

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 19, 2021**

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FEBRUARY 19, 2021 AT 10:00 a.m.
CARLTON LAKES CLUBHOUSE
LOCATED AT 11404 CARLTON FIELDS DRIVE, RIVERVIEW, FL 33579**

| | | |
|--------------------------------------|---|--|
| District Board of Supervisors | Chairman Vice Chairman Supervisor Supervisor Supervisor | Gill Hammond Timothy Wersinger Robin Lush Michelle LeBeau-Elrod John Bentley |
| District Managers | Meritus | Gene Roberts |
| District Attorney | Straley Robin Vericker | John Vericker |
| District Engineer | Johnson Engineering | Phil Chang, P.E. |

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

The meeting will begin at **10:00 a.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. 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 **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 final 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.

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.

The Oaks at Shady Creek CDD

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Oaks at Shady Creek Community Development District will be held on **Friday, February 19, 2021 at 10:00 a.m. Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579**. Please let us know 24 hours before the meeting if you wish to call in for the meeting:

Conference Call In Number – 1-866-906-9330 Participant Access Code – 7979718

REGULAR BOARD OF SUPERVISOR MEETING

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE QUESTIONS & COMMENTS ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Discussion on E-Verify
- B. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Board of Supervisors Regular Meeting Minutes January 15, 2021 Tab 01
- B. Consideration of Operations and Maintenance Expenditures January 2020 Tab 02
- C. Review of Financial Statements Month Ending January 31, 2021 Tab 03

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

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

Sincerely,

Gene Roberts
District Manager

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

January 15, 2021 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, January 15, 2021 at 10:00 a.m.** at the Carlton Lakes Clubhouse located at 11404 Carlton Lake Fields Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of The Oaks at Shady Creek Community Development District to order on **Friday, January 15, 2021 at 10:00 a.m.**

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

| | |
|-----------------------|------------|
| Gill Hammond | Chair |
| Timothy Wersinger | Vice-Chair |
| Michelle LeBeau-Elrod | Supervisor |
| Robin Lush | Supervisor |
| John Bentley | Supervisor |

Staff Members Present:

| | | |
|---------------|--|----------------------------|
| Gene Roberts | District Manager, Meritus | |
| John Vericker | District Counsel, Straley Robin Vericker | <i>via conference call</i> |

There was one resident audience member in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. CONSENT AGENDA

A. Consideration of the Board of Supervisors Regular Meeting Minutes Dec. 18, 2020

The Board reviewed the minutes.

| | |
|--------------|--|
| MOTION TO: | Approve the December 18, 2020 minutes. |
| MADE BY: | Supervisor Wersinger |
| SECONDED BY: | Supervisor Lush |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 – Motion Passed Unanimously |

B. Consideration of Operations and Maintenance Expenditures December 2020

The Board reviewed the O&Ms.

| | |
|--------------|---------------------------------|
| MOTION TO: | Approve the December 2020 O&Ms. |
| MADE BY: | Supervisor Wersinger |
| SECONDED BY: | Supervisor Bentley |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 – Motion Passed Unanimously |

C. Review of Financial Statements Month Ending December 31, 2020

The financials were reviewed and accepted.

4. STAFF REPORTS

A. District Counsel

Mr. Vericker explained E-Verify to the Board. The Board asked to have it added to the next month's agenda.

B. District Engineer

There were no updates from the Engineer at this time.

C. District Manager

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

5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Wersinger asked about the sidewalk pressure washing. Mr. Roberts said the proposal is high and the District should wait a few months to see how expenses are trending.

Supervisor Hammond stated that he talked with Illuminations Lighting about getting a proposal to add up-lighting at the entrance.

Supervisor Lush asked which company the District uses for conferencing the meetings because she works for one and does not want there to be a conflict.

There were no audience comments.

6. ADJOURNMENT

| | |
|--------------|---------------------------------|
| MOTION TO: | Adjourn. |
| MADE BY: | Supervisor Wersinger |
| SECONDED BY: | Supervisor LeBeau-Elrod |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 – Motion Passed Unanimously |

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

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

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

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

Signature

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 | | | | |
| BOCC | 7015729919 012021 | \$ 299.94 | | Water Service through 01/14/2021 |
| Carsons Lawn & Landscaping | 6473 | 675.00 | | Drain Installation/Maintenance - 01/12/2021 |
| Meritus Districts | 10299 | 3,158.01 | | District Management Service Charge - January 2021 |
| Steadfast Environmental | 439 | 290.00 | | Routine Aquatic Maintenance - February 2021 |
| Monthly Contract Sub-Total | | \$ 4,422.95 | | |

| | | | | |
|------------------------------------|----------|------------------|--|------------------------------|
| Variable Contract | | | | |
| Supervisor: John Bently | JB011521 | \$ 200.00 | | Supervisors Fee - 01/15/2021 |
| Supervisor: Michelle Elrod | ME011521 | 200.00 | | Supervisors Fee - 01/15/2021 |
| Supervisor: Robin Lush | RL011521 | 200.00 | | Supervisors Fee - 01/15/2021 |
| Supervisor: Timothy Wersinger | TW011521 | 200.00 | | Supervisors Fee - 01/15/2021 |
| Variable Contract Sub-Total | | \$ 800.00 | | |

| | | | | |
|----------------------------|---------------------|--------------------|--------------------|-------------------------------------|
| Utilities | | | | |
| TECO | 211005987436 012121 | \$ 32.15 | | Electric Service through 01-14-2021 |
| TECO | 211005987634 012121 | 4,104.86 | | Electric Service through 01-14-2021 |
| TECO | 211020235159 012121 | 187.52 | \$ 4,324.53 | Electric Service through 01-14-2021 |
| Utilities Sub-Total | | \$ 4,324.53 | | |

| | | | | |
|-------------------------|--------|-----------|--------------------|--|
| Regular Services | | | | |
| LLS TAX SOLUTION | 002188 | \$ 650.00 | | CDD Special Assessment Bonds, Series 2015 - 01/25/2021 |
| LLS TAX SOLUTION | 002189 | 3,250.00 | \$ 3,900.00 | CDD Special Assessment Bonds, Series 2015 - 01/25/2021 |

