SUPERVISORS MEETING BY CONFERENCE CALL.	1.7	
6/25/2020	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR QUARTER ENDING JUNE 30, 2020.	0.2	
6/30/2020	KMS	DRAFT RESOLUTION ADOPTING FINAL BUDGET FOR FY 2020-2021; DRAFT RESOLUTION APPROVING AND IMPOSING SPECIAL ASSESSMENTS FOR FY 2020-2021.	0.6	
7/1/2020	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED 6/30/2020; TRANSMITTAL OF QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
7/8/2020	KMS	REVIEW PROPOSED BUDGET, REVIEW RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION IMPOSING SPECIAL ASSESSMENTS.	0.2	
7/8/2020	LB	REVIEW PROPOSED FY 2020-2021 BUDGET; REVISE RESOLUTIONS ADOPTING BUDGET AND LEVYING O&M ASSESSMENTS ON BUDGET.	0.2	
7/10/2020	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	
Total Professional Services			3.3	\$776.00

July 22, 2020

Client: 001450

Matter: 000001

Invoice #: 18627

Page: 2

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.2	\$61.00
KMS	Kristen M. Schalter	2.5	\$625.00
LB	Lynn Butler	0.6	\$90.00

Total Services	\$776.00	
Total Disbursements	\$0.00	
Total Current Charges		\$776.00

PAY THIS AMOUNT

\$776.00

Please Include Invoice Number on all Correspondence

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2020



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

The Oaks at Shady Creek CDD

Balance Sheet

As of 7/31/2020

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash-Operating Account	207,144	0	0	0	0	207,144
Cash - Revenue - Series 2015 #7000	0	175,823	0	0	0	175,823
Cash - Reserve - Series 2015 #7004	0	110,500	0	0	0	110,500
Cash - Interest - Series 2015 #7002	0	145,063	0	0	0	145,063
Cash - Principal - Series 2015 #7001	0	0	0	0	0	0
Cash - Sinking Fund - Series 2015 #7005	0	13	0	0	0	13
Cash - Acq/Construction Gen Fund - Series 2015 #7010	0	0	498	0	0	498
Accounts Receivable - Other	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Prepaid Expense	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	3,333	0	0	0	0	3,333
Prepaid Property Insurance	0	0	0	0	0	0
Deposits	6,865	0	0	0	0	6,865
Construction Work In Progress	0	0	0	5,823,191	0	5,823,191
Amount Available-Debt Service	0	0	0	0	415,384	415,384
Amount To Be Provided-Debt Service	0	0	0	0	5,714,616	5,714,616
Other	0	0	0	0	0	0
Total Assets	217,343	431,398	498	5,823,191	6,130,000	12,602,430
Liabilities						
Accounts Payable	10,492	0	0	0	0	10,492
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0
Revenue Bond Payable - Series 2015	0	0	0	0	6,130,000	6,130,000
Other	0	0	0	0	0	0
Total Liabilities	10,492	0	0	0	6,130,000	6,140,492

Fund Equity & Other Credits

The Oaks at Shady Creek CDD

Balance Sheet

As of 7/31/2020

(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	415,384	494	0	0	415,878
Fund Balance-Unreserved	133,520	0	0	0	0	133,520
Retained Earnings-Unreserved	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	5,823,191	0	5,823,191
Other	73,330	16,014	4	0	0	89,349
Total Fund Equity & Other Credits	206,850	431,398	498	5,823,191	0	6,461,938
Total Liabilities & Fund Equity	217,343	431,398	498	5,823,191	6,130,000	12,602,430

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2019 Through 7/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	247,725	253,644	5,919	2 %
Interest Earnings				
Interest Earnings	0	44	44	0 %
Total Revenues	247,725	253,688	5,963	2 %
Expenditures				
Legislative				
Supervisor Fees	9,600	4,200	5,400	56 %
Financial & Administrative				
District Manager	33,750	28,125	5,625	17 %
District Engineer	5,000	908	4,093	82 %
Disclosure Report	4,200	4,200	0	0 %
Trustees Fees	5,000	4,167	833	17 %
Auditing Services	6,875	4,000	2,875	42 %
Postage, Phone, Faxes, Copies	3,500	57	3,443	98 %
Public Officials Insurance	2,200	2,050	150	7 %
Legal Advertising	2,500	702	1,798	72 %
Bank Fees	250	0	250	100 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	100	0	100	100 %
Office Supplies	250	14	236	95 %
Website Administration	4,000	5,323	(1,323)	(33)%
Legal Counsel				
District Counsel	5,000	5,982	(982)	(20)%
Electric Utility Services				
Electric Utility Services	77,300	40,329	36,971	48 %
Water-Sewer Combination Services				
Water Utility Services	6,000	2,298	3,702	62 %
Other Physical Environment				
Waterway Management Program	4,625	3,405	1,220	26 %
Property & Casualty Insurance	5,000	4,465	535	11 %
Entry & Walls Maintenance	0	1,450	(1,450)	0 %
Landscape Maintenance - Contract	55,000	52,170	2,830	5 %
Landscape Maintenance - Other	9,375	10,058	(683)	(7)%
Plant Replacement Program	3,500	0	3,500	100 %
Irrigation Maintenance	4,500	6,279	(1,779)	(40)%
Total Expenditures	247,725	180,358	67,367	27 %
Excess Revenues Over (Under) Expenses	0	73,330	73,330	0 %
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	0	133,520	133,520	0 %
Total Fund Balance, Beginning of Period	0	133,520	133,520	0 %

