

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
SEPTEMBER 17, 2021**

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
SEPTEMBER 17, 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 Gretchen Gosselin |
| 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, September 17, 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 the Public Hearing & Regular Meeting Minutes August 20, 2021 Tab 01

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

C. Review of Financial Statements Month Ending August 31, 2021 Tab 03

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

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

Sincerely,

Gene Roberts
District Manager

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

August 20, 2021 Minutes of Public Hearing & Regular Meeting

Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meeting of The Oaks at Shady Creek Community Development District was held on **Friday, August 20, 2021 at 10:00 a.m.** at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Public Hearing & Regular Meeting of The Oaks at Shady Creek Community Development District to order on **Friday, August 20, 2021 at 10:00 a.m.**

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

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

Staff Members Present:

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

There were two audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. RECESS TO PUBLIC HEARINGS

Mr. Roberts directed the Board to recess to the public hearings.

38 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET AND**
39 **LEVYING O&M ASSESSMENTS**

40 **A. Open the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget and**
41 **Levying O&M Assessments**
42

| | | |
|----|--------------|---------------------------------|
| 43 | MOTION TO: | Open the public hearing. |
| 44 | MADE BY: | Supervisor Lush |
| 45 | SECONDED BY: | Supervisor LeBeau-Elrod |
| 46 | DISCUSSION: | None further |
| 47 | RESULT: | Called to Vote: Motion PASSED |
| 48 | | 4/0 – Motion passed unanimously |

49
50 **B. Staff Presentations**

51
52 Mr. Roberts went over the budget and line items with the Board. The proposed budgeted amount for
53 fiscal year 2022 is the same as fiscal year 2021 with no increase in assessments.
54

55 **C. Public Comments**

56
57 There were no public comments.
58

59 **D. Consideration of Resolution 2021-04; Adopting Fiscal Year 2022 Budget**

60
61 The Board reviewed the resolution.
62

| | | |
|----|--------------|---------------------------------|
| 63 | MOTION TO: | Approve Resolution 2021-04. |
| 64 | MADE BY: | Supervisor Bentley |
| 65 | SECONDED BY: | Supervisor Wersinger |
| 66 | DISCUSSION: | None further |
| 67 | RESULT: | Called to Vote: Motion PASSED |
| 68 | | 4/0 – Motion passed unanimously |

69
70 **E. Consideration of Resolution 2021-05; Levying O&M Assessments**

71
72 The Board reviewed the resolution.
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|--------------|--|
| MOTION TO: | Approve Resolution 2021-05. |
| MADE BY: | Supervisor Lush |
| SECONDED BY: | Supervisor Bentley |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 4/0 – Motion passed unanimously |

81

82 **F. Close the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget and**
83 **Levying O&M Assessments**

84

85 The public hearing was closed.

86

87

88 **5. RETURN TO REGULAR MEETING**

89

90 Mr. Roberts directed the Board to return to the regular meeting.

91

92

93 **6. BUSINESS ITEMS**

94 **A. Consideration of Resolution 2021-06; Setting Fiscal Year 2022 Meeting Schedule**

95

96 The Board discussed the resolution and meeting schedule.

97

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|--------------|--|
| MOTION TO: | Approve Resolution 2021-06. |
| MADE BY: | Supervisor Bentley |
| SECONDED BY: | Supervisor Wersinger |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 4/0 - Motion passed unanimously |

104

105 **B. Acceptance of Board Resignation – Gill Hammond**

106

107 The Board reviewed Gill Hammond’s resignation from Seat 5 on the Board.

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| | |
|--------------|--|
| MOTION TO: | Accept Gill Hammond’s resignation from the Board. |
| MADE BY: | Supervisor Wersinger |
| SECONDED BY: | Supervisor LeBeau-Elrod |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 4/0 - Motion passed unanimously |

116 **C. Discussion on Resume for Open Board Seat**

117
118 The Board discussed the resume submitted by Gretchen Gosselin. Ms. Gosselin gave a recap of her
119 resume.

| | | |
|-----|--------------|---|
| 120 | MOTION TO: | Appoint Gretchen Gosselin to Seat 5 on the Board. |
| 121 | MADE BY: | Supervisor LeBeau-Elrod |
| 122 | SECONDED BY: | Supervisor Bentley |
| 123 | DISCUSSION: | None further |
| 124 | RESULT: | Called to Vote: Motion PASSED |
| 125 | | 4/0 - Motion passed unanimously |
| 126 | | |

127
128 Mr. Roberts led Gretchen Gosselin in reciting the Oath of Office.