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

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|-----------------------------------|------------------------|--------------------|--------------|----------------------|
| Regular Services Sub-Total | | \$ 3,900.00 | | |

| | | | | |
|--------------------------------------|----------|--------------------|--------------------|---|
| Additional Services | | | | |
| Affordable Backflow Testing | 17015 | \$ 50.00 | | Backflow Preventer Test - 01/22/2021 |
| Carsons Lawn & Landscaping | 6470 | 400.00 | | Pine Tree Removal & Haul Debris to Dump - 01/07/2021 |
| Illuminations Holiday Lighting | 193120 | 2,500.00 | | Christmas Lighting Installation - 12/23/2020 |
| Johnsons Engineering | 2 | 127.50 | | Professional Services through 01/10/2021 |
| Millennium Lawn & Landscapes | 18371 | 740.00 | | Irrigation Drip Line Repairs - 01/21/2021 |
| Poop 911 | 3945633 | 172.25 | | Emptied/Filled 5 Stations - 12/22/2020 |
| Spearem Enterprises, LLC | 4535 | 1,000.00 | | Added benches & Poured Concrete Pads Along Purple Martin - 12/29/2020 |
| Steadfast | 390 | 290.00 | | Routine Aquatic Maintenance - January 2021 |
| Straley Robin Vericker | 19228 | 305.00 | | Professional Services through 12/15/2020 |
| Straley Robin Vericker | 19332 | 897.50 | \$ 1,202.50 | Professional Services through 01/15/2021 |
| Supervisor: Gill Hammond | GH011521 | 200.00 | | Supervisors Fee - 01/15/2021 |
| Additional Services Sub-Total | | \$ 6,682.25 | | |

| | | | |
|---------------|---------------------|--|--|
| TOTAL: | \$ 20,129.73 | | |
|---------------|---------------------|--|--|

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

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

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

[] Chairman [] Vice Chairman [] Assistant Secretary



Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|-----------------------------|----------------|------------|------------|
| THE OAKS AT SHADY CREEK CDD | 7015729919 | 01/20/2021 | 02/10/2021 |

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION (IN GALLONS) | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|--------------------------|-----------|-------------------|
| 53984411 | 12/15/2020 | 13847 | 01/14/2021 | 14377 | 53000 | ACTUAL | WATER |

Service Address Charges

| | |
|--------------------------------------|-----------------|
| Customer Bill Charge | \$4.69 |
| Purchase Water Pass-Thru | \$160.06 |
| Water Base Charge | \$64.32 |
| Water Usage Charge | \$70.87 |
| Total Service Address Charges | \$299.94 |

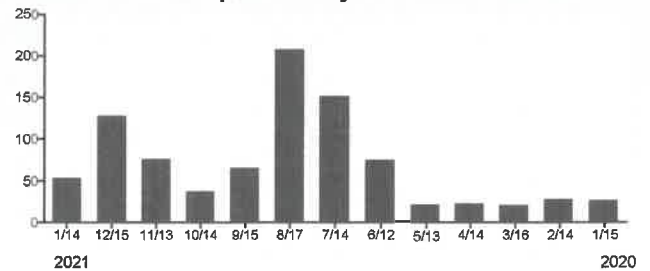
Summary of Account Charges

| | |
|------------------------------|-----------------|
| Previous Balance | \$733.30 |
| Net Payments - Thank You | (\$733.30) |
| Total Account Charges | \$299.94 |
| AMOUNT DUE | \$299.94 |

Important Message

Due to billing system upgrades on Jan. 28 -31, online/phone payments will be unavailable and customer service offices will have limited account access. Cash/check payments will be accepted and posted Feb 1. AMSCOT offices will remain open for payments.

Consumption History x 1000 Gallons



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!

Received

JAN 25 2021
3,129



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

| | |
|-------------|------------|
| DUE DATE | 02/10/2021 |
| AMOUNT DUE | \$299.94 |
| AMOUNT PAID | |

0070157299192

00000299941

INVOICE

DATE: January 12, 2021
Invoice # 6473

| | | | | |
|--|--|--------------------------|-------|-----------|
| Billing address | | Service address | | |
| The Oaks at Shady Creek. Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607 | | The Oaks at Shady Creek. | | |
| | | | | |
| ID | LOCATION | QTY | COST | TOTAL |
| | Beds next to Lift Station at 14030 Tropical King Bird Way | | | |
| | | | | |
| | A) Install (2) 4" French Drains under new curbing and under side walk to road to drain beds. | | | |
| | | | | |
| | B) Install 4" French Drain pipe as needed, (3) grated catch basin and (2) end grated end caps. | | | |
| | | | | |
| | C) Repair drip irrigation as needed | | \$ | 675.00 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | \$ | - |
| | | | \$ | - |
| | | | | |
| THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES | | | TOTAL | \$ 675.00 |

Payment due upon receipt

E-mail
carsonwd@yahoo.com

53900-4605
4R

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 10299
Invoice Date: Jan 1, 2021
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 | | 1/1/21 |

| Quantity | Item | Description | Unit Price | Amount |
|----------|------|--|------------|----------|
| | | District Management Services - January | | 2,812.50 |
| | | Postage - November | | 12.18 |
| | | Website Administration | | 333.33 |
| | | NS | | |

| | |
|------------------------|-----------------|
| Subtotal | 3,158.01 |
| Sales Tax | |
| Total Invoice Amount | 3,158.01 |
| Payment/Credit Applied | |
| TOTAL | 3,158.01 |



Steadfast Environmental, LLC
AKA Flatwoods Environmental

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576
813-836-7940 | office@steadfastenv.com

