

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

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MARCH 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, March 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. General Matters of the District

4. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular Meeting Minutes February 19, 2021 Tab 01

B. Consideration of Operations and Maintenance Expenditures February 2021 Tab 02

C. Review of Financial Statements Month Ending February 28, 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

February 19, 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, February 19, 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, February 19, 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 | |
| Dana Crosby-Collier | District Counsel, Straley Robin Vericker | <i>via conference call</i> |

There no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on E-Verify

Ms. Crosby-Collier explained E-Verify to the Board.

| | |
|--------------|---|
| MOTION TO: | Allow the Chair to sign the E-Verify documents. |
| MADE BY: | Supervisor Wersinger |
| SECONDED BY: | Supervisor Lush |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 – Motion Passed Unanimously |

B. General Matters of the District

4. CONSENT AGENDA

A. Consideration of the Board of Supervisors Regular Meeting Minutes January 15, 2021

The Board reviewed the minutes.

| | |
|--------------|---------------------------------------|
| MOTION TO: | Approve the January 15, 2021 minutes. |
| MADE BY: | Supervisor Hammond |
| SECONDED BY: | Supervisor LeBeau-Elrod |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 – Motion Passed Unanimously |

B. Consideration of Operations and Maintenance Expenditures January 2021

The Board reviewed the O&Ms. Supervisor Wersinger stated that the drainage work installed at the lift station is still holding water. Supervisor Hammond suggested for a concrete swale be added between the sidewalk and curb.

| | |
|--------------|---------------------------------|
| MOTION TO: | Approve the January 2021 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 January 31, 2021

The financials were reviewed and accepted. Supervisor Hammond had a question about the arbitrage rebate for \$3,900. Staff will check and get back to the Board.

5. STAFF REPORTS

A. District Counsel

B. District Engineer

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

C. District Manager

Mr. Roberts went over the management reports with the Board. He will check on the status of Millennium completing the mulch and deadheading the Marigolds at the entrance.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Hammond asked to get estimates to fill in the vacant landscape areas where the soil keeps washing over the sidewalk on Tropical Kingbird.

Supervisor Wersinger asked to get proposals to install Bahia sod along Tropical Kingbird on the berm across from the amenity center.

There were no audience comments.

7. ADJOURNMENT

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

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

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

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

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

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

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

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|------------------------------------|------------------------|--------------------|--------------------|--|
| Monthly Contract | | | | |
| Meritus Districts | 10368 | \$ 3,156.86 | | District Management Services - February 2021 |
| Monthly Contract Sub-Total | | \$ 3,156.86 | | |
| Variable Contract | | | | |
| Variable Contract Sub-Total | | \$ 0.00 | | |
| Utilities | | | | |
| BOCC | 7015729919 021721 | \$ 337.67 | | Water Service through 02/15/2021 |
| TECO | 211005987436 021921 | 22.16 | | Electric Service through 02/15/2021 |
| TECO | 211005987634 021921 | 4,315.25 | | Electric Service through 02/15/2021 |
| TECO | 211020235159 021921 | 178.12 | \$ 4,515.53 | Electric Service through 02/15/2021 |
| Utilities Sub-Total | | \$ 4,853.20 | | |
| Regular Services | | | | |
| Millennium Lawn & Landscape, Inc. | 18445 | \$ 4,600.00 | | Lawn Maintenance - 01/27/2021 |
| POOP 911 | 4012578 | 172.26 | | Emptied/Filled 5 Stations - 01/26/2021 |
| Supervisor: Gill Hammond | GH021921 | 200.00 | | Supervisors Fee - 02/19/2021 |
| Supervisor: John Bently | JB021921 | 200.00 | | Supervisors Fee - 02/19/2021 |
| Supervisor: Michelle LeBeaue-Elrod | ME021921 | 200.00 | | Supervisors Fee - 02/19/2021 |
| Supervisor: Robin Lush | RL021921 | 200.00 | | Supervisors Fee - 02/19/2021 |
| Supervisor: Timothy Wersinger | TW021921 | 200.00 | \$ 1,000.00 | Supervisors Fee - 02/19/2021 |
| Regular Services Sub-Total | | \$ 5,772.26 | | |
| Additional Services | | | | |
| Meritus Districts | 10465 | \$ 4,200.00 | | Dissemination Agent Service/Disclosure |