129
130 **D. General Matters of the District**

131
132
133 **7. CONSENT AGENDA**

134 **A. Consideration of Board of Supervisors Meeting Minutes July 16, 2021**

135
136 The Board reviewed the meeting minutes.

| | | |
|-----|--------------|------------------------------------|
| 137 | MOTION TO: | Approve the July 16, 2021 minutes. |
| 138 | MADE BY: | Supervisor Wersinger |
| 139 | SECONDED BY: | Supervisor Lush |
| 140 | DISCUSSION: | None Further |
| 141 | RESULT: | Called to Vote: Motion PASSED |
| 142 | | 4/0 – Motion Passed Unanimously |
| 143 | | |

144
145 **B. Consideration of Operations and Maintenance Expenditures July 2021**

146
147 The Board reviewed the O&Ms.

| | | |
|-----|--------------|---------------------------------|
| 148 | MOTION TO: | Approve the July 2021 O&Ms. |
| 149 | MADE BY: | Supervisor Lush |
| 150 | SECONDED BY: | Supervisor Wersinger |
| 151 | DISCUSSION: | None Further |
| 152 | RESULT: | Called to Vote: Motion PASSED |
| 153 | | 4/0 – Motion Passed Unanimously |
| 154 | | |

158 **C. Review of Financial Statements Month Ending July 31, 2021**

159
160 The financials were reviewed and accepted.

161
162

163 **8. STAFF REPORTS**
164 **A. District Counsel**
165 **B. District Engineer**

166
167 There were no updates from Counsel and the Engineer.

168
169

C. District Manager
i. Community Inspection Report

170
171
172 Mr. Roberts went over the management reports with the Board. Supervisor Lush stated that the
173 CDD landscape maintenance vendor has not been mowing the homeowner side of the ponds.
174 Supervisor Bentley asked about changing the annuals at the entrance to peri-annuals or shrubs for
175 cost savings.

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177

178 **9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

179
180 There were no additional supervisor requests or audience comments.

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182

183 **10. ADJOURNMENT**

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

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

194

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

196

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

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

202

203

204 _____
Signature

205

206

207 _____
Printed Name

208

209 **Title:**

210 **Chair**

211 **Vice Chair**

212

213

214

215

216

217

218

219

Signature

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

Signature

Date



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

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|------------------------------------|------------------------|--------------------|--------------------|--|
| Monthly Contract | | | | |
| Mainscape | 1261897 | \$ 249.50 | | Irrigation Service Repair - July 2021 |
| Meritus Districts | 10785 | 2,953.46 | | District Management Services - August 2021 |
| SteadFast | SE 20052 | 290.00 | | Aquatic Maintenance - August 2021 |
| Monthly Contract Sub-Total | | \$ 3,492.96 | | |
| Variable Contract | | | | |
| Poop 911 | 4560454 | \$ 172.25 | | Stations Emptied/Filled - 07/27/2021 |
| Tampa Bay Times | 171883 072521 | 2,338.95 | | O&M Assessments - 07/25/2021 |
| Variable Contract Sub-Total | | \$ 2,511.20 | | |
| Utilities | | | | |
| BOCC | 7015729919 081921 | \$ 273.74 | | Water Service thru 08/12/2021 |
| Tampa Electric | 211005987436 081921 | 20.64 | | Electric Service thru 08/13/2021 |
| Tampa Electric | 211005987634 081921 | 4,860.36 | | Electric Service thru 08/13/2021 |
| Tampa Electric | 211020235159 081921 | 117.92 | \$ 4,998.92 | Electric Service thru 08/13/2021 |
| Utilities Sub-Total | | \$ 5,272.66 | | |
| Regular Services | | | | |
| SC082021 | ME082021 | \$ 200.00 | | Supervisor Fee - 08/20/2021 |
| Straley Robin Vericker | 20118 | 441.35 | | Professional Services thru 07/15/2021 |
| Straley Robin Vericker | 20208 | 246.85 | \$ 688.20 | Professional Services thru 08/15/2021 |
| Supervisor: Gretchen Gosselin | GG082021 | 200.00 | | Supervisor Fee - 08/20/2021 |
| Supervisor: John Bently | JB082021 | 200.00 | | Supervisor Fee - 08/20/2021 |
| Supervisor: Robin Lush | RL082021 | 200.00 | | Supervisor Fee - 08/20/2021 |
| Supervisor: Timothy Wersinger | TW082021 | 200.00 | \$ 800.00 | Supervisor Fee - 08/20/2021 |
| Tampa Bay Times | 44291 080121 | 544.88 | | Budget Hearing - 08/01/2021 |

**South Creek CDD Community Development District
Summary of Operations and Maintenance Invoices**

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------------------------------------|---------------------------|--------------|-----------------|----------------------|
| Regular Services Sub-Total | | \$ 2,233.08 | | |
| Additional Services | | | | |
| Additional Services Sub-Total | | \$ 0.00 | | |
| TOTAL: | | \$ 13,509.90 | | |

