

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 20, 2021**

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 20, 2021 AT 10:00 a.m.
CARLTON LAKES CLUBHOUSE
LOCATED AT 11404 CARLTON FIELDS DRIVE, RIVERVIEW, FL 33579**

District Board of Supervisors	Vice Chairman Supervisor Supervisor Supervisor Supervisor	Timothy Wersinger Robin Lush Michelle LeBeau-Elrod John Bentley Vacant
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, August 20, 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 SUPERVISORS MEETING

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. RECESS TO PUBLIC HEARINGS

4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2022 BUDGET

A. Open Public Hearing on Fiscal Year 2022 Budget

B. Staff Presentations

C. Public Comments

D. Consideration of Resolution 2021-04; Adopting Fiscal Year 2022 Budget.....Tab 01

E. Close Public Hearing on Fiscal Year 2022 Budget

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open Public Hearing on Levying O&M Assessments

B. Staff Presentations

C. Public Comment

D. Consideration of Resolution 2021-05; Levying O&M Assessments.....Tab 02

E. Close Public Hearing on Levying O&M Assessments

6. BUSINESS ITEMS

A. Consideration of Resolution 2021-06; Setting Fiscal Year 2022 Meeting Schedule..... Tab 03

B. Acceptance of Board Resignation – Gill Hammond, Seat 5 Tab 04

C. Discussion on Resume for Open Board Seat Tab 05

D. General Matters of the District

7. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular Meeting Minutes July 16, 2021..... Tab 06

B. Consideration of Operations and Maintenance Expenditures July 2021 Tab 07

C. Review of Financial Statements Month Ending July 31, 2021 Tab 08

8. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

9. SUPERVISOR REQUESTS

10. 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

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2020-2021 and/or revised projections for fiscal year 2021-2022.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for The Oaks

at Shady Creek Community Development District for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022”.

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$672,804.32, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$253,110.32
Total Debt Service Funds	\$419,694.00
Total All Funds*	\$672,804.32

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

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

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

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

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

Passed and Adopted on August 20, 2021.

Attested By:

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

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Adopted Budget

2022



THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

AUGUST 20, 2021

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022 FINAL ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2021 BUDGET ANALYSIS.....	2
III.	FINAL OPERATING BUDGET.....	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	6
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	7

AUGUST 20, 2021

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2022, which begins on October 1, 2021. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Current Period Actuals 10/1/20 - 3/31/21	Projected Revenues & Expenditures 4/1/21 to 9/30/21	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	253,110.32	252,560.23	550.09	253,110.32	0.00
TOTAL SPECIAL ASSESSMENTS	253,110.32	252,560.23	550.09	253,110.32	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	251.81	(251.81)	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	251.81	(251.81)	0.00	0.00
TOTAL REVENUES	\$253,110.32	\$252,812.04	\$298.28	\$253,110.32	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	5,800.00	6,200.00	12,000.00	0.00
TOTAL LEGISLATIVE	12,000.00	5,800.00	6,200.00	12,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	16,875.00	16,875.00	33,750.00	0.00
District Engineer	4,000.00	590.00	3,410.00	4,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	4,200.00	0.00
Trustees Fees	5,000.00	2,500.04	2,499.96	5,000.00	0.00
Auditing Services	4,500.00	0.00	4,100.00	4,100.00	(400.00)
Arbitrage Rebate Calculation	0.00	3,900.00	0.00	3,900.00	3,900.00
Postage, Phone, Faxes, Copies	2,000.00	248.50	248.50	497.00	(1,503.00)
Public Officials Insurance	2,200.00	2,153.00	0.00	2,153.00	(47.00)
Legal Advertising	2,500.00	1,113.88	1,386.12	2,500.00	0.00
Bank Fees	250.00	0.00	250.00	250.00	0.00
Dues, Licenses & Fees	200.00	175.00	25.00	200.00	0.00
Miscellaneous Fees	100.00	0.00	100.00	100.00	0.00
Office Supplies	250.00	104.48	145.52	250.00	0.00
Website Administration	1,500.00	1,999.98	(499.98)	1,500.00	0.00
ADA Website Compliance	1,800.00	1,100.00	700.00	1,800.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	62,250.00	34,959.88	29,240.12	64,200.00	1,950.00
LEGAL COUNSEL					
District Counsel	5,000.00	3,634.25	1,365.75	5,000.00	0.00
TOTAL LEGAL COUNSEL	5,000.00	3,634.25	1,365.75	5,000.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	62,000.00	24,709.05	35,290.95	60,000.00	(2,000.00)
TOTAL ELECTRIC UTILITY SERVICES	62,000.00	24,709.05	35,290.95	60,000.00	(2,000.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	5,000.00	1,886.00	3,114.00	5,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	5,000.00	1,886.00	3,114.00	5,000.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,625.00	3,048.88	2,639.12	5,688.00	1,063.00
Property & Casualty Insurance	5,000.00	5,190.00	0.00	5,190.00	190.00
Entry & Walls Maintenance	5,000.00	2,002.00	2,998.00	5,000.00	0.00
Landscape Maintenance - Contract	55,200.00	23,000.00	32,200.00	55,200.00	0.00
Landscape Maintenance - Other	7,000.00	2,108.50	4,891.50	7,000.00	0.00
Plant Replacement Program	10,000.00	0.00	10,000.00	10,000.00	0.00
Irrigation Maintenance	5,000.00	3,760.00	1,240.00	5,000.00	0.00
Holiday Lighting	1,300.00	0.00	1,300.00	1,300.00	0.00
Capital Reserve	13,735.32	2,500.00	10,032.32	12,532.32	(1,203.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	106,860.32	41,609.38	65,300.94	106,910.32	50.00
TOTAL EXPENDITURES	\$253,110.32	\$112,598.56	\$140,511.76	\$253,110.32	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$140,213.48	(\$140,213.48)	\$0.00	\$0.00