Invoice

| Date | Invoice # |
|----------|-----------|
| 2/1/2021 | 439 |

Bill To

The Oaks at Shady Creek CDD
Meritus
2005 Pan Am Circle Drive
Suite 300
Tampa, FL 33607

Please make all Checks payable to:
Steadfast Environmental

Ship To

| P.O. No. | W.O. No. | Account # | Cost Code | Terms | Project |
|----------|--|-----------|-----------|---------------|------------------------------------|
| | | | | Net 30 | SE1027 The Oaks at Shady Creek CDD |
| Quantity | Description | U/M | Rate | Serviced Date | Amount |
| | Routine Aquatic Maintenance (Pond Spraying) February 2021 | | 290.00 | 2/15/2021 | 290.00 |
| | 53900 4307 42 | | | | |

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Project Total Balance \$290.00 **Customer Total Balance** \$3,775.44

| | |
|-------------------------|-----------------|
| Total | \$290.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$290.00 |

The Oaks at Shady Creek CDD

MEETING DATE: January 15, 2021

DMS Staff Signature

42

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-----------------------|------------------------|-----------------|----------------|
| Michelle LeBeau-Elrod | / | Salary Accepted | \$200.00 |
| Robin Lush | / | Salary Accepted | \$200.00 |
| Timothy Wersinger | / | Salary Accepted | \$200.00 |
| John Bentley | / | Salary Accepted | \$200.00 |
| Gill Hammond | / | Salary Accepted | \$200.00 |

JB011521

5/100
1101

The Oaks at Shady Creek CDD

MEETING DATE: January 15, 2021

DMS Staff Signature

42

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-----------------------|------------------------|-----------------|----------------|
| Michelle LeBeau-Elrod | / | Salary Accepted | \$200.00 |
| Robin Lush | / | Salary Accepted | \$200.00 |
| Timothy Wersinger | / | Salary Accepted | \$200.00 |
| John Bentley | / | Salary Accepted | \$200.00 |
| Gill Hammond | / | Salary Accepted | \$200.00 |

ME 011521

51100
1101

The Oaks at Shady Creek CDD

MEETING DATE: January 15, 2021

DMS Staff Signature

42

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-----------------------|------------------------|-----------------|----------------|
| Michelle LeBeau-Elrod | / | Salary Accepted | \$200.00 |
| Robin Lush | / | Salary Accepted | \$200.00 |
| Timothy Wersinger | / | Salary Accepted | \$200.00 |
| John Bentley | / | Salary Accepted | \$200.00 |
| Gill Hammond | / | Salary Accepted | \$200.00 |

RL011521

51100
1101

The Oaks at Shady Creek CDD

MEETING DATE: January 15, 2021

DMS Staff Signature

42

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-----------------------|------------------------|-----------------|----------------|
| Michelle LeBeau-Elrod | / | Salary Accepted | \$200.00 |
| Robin Lush | / | Salary Accepted | \$200.00 |
| Timothy Wersinger | / | Salary Accepted | \$200.00 |
| John Bentley | / | Salary Accepted | \$200.00 |
| Gill Hammond | / | Salary Accepted | \$200.00 |

TW 011521

51100
1101



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/21/2021

Account: 211005987436

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

| | |
|--------------------------|------------|
| Current month's charges: | \$33.38 |
| Total amount due: | \$32.15 |
| Payment Due By: | 02/11/2021 |

Your Account Summary

| | |
|---|----------------|
| Previous Amount Due | \$33.13 |
| Payment(s) Received Since Last Statement | -\$33.13 |
| Miscellaneous Credits | -\$1.23 |
| Credit balance after payments and credits | -\$1.23 |
| Current Month's Charges | \$33.38 |
| Total Amount Due | \$32.15 |

Save Energy.
Save Money.

It's never been easier with help from our many rebate programs for business.

tampaelectric.com/bizsave

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

Smooooooth out your energy costs this year.

Still searching for that New Year's Resolution? Our free Budget Billing program can help you plan more and stress less. That's because Budget Billing evens out your bill so you pay about the same amount every month—it's that simple!

tampaelectric.com/budgetforhome tampaelectric.com/budgetforbusiness

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: | \$33.38 |
| Total amount due: | \$32.15 |
| Payment Due By: | 02/11/2021 |

Amount Enclosed \$
656321720016



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

656321720016211005987436000000032150

Account: 211005987436
Statement Date: 01/21/2021
Current month's charges due 02/11/2021

Details of Charges – Service from 12/15/2020 to 01/14/2021

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 |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000497017 | 01/14/2021 | 448 | | 293 | | 155 kWh | 1 | 31 Days |

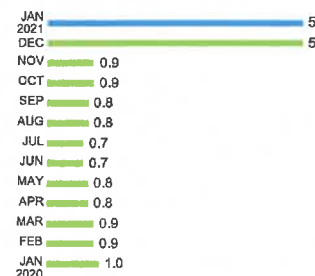
| | | |
|------------------------------|-------------------------|----------------|
| Basic Service Charge | | \$18.06 |
| Energy Charge | 155 kWh @ \$0.05928/kWh | \$9.19 |
| Fuel Charge | 155 kWh @ \$0.03167/kWh | \$4.91 |
| Storm Protection Charge | 155 kWh @ \$0.00251/kWh | \$0.39 |
| Florida Gross Receipt Tax | | \$0.83 |
| Electric Service Cost | | \$33.38 |

Total Current Month's Charges

\$33.38

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$1.23

Total Current Month's Credits

-\$1.23

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



Statement Date: 01/21/2021

Account: 211005987634

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

| | |
|--------------------------|------------|
| Current month's charges: | \$4,315.25 |
| Total amount due: | \$4,104.86 |
| Payment Due By: | 02/11/2021 |

Your Account Summary

| | |
|---|-------------------|
| Previous Amount Due | \$4,289.82 |
| Payment(s) Received Since Last Statement | -\$4,289.82 |
| Miscellaneous Credits | -\$210.39 |
| Credit balance after payments and credits | -\$210.39 |
| Current Month's Charges | \$4,315.25 |
| Total Amount Due | \$4,104.86 |



**Save Energy.
Save Money.**

It's never been easier with help from our many rebate programs for business.

tampaelectric.com/bizsave

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



Smooooth out your energy costs this year.