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary



Mail payments to:

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

Invoice Information

Invoice Number 1261897
Payment Due 8/30/2021
Invoice Date 7/31/2021
Terms Net 30 Days
Customer Code C31646
Contract ID 64092

Billing Address

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

Invoice Summary

| Service Type | PO # | Price | Sales Tax | Amount Due |
|------------------------------|------|----------|-----------|------------|
| IRRIGATION SERVICES - REPAIR | | \$249.50 | \$0.00 | \$249.50 |

TERMS: 2% per month will be charged on past due accounts. Any cost, including reasonable attorneys fees, incurred in the collection of this contract are to be paid by the purchaser.

Please remit top portion of invoice with payment

Received
AUG 02 2021

53900 4611
42

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>



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

Invoice Number 1261897
Payment Due 8/30/2021
Invoice Date 7/31/2021
Terms Net 30 Days
Customer Code C31646
Complete Date 7/29/2021

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

| <u>Description</u> | <u>PO#</u> | <u>Invoice Amount</u> |
|--|---------------------------|-----------------------|
| IRRIGATION SERVICES - REPAIR | | \$249.50 |
| ZONE 5D- REPAIRED BROKEN POC, CUT IN LINE- | | |
| ZONE 6S- REPLACED 2 NOZZLES, CUT GRASS AROUND 15 HEADS- | | |
| ZONE 7D- REPAIRED CUT LINE- | | |
| ZONE 13D- REPAIRED 2 LINE CUTS- | | |
| ZONE 14S- REPLACED 8 NOZZLES- | | |
| ZONE 22D- REPAIRED 2 LINE CUTS- | | |
| ZONE 23D- REPAIRED 2 LINE CUTS- | | |
| ZONE 24D- REPLACED 6" SPRAY, 6 NOZZLES, CUT GRASS AROUND 20 HEADS- | | |
| PUMP- INSTALLED 2 PRESSURE GAUGES- | | |
| ZONE 21S- REPLACED 5 NOZZLES- | | |
| ZONE 20D- REPAIRED CUT LINE- | | |
| | NonTaxable Sales | \$249.50 |
| | Taxable Sales | \$0.00 |
| | Tax Amount | \$0.00 |
| | Invoice Amount Due | \$249.50 |

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>

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10785
DATE: 08/01/2021
DUE DATE: 08/01/2021

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 August | | 2,812.50 |
| | Website Administration | | 125.00 |
| | Postage June | | 5.81 |
| 61 | Copies BW June | 0.15 | 9.15 |
| 2 | Copies Color June | 0.50 | 1.00 |
| SUBTOTAL | | | 2,953.46 |
| NEW CHARGES | | | |
| TOTAL | | | 2,953.46 |





Steadfast Environmental, LLC
AKA Flatwoods Environmental

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

Invoice

| Date | Invoice # |
|----------|-----------|
| 8/1/2021 | SE-20052 |

| 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) August 2021 | | 290.00 | 8/18/2021 | 290.00 |
| | 53900 4307 GR | | | | |

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

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

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

Service Slip/Invoice

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

| | |
|-----------------|-----------|
| INVOICE: | 4560454 |
| DATE: | 7/27/2021 |
| ORDER: | 4560454 |

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 |
|----------------|-------|--------------|------------|----------------|
| 7/27/2021 | | | BLAKEW | Blake Wanecski |
| Purchase Order | Terms | Last Service | Map Code | Time Out |
| | | 7/27/2021 | | |

| 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 |

53910 4605
 412

© Copyright 2018 WORKWAVE - All Rights Reserved

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



tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

| | | | |
|------------------------------|--|-----------------------------|-------------------------|
| Advertising Run Dates | | Advertiser Name | |
| 07/25/21 | | THE OAKS AT SHADY CREEK CDD | |
| Billing Date | | Sales Rep | Customer Account |
| 07/25/2021 | | Deirdre Almeida | 44291 |
| Total Amount Due | | Ad Number | |
| \$2,338.95 | | 0000171883 | |

PAYMENT DUE UPON RECEIPT

| Start | Stop | Ad Number | Product | Placement | Description PO Number | Ins. | Size | Net Amount |
|----------|----------|------------|---------|------------|--------------------------------------|------|------------|----------------------|
| 07/25/21 | 07/25/21 | 0000171883 | Times | Legals CLS | O&M Assessments AffidavitMaterial | 1 | 4x10.25 IN | \$2,334.95 \$4.00 |