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21	Fiscal Year 2022 Final Operating Budget	Increase / (Decrease) from FY 2021 to FY 2022
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	253,110.32	253,110.32	0.00	253,110.32	0.00
TOTAL SPECIAL ASSESSMENTS	253,110.32	253,110.32	0.00	253,110.32	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	\$253,110.32	\$253,110.32	\$0.00	\$253,110.32	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	12,000.00	0.00	12,000.00	0.00
TOTAL LEGISLATIVE	12,000.00	12,000.00	0.00	12,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	4,000.00	4,000.00	0.00	4,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	4,200.00	0.00
Trustees Fees	5,000.00	5,000.00	0.00	5,000.00	0.00
Auditing Services	4,500.00	4,100.00	(400.00)	4,300.00	(200.00)
Arbitrage Rebate Calculation	0.00	3,900.00	3,900.00	700.00	700.00
Postage, Phone, Faxes, Copies	2,000.00	497.00	(1,503.00)	1,000.00	(1,000.00)
Public Officials Insurance	2,200.00	2,153.00	(47.00)	2,363.00	163.00
Legal Advertising	2,500.00	2,500.00	0.00	2,500.00	0.00
Bank Fees	250.00	250.00	0.00	250.00	0.00
Dues, Licenses & Fees	200.00	200.00	0.00	200.00	0.00
Miscellaneous Fees	100.00	100.00	0.00	100.00	0.00
Office Supplies	250.00	250.00	0.00	250.00	0.00
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	1,800.00	1,800.00	0.00	1,800.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	62,250.00	64,200.00	1,950.00	61,913.00	(337.00)
LEGAL COUNSEL					
District Counsel	5,000.00	5,000.00	0.00	5,000.00	0.00
TOTAL LEGAL COUNSEL	5,000.00	5,000.00	0.00	5,000.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	62,000.00	60,000.00	(2,000.00)	60,000.00	(2,000.00)
TOTAL ELECTRIC UTILITY SERVICES	62,000.00	60,000.00	(2,000.00)	60,000.00	(2,000.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	5,000.00	5,000.00	0.00	5,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	5,000.00	5,000.00	0.00	5,000.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,625.00	5,688.00	1,063.00	5,280.00	655.00
Property & Casualty Insurance	5,000.00	5,190.00	190.00	5,709.00	709.00
Entry & Walls Maintenance	5,000.00	5,000.00	0.00	5,000.00	0.00
Landscape Maintenance - Contract	55,200.00	55,200.00	0.00	55,800.00	600.00
Landscape Maintenance - Other	7,000.00	7,000.00	0.00	7,000.00	0.00
Plant Replacement Program	10,000.00	10,000.00	0.00	10,000.00	0.00
Irrigation Maintenance	5,000.00	5,000.00	0.00	5,000.00	0.00
Holiday Lighting	1,300.00	1,300.00	0.00	5,000.00	3,700.00
Capital Reserve	13,735.32	12,532.32	(1,203.00)	10,408.32	(3,327.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	106,860.32	106,910.32	50.00	109,197.32	2,337.00
TOTAL EXPENDITURES	\$253,110.32	\$253,110.32	\$0.00	\$253,110.32	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2022 FINAL ANNUAL OPERATING BUDGET

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

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

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET ¹²

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Irrigation Maintenance

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

Pool Maintenance

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

Clubhouse Maintenance

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

FISCAL YEAR 2022

FINAL ANNUAL OPERATING BUDGET

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

CDD Debt Service Assessments	\$	419,694
TOTAL REVENUES	\$	419,694

EXPENDITURES

Series 2015 May Bond Interest Payment	\$	139,847
Series 2015 November Bond Principal Payment	\$	140,000
Series 2015 November Bond Interest Payment	\$	139,847
TOTAL EXPENDITURES	\$	419,694
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	5,865,000
Principal Payment Applied Toward Series 2015 Bonds	\$	140,000
Bonds Outstanding - Period Ending 11/1/2022	\$	5,725,000

FISCAL YEAR 2022

FINAL ANNUAL OPERATING BUDGET

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

			Fiscal Year 2021			Fiscal Year 2022			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2015 BONDS									
Single Family 50'	1.00	365	\$1,250.00	\$737.72	\$1,987.72	\$1,250.00	\$737.72	\$1,987.72	\$0.00

Notations:

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

FISCAL YEAR 2022

FINAL ANNUAL OPERATING BUDGET

RESOLUTION 2021-05

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2021-2022 attached hereto as **Exhibit A (“FY 2021-2022 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2021-2022 Budget;

WHEREAS, the provision of the activities described in the FY 2021-2022 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2021-2022 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2021-2022 Budget;

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

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2021-2022 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2021-2022 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2021-2022 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

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

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of

special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

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

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

Passed and Adopted on August 20, 2021.