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

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------------------------------------|------------------------|--------------------|--------------|--|
| | | | | Reporting Bond - 02/17/2021 |
| Straley Robin Vericker | 19438 | 396.50 | | Professional Services through 02/15/2021 |
| Additional Services Sub-Total | | \$ 4,596.50 | | |

| | | | | |
|---------------|--|---------------------|--|--|
| TOTAL: | | \$ 18,378.82 | | |
|---------------|--|---------------------|--|--|

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 10368
Invoice Date: Feb 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 | | 2/1/21 |

| Quantity | Item | Description | Unit Price | Amount |
|----------|------|---|------------|----------|
| | | District Management Services - February <i>51300 / 9101</i> | | 2,812.50 |
| | | Postage - December <i>51500 / 4101</i> | | 11.03 |
| | | Website Administration <i>51300 / 5103</i> | | 333.33 |
| | | <i>AL</i> | | |

| | |
|------------------------|-----------------|
| Subtotal | 3,156.86 |
| Sales Tax | |
| Total Invoice Amount | 3,156.86 |
| Payment/Credit Applied | |
| TOTAL | 3,156.86 |



Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|-----------------------------|----------------|------------|------------|
| THE OAKS AT SHADY CREEK CDD | 7015729919 | 02/17/2021 | 03/10/2021 |

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

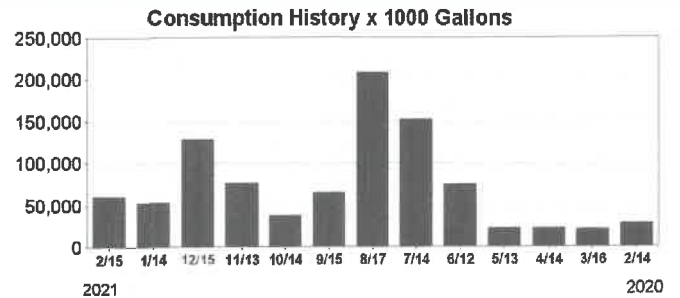
| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 53984411 | 01/14/2021 | 14377 | 02/15/2021 | 14979 | 60200 GAL | ACTUAL | WATER |

Service Address Charges

| | |
|--------------------------------------|-----------------|
| Customer Bill Charge | \$4.69 |
| Purchase Water Pass-Thru | \$181.80 |
| Water Base Charge | \$64.32 |
| Water Usage Charge | \$86.86 |
| Total Service Address Charges | \$337.67 |

Summary of Account Charges

| | |
|--------------------------|-----------------|
| Previous Balance | \$299.94 |
| Net Payments - Thank You | \$-299.94 |
| Total Account Charges | \$337.67 |
| AMOUNT DUE | \$337.67 |



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!



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

Received
FEB 28 2021
4,030 8

| | |
|-------------|------------|
| DUE DATE | 03/10/2021 |
| AMOUNT DUE | \$337.67 |
| AMOUNT PAID | |

0070157299192

11
00000337675

Statement Date: 02/19/2021

Account: 211005987436

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



| | |
|--------------------------|------------|
| Current month's charges: | \$22.16 |
| Total amount due: | \$22.16 |
| Payment Due By: | 03/12/2021 |


Your Account Summary

| | |
|--|----------------|
| Previous Amount Due | \$32.15 |
| Payment(s) Received Since Last Statement | -\$32.15 |
| Current Month's Charges | \$22.16 |
| Total Amount Due | \$22.16 |



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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