51300 4801
K/C

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

| | | | |
|------------------------------|--|-----------------------------|-------------------------|
| Advertising Run Dates | | Advertiser Name | |
| 07/25/21 | | THE OAKS AT SHADY CREEK CDD | |
| Billing Date | | Sales Rep | Customer Account |
| 07/25/2021 | | Deirdre Almeida | 44291 |
| Total Amount Due | | Ad Number | |
| \$2,338.95 | | 0000171883 | |

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

THE OAKS AT SHADY CREEK CDD
 C/O MERITUS CORP
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

Received
 AUG 02 2021

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

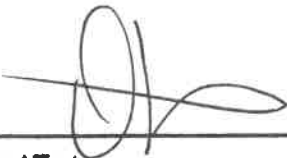
Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

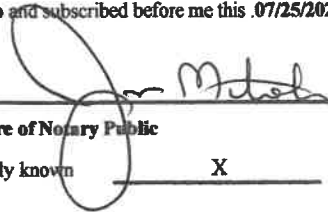
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in **Tampa Bay Times: 7/25/21** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

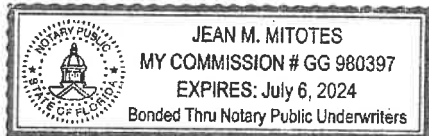
Sworn to and subscribed before me this **07/25/2021**



Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of The Oaks at Shady Creek Community Development District

The Board of Supervisors (the "Board") of The Oaks at Shady Creek Community Development District (the "District") will hold a public hearing and a meeting on Friday, August 20, 2021, at 10:00 a.m. at the Carlton Lakes Clubhouse, 11404 Carlton Fields Drive, Riverview, Florida 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2021-2022 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of

the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting (<http://theoaksatshadycreekcodd.org/>), or may be obtained by contacting the District Manager's office via email at gene.roberts@merituscop.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

| Lot Size | EBU Value | Unit Count | Fiscal Year 2021 | | | Fiscal Year 2022 | | | Total Increase / (Decrease) in Annual Assmt |
|-------------------|-----------|------------|-----------------------|--------------|--------------------------|-----------------------|--------------|--------------------------|---|
| | | | Debt Service Per Unit | O&M Per Unit | FY 2020 Total Assessment | Debt Service Per Unit | O&M Per Unit | FY 2021 Total Assessment | |
| 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.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2021 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

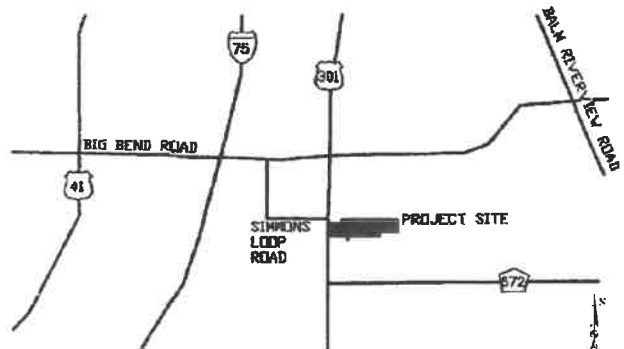
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the Clubhouse or by conference line. Please check the District's website at <http://theoaksatshadycreekcodd.org/>, prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person

requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Gene Roberts
District Manager

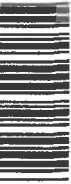


THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
GENERAL VICINITY MAP



Hillsborough County Florida

| | | | |
|---|-------------------------------------|--------------------------------|-------------------------------|
| CUSTOMER NAME THE OAKS AT SHADY CREEK CDD | ACCOUNT NUMBER 7015729919 | BILL DATE 08/19/2021 | DUE DATE 09/09/2021 |
|---|-------------------------------------|--------------------------------|-------------------------------|



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 | 07/14/2021 | 16623 | 08/12/2021 | 17103 | 48000 GAL | ACTUAL | WATER |

Service Address Charges

| | |
|--------------------------------------|-----------------|
| Customer Service Charge | \$4.69 |
| Purchase Water Pass-Thru | \$144.96 |
| Water Base Charge | \$64.32 |
| Water Usage Charge | \$59.77 |
| Total Service Address Charges | \$273.74 |

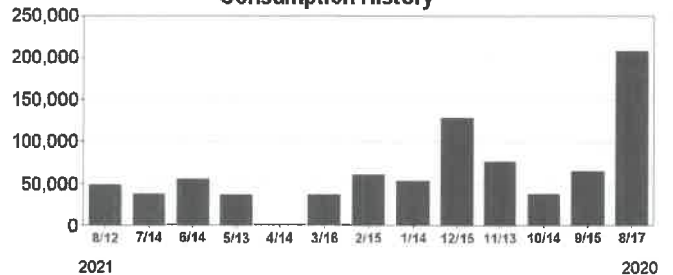
Summary of Account Charges

| | |
|------------------------------|-----------------|
| Previous Balance | \$218.20 |
| Net Payments - Thank You | \$-218.20 |
| Total Account Charges | \$273.74 |
| AMOUNT DUE | \$273.74 |

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.