Attested By:

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

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Budget

2022



THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

AUGUST 20, 2021

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022 FINAL ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2021 BUDGET ANALYSIS.....	2
III.	FINAL OPERATING BUDGET.....	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	6
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	7

AUGUST 20, 2021

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2022, which begins on October 1, 2021. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Current Period Actuals 10/1/20 - 3/31/21	Projected Revenues & Expenditures 4/1/21 to 9/30/21	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	253,110.32	252,560.23	550.09	253,110.32	0.00
TOTAL SPECIAL ASSESSMENTS	253,110.32	252,560.23	550.09	253,110.32	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	251.81	(251.81)	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	251.81	(251.81)	0.00	0.00
TOTAL REVENUES	\$253,110.32	\$252,812.04	\$298.28	\$253,110.32	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	5,800.00	6,200.00	12,000.00	0.00
TOTAL LEGISLATIVE	12,000.00	5,800.00	6,200.00	12,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	16,875.00	16,875.00	33,750.00	0.00
District Engineer	4,000.00	590.00	3,410.00	4,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	4,200.00	0.00
Trustees Fees	5,000.00	2,500.04	2,499.96	5,000.00	0.00
Auditing Services	4,500.00	0.00	4,100.00	4,100.00	(400.00)
Arbitrage Rebate Calculation	0.00	3,900.00	0.00	3,900.00	3,900.00
Postage, Phone, Faxes, Copies	2,000.00	248.50	248.50	497.00	(1,503.00)
Public Officials Insurance	2,200.00	2,153.00	0.00	2,153.00	(47.00)
Legal Advertising	2,500.00	1,113.88	1,386.12	2,500.00	0.00
Bank Fees	250.00	0.00	250.00	250.00	0.00
Dues, Licenses & Fees	200.00	175.00	25.00	200.00	0.00
Miscellaneous Fees	100.00	0.00	100.00	100.00	0.00
Office Supplies	250.00	104.48	145.52	250.00	0.00
Website Administration	1,500.00	1,999.98	(499.98)	1,500.00	0.00
ADA Website Compliance	1,800.00	1,100.00	700.00	1,800.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	62,250.00	34,959.88	29,240.12	64,200.00	1,950.00
LEGAL COUNSEL					
District Counsel	5,000.00	3,634.25	1,365.75	5,000.00	0.00
TOTAL LEGAL COUNSEL	5,000.00	3,634.25	1,365.75	5,000.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	62,000.00	24,709.05	35,290.95	60,000.00	(2,000.00)
TOTAL ELECTRIC UTILITY SERVICES	62,000.00	24,709.05	35,290.95	60,000.00	(2,000.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	5,000.00	1,886.00	3,114.00	5,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	5,000.00	1,886.00	3,114.00	5,000.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,625.00	3,048.88	2,639.12	5,688.00	1,063.00
Property & Casualty Insurance	5,000.00	5,190.00	0.00	5,190.00	190.00
Entry & Walls Maintenance	5,000.00	2,002.00	2,998.00	5,000.00	0.00
Landscape Maintenance - Contract	55,200.00	23,000.00	32,200.00	55,200.00	0.00
Landscape Maintenance - Other	7,000.00	2,108.50	4,891.50	7,000.00	0.00
Plant Replacement Program	10,000.00	0.00	10,000.00	10,000.00	0.00
Irrigation Maintenance	5,000.00	3,760.00	1,240.00	5,000.00	0.00
Holiday Lighting	1,300.00	0.00	1,300.00	1,300.00	0.00
Capital Reserve	13,735.32	2,500.00	10,032.32	12,532.32	(1,203.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	106,860.32	41,609.38	65,300.94	106,910.32	50.00
TOTAL EXPENDITURES	\$253,110.32	\$112,598.56	\$140,511.76	\$253,110.32	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$140,213.48	(\$140,213.48)	\$0.00	\$0.00

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21	Fiscal Year 2022 Final Operating Budget	Increase / (Decrease) from FY 2021 to FY 2022
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	253,110.32	253,110.32	0.00	253,110.32	0.00
TOTAL SPECIAL ASSESSMENTS	253,110.32	253,110.32	0.00	253,110.32	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	\$253,110.32	\$253,110.32	\$0.00	\$253,110.32	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	12,000.00	0.00	12,000.00	0.00
TOTAL LEGISLATIVE	12,000.00	12,000.00	0.00	12,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	4,000.00	4,000.00	0.00	4,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	4,200.00	0.00
Trustees Fees	5,000.00	5,000.00	0.00	5,000.00	0.00
Auditing Services	4,500.00	4,100.00	(400.00)	4,300.00	(200.00)
Arbitrage Rebate Calculation	0.00	3,900.00	3,900.00	700.00	700.00
Postage, Phone, Faxes, Copies	2,000.00	497.00	(1,503.00)	1,000.00	(1,000.00)
Public Officials Insurance	2,200.00	2,153.00	(47.00)	2,363.00	163.00
Legal Advertising	2,500.00	2,500.00	0.00	2,500.00	0.00
Bank Fees	250.00	250.00	0.00	250.00	0.00
Dues, Licenses & Fees	200.00	200.00	0.00	200.00	0.00
Miscellaneous Fees	100.00	100.00	0.00	100.00	0.00
Office Supplies	250.00	250.00	0.00	250.00	0.00
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	1,800.00	1,800.00	0.00	1,800.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	62,250.00	64,200.00	1,950.00	61,913.00	(337.00)
LEGAL COUNSEL					
District Counsel	5,000.00	5,000.00	0.00	5,000.00	0.00
TOTAL LEGAL COUNSEL	5,000.00	5,000.00	0.00	5,000.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	62,000.00	60,000.00	(2,000.00)	60,000.00	(2,000.00)
TOTAL ELECTRIC UTILITY SERVICES	62,000.00	60,000.00	(2,000.00)	60,000.00	(2,000.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	5,000.00	5,000.00	0.00	5,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	5,000.00	5,000.00	0.00	5,000.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,625.00	5,688.00	1,063.00	5,280.00	655.00
Property & Casualty Insurance	5,000.00	5,190.00	190.00	5,709.00	709.00
Entry & Walls Maintenance	5,000.00	5,000.00	0.00	5,000.00	0.00
Landscape Maintenance - Contract	55,200.00	55,200.00	0.00	55,800.00	600.00
Landscape Maintenance - Other	7,000.00	7,000.00	0.00	7,000.00	0.00
Plant Replacement Program	10,000.00	10,000.00	0.00	10,000.00	0.00
Irrigation Maintenance	5,000.00	5,000.00	0.00	5,000.00	0.00
Holiday Lighting	1,300.00	1,300.00	0.00	5,000.00	3,700.00
Capital Reserve	13,735.32	12,532.32	(1,203.00)	10,408.32	(3,327.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	106,860.32	106,910.32	50.00	109,197.32	2,337.00
TOTAL EXPENDITURES	\$253,110.32	\$253,110.32	\$0.00	\$253,110.32	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2022 FINAL ANNUAL OPERATING BUDGET