Still searching for that New Year's Resolution? Our free Budget Billing program can help you plan more and stress less. That's because Budget Billing evens out your bill so you pay about the same amount every month—it's that simple!

tampaelectric.com/budgetforhome tampaelectric.com/budgetforbusiness

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: | \$4,315.25 |
| Total amount due: | \$4,104.86 |
| Payment Due By: | 02/11/2021 |

Amount Enclosed

\$

656321720017



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: 211005987634
Statement Date: 01/21/2021
Current month's charges due 02/11/2021

Details of Charges – Service from 12/15/2020 to 01/14/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

| | | |
|------------------------------|--------------------------|-----------|
| Lighting Energy Charge | 3396 kWh @ \$0.02712/kWh | \$92.10 |
| Fixture & Maintenance Charge | 84 Fixtures | \$1173.06 |
| Lighting Pole / Wire | 117 Poles | \$2926.17 |
| Lighting Fuel Charge | 3396 kWh @ \$0.03136/kWh | \$106.50 |
| Storm Protection Charge | 3396 kWh @ \$0.00354/kWh | \$12.02 |
| Florida Gross Receipt Tax | | \$5.40 |

Lighting Charges

\$4,315.25

Total Current Month's Charges

\$4,315.25

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$210.39

Total Current Month's Credits

-\$210.39

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/21/2021

Account: 211020235159

OAKS AT SHADY CREEK COMM
10707 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579-0000

| | |
|--------------------------|------------|
| Current month's charges: | \$187.52 |
| Total amount due: | \$187.52 |
| Payment Due By: | 02/11/2021 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$190.57 |
| Payment(s) Received Since Last Statement | -\$190.57 |
| Current Month's Charges | \$187.52 |
| Total Amount Due | \$187.52 |

**Save Energy.
Save Money.**

It's never been easier with help from our many rebate programs for business.

tampaelectric.com/bizsave

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

Smooooooth out your energy costs this year.

Still searching for that New Year's Resolution? Our free Budget Billing program can help you plan more and stress less. That's because Budget Billing evens out your bill so you pay about the same amount every month—it's that simple!

tampaelectric.com/budgetforhome tampaelectric.com/budgetforbusiness

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: 211020235159

| | |
|--------------------------|------------|
| Current month's charges: | \$187.52 |
| Total amount due: | \$187.52 |
| Payment Due By: | 02/11/2021 |

Amount Enclosed \$ _____
679778440852

00003107 02 AV 0.38 33607 FTECO1012123304710 00000 02 01000000 007 02 9880 006



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

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

Received
JAN 25 2021

6797784408522110202351590000000187523

Account: 211020235159
Statement Date: 01/21/2021
Current month's charges due 02/11/2021

Details of Charges – Service from 12/15/2020 to 01/14/2021

Service for: 10707 PURPLE MARTIN BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

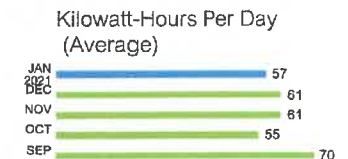
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000497018 | 01/14/2021 | 13,562 | | 11,799 | | 1,763 kWh | 1 | 31 Days |

| | | | | | |
|------------------------------|---------------------------|--|--|--|-----------------|
| Basic Service Charge | | | | | \$18.06 |
| Energy Charge | 1,763 kWh @ \$0.05928/kWh | | | | \$104.51 |
| Fuel Charge | 1,763 kWh @ \$0.03167/kWh | | | | \$55.83 |
| Storm Protection Charge | 1,763 kWh @ \$0.00251/kWh | | | | \$4.43 |
| Florida Gross Receipt Tax | | | | | \$4.69 |
| Electric Service Cost | | | | | \$187.52 |

Total Current Month's Charges

\$187.52

Tampa Electric Usage History



00003107-0006472- Page 3 of 12





Specializing In Tax - Exempt Bond Services

LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

INVOICE

BILL TO:

The Oaks at Shady Creek Community Development District
c/o Meritus Districts
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

DATE: 01/25/2021
INVOICE # 002188

| DESCRIPTION | AMOUNT |
|--|-----------------|
| Total billing in connection with the \$6,600,000 The Oaks at Shady Creek Community Development District Special Assessment Bonds, Series 2015 – Rebate Requirement Calculation the period ending November 1, 2020. | <u>\$650.00</u> |

PAYMENT TERMS

1. Due and Payable upon receipt
2. Please include the invoice number on your check or wire transfer

Total **\$650.00**

Thank You For Your Business!

51300
3203



Specializing In Tax - Exempt Bond Services

LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

INVOICE

BILL TO:

The Oaks at Shady Creek Community Development District
c/o Meritus Districts
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

DATE: 01/25/2021

INVOICE # 002189

| DESCRIPTION | AMOUNT |
|--|-------------------|
| Total billing in connection with the \$6,600,000 The Oaks at Shady Creek Community Development District Special Assessment Bonds, Series 2015 – Rebate Requirement Calculation for the five-year period beginning April 23, 2015 through the period ending November 1, 2019. | <u>\$3,250.00</u> |

PAYMENT TERMS

1. Due and Payable upon receipt
2. Please include the invoice number on your check or wire transfer

Total \$3,250.00

Thank You For Your Business!