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919

Received
AUG 26 2021

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

3,892 8

| | |
|--------------------|------------|
| DUE DATE | 09/09/2021 |
| AMOUNT DUE | \$273.74 |
| AMOUNT PAID | |

0070157299192

00000273748

Statement Date: 08/19/2021
Account: 211005987436

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



| | |
|--------------------------|------------|
| Current month's charges: | \$20.64 |
| Total amount due: | \$20.64 |
| Payment Due By: | 09/09/2021 |

Your Account Summary

| | |
|--|----------------|
| Previous Amount Due | \$20.73 |
| Payment(s) Received Since Last Statement | -\$20.73 |
| Current Month's Charges | \$20.64 |
| Total Amount Due | \$20.64 |

00000086-0000828-Page 9 of 20

Digging? Make the right call



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

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by

planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.
tampaelectric.com/news



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: | \$20.64 |
| Total amount due: | \$20.64 |
| Payment Due By: | 09/09/2021 |
| Amount Enclosed | \$ _____ |
| 655087264977 | |

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

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

Account: 211005987436
Statement Date: 08/19/2021
Current month's charges due 09/09/2021



Details of Charges – Service from 07/16/2021 to 08/13/2021

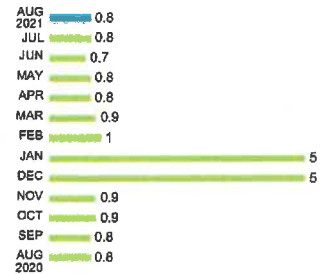
Service for: 10508 PURPLE MARTIN BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: **General Service - Non Demand**

| Meter Number | Read Date | Current Reading | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|------------------|---|------------|------------|----------------|
| 1000497017 | 08/13/2021 | 627 | 605 | | 22 kWh | 1 | 29 Days |

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



| | | |
|------------------------------|------------------------|----------------|
| Basic Service Charge | | \$18.06 |
| Energy Charge | 22 kWh @ \$0.05928/kWh | \$1.30 |
| Fuel Charge | 22 kWh @ \$0.03167/kWh | \$0.70 |
| Storm Protection Charge | 22 kWh @ \$0.00251/kWh | \$0.06 |
| Florida Gross Receipt Tax | | \$0.52 |
| Electric Service Cost | | \$20.64 |

Total Current Month's Charges

\$20.64

00000066-0000930-Page 11 of 20

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2021 includes Natural Gas 74%, Purchased Power 13%, Coal 7% and Solar 6%.

Fuel increase will raise lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills from September through the end of the year. Even with this increase, the typical residential bill would remain among the lowest in Florida and significantly below the national average. Visit tampaelectric.com/ratecommunications to view the lighting rates communication included with the August billing statement, as well as resources and programs available for customers in need.

Statement Date: 08/19/2021
Account: 211005987634

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



| | |
|--------------------------|------------|
| Current month's charges: | \$4,860.36 |
| Total amount due: | \$4,860.36 |
| Payment Due By: | 09/09/2021 |

Your Account Summary

| | |
|--|-------------------|
| Previous Amount Due | \$4,442.42 |
| Payment(s) Received Since Last Statement | -\$4,442.42 |
| Current Month's Charges | \$4,860.36 |
| Total Amount Due | \$4,860.36 |

Digging? Make the right call



Know what's below.
Call before you dig.

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

00000086-0000926-Page 3 of 20

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news

2021 TRUSTED BUSINESS PARTNER

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: | \$4,860.36 |
| Total amount due: | \$4,860.36 |
| Payment Due By: | 09/09/2021 |
| Amount Enclosed | \$ |

655087264978

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

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

Received

AUG 23 2021

Account: **211005987634**
 Statement Date: 08/19/2021
 Current month's charges due **09/09/2021**



Details of Charges – Service from 07/16/2021 to 08/13/2021

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

Rate Schedule: **Lighting Service**

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

| | | |
|------------------------------|--------------------------|-----------|
| Lighting Energy Charge | 3741 kWh @ \$0.02712/kWh | \$101.46 |
| Fixture & Maintenance Charge | 117 Fixtures | \$1696.22 |
| Lighting Pole / Wire | 117 Poles | \$2926.17 |
| Lighting Fuel Charge | 3741 kWh @ \$0.03136/kWh | \$117.32 |
| Storm Protection Charge | 3741 kWh @ \$0.00354/kWh | \$13.24 |
| Florida Gross Receipt Tax | | \$5.95 |

Lighting Charges

\$4,860.36

Total Current Month's Charges

\$4,860.36

00000086-0000827-Page 5 of 20

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2021 includes Natural Gas 74%, Purchased Power 13%, Coal 7% and Solar 6%.