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

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

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Irrigation Maintenance

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

Pool Maintenance

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

Clubhouse Maintenance

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

FISCAL YEAR 2022

FINAL ANNUAL OPERATING BUDGET

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

CDD Debt Service Assessments	\$	419,694
TOTAL REVENUES	\$	419,694

EXPENDITURES

Series 2015 May Bond Interest Payment	\$	139,847
Series 2015 November Bond Principal Payment	\$	140,000
Series 2015 November Bond Interest Payment	\$	139,847
TOTAL EXPENDITURES	\$	419,694
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	5,865,000
Principal Payment Applied Toward Series 2015 Bonds	\$	140,000
Bonds Outstanding - Period Ending 11/1/2022	\$	5,725,000

FISCAL YEAR 2022

FINAL ANNUAL OPERATING BUDGET

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

			Fiscal Year 2021			Fiscal Year 2022			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2015 BONDS									
Single Family 50'	1.00	365	\$1,250.00	\$737.72	\$1,987.72	\$1,250.00	\$737.72	\$1,987.72	\$0.00

Notations:

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

FISCAL YEAR 2022

FINAL ANNUAL OPERATING BUDGET

RESOLUTION 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2021/2022, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

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

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2021/2022, shall be held as provided on the schedule attached as **Exhibit A**.

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

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

PASSED AND ADOPTED THIS 20th DAY OF AUGUST, 2021.

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

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

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

FISCAL YEAR 2021/2022

October 15, 2021	10:00 a.m.
November 19, 2021	10:00 a.m.
December 17, 2021	10:00 a.m.
January 14, 2022	10:00 a.m.
February 18, 2022	10:00 a.m.
March 18, 2022	10:00 a.m.
April 15, 2022	10:00 a.m.
May 20, 2022	10:00 a.m.
June 17, 2022	10:00 a.m.
July 15, 2022	10:00 a.m.
August 19, 2022	10:00 a.m.
September 16, 2022	10:00 a.m.


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

From: [Gene Roberts](#)
To: [Brittany Crutchfield](#)
Subject: FW: Resignation
Date: Friday, July 16, 2021 12:33:27 PM

From: Supervisor Seat 5 <toscsupervisorseat5@gmail.com>
Sent: Friday, July 16, 2021 11:01 AM
To: Gene Roberts <gene.roberts@merituscorp.com>
Subject: Resignation

Gene

Please accept this as my resignation from seat 5 of the Oaks at Shady Creek CDD

My new address will be 

Thanks for you help over the years.

Gill Hammond

Gretchen Gosselin

gretchenkgosselin@gmail.com • 10608 Great Cormorant Dr, Riverview, FL 33579 • 682-313-8815

OBJECTIVE: Marketing major, and military veteran seeking opportunities to broaden my experience with the Community Development District.

EDUCATION

University of South Florida, Tampa, FL
Bachelor of Science, August 2020
Major: Marketing
Cumulative GPA: 3.2

St. Petersburg College, Clearwater, FL
Associate of Arts, May 2018
Cumulative GPA: 3.3

LOGISTICS/MARKETING EXPERIENCE

Professional Employment

Customer Service Supervisor, USAF, Little Rock, AR May 2012-September 2016

- Customer Support Liaison Supervisor; processed, managed, tracked customer requests and resolved issues between Maintenance and Supply
- Determined and forecasted supply requirements for diverse maintenance programs in accordance with applicable supply instructions, procedures, guidelines, and regulations
- Coordinated with material managers, depots, and contractors in managing, distributing, and disposing of material in compliance within product regulations
- Supervised and managed warehouse associates with issuing/receiving of daily shipments, discrepancies, and day-to-day operations of multi-million-dollar aircraft assets

Material Manager, USAF, Abilene, TX January 2009-May 2012

- Conducted studies determining equipment requirements, stockage levels and warehouse space needed; utilized data collected by forecasting requirements and comparing to existing warehouse structures.

UNIVERSITY INVOLVEMENT AND VOLUNTEER EXPERIENCE

USF Service-Learning and Undergraduate Research Experience, Professional Writing course project. Summer 2019. **Ground Maintenance Volunteer**, Valor Service Dogs (Tampa)

- Partnered with Valor Service Dogs (a non-profit that trains and places mobility assistance and PTSD service dogs) as a member of a 4-person peer group to produce course deliverables, complete secondary and primary research on organization, and provide on-site volunteer hours
- Dedicated volunteer hours to the organization by performing facility cleanup for training areas to ensure healthy environment for up and coming service dogs
- Received Service-Learning and UGR attributes on transcripts

OTHER EXPERIENCE AND SKILLS

Proficient in Microsoft Office
Great organizational skills
Quick learner

Obtained Secret Clearance
Strong writing and verbal communication abilities
Highly motivated

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

July 16, 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, July 16, 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, July 16, 2021 at 10:00 a.m.**

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

Gill Hammond	Chair
Michelle LeBeau-Elrod	Supervisor
Robin Lush	Supervisor
John Bentley	Supervisor

Staff Members Present:

Gene Roberts	District Manager, Meritus
--------------	---------------------------

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

A. Acceptance of Financial Review for Fiscal Year Ended September 30, 2020

Mr. Roberts went over the independent audit with the Board. It came back clean with no issues.