51300
3203

Affordable Backflow Testing

3423 Holland Dr.
Brandon, FL 33511
(813) 684-3386

| | | | |
|--|--------------------------------|--|--------------------------------|
| NAME <i>The Oaks at Shady Creek CDD</i> | | DATE OF ORDER <i>1-22-21</i> | |
| ADDRESS <i>40 Meritus Corp.</i> | | PHONE <i>397-5120</i> | |
| | | DATE PROMISED | |
| JOB NAME / LOCATION <i>14099 Tropical Knightway Way, Riverview</i> | | ORDER TAKEN BY | |
| DESCRIPTION OF WORK | | <input type="checkbox"/> DAY WORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA | |
| QTY. | DESCRIPTION | PRICE | AMOUNT |
| <i>1</i> | <i>Backflow Preventer Test</i> | | <i>\$50.00</i> |
| LABOR | | HOURS | RATE |
| | | | |
| | | AMOUNT | TOTAL MATERIALS |
| | | | TOTAL LABOR |
| <i>440-7096</i> | | | |
| WORK ORDERED BY <i>Gene Roberts</i> | | TOTAL LABOR | TAX |
| JOB INVOICE | | DATE COMPLETED | <i>Thank You TOTAL \$50.00</i> |
| <i>17015</i> | | SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.) | |

8

PRODIGS 621 121

53900 - 4611
42



Hillsborough
County Florida

Public Utilities Department
Cross-Connection Control Unit
PO Box 89547
Tampa, Florida 33689-0401
Fax: 813-635-1612
www.hillsboroughcounty.org/backflow
Email: backflowprogram@hillsboroughcounty.org

Revision: 06/01/2018

Current Date Hazard #:

☒ Existing ☐ Replaced ☐ New

Please Note: The meter number is mandatory and if not included on this form it will not be accepted.

Customer/Site Information

Assembly Data

Customer

Mailing Address

City State Zip

Contact Person Phone #

Type Facility

Site Address

Location Details

City Zip

Contact Person Phone #

Type of Service
☐ Domestic ☒ Irrigation ☐ Fire Line

Size Type of Assembly

Assembly Data Existing

Manufacturer Size

Model # Serial #

Meter # Meter Size

Assembly Data New

Manufacturer Size

Model # Serial #

Meter # Meter Size

Permit #

New Installation or Replacement by

Type of Assembly Installation Date Phone #

CHECK VALVE # 1

CHECK VALVE # 2

RELIEF VALVE

PRESSURE VACUUM BREAKER

PASS/FAIL/TEST DATE

☐ Leaked ☒ Closed Tight
Differential Pressure
Reading Across
Check Valve

☐ Leaked ☒ Closed Tight
Differential Pressure
Reading Across
Check Valve

Open @
Did Not Open ☐

Air Inlet Open @
Did Not Open ☐
Check Valve Held @

☒ Pass ☐ Fail
Test Date

Tester Certification # Test Kit # Test Kit exp date

☐ Assembly Repaired Repair Date Repair Cert # Company

CHECK VALVE # 1

CHECK VALVE # 2

RELIEF VALVE

PRESSURE VACUUM BREAKER

PASS/FAIL/TEST DATE

☐ Leaked ☐ Closed Tight
Differential Pressure
Reading Across
Check Valve

☐ Leaked ☐ Closed Tight
Differential Pressure
Reading Across
Check Valve

Open @
Did Not Open ☐

Air Inlet Open @
Did Not Open ☐
Check Valve Held @

☐ Pass ☐ Fail
Test Date

Tester Certification # Test Kit # Test Kit exp date

INVOICE

DATE: January 7, 2021
Invoice # 6470

[illegible]

E-mail
carsonwd@yahoo.com

53900-4605
CR

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 193120

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

Handwritten signature

TO:
Oaks at Shady Creek CDD
32711 Windelstraw Dr
Wesley Chapel, FL 33545
Attn: Nicole Hicks

(877) 907-0256

Handwritten signature

JOB DESCRIPTION

Christmas Lighting for Oaks at Shady Creek

ITEMIZED ESTIMATE: TIME AND MATERIALS

AMOUNT

| | | |
|----------------------|--|------------|
| Center Median | Front Entrance Install clear, twinkling C7's across front entrance sign oak tree structure Note: will install lights on as many of the limbs as possible. | \$2,500.00 |
| | Entrance / Exit Install clear, twinkling, warm white C9's outlining the structure and the 3 tree arches Note: outling the structure by running the C9s on the post going up all 4 sides | \$2,500.00 |
| Requires 50% Deposit | | |
| TOTAL | | \$5,000.00 |
| DEPOSIT PAID | | \$2,500.00 |
| DEPOSIT DUE | | \$2,500.00 |

- * Price includes rental of materials, lift, labor, installation and service.
- * Loss of material due to theft or vandalism is reimbursable at cost
- * Remaining balance of project due upon receipt of invoice after installation.

Tim Gay
PREPARED BY

12/23/2020
DATE

53900
5104

G2

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

Project Manager

Philip Chang

Gene Roberts

Oaks at Shady Creek Community Development District

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Invoice

January 15, 2021

Project No: 20203281-000

Invoice No: 2

FEID #59-1173834

Project 20203281-000 Oaks at Shady Creek Community Development District

Professional Services through January 10, 2021

Phase 1.0 Engineering Services

Professional Personnel

| | | Hours | Rate | Amount | |
|---|------------|-------|--------|--------|----------|
| Professional 6 | | | | | |
| Chang, Philip | 12/10/2020 | .25 | 170.00 | 42.50 | |
| Submit request to Hillsborough County regarding sidewalk drainage issue on Tropical Kingbird; | | | | | |
| Chang, Philip | 12/11/2020 | .25 | 170.00 | 42.50 | |
| Call with Hillsborough County regarding sidewalk issue; | | | | | |
| Chang, Philip | 12/15/2020 | .25 | 170.00 | 42.50 | |
| Provide summary of discussion with Hills. Co. to DM regarding sidewalk drainage issue; | | | | | |
| Totals | | .75 | | 127.50 | |
| Total Labor | | | | | 127.50 |
| Total this Phase | | | | | \$127.50 |
| Total this Invoice | | | | | \$127.50 |

51300 - 3103
42

Millennium Lawn and Landscape Inc.