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Statement Date: 08/19/2021
Account: 211020235159

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



| | |
|--------------------------|------------|
| Current month's charges: | \$117.92 |
| Total amount due: | \$117.92 |
| Payment Due By: | 09/09/2021 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$144.57 |
| Payment(s) Received Since Last Statement | -\$144.57 |
| Current Month's Charges | \$117.92 |
| Total Amount Due | \$117.92 |

Digging? Make the right call



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

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00000086-0000932-Page 15 of 20

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.
tampaelectric.com/news



2021
TRUSTED
BUSINESS
PARTNER

©2021 TAMPA ELECTRIC

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: | \$117.92 |
| Total amount due: | \$117.92 |
| Payment Due By: | 09/09/2021 |
| Amount Enclosed | \$ |

613112045273

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: 08/19/2021
Current month's charges due 09/09/2021



Details of Charges – Service from 07/16/2021 to 08/13/2021

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 | 08/13/2021 | 23,886 | 22,849 | 1,037 kWh | 1 | 29 Days |

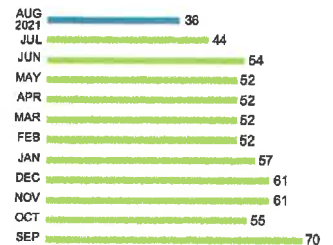
| | | |
|------------------------------|---------------------------|-----------------|
| Basic Service Charge | | \$18.06 |
| Energy Charge | 1,037 kWh @ \$0.05928/kWh | \$61.47 |
| Fuel Charge | 1,037 kWh @ \$0.03167/kWh | \$32.84 |
| Storm Protection Charge | 1,037 kWh @ \$0.00251/kWh | \$2.60 |
| Florida Gross Receipt Tax | | \$2.95 |
| Electric Service Cost | | \$117.92 |

Total Current Month's Charges

\$117.92

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



0000086-0000833-Page 17 of 20

Important Messages

More clean energy to you

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The Oaks at Shady Creek CDD

MEETING DATE: August 20, 2021

DMS Staff Signature Per Gene Roberts



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

ME 082021

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

August 23, 2021
Client: 001450
Matter: 000001
Invoice #: 20208

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2021

SERVICES

| Date | Person | Description of Services | Hours | |
|------------------------------------|--------|---|------------|-----------------|
| 7/23/2021 | DCC | REVIEW BUDGET RESOLUTIONS. | 0.1 | |
| 7/23/2021 | LB | REVIEW PROPOSED FY 2021/2022 BUDGET; PREPARE DRAFT RESOLUTION ADOPTING BUDGET AND DRAFT RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON BUDGET. | 0.8 | |
| 7/26/2021 | LB | FINALIZE RESOLUTION ADOPTING FY 2021-2022 BUDGET AND RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME. | 0.2 | |
| 8/13/2021 | DCC | REVIEW AGENDA; CONTRACT DISTRICT MANAGER REGARDING UPCOMING MEETING. | 0.2 | |
| Total Professional Services | | | 1.3 | \$245.50 |

PERSON RECAP

| Person | Hours | Amount |
|---------------------|-------|----------|
| DCC Dana C. Collier | 0.3 | \$85.50 |
| LB Lynn Butler | 1.0 | \$160.00 |

51400-3107
CR

August 23, 2021
Client: 001450
Matter: 000001
Invoice #: 20208

Page: 2

DISBURSEMENTS

| Date | Description of Disbursements | Amount |
|-------------|-------------------------------------|-----------------|
| 8/15/2021 | Photocopies (9 @ \$0.15) | \$1.35 |
| | Total Disbursements | \$1.35 |
| | Total Services | \$245.50 |
| | Total Disbursements | \$1.35 |
| | Total Current Charges | \$246.85 |

PAY THIS AMOUNT **\$246.85**

Please Include Invoice Number on all Correspondence

The Oaks at Shady Creek CDD

MEETING DATE: August 20, 2021

DMS Staff Signature Per Gene Roberts



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

GG082021

The Oaks at Shady Creek CDD

MEETING DATE: August 20, 2021

DMS Staff Signature Per Gene Roberts



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

JB 082021

The Oaks at Shady Creek CDD

MEETING DATE: August 20, 2021

DMS Staff Signature Per Gene Roberts



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

RL 082021

The Oaks at Shady Creek CDD

MEETING DATE: August 20, 2021

DMS Staff Signature Per Gene Roberts



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

TW 082021

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

| | | | |
|------------------------------|--|-----------------------------|-------------------------|
| Advertising Run Dates | | Advertiser Name | |
| 08/ 1/21 | | THE OAKS AT SHADY CREEK CDD | |
| Billing Date | | Sales Rep | Customer Account |
| 08/01/2021 | | Deirdre Almeida | 44291 |
| Total Amount Due | | Ad Number | |
| \$544.88 | | 0000171887 | |