MOTION TO:	Approve the Financial Review for Fiscal Year Ended September 30, 2020.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Bentley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

47 **B. General Matters of the District**

48
49 Mr. Roberts told the Board that he is waiting on two sod proposals from Mainscape, one to replace
50 the dead areas of St. Augustine on the north side of Purple Martin and another to sod the bare areas
51 across from the amenity with Bahia sod. Supervisor Hammond commented that he does not
52 recommend doing the Bahia sod because there is no irrigation in that area. He also suggested
53 looking into adding an irrigation well at the pocket park to save on utilities.
54

55
56 **4. CONSENT AGENDA**

57 **A. Consideration of the Board of Supervisors Regular Meeting Minutes May 21, 2021**

58
59 The Board reviewed the minutes.

MOTION TO:	Approve the June 18, 2021 minutes.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Lush
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

67
68 **B. Consideration of Operations and Maintenance Expenditures June 2021**

69
70 The Board reviewed the O&Ms.

MOTION TO:	Approve the June 2021 O&Ms.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Bentley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

78
79 **C. Review of Financial Statements Month Ending June 30, 2021**

80
81 The financials were reviewed and accepted.

82
83
84 **5. STAFF REPORTS**

- 85 **A. District Counsel**
- 86 **B. District Engineer**

87
88 There were no updates from Counsel or the Engineer.

89
90

91 **C. District Manager**

92
93 Mr. Roberts went over the management reports with the Board.
94

95
96 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

97
98 Supervisor Lush noted there is still trash in the pond behind her house.
99

100 Supervisor Hammond announced that he is moving and resigning from the Board effective at the
101 end of today's meeting.

102
103
104 **7. ADJOURNMENT**

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

110
111
112
113

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

115

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

117

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

121 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
122 **meeting held on _____:**

123

124

125 _____
Signature

_____ **Signature**

126

127

128 _____
Printed Name

_____ **Printed Name**

129

130 **Title:**

Title:

131 **Chair**

Secretary

132 **Vice-Chair**

Assistant Secretary

133

134

Recorded by Records Administrator

135

136

137

Signature

138

139

Date

140



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	10697	\$ 2,953.31		District Management Services - July 2021
SteadFast	SE 19962	290.00		Aquatic Maintenance - July 2021
Monthly Contract Sub-Total		\$ 3,243.31		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	7015729919 072121	\$ 218.20		Water Service thru 07/14/2021
Tampa Electric	211005987436 072121	20.73		Electric Service thru 07/15/2021
Tampa Electric	211005987634 072121	4,442.42		Electric Service thru 07/15/2021
Tampa Electric	211020235159 072121	144.57	\$ 4,607.72	Electric Service thru 07/15/2021
Utilities Sub-Total		\$ 4,825.92		
Regular Services				
Florida Natives Nursery, Inc	18112	\$ 425.00		Mitigation Maintenance - 06/30/2021
Grau & Associates	21405	3,100.00		Audit FYE 09/30/2020
Mainscape	1260643	812.88		Irrigation Service - 06/30/2021
Poop 911	4463197	172.25		Stations Emptied/Filled - 06/22/2021
Straley Robin Vericker	20077	461.90		Professional Services thru 07/15/2021
Supervisor: Gill Hammond	GH071621	200.00		Supervisor Fee - 07/16/2021
Supervisor: John Bentley	JB071621	200.00		Supervisor Fee - 07/16/2021
Supervisor: Michelle LeBeaue-Elrod	ME071621	200.00		Supervisor Fee - 07/16/2021
Supervisor: Robin Lush	RL071621	200.00	\$ 800.00	Supervisor Fee - 07/16/2021
Regular Services Sub-Total		\$ 5,772.03		
Additional Services				

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 13,841.26		

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 NO.: 10697
DATE: 07/01/2021
DUE DATE: 07/01/2021

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services July		2,812.50
	Website Administration		125.00
	Postage May		5.61
68	Copies BW May	0.15	10.20
SUBTOTAL			2,953.31
NEW CHARGES			
TOTAL			2,953.31



**Steadfast Environmental, LLC
AKA Flatwoods Environmental**

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

Invoice

Date	Invoice #
7/1/2021	SE-19962

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) July 2021			290.00	7/15/2021	290.00
<p><i>S3900-4307</i> <i>WR</i></p>						

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



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	07/21/2021	08/11/2021

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	06/14/2021	16249	07/14/2021	16623	37400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$112.95
Water Base Charge	\$64.32
Water Usage Charge	\$36.24
Total Service Address Charges	\$218.20

Summary of Account Charges

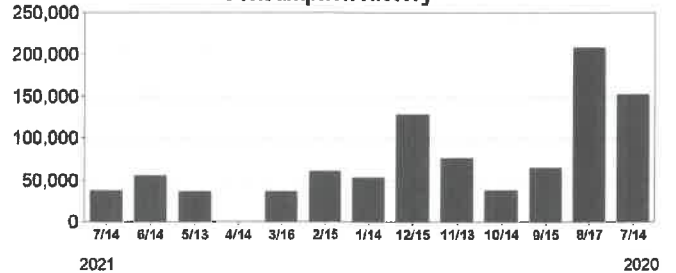
Previous Balance	\$310.94
Net Payments - Thank You	\$-310.94
Total Account Charges	\$218.20
AMOUNT DUE	\$218.20

Important Message

The 2020 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

53600
4302

Consumption History



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

JUL 26 2021
7,748 8



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

DUE DATE	08/11/2021
AMOUNT DUE	\$218.20
AMOUNT PAID	

Statement Date: 07/21/2021
Account: 211005987436

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



Current month's charges:	\$20.73
Total amount due:	\$20.73
Payment Due By:	08/11/2021