3471 Rackley Rd
Brooksville, FL 34604

Invoice

| Date | Invoice # |
|-----------|-----------|
| 1/21/2021 | 18371 |

| 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 | | 1/21/2021 | | | |
| Quantity | Description | | | Price Each | Amount | |
| | Irrigation repairs 1/6 labor 2 techs x 3 hours | | | 300.00 | 300.00T | |
| | dog park 10 drip line repairs | | | 250.00 | 250.00T | |
| | 10 drip stakes | | | 40.00 | 40.00T | |
| | lift station 3 drip line repairs | | | 75.00 | 75.00T | |
| | entrance island 3 drip line repairs | | | 75.00 | 75.00T | |
| | Sales Tax | | | 0.00% | 0.00 | |
| <div>539.00 - 46.11 472</div> | | | | | | |

.Thank you for your business.

Total \$740.00

Payments/Credits \$0.00

Balance Due \$740.00

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: 3945633
DATE: 12/22/2020
ORDER: 3945633

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 |
|----------------|-------|--------------|------------|----------------|
| 12/22/2020 | | | BLAKEW | Blake Wanecski |
| Purchase Order | Terms | Last Service | Map Code | Time Out |
| | | 12/22/2020 | | |

| 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 |

53900 - 4605
412

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

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com

**INVOICE****BILL TO**

The Oaks at Shady Creek CDD

Meritus

2005 Pan Am Circle, Suite 120

Tampa , FL 33607

INVOICE # 4535**DATE** 12/29/2020**DUE DATE** 01/13/2021**TERMS** Net 15

| DESCRIPTION | QTY | RATE | AMOUNT |
|---|-----|----------|----------|
| Labor Add two 4 ft. benches and pour two 4x6 concrete pads along Purple Martin. Cost includes labor, material and freight cost. Material deposit required in the amount of \$850.00. Remaining amount due \$1,000.00 | 1 | 1,000.00 | 1,000.00 |

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE**\$1,000.00**

53900 - 4403
CR



Steadfast Environmental, LLC
AKA Flatwoods Environmental

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576
813-836-7940 | office@steadfastenv.com

Invoice

| Date | Invoice # |
|----------|-----------|
| 1/1/2021 | 390 |

Bill To

The Oaks at Shady Creek CDD
Meritus
2005 Pan Am Circle Drive
Suite 300
Tampa, FL 33607

Please make all Checks payable to:
Steadfast Environmental

Ship To

| P.O. No. | W.O. No. | Account # | Cost Code | Terms | Project | |
|---------------------|---|-----------|-----------|--------|------------------------------------|--------|
| | | | | Net 30 | SE1027 The Oaks at Shady Creek CDD | |
| Quantity | Description | | U/M | Rate | Serviced Date | Amount |
| | Routine Aquatic Maintenance (Pond Spraying) January 2021 | | | 290.00 | 1/15/2021 | 290.00 |
| 53960 - 4367 412 | | | | | | |

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Project Total Balance \$290.00 Customer Total Balance \$2,805.44

| | |
|------------------|----------|
| Total | \$290.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$290.00 |

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

December 31, 2020
Client: 001450
Matter: 000001
Invoice #: 19228

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2020

SERVICES

| Date | Person | Description of Services | Hours | |
|-----------------------------|--------|---|-------|----------|
| 11/19/2020 | JMV | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING. | 0.3 | |
| 11/20/2020 | JMV | PREPARE FOR AND ATTEND CDD BOARD MEETING. | 0.7 | |
| Total Professional Services | | | 1.0 | \$305.00 |

PERSON RECAP

| Person | Hours | Amount |
|----------------------|-------|----------|
| JMV John M. Vericker | 1.0 | \$305.00 |

51400 - 3107
UR

December 31, 2020
Client: 001450
Matter: 000001
Invoice #: 19228

Page: 2

| | | |
|-----------------------|----------|----------|
| Total Services | \$305.00 | |
| Total Disbursements | \$0.00 | |
| Total Current Charges | | \$305.00 |

PAY THIS AMOUNT

\$305.00

Please Include Invoice Number on all Correspondence

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

January 25, 2021
Client: 001450
Matter: 000001
Invoice #: 19332

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2021

SERVICES

| Date | Person | Description of Services | Hours | |
|-----------------------------|--------|---|-------|----------|
| 12/17/2020 | JMV | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING. | 0.3 | |
| 12/18/2020 | JMV | REVIEW COMMUNICATION FROM DISTRICT MANAGER; PREPARE FOR AND ATTEND CDD BOARD MEETING. | 0.8 | |
| 12/18/2020 | LB | PREPARE CORRESPONDENCE AND MEMOS TO J. BENTLEY, NEWLY APPOINTED BOARD SUPERVISOR. | 0.5 | |
| 12/30/2020 | LB | PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2015 BONDS. | 0.2 | |
| 1/8/2021 | JMV | REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE. | 0.2 | |
| 1/10/2021 | JMV | PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD BOND DISCLOSURE AGENT. | 0.3 | |
| 1/12/2021 | LB | FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2020; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME. | 0.2 | |
| 1/14/2021 | JMV | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING. | 0.3 | |
| 1/15/2021 | JMV | PREPARE FOR AND ATTEND CDD BOARD MEETING. | 0.6 | |
| Total Professional Services | | | 3.4 | \$897.50 |

51400-3107
42

January 25, 2021

Client: 001450

Matter: 000001

Invoice #: 19332

Page: 2

PERSON RECAP

| Person | Hours | Amount |
|----------------------|-------|----------|
| JMV John M. Vericker | 2.5 | \$762.50 |
| LB Lynn Butler | 0.9 | \$135.00 |

DISBURSEMENTS

| Date | Description of Disbursements | Amount |
|---------------------|------------------------------|--------|
| 12/18/2020 | Postage | \$1.60 |
| Total Disbursements | | \$1.60 |

| | |
|-----------------------|----------|
| Total Services | \$897.50 |
| Total Disbursements | \$1.60 |
| Total Current Charges | \$899.10 |

| | |
|------------------------|-----------------|
| PAY THIS AMOUNT | \$899.10 |
|------------------------|-----------------|