PAYMENT DUE UPON RECEIPT

| Start | Stop | Ad Number | Product | Placement | Description PO Number | Ins. | Size | Net Amount |
|----------|----------|------------|--------------|------------|-------------------------------------|------|--------|------------------|
| 08/01/21 | 08/01/21 | 0000171887 | Times | Legals CLS | Budget Hearing | 1 | 2x59 L | \$542.88 |
| 08/01/21 | 08/01/21 | 0000171887 | Tampabay.com | Legals CLS | Budget Hearing AffidavitMaterial | 1 | 2x59 L | \$0.00 \$2.00 |

51300 - 4801
WR

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

| | | | |
|------------------------------|--|-----------------------------|-------------------------|
| Advertising Run Dates | | Advertiser Name | |
| 08/ 1/21 | | THE OAKS AT SHADY CREEK CDD | |
| Billing Date | | Sales Rep | Customer Account |
| 08/01/2021 | | Deirdre Almeida | 44291 |
| Total Amount Due | | Ad Number | |
| \$544.88 | | 0000171887 | |

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

THE OAKS AT SHADY CREEK CDD
C/O MERITUS CORP
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Received

AUG 08 2021

Tampa Bay Times Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Hearing** was published in **Tampa Bay Times: 8/ 1/21** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **08/01/2021**

Signature of Notary Public

Personally known or produced identification

Type of identification produced _____

Notice of Public Hearing and Board of Supervisors Meeting of The Oaks at Shady Creek Community Development District

The Board of Supervisors (the "Board") of The Oaks at Shady Creek Community Development District (the "District") will hold a public hearing and a meeting on Friday August 20, 2021, at 10:00 a.m. at the Carlton Lakes Clubhouse, 11404 Carlton Fields Drive, Riverview, Florida 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2020-2021 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting: (<http://theoaksatshadycreekcdd.org/>), or may be obtained by contacting the District Manager's office via email at gene.roberts@merituscorp.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the Clubhouse or by conference line. Please check the District's website at <http://theoaksatshadycreekcdd.org/>, prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Gene Roberts
District Manager

Run Date: August 1, 2021

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The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 8/31/2021
(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 | 226,293 | 0 | 0 | 0 | 0 | 226,293 |
| Cash - Revenue - Series 2015 #7000 | 0 | 336,351 | 0 | 0 | 0 | 336,351 |
| Cash - Reserve - Series 2015 #7004 | 0 | 110,517 | 0 | 0 | 0 | 110,517 |
| 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 | 2,917 | 0 | 0 | 0 | 0 | 2,917 |
| 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>236,075</u> | <u>446,963</u> | <u>498</u> | <u>5,823,191</u> | <u>6,000,000</u> | <u>12,506,726</u> |
| Liabilities | | | | | | |
| Accounts Payable | 521 | 0 | 0 | 0 | 0 | 521 |
| 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>521</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>6,000,000</u> | <u>6,000,521</u> |

The Oaks at Shady Creek CDD

Balance Sheet

As of 8/31/2021

(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 | 67,483 | 12,063 | 0 | 0 | 0 | 79,546 |
| Total Fund Equity & Other Credits | 235,554 | 446,963 | 498 | 5,823,191 | 0 | 6,506,206 |
| Total Liabilities & Fund Equity | 236,075 | 446,963 | 498 | 5,823,191 | 6,000,000 | 12,506,726 |