More reliability to you.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, installing technology to keep you informed and adding more solar. View our video at tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005987436

| | |
|--------------------------|------------|
| Current month's charges: | \$22.16 |
| Total amount due: | \$22.16 |
| Payment Due By: | 03/12/2021 |

Amount Enclosed \$ _____
671136495273

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

Account: 211005987436
Statement Date: 02/19/2021
Current month's charges due 03/12/2021



Details of Charges – Service from 01/15/2021 to 02/15/2021

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

Rate Schedule: General Service - Non Demand

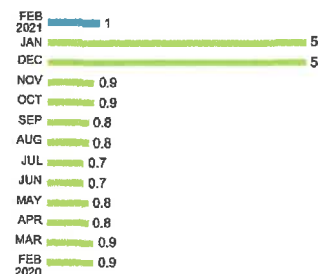
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000497017 | 02/15/2021 | 486 | | 448 | | 38 kWh | 1 | 32 Days |

| | | |
|------------------------------|------------------------|----------------|
| Basic Service Charge | | \$18.06 |
| Energy Charge | 38 kWh @ \$0.05928/kWh | \$2.25 |
| Fuel Charge | 38 kWh @ \$0.03167/kWh | \$1.20 |
| Storm Protection Charge | 38 kWh @ \$0.00251/kWh | \$0.10 |
| Florida Gross Receipt Tax | | \$0.55 |
| Electric Service Cost | | \$22.16 |

Total Current Month's Charges

\$22.16

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Important Messages

More clean energy to you

By the end of 2023, Tampa Electric will have about 14% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 200,000 homes. Visit tampaelectric.com/solar to learn more. For the 12-month period ending Dec. 2020, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas 78%, Purchased Power 13%, Solar 5%, Coal 4% and less than one percent of oil. Tampa Electric provides this information to our customers on a quarterly basis.

Statement Date: 02/19/2021

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: | \$4,315.25 |
| Payment Due By: | 03/12/2021 |


Your Account Summary

| | |
|--|-------------------|
| Previous Amount Due | \$4,104.86 |
| Payment(s) Received Since Last Statement | -\$4,104.86 |
| Current Month's Charges | \$4,315.25 |
| Total Amount Due | \$4,315.25 |



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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



More reliability to you.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, installing technology to keep you informed and adding more solar. View our video at tampaelectric.com/reliability to learn more.

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: | \$4,315.25 |
| Payment Due By: | 03/12/2021 |

Amount Enclosed \$

671136495274

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: 02/19/2021
Current month's charges due 03/12/2021



Details of Charges – Service from 01/15/2021 to 02/15/2021

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

Rate Schedule: Lighting Service

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

| | | |
|------------------------------|--------------------------|-------------------|
| Lighting Energy Charge | 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

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Important Messages

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Statement Date: 02/19/2021

Account: 211020235159

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

| | |
|--------------------------|------------|
| Current month's charges: | \$178.12 |
| Total amount due: | \$178.12 |
| Payment Due By: | 03/12/2021 |


Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$187.52 |
| Payment(s) Received Since Last Statement | -\$187.52 |
| Current Month's Charges | \$178.12 |
| Total Amount Due | \$178.12 |



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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: | \$178.12 |
| Total amount due: | \$178.12 |
| Payment Due By: | 03/12/2021 |

Amount Enclosed \$ _____

653852613166

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: 211020235159
Statement Date: 02/19/2021
Current month's charges due 03/12/2021



Details of Charges – Service from 01/15/2021 to 02/15/2021

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 | 02/15/2021 | 15,227 | | 13,562 | | 1,665 kWh | 1 | 32 Days |

| | | |
|------------------------------|---------------------------|-----------------|
| Basic Service Charge | | \$18.06 |
| Energy Charge | 1,665 kWh @ \$0.05928/kWh | \$98.70 |
| Fuel Charge | 1,665 kWh @ \$0.03167/kWh | \$52.73 |
| Storm Protection Charge | 1,665 kWh @ \$0.00251/kWh | \$4.18 |
| Florida Gross Receipt Tax | | \$4.45 |
| Electric Service Cost | | \$178.12 |

Total Current Month's Charges

\$178.12

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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By the end of 2023, Tampa Electric will have about 14% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 200,000 homes. Visit tampaelectric.com/solar to learn more. For the 12-month period ending Dec. 2020, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas 78%, Purchased Power 13%, Solar 5%, Coal 4% and less than one percent of oil. Tampa Electric provides this information to our customers on a quarterly basis.