Your Account Summary

Previous Amount Due	\$20.73
Payment(s) Received Since Last Statement	-\$20.73
Current Month's Charges	\$20.73
Total Amount Due	\$20.73

53100
4301



00000445-0004412-Page 3 of 26

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005987436

Current month's charges:	\$20.73
Total amount due:	\$20.73
Payment Due By:	08/11/2021

Amount Enclosed \$ _____

637803343266

Received

JUL 26 2021

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: 07/21/2021
Current month's charges due 08/11/2021



Details of Charges – Service from 06/16/2021 to 07/15/2021

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	07/15/2021	605		582		23 kWh	1	30 Days

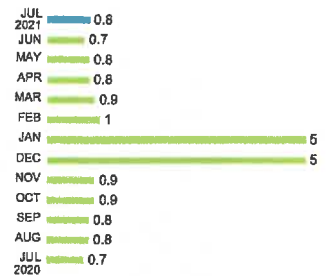
Basic Service Charge		\$18.06
Energy Charge	23 kWh @ \$0.05928/kWh	\$1.36
Fuel Charge	23 kWh @ \$0.03167/kWh	\$0.73
Storm Protection Charge	23 kWh @ \$0.00251/kWh	\$0.06
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.73

Total Current Month's Charges

\$20.73

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000445-0004419-Page 5 of 26

Important Messages

Important rate information for lighting customers

Tampa Electric is seeking a rate adjustment to increase production of clean, green energy and to make it easier for customers to do business with us. The Public Service Commission has set dates and times for hearings to provide interested Tampa Electric Company customers an opportunity to speak about the company's quality of service and the requested rate increase. Visit tampaelectric.com/rates and select Understanding Your Rates and Charges, then Customer Communications, to review the proposed lighting rates, which would take effect in January 2022.

Statement Date: 07/21/2021
Account: 211005987634

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



Current month's charges: \$4,442.42
Total amount due: \$4,442.42
Payment Due By: 08/11/2021

Your Account Summary

Previous Amount Due	\$4,315.25
Payment(s) Received Since Last Statement	-\$4,315.25
Current Month's Charges	\$4,442.42
Total Amount Due	\$4,442.42

53100
4361



00000445-0004416-Page 11 of 26

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005987634

Current month's charges: \$4,442.42
Total amount due: \$4,442.42
Payment Due By: 08/11/2021
Amount Enclosed \$ _____

637803343267

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: 07/21/2021
Current month's charges due 08/11/2021



Details of Charges – Service from 06/16/2021 to 07/15/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	3414 kWh @ \$0.02712/kWh	\$92.59
Fixture & Maintenance Charge	117 Fixtures	\$1299.08
Lighting Pole / Wire	117 Poles	\$2926.17
Lighting Fuel Charge	3414 kWh @ \$0.03136/kWh	\$107.06
Storm Protection Charge	3414 kWh @ \$0.00354/kWh	\$12.09
Florida Gross Receipt Tax		\$5.43

Lighting Charges

\$4,442.42

Total Current Month's Charges

\$4,442.42

00000445-0004417-Page 13 of 26

Important Messages

Important rate information for lighting customers

Tampa Electric is seeking a rate adjustment to increase production of clean, green energy and to make it easier for customers to do business with us. The Public Service Commission has set dates and times for hearings to provide interested Tampa Electric Company customers an opportunity to speak about the company's quality of service and the requested rate increase. Visit tampaelectric.com/rates and select Understanding Your Rates and Charges, then Customer Communications, to review the proposed lighting rates, which would take effect in January 2022.

Statement Date: 07/21/2021
Account: 211020235159

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



Current month's charges:	\$144.57
Total amount due:	\$144.57
Payment Due By:	08/11/2021

Your Account Summary

Previous Amount Due	\$185.32
Payment(s) Received Since Last Statement	-\$185.32
Current Month's Charges	\$144.57
Total Amount Due	\$144.57

53100
4301



00000445-000-4420-Page 18 of 26

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211020235159

Current month's charges:	\$144.57
Total amount due:	\$144.57
Payment Due By:	08/11/2021
Amount Enclosed	\$ _____

690889615052

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: 07/21/2021
Current month's charges due 08/11/2021



Details of Charges – Service from 06/16/2021 to 07/15/2021

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	07/15/2021	22,849		21,534		1,315 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	1,315 kWh @ \$0.05928/kWh	\$77.95
Fuel Charge	1,315 kWh @ \$0.03167/kWh	\$41.65
Storm Protection Charge	1,315 kWh @ \$0.00251/kWh	\$3.30
Florida Gross Receipt Tax		\$3.61

Electric Service Cost

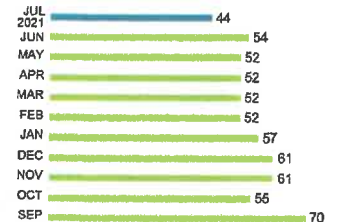
\$144.57

Total Current Month's Charges

\$144.57

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000445-0004421-Page 21 of 26

Important Messages

Important rate information for lighting customers

Tampa Electric is seeking a rate adjustment to increase production of clean, green energy and to make it easier for customers to do business with us. The Public Service Commission has set dates and times for hearings to provide interested Tampa Electric Company customers an opportunity to speak about the company's quality of service and the requested rate increase. Visit tampaelectric.com/rates and select Understanding Your Rates and Charges, then Customer Communications, to review the proposed lighting rates, which would take effect in January 2022.

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

Invoice

Date	Invoice #
6/30/2021	18112

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

Ship To

Terms	Due Date	Project
	6/30/2021	Creekside (Shady C...