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 8/31/2021
(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>263</u> | <u>263</u> | <u>0 %</u> |
| Total Revenues | <u>253,110</u> | <u>253,878</u> | <u>768</u> | <u>0 %</u> |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 12,000 | 10,600 | 1,400 | 12 % |
| Financial & Administrative | | | | |
| District Manager | 33,750 | 30,938 | 2,813 | 8 % |
| District Engineer | 4,000 | 590 | 3,410 | 85 % |
| Disclosure Report | 4,200 | 4,200 | 0 | 0 % |
| Trustees Fees | 5,000 | 4,583 | 417 | 8 % |
| Auditing Services | 4,500 | 4,100 | 400 | 9 % |
| Arbitrage Rebate Calculation | 0 | 3,900 | (3,900) | 0 % |
| Postage, Phone, Faxes, Copies | 2,000 | 291 | 1,709 | 85 % |
| Public Officials Insurance | 2,200 | 2,153 | 47 | 2 % |
| Legal Advertising | 2,500 | 3,998 | (1,498) | (60)% |
| 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 | 1,375 | 125 | 8 % |
| ADA Website Compliance | 1,800 | 1,100 | 700 | 39 % |
| Legal Counsel | | | | |
| District Counsel | 5,000 | 5,532 | (532) | (11)% |
| Electric Utility Services | | | | |
| Electric Utility Services | 62,000 | 47,606 | 14,394 | 23 % |
| Water-Sewer Combination Services | | | | |
| Water Utility Services | 5,000 | 3,179 | 1,821 | 36 % |
| Other Physical Environment | | | | |
| Waterway Management Program | 4,625 | 4,924 | (299) | (6)% |
| 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 | 5,723 | 1,278 | 18 % |
| Plant Replacement Program | 10,000 | 0 | 10,000 | 100 % |
| Irrigation Maintenance | 5,000 | 4,822 | 178 | 4 % |
| 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>186,395</u> | <u>66,715</u> | <u>26 %</u> |
| Excess Revenues Over (Under) Expenses | <u>0</u> | <u>67,483</u> | <u>67,483</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>235,554</u> | <u>235,554</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 8/31/2021
 (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>40</u> | <u>40</u> | <u>0 %</u> |
| Total Revenues | <u>420,431</u> | <u>429,769</u> | <u>9,338</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>12,063</u> | <u>12,063</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>446,963</u></u> | <u><u>446,963</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 8/31/2021
 (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: 08/31/2021
Reconciliation Date: 8/31/2021
Status: Locked

| | |
|----------------------------------|--------------------|
| Bank Balance | 232,291.78 |
| Less Outstanding Checks/Vouchers | 5,998.92 |
| 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 | 226,292.86 |
| Balance Per Books | <u>226,292.86</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: 08/31/2021
Reconciliation Date: 8/31/2021
Status: Locked

Outstanding Checks/Vouchers

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Payee</u> |
|-----------------------------|----------------------|-----------------------------------|------------------------|--------------------------|
| 1832 | 8/26/2021 | System Generated Check/Voucher | 200.00 | Gretchen Gosselin |
| 1833 | 8/26/2021 | System Generated Check/Voucher | 200.00 | John Frank Bentley |
| 1834 | 8/26/2021 | System Generated Check/Voucher | 200.00 | Michelle J. LeBeau-Elrod |
| 1835 | 8/26/2021 | System Generated Check/Voucher | 200.00 | Robin M. Lush |
| 1836 | 8/26/2021 | System Generated Check/Voucher | 4,998.92 | TECO |
| 1837 | 8/26/2021 | System Generated Check/Voucher | 200.00 | Timothy Wersinger |
| | | | <hr/> | |
| Outstanding Checks/Vouchers | | | 5,998.92 | |
| | | | <hr/> <hr/> | |

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 08/31/2021

Reconciliation Date: 8/31/2021

Status: Locked

Cleared Checks/Vouchers

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Payee</u> |
|-------------------------|----------------------|--------------------------------|------------------------|------------------------------|
| 1819 | 7/22/2021 | System Generated Check/Voucher | 200.00 | Gill W. Hammond |
| 1823 | 8/2/2021 | System Generated Check/Voucher | 218.20 | BOCC |
| 1824 | 8/2/2021 | System Generated Check/Voucher | 2,953.46 | Meritus Districts |
| 1825 | 8/2/2021 | System Generated Check/Voucher | 290.00 | Steadfast Environmental, LLC |
| 1826 | 8/2/2021 | System Generated Check/Voucher | 461.90 | Straley Robin Vericker |
| 1827 | 8/2/2021 | System Generated Check/Voucher | 4,607.72 | TECO |
| 1828 | 8/9/2021 | System Generated Check/Voucher | 249.50 | Mainscape |
| 1829 | 8/9/2021 | System Generated Check/Voucher | 172.25 | POOP 911 |
| 1830 | 8/9/2021 | System Generated Check/Voucher | 2,338.95 | Times Publishing Company |
| 1831 | 8/19/2021 | System Generated Check/Voucher | 544.88 | Times Publishing Company |
| Cleared Checks/Vouchers | | | 12,036.86 | |
| | | | 12,036.86 | |

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2021
Reconciliation Date: 8/31/2021
Status: Locked

Cleared Deposits

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Deposit Number</u> |
|------------------------|----------------------|-----------------------------|------------------------|-----------------------|
| CR262 | 8/31/2021 | August Bank Interest | <u>2.00</u> | |
| Cleared Deposits | | | <u>2.00</u> | |