3471 Rackley Rd
Brooksville, FL 34604

Invoice

| | |
|-----------|-----------|
| Date | Invoice # |
| 1/27/2021 | 18445 |

| |
|---|
| 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 | | 1/27/2021 | | | |

[illegible]

| | | |
|--|---|---|
| February Maintenance | Total Payments/Credits Balance Due | \$4,600.00 \$0.00 \$4,600.00 |
| | | |
| <i>Payments will be applied to outstanding balance prior to current invoices</i> | | |

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: 4012578
DATE: 1/26/2021
ORDER: 4012578

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 |
|----------------|-------|--------------|------------|----------------|----------|
| 1/26/2021 | | | BLAKEW | Blake Wanecski | |
| Purchase Order | Terms | Last Service | Map Code | | Time Out |
| | | 1/26/2021 | | | |

| 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
4R

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

The Oaks at Shady Creek CDD

MEETING DATE: February 19, 2021

DMS Staff Signature



| 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 |

GH021921

The Oaks at Shady Creek CDD

MEETING DATE: February 19, 2021

DMS Staff Signature



| 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 |

JB021921

The Oaks at Shady Creek CDD

MEETING DATE: February 19, 2021

DMS Staff Signature



| 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 021921

The Oaks at Shady Creek CDD

MEETING DATE: February 19, 2021

DMS Staff Signature



| 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 |

RL021921

The Oaks at Shady Creek CDD

MEETING DATE: February 19, 2021

DMS Staff Signature



| 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 021921

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 10465
Invoice Date: Feb 17, 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 | | 2/17/21 |

| Quantity | Item | Description | Unit Price | Amount |
|----------|------|--|------------|----------|
| | | Dissemination Agent Services / Disclosure Reporting - Bond Series 2016, Q1 FY 2021 | | 4,200.00 |

| | |
|------------------------|-----------------|
| Subtotal | 4,200.00 |
| Sales Tax | |
| Total Invoice Amount | 4,200.00 |
| Payment/Credit Applied | |
| TOTAL | 4,200.00 |

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

February 20, 2021
Client: 001450
Matter: 000001
Invoice #: 19438

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2021

SERVICES

| Date | Person | Description of Services | Hours | |
|-----------------------------|--------|--|-------|----------|
| 1/19/2021 | JMV | REVIEW COMMUNICATION FROM G. ROBERTS; PREPARE COST SHARING AGREEMENT; REVIEW CORPORATE INFORMATION; DRAFT EMAIL TO G. ROBERTS AND G. HAMMOND. | 1.3 | |
| Total Professional Services | | | 1.3 | \$396.50 |

PERSON RECAP

| Person | Hours | Amount |
|----------------------|-------|----------|
| JMV John M. Vericker | 1.3 | \$396.50 |

February 20, 2021
Client: 001450
Matter: 000001
Invoice #: 19438

Page: 2

| | | |
|-----------------------|----------|----------|
| Total Services | \$396.50 | |
| Total Disbursements | \$0.00 | |
| Total Current Charges | | \$396.50 |

| | |
|------------------------|-----------------|
| PAY THIS AMOUNT | \$396.50 |
|------------------------|-----------------|

Please Include Invoice Number on all Correspondence

The Oaks at Shady Creek Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
February 28, 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 2/28/2021