Date	Description	Qty	Rate	Amount
3/15/2021	Quarterly Mitigation Maintenance: Mitigation maintenance includes manual, mechanical, and herbicide maintenance controls of nuisance/invasive vegetation. Sales Tax 7.5 effective 3/17/2021	1	425.00	425.00
			7.50%	0.00

53900-4307
 UP

We appreciate your business A service charge will be added to past due accounts equal to 1.5% per month (18% annually) on previous month's balance less payments received during the month.	Total	\$425.00
	Payments/Credits	\$0.00
	Balance Due	\$425.00

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Oaks at Shady Creek, The Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 21405
Date 07/01/2021

SERVICE	AMOUNT
Audit FYE 09/30/2020	\$ <u>3,100.00</u>
Current Amount Due	\$ <u><u>3,100.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,100.00	0.00	0.00	0.00	0.00	3,100.00

Payment due upon receipt.



13418 Britton Park Road
 Fishers, IN 46038
 (800) 481-0096
 FAX (317) 577-3161
 www.mainscape.com

Invoice Number 1260643
Payment Due 7/30/2021
Invoice Date 6/30/2021
Terms Net 30 Days
Customer Code C31646
Complete Date 6/29/2021

Billing Address

THE OAKS AT SHADY CREEK CDD
 c/o MERITUS CORP
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

Service Location

THE OAKS AT SHADY CREEK CDD
 10805 PURPLE MARTIN BLVD
 RIVERVIEW, FL 33579

Invoice Detail

Description	PO#	Invoice Amount
IRRIGATION SERVICES		\$812.88
REPLACE 2 STATION DECODER BY NE CORNER OF CLUBHOUSE- TROUBLESHOOT 2 WIRE PATH TO LOCATE & REPAIR WIRE ISSUES- ZONE 14 WAS NOT CONNECTED TO WIRE PATH CAUSING ALARM & CORRECTED ISSUE-		
	NonTaxable Sales	\$812.88
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$812.88

53900-4611
 CR

Questions or concerns about your bill, please contact Customer Service at 1-800-481-0096 or email customerservice@mainscape.com.
 Feel free to pay your invoice online at www.mainscape.com. Fees may apply.

Mainscape's terms and conditions are incorporated herein, and supersede any provisions herein that are inconsistent with those terms and conditions. See <http://www.mainscape.com/termsandconditions>

Service Slip/Invoice

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

INVOICE: 4463197
DATE: 6/22/2021
ORDER: 4463197

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

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

Work Date	Time	Target Pest	Technician	Time In
6/22/2021			BLAKEW	Blake Wanecski
Purchase Order	Terms	Last Service	Map Code	Time Out
		6/22/2021		

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

5390 - 4605
 WR

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* 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

Straley Robin Vericker
 1510 W. Cleveland Street
 Tampa, FL 33606
 Telephone (813) 223-9400 * Facsimile (813) 223-5043
 Federal Tax Id. - 20-1778458

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

July 27, 2021
 Client: 001450
 Matter: 000001
 Invoice #: 20077

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
6/21/2021	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2020; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	
6/22/2021	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL REPORT.	0.8	
7/2/2021	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2015 BONDS.	0.2	
7/8/2021	DCC	REVIEW QUARTERLY REPORT TO DISSEMINATION AGENT.	0.1	
7/9/2021	DCC	REVIEW AGENDA; REACH OUT TO DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.1	
7/9/2021	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TRANSMITTING QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
Total Professional Services			1.9	\$461.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker <i>51406-3107</i>	0.8	\$260.00
DCC Dana C. Collier <i>402</i>	0.2	\$57.00
LB Lynn Butler	0.9	\$144.00

July 27, 2021
Client: 001450
Matter: 000001
Invoice #: 20077

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/15/2021	Photocopies (6 @ \$0.15)	\$0.90
	Total Disbursements	\$0.90
	Total Services	\$461.00
	Total Disbursements	\$0.90
	Total Current Charges	\$461.90
	PAY THIS AMOUNT	\$461.90

Please Include Invoice Number on all Correspondence

The Oaks at Shady Creek CDD

MEETING DATE: July 16, 2021

DMS Staff Signature Per Gene Roberts *GR*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Robin Lush	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Timothy Wersinger	<input type="checkbox"/>	Salary Accepted	\$200.00
John Bentley	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Gill Hammond	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00

GH 071621

The Oaks at Shady Creek CDD

MEETING DATE: July 16, 2021

DMS Staff Signature Per Gene Roberts *GR*

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

JB071621

The Oaks at Shady Creek CDD

MEETING DATE: July 16, 2021

DMS Staff Signature Per Gene Roberts *GR*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Robin Lush	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Timothy Wersinger	<input type="checkbox"/>	Salary Accepted	\$200.00
John Bentley	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Gill Hammond	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00

ME071621

The Oaks at Shady Creek CDD

MEETING DATE: July 16, 2021

DMS Staff Signature Per Gene Roberts *GR*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Robin Lush	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Timothy Wersinger	<input type="checkbox"/>	Salary Accepted	\$200.00
John Bentley	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Gill Hammond	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00

RL 071621

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 7/31/2021

(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	244,127	0	0	0	0	244,127
Cash - Revenue - Series 2015 #7000	0	336,348	0	0	0	336,348
Cash - Reserve - Series 2015 #7004	0	110,516	0	0	0	110,516
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	3,333	0	0	0	0	3,333
Prepaid Property Insurance	0	0	0	0	0	0
Deposits	6,865	0	0	0	0	6,865
Construction Work In Progress	0	0	0	5,823,191	0	5,823,191
Amount Available-Debt Service	0	0	0	0	415,384	415,384
Amount To Be Provided-Debt Service	0	0	0	0	5,584,616	5,584,616
Other	0	0	0	0	0	0
Total Assets	<u>254,325</u>	<u>446,959</u>	<u>498</u>	<u>5,823,191</u>	<u>6,000,000</u>	<u>12,524,973</u>
Liabilities						
Accounts Payable	5,288	0	0	0	0	5,288
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>5,288</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,000,000</u>	<u>6,005,288</u>