Please Include Invoice Number on all Correspondence

The Oaks at Shady Creek CDD

MEETING DATE: January 15, 2021

DMS Staff Signature

4.2

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-----------------------|------------------------|-----------------|----------------|
| Michelle LeBeau-Elrod | ✓ | Salary Accepted | \$200.00 |
| Robin Lush | ✓ | Salary Accepted | \$200.00 |
| Timothy Wersinger | ✓ | Salary Accepted | \$200.00 |
| John Bentley | ✓ | Salary Accepted | \$200.00 |
| Gill Hammond | ✓ | Salary Accepted | \$200.00 |

GH011521

51100
1101

The Oaks at Shady Creek Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
January 31, 2021**



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

The Oaks at Shady Creek CDD

Balance Sheet

As of 1/31/2021

(In Whole Numbers)

| | General Fund | Debt Service - Series 2015 | Capital Project - Series 2015 | General Fixed Assets Account Group | General Long-Term Debt | Total |
|---|----------------|-------------------------------|----------------------------------|--|---------------------------|-------------------|
| Assets | | | | | | |
| Cash-Operating Account | 332,710 | 0 | 0 | 0 | 0 | 332,710 |
| Cash - Revenue - Series 2015 #7000 | 0 | 465,950 | 0 | 0 | 0 | 465,950 |
| Cash - Reserve - Series 2015 #7004 | 0 | 110,510 | 0 | 0 | 0 | 110,510 |
| Cash - Interest - Series 2015 #7002 | 0 | 83 | 0 | 0 | 0 | 83 |
| Cash - Principal - Series 2015 #7001 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cash - Sinking Fund - Series 2015 #7005 | 0 | 13 | 0 | 0 | 0 | 13 |
| Cash - Acq/Construction Gen Fund - Series 2015 #7010 | 0 | 0 | 498 | 0 | 0 | 498 |
| Accounts Receivable - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Due From Developer | 0 | 0 | 0 | 0 | 0 | 0 |
| Assessments Receivable - Tax Roll | 0 | 0 | 0 | 0 | 0 | 0 |
| Due From General Fund | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid Expense | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid General Liability Insurance | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid Public Officials Insurance | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid Trustee Fees | 833 | 0 | 0 | 0 | 0 | 833 |
| Prepaid Property Insurance | 0 | 0 | 0 | 0 | 0 | 0 |
| Deposits | 6,865 | 0 | 0 | 0 | 0 | 6,865 |
| Construction Work In Progress | 0 | 0 | 0 | 5,823,191 | 0 | 5,823,191 |
| Amount Available-Debt Service | 0 | 0 | 0 | 0 | 415,384 | 415,384 |
| Amount To Be Provided-Debt Service | 0 | 0 | 0 | 0 | 5,584,616 | 5,584,616 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Assets | 340,409 | 576,556 | 498 | 5,823,191 | 6,000,000 | 12,740,654 |
| Liabilities | | | | | | |
| Accounts Payable | 9,327 | 0 | 0 | 0 | 0 | 9,327 |
| Due To Debt Service Fund | 0 | 0 | 0 | 0 | 0 | 0 |
| Accrued Expenses Payable | 0 | 0 | 0 | 0 | 0 | 0 |
| Due to Developer | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue Bond Payable - Series 2015 | 0 | 0 | 0 | 0 | 6,000,000 | 6,000,000 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Liabilities | 9,327 | 0 | 0 | 0 | 6,000,000 | 6,009,327 |

Fund Equity & Other Credits

The Oaks at Shady Creek CDD

Balance Sheet

As of 1/31/2021

(In Whole Numbers)

| | General Fund | Debt Service - Series 2015 | Capital Project - Series 2015 | General Fixed Assets Account Group | General Long-Term Debt | Total |
|------------------------------------|--------------|-------------------------------|----------------------------------|--|---------------------------|------------|
| Fund Balance-All Other Reserves | 0 | 431,422 | 498 | 0 | 0 | 431,920 |
| Fund Balance-Unreserved | 158,918 | 0 | 0 | 0 | 0 | 158,918 |
| Retained Earnings-Unreserved | 0 | 0 | 0 | 0 | 0 | 0 |
| Investment In General Fixed Assets | 0 | 0 | 0 | 5,823,191 | 0 | 5,823,191 |
| Other | 172,164 | 145,134 | 0 | 0 | 0 | 317,298 |
| Total Fund Equity & Other Credits | 331,082 | 576,556 | 498 | 5,823,191 | 0 | 6,731,327 |
| Total Liabilities & Fund Equity | 340,409 | 576,556 | 498 | 5,823,191 | 6,000,000 | 12,740,654 |