(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 | 312,836 | 0 | 0 | 0 | 0 | 312,836 |
| Cash - Revenue - Series 2015 #7000 | 0 | 471,943 | 0 | 0 | 0 | 471,943 |
| Cash - Reserve - Series 2015 #7004 | 0 | 110,511 | 0 | 0 | 0 | 110,511 |
| 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 | 417 | 0 | 0 | 0 | 0 | 417 |
| 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 | <u>320,118</u> | <u>582,550</u> | <u>498</u> | <u>5,823,191</u> | <u>6,000,000</u> | <u>12,726,357</u> |
| Liabilities | | | | | | |
| Accounts Payable | 5,516 | 0 | 0 | 0 | 0 | 5,516 |
| 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 | <u>5,516</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>6,000,000</u> | <u>6,005,516</u> |

The Oaks at Shady Creek CDD

Balance Sheet

As of 2/28/2021

(In Whole Numbers)

| | General Fund | Debt Service - Series 2015 | Capital Project - Series 2015 | General Fixed Assets Account Group | General Long-Term Debt | Total |
|------------------------------------|-----------------------|-------------------------------|-------------------------------------|---|------------------------------|--------------------------|
| Fund Equity & Other Credits | | | | | | |
| 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 | 155,685 | 151,128 | 0 | 0 | 0 | 306,813 |
| Total Fund Equity & Other Credits | <u>314,603</u> | <u>582,550</u> | <u>498</u> | <u>5,823,191</u> | <u>0</u> | <u>6,720,842</u> |
| Total Liabilities & Fund Equity | <u><u>320,118</u></u> | <u><u>582,550</u></u> | <u><u>498</u></u> | <u><u>5,823,191</u></u> | <u><u>6,000,000</u></u> | <u><u>12,726,357</u></u> |

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 2/28/2021
(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 | 251,476 | (1,634) | (1)% |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 249 | 249 | 0 % |
| Total Revenues | 253,110 | 251,726 | (1,385) | (1)% |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 12,000 | 4,800 | 7,200 | 60 % |
| Financial & Administrative | | | | |
| District Manager | 33,750 | 14,063 | 19,688 | 58 % |
| District Engineer | 4,000 | 590 | 3,410 | 85 % |
| Disclosure Report | 4,200 | 4,200 | 0 | 0 % |
| Trustees Fees | 5,000 | 2,083 | 2,917 | 58 % |
| Auditing Services | 4,500 | 0 | 4,500 | 100 % |
| Arbitrage Rebate Calculation | 0 | 3,900 | (3,900) | 0 % |
| Postage, Phone, Faxes, Copies | 2,000 | 238 | 1,762 | 88 % |
| 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 | 1,667 | (167) | (11)% |
| ADA Website Compliance | 1,800 | 1,100 | 700 | 39 % |
| Legal Counsel | | | | |
| District Counsel | 5,000 | 2,981 | 2,019 | 40 % |
| Electric Utility Services | | | | |
| Electric Utility Services | 62,000 | 20,209 | 41,791 | 67 % |
| Water-Sewer Combination Services | | | | |
| Water Utility Services | 5,000 | 1,548 | 3,452 | 69 % |
| Other Physical Environment | | | | |
| Waterway Management Program | 4,625 | 2,334 | 2,291 | 50 % |
| Property & Casualty Insurance | 5,000 | 5,190 | (190) | (4)% |
| Entry & Walls Maintenance | 5,000 | 2,002 | 2,998 | 60 % |
| Landscape Maintenance - Contract | 55,200 | 18,400 | 36,800 | 67 % |
| Landscape Maintenance - Other | 7,000 | 1,764 | 5,236 | 75 % |
| Plant Replacement Program | 10,000 | 0 | 10,000 | 100 % |
| Irrigation Maintenance | 5,000 | 2,925 | 2,075 | 42 % |
| Community Events | 1,300 | 0 | 1,300 | 100 % |
| Capital Reserve | 13,735 | 2,500 | 11,235 | 82 % |
| Total Expenditures | 253,110 | 96,041 | 157,070 | 62 % |
| Excess Revenues Over (Under) Expenses | 0 | 155,685 | 155,685 | 0 % |
| Fund Balance, Beginning of Period | | | | |
| Fund Balance-Unreserved | 0 | 158,918 | 158,918 | 0 % |
| Total Fund Balance, Beginning of Period | 0 | 158,918 | 158,918 | 0 % |
| Fund Balance, End of Period | 0 | 314,603 | 314,603 | 0 % |