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 7/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>206,850</u></u>	<u><u>206,850</u></u>	<u><u>0 %</u></u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
From 10/1/2019 Through 7/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	419,981	429,777	9,796	2 %
Interest Earnings				
Interest Earnings	0	3,406	3,406	0 %
Total Revenues	419,981	433,183	13,202	3 %
Expenditures				
Debt Service Payments				
Interest-Series 2015	289,982	292,169	(2,187)	(1)%
Principal-Series 2015	130,000	125,000	5,000	4 %
Total Expenditures	419,982	417,169	2,813	1 %
Excess Revenues Over (Under) Expenses	(1)	16,014	16,015	(1,601,525)%
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	415,384	415,384	0 %
Total Fund Balance, Beginning of Period	0	415,384	415,384	0 %
Fund Balance, End of Period	(1)	431,398	431,399	(43,139,949)%

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015
From 10/1/2019 Through 7/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	4	4	0 %
Total Revenues	0	4	4	0 %
Excess Revenues Over (Under)	0	4	4	0 %
Expenses				
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	494	494	0 %
Total Fund Balance, Beginning of Period	0	494	494	0 %
Fund Balance, End of Period	0	498	498	0 %

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2020
Reconciliation Date: 7/31/2020
Status: Locked

Bank Balance	207,544.28
Less Outstanding Checks/Vouchers	400.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	207,144.28
Balance Per Books	<u>207,144.28</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: 07/31/2020

Reconciliation Date: 7/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1617	6/18/2020	System Generated Check/Voucher	200.00	Timothy Wersinger
1623	6/25/2020	System Generated Check/Voucher	200.00	Timothy Wersinger
Outstanding Checks/Vouchers			400.00	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2020

Reconciliation Date: 7/31/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1606	6/11/2020	System Generated Check/Voucher	100.00	Affordable Backflow Testing
1618	6/25/2020	System Generated Check/Voucher	200.00	Danny E. Schoonover
1624	7/1/2020	System Generated Check/Voucher	393.74	BOCC
1625	7/1/2020	System Generated Check/Voucher	28.97	Gill W. Hammond
1626	7/1/2020	System Generated Check/Voucher	3,149.51	Meritus Districts
1627	7/1/2020	System Generated Check/Voucher	4,257.31	TECO
1628	7/9/2020	System Generated Check/Voucher	1,500.00	Luxury Stoneworks
1629	7/9/2020	System Generated Check/Voucher	13.52	Meritus Districts
1630	7/9/2020	System Generated Check/Voucher	4,600.00	Millenium Lawn and Landscape Inc.
1631	7/9/2020	System Generated Check/Voucher	172.25	POOP 911
1632	7/23/2020	System Generated Check/Voucher	425.00	Florida Natives Nursery, Inc.
1633	7/23/2020	System Generated Check/Voucher	200.00	Gill W. Hammond
1634	7/23/2020	System Generated Check/Voucher	200.00	Michelle J. LeBeau-Elrod
1635	7/23/2020	System Generated Check/Voucher	200.00	Robin M. Lush
1636	7/23/2020	System Generated Check/Voucher	298.00	Solitude Lake Management, LLC
Cleared Checks/Vouchers			15,738.30	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2020

Reconciliation Date: 7/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CK 1649	7/22/2020	HomeRiver Reimbursement (API203) - 07.13.20	300.00
	CR217	7/31/2020	July Bank Activity	<u>1.80</u>
Cleared Deposits				<u><u>301.80</u></u>



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: The Oaks at Shady Creek

Date: Tuesday, August 11, 2020

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	4	-1	<u>Improving</u>
TURF FERTILITY	10	10	0	<u>Good</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	5	0	<u>Good</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	5	0	<u>Good</u>
WEED CONTROL - BED AREAS	5	2	-3	<u>Several areas need weeding</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u></u>
PRUNING	10	9	-1	<u>Oak trees along the sidewalks</u>
CLEANLINESS	5	5	0	<u>OK</u>
MULCHING	5	3	-2	<u>Needs freshening</u>
WATER/IRRIGATION MGMT	8	6	-2	<u>Pocket park is being over irrigated</u>
CARRYOVERS	5	5	0	<u></u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u></u>
INSECT/DISEASE CONTROL	7	6	-1	<u>Minor fungus</u>
DEADHEADING/PRUNING	3	2	-1	<u>Beds need weeding</u>

SCORE

100	89	-11	89%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

The Oaks at Shady Creek August



Several of the landscape beds along Purple martin need weed detailing.



The annual beds at the entrance need weeding as well.



The turf along the entrance boulevard is in good condition only a few bad areas.



The beds at the pocket park need weeding.



The pocket park is being over irrigated.



The shrubs have been trimmed and look good.



The hogs are tearing up the bank on pond 2 again.



Pond 2 has some grass weeds around the perimeter.



Pond 3 is in good condition.



Pond 4 also looks good.