The Oaks at Shady Creek CDD

Balance Sheet

As of 7/31/2021

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	434,900	498	0	0	435,398
Fund Balance-Unreserved	168,071	0	0	0	0	168,071
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	80,966	12,059	0	0	0	93,026
Total Fund Equity & Other Credits	249,037	446,959	498	5,823,191	0	6,519,685
Total Liabilities & Fund Equity	254,325	446,959	498	5,823,191	6,000,000	12,524,973

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 7/31/2021
(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	253,616	505	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>261</u>	<u>261</u>	<u>0 %</u>
Total Revenues	<u>253,110</u>	<u>253,876</u>	<u>766</u>	<u>0 %</u>
Expenditures				
Legislative				
Supervisor Fees	12,000	9,600	2,400	20 %
Financial & Administrative				
District Manager	33,750	28,125	5,625	17 %
District Engineer	4,000	590	3,410	85 %
Disclosure Report	4,200	4,200	0	0 %
Trustees Fees	5,000	4,167	833	17 %
Auditing Services	4,500	4,100	400	9 %
Arbitrage Rebate Calculation	0	3,900	(3,900)	0 %
Postage, Phone, Faxes, Copies	2,000	275	1,725	86 %
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	115	135	54 %
Website Administration	1,500	1,250	250	17 %
ADA Website Compliance	1,800	1,100	700	39 %
Legal Counsel				
District Counsel	5,000	5,285	(285)	(6)%
Electric Utility Services				
Electric Utility Services	62,000	42,608	19,392	31 %
Water-Sewer Combination Services				
Water Utility Services	5,000	2,905	2,095	42 %
Other Physical Environment				
Waterway Management Program	4,625	4,634	(9)	(0)%
Property & Casualty Insurance	5,000	5,190	(190)	(4)%
Entry & Walls Maintenance	5,000	2,002	2,998	60 %
Landscape Maintenance - Contract	55,200	36,800	18,400	33 %
Landscape Maintenance - Other	7,000	5,550	1,450	21 %
Plant Replacement Program	10,000	0	10,000	100 %
Irrigation Maintenance	5,000	4,573	427	9 %
Community Events	1,300	0	1,300	100 %
Capital Reserve	<u>13,735</u>	<u>2,500</u>	<u>11,235</u>	<u>82 %</u>
Total Expenditures	<u>253,110</u>	<u>172,910</u>	<u>80,200</u>	<u>32 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>80,966</u>	<u>80,966</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	<u>0</u>	<u>168,071</u>	<u>168,071</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>168,071</u>	<u>168,071</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>249,037</u>	<u>249,037</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 7/31/2021
 (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	429,729	9,298	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>36</u>	<u>36</u>	<u>0 %</u>
Total Revenues	<u>420,431</u>	<u>429,766</u>	<u>9,335</u>	<u>2 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2015	285,431	287,706	(2,275)	(1)%
Principal-Series 2015	<u>135,000</u>	<u>130,000</u>	<u>5,000</u>	<u>4 %</u>
Total Expenditures	<u>420,431</u>	<u>417,706</u>	<u>2,725</u>	<u>1 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>12,059</u>	<u>12,059</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	<u>0</u>	<u>434,900</u>	<u>434,900</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>434,900</u>	<u>434,900</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>446,959</u></u>	<u><u>446,959</u></u>	<u><u>0 %</u></u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015
 From 10/1/2020 Through 7/31/2021
 (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) 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: 07/31/2021
Reconciliation Date: 7/31/2021
Status: Locked

Bank Balance	244,326.64
Less Outstanding Checks/Vouchers	200.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	244,126.64
Balance Per Books	<u>244,126.64</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2021
Reconciliation Date: 7/31/2021
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1819	7/22/2021	System Generated Check/Voucher	200.00	Gill W. Hammond
Outstanding Checks/Vouchers			200.00	

**The Oaks at Shady Creek CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2021

Reconciliation Date: 7/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1803	6/15/2021	Series 2015 FY21 Tax Dist ID 531	2,523.50	The Oaks at Shady Creek CDD
1805	6/24/2021	System Generated Check/Voucher	200.00	Gill W. Hammond
1806	6/24/2021	System Generated Check/Voucher	200.00	John Frank Bentley
1809	6/24/2021	System Generated Check/Voucher	200.00	Timothy Wersinger
1810	7/1/2021	System Generated Check/Voucher	310.94	BOCC
1811	7/1/2021	System Generated Check/Voucher	2,953.31	Meritus Districts
1812	7/1/2021	System Generated Check/Voucher	290.00	Steadfast Environmental, LLC
1813	7/1/2021	System Generated Check/Voucher	285.00	Straley Robin Vericker
1814	7/1/2021	System Generated Check/Voucher	4,521.30	TECO
1815	7/8/2021	System Generated Check/Voucher	3,100.00	Grau and Associates
1816	7/15/2021	System Generated Check/Voucher	425.00	Florida Natives Nursery, Inc.
1817	7/15/2021	System Generated Check/Voucher	812.88	Mainscape
1818	7/15/2021	System Generated Check/Voucher	172.25	POOP 911
1820	7/22/2021	System Generated Check/Voucher	200.00	John Frank Bentley
1821	7/22/2021	System Generated Check/Voucher	200.00	Michelle J. LeBeau-Elrod
1822	7/22/2021	System Generated Check/Voucher	200.00	Robin M. Lush
Cleared Checks/Vouchers			16,594.18	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2021
Reconciliation Date: 7/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR260	7/30/2021	July Bank Interest	<u>2.13</u>	
Cleared Deposits			<u>2.13</u>	