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 1/31/2021
(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | Total Budget Variance - Original | Percent Total Budget Remaining - Original |
|---|----------------------------|--------------------------|-------------------------------------|---|
| Revenues | | | | |
| Special Assessments - Service Charges | | | | |
| Operations & Maintenance Assmts-Tax Roll | 253,110 | 247,941 | (5,169) | (2)% |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 223 | 223 | 0 % |
| Total Revenues | 253,110 | 248,165 | (4,946) | (2)% |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 12,000 | 3,800 | 8,200 | 68 % |
| Financial & Administrative | | | | |
| District Manager | 33,750 | 11,250 | 22,500 | 67 % |
| District Engineer | 4,000 | 590 | 3,410 | 85 % |
| Disclosure Report | 4,200 | 0 | 4,200 | 100 % |
| Trustees Fees | 5,000 | 1,667 | 3,333 | 67 % |
| Auditing Services | 4,500 | 0 | 4,500 | 100 % |
| Arbitrage Rebate Calculation | 0 | 3,900 | (3,900) | 0 % |
| Postage, Phone, Faxes, Copies | 2,000 | 227 | 1,773 | 89 % |
| Public Officials Insurance | 2,200 | 2,153 | 47 | 2 % |
| Legal Advertising | 2,500 | 1,114 | 1,386 | 55 % |
| Bank Fees | 250 | 0 | 250 | 100 % |
| Dues, Licenses & Fees | 200 | 175 | 25 | 13 % |
| Miscellaneous Fees | 100 | 0 | 100 | 100 % |
| Office Supplies | 250 | 104 | 146 | 58 % |
| Website Administration | 1,500 | 1,333 | 167 | 11 % |
| ADA Website Compliance | 1,800 | 1,100 | 700 | 39 % |
| Legal Counsel | | | | |
| District Counsel | 5,000 | 2,082 | 2,918 | 58 % |
| Electric Utility Services | | | | |
| Electric Utility Services | 62,000 | 15,693 | 46,307 | 75 % |
| Water-Sewer Combination Services | | | | |
| Water Utility Services | 5,000 | 1,548 | 3,452 | 69 % |
| Other Physical Environment | | | | |
| Waterway Management Program | 4,625 | 2,044 | 2,581 | 56 % |
| Property & Casualty Insurance | 5,000 | 5,190 | (190) | (4)% |
| Entry & Walls Maintenance | 5,000 | 2,002 | 2,998 | 60 % |
| Landscape Maintenance - Contract | 55,200 | 13,800 | 41,400 | 75 % |
| Landscape Maintenance - Other | 7,000 | 1,592 | 5,408 | 77 % |
| Plant Replacement Program | 10,000 | 0 | 10,000 | 100 % |
| Irrigation Maintenance | 5,000 | 2,135 | 2,865 | 57 % |
| Community Events | 1,300 | 0 | 1,300 | 100 % |
| Capital Reserve | 13,735 | 2,500 | 11,235 | 82 % |
| Total Expenditures | 253,110 | 76,000 | 177,110 | 70 % |
| Excess Revenues Over (Under) Expenses | 0 | 172,164 | 172,164 | 0 % |
| Fund Balance, Beginning of Period | | | | |
| Fund Balance-Unreserved | | | | |

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 1/31/2021

(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | Total Budget Variance - Original | Percent Total Budget Remaining - Original |
|--|----------------------------|--------------------------|-------------------------------------|---|
| | <u>0</u> | <u>158,918</u> | <u>158,918</u> | <u>0 %</u> |
| Total Fund Balance, Beginning of Period | <u>0</u> | <u>158,918</u> | <u>158,918</u> | <u>0 %</u> |
| | <u>0</u> | <u>331,082</u> | <u>331,082</u> | <u>0 %</u> |
| Fund Balance, End of Period | <u>0</u> | <u>331,082</u> | <u>331,082</u> | <u>0 %</u> |

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
From 10/1/2020 Through 1/31/2021
(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | Total Budget Variance - Original | Percent Total Budget Remaining - Original |
|---|----------------------------|--------------------------|-------------------------------------|---|
| Revenues | | | | |
| Special Assessments - Capital Improvements | | | | |
| Debt Service Assmts - Tax Roll | 420,431 | 420,114 | (317) | (0)% |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 11 | 11 | 0 % |
| Total Revenues | 420,431 | 420,125 | (306) | (0)% |
| Expenditures | | | | |
| Debt Service Payments | | | | |
| Interest-Series 2015 | 285,431 | 144,991 | 140,440 | 49 % |
| Principal-Series 2015 | 135,000 | 130,000 | 5,000 | 4 % |
| Total Expenditures | 420,431 | 274,991 | 145,440 | 35 % |
| Excess Revenues Over (Under) Expenses | 0 | 145,134 | 145,134 | 0 % |
| Fund Balance, Beginning of Period | | | | |
| Fund Balance-All Other Reserves | 0 | 431,422 | 431,422 | 0 % |
| Total Fund Balance, Beginning of Period | 0 | 431,422 | 431,422 | 0 % |
| Fund Balance, End of Period | 0 | 576,556 | 576,556 | 0 % |

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015
From 10/1/2020 Through 1/31/2021
(In Whole Numbers)

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

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2021

Reconciliation Date: 1/31/2021

Status: Locked

| | |
|----------------------------------|--------------------|
| Bank Balance | 340,603.21 |
| Less Outstanding Checks/Vouchers | 7,892.75 |
| Plus Deposits in Transit | 0.00 |
| Plus or Minus Other Cash Items | 0.00 |
| Plus or Minus Suspense Items | <u>0.00</u> |
| Reconciled Bank Balance | 332,710.46 |
| Balance Per Books | <u>332,710.46</u> |
| Unreconciled Difference | <u><u>0.00</u></u> |

Click the Next Page toolbar button to view details.

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2021

Reconciliation Date: 1/31/2021

Status: Locked

Outstanding Checks/Vouchers

| Document Number | Document Date | Document Description | Document Amount | Payee |
|-----------------------------|---------------|----------------------------------|-----------------|-----------------------------|
| 1617 | 6/18/2020 | System Generated Check/Voucher | 200.00 | Timothy Wersinger |
| 1617 | 6/18/2020 | System Generated Check/Voucher | (200.00) | Timothy Wersinger |
| 1730 | 1/8/2021 | Series 2015 FY21 Tax Dist ID 512 | 7,092.75 | The Oaks at Shady Creek CDD |
| 1729 | 1/14/2021 | System Generated Check/Voucher | 200.00 | Timothy Wersinger |
| 1731 | 1/21/2021 | System Generated Check/Voucher | 200.00 | Gill W. Hammond |
| 1732 | 1/21/2021 | System Generated Check/Voucher | 200.00 | John Frank Bentley |
| 1735 | 1/21/2021 | System Generated Check/Voucher | 200.00 | Timothy Wersinger |
| Outstanding Checks/Vouchers | | | 7,892.75 | |

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2021

Reconciliation Date: 1/31/2021

Status: Locked

Cleared Checks/Vouchers

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

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2021

Reconciliation Date: 1/31/2021

Status: Locked

Cleared Deposits

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