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
From 10/1/2020 Through 2/28/2021
(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 | 426,104 | 5,673 | 1 % |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 15 | 15 | 0 % |
| Total Revenues | 420,431 | 426,119 | 5,688 | 1 % |
| 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 | 151,128 | 151,128 | 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 | 582,550 | 582,550 | 0 % |

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015
From 10/1/2020 Through 2/28/2021
(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) Expenses | 0 | 0 | 0 | 0 % |
| 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: 02/28/2021
Reconciliation Date: 2/28/2021
Status: Locked

| | |
|----------------------------------|--------------------|
| Bank Balance | 325,919.41 |
| Less Outstanding Checks/Vouchers | 13,083.01 |
| 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 | 312,836.40 |
| Balance Per Books | <u>312,836.40</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: 02/28/2021

Reconciliation Date: 2/28/2021

Status: Locked

Outstanding Checks/Vouchers

| Document Number | Document Date | Document Description | Document Amount | Payee |
|-----------------------------|---------------|----------------------------------|-----------------|-----------------------------|
| 1730 | 1/8/2021 | Series 2015 FY21 Tax Dist ID 512 | 7,092.75 | The Oaks at Shady Creek CDD |
| 1747 | 2/4/2021 | Series 2015 FY21 Tax Dist ID 516 | 5,990.26 | The Oaks at Shady Creek CDD |
| Outstanding Checks/Vouchers | | | 13,083.01 | |

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2021

Reconciliation Date: 2/28/2021

Status: Locked

Cleared 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 |
| 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 |
| 1736 | 2/1/2021 | System Generated Check/Voucher | 299.94 | BOCC |
| 1737 | 2/1/2021 | System Generated Check/Voucher | 675.00 | Carson's Lawn & Landscaping Services |
| 1738 | 2/1/2021 | System Generated Check/Voucher | 127.50 | Johnson Engineering, Inc. |
| 1739 | 2/1/2021 | System Generated Check/Voucher | 3,900.00 | LLS Tax Solution, Inc. |
| 1740 | 2/1/2021 | System Generated Check/Voucher | 3,156.86 | Meritus Districts |
| 1741 | 2/1/2021 | System Generated Check/Voucher | 4,324.53 | TECO |
| 1742 | 2/4/2021 | System Generated Check/Voucher | 50.00 | Affordable Backflow Testing |
| 1743 | 2/4/2021 | System Generated Check/Voucher | 740.00 | Millenium Lawn and Landscape Inc. |
| 1744 | 2/4/2021 | System Generated Check/Voucher | 172.25 | POOP 911 |
| 1745 | 2/4/2021 | System Generated Check/Voucher | 290.00 | Steadfast Environmental, LLC |
| 1746 | 2/4/2021 | System Generated Check/Voucher | 899.10 | Straley Robin Vericker |
| 1748 | 2/18/2021 | System Generated Check/Voucher | 4,200.00 | Meritus Districts |
| 1749 | 2/18/2021 | System Generated Check/Voucher | 4,600.00 | Millenium Lawn and Landscape Inc. |
| Cleared Checks/Vouchers | | | 24,235.18 | |

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2021

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Deposits

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Deposit Number</u> |
|------------------------|----------------------|---|--------------------------|-----------------------|
| CR242 | 2/4/2021 | Tax Distributions - 02.04.21 | 9,525.56 | |
| CR244 | 2/4/2021 | Distribution of Interest Earned on Investments | 23.26 | |
| CR245 | 2/26/2021 | February Bank Interest | <u>2.56</u> | |
| Cleared Deposits | | | 9,551.38 | |
| | | | <u><u> </u></u> | |