

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
OCTOBER 15, 2021**

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
OCTOBER 15, 2021 AT 10:00 a.m.  
CARLTON LAKES CLUBHOUSE  
LOCATED AT 11404 CARLTON FIELDS DRIVE, RIVERVIEW, FL 33579**

<b>District Board of Supervisors</b>	Supervisor Supervisor Supervisor Supervisor Supervisor	Robin Lush Michelle LeBeau-Elrod John Bentley Gretchen Gosselin Vacant
<b>District Managers</b>	Meritus	Gene Roberts
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	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, October 15, 2021 at 10:00 a.m. Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579.** Please let us know 24 hours before the meeting if you wish to call in for the meeting:

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

**REGULAR BOARD OF SUPERVISOR MEETING**

**1. CALL TO ORDER/ROLL CALL**

**2. AUDIENCE QUESTIONS & COMMENTS ON AGENDA ITEMS**

**3. BUSINESS ITEMS**

- A. Discussion on Resume for Open Board Seat ..... Tab 01
- B. Consideration of Resolution 2022-01; Re Designating Officers..... Tab 02
- C. Discussion on Sod Installation Proposal ..... Tab 03
- D. General Matters of the District

**4. CONSENT AGENDA**

- A. Consideration of the Public Hearing & Regular Meeting Minutes September 17, 2021 ..... Tab 04
- B. Consideration of Operations and Maintenance Expenditures September 2021..... Tab 05
- C. Review of Financial Statements Month Ending September 30, 2021 ..... Tab 06

**5. STAFF REPORTS**

- A. District Counsel
- B. District Engineer
- C. District Manager ..... Tab 07

**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*

---



## Amy S. Brown

10637 Bahama Woodstar Ct.  
Riverview, FL 33579  
813-340-4301  
amysbrown2014@gmail.com

### Objective

Experienced and enthusiastic commercial insurance professional motivated to succeed in a fast-paced and deadline-driven professional environment. Seeking opportunity as an Inland Marine Technical Specialist.

### Skills

Self-directed

Team player

Strong interpersonal and communication skills

Personal and Commercial Property claims: 20 years' experience

Analytical Thinker: Good at long-term strategic planning as well as applying day-to-day tactical plans to resolve issues and challenges.

Leadership: Excels in maintaining a positive attitude, adapting to change, and boosting team moral. Recognizes and executes ways to assist in improving results and encourage co-workers to focus on quality results.

Marketing: Developed strong relationships with our agents/brokers and underwriting team and have taken part in annual business reviews and planning succession meetings as well as attend national conferences to support and preserves Travelers brand.

### Experience

**St. Paul/Travelers Insurance-Commercial Claims  
Professional/Technical Specialist**  
*August 2000– Present*

Investigate, evaluate and settle claims for the following property coverage lines; Commercial and Personal Real and Personal Property, Farm & Ranch, Employee

Dishonesty, Business Interruption as well as the National Hangar Program and Inland Marine to include Contractors Tools & Heavy Equipment, Installation, Builder's Risk, Medical Equipment, Broadcasters Equipment and Towers & Computerized Business Equipment. Back up support for niche market Program claims.

FL 620 License. Licensed in all states that has a license requirement.

Well versed in Lotus Notes, Outlook, Microsoft Word, Excel and Power Point.

Maintain close working relationships with internal and external business partners. Partner with underwriting to improve customer relationships as well as strategize to improve existing coverage forms.

Spearheaded the claims centralization for the National Hangar Program. Manage all claims for this account nationwide. Key relationships with the program Underwriting team, Agent and the nationwide Brokers. Take part in business review and planning meetings to analyze PIF, combined losses paid, earned premium and loss ratios. Attend annual Aviation Insurance Conference with the Underwriting and Agent teams to market the business and Travelers as a company.

**USF&G/St. Paul-Claims Coordinator and Customer Service**  
*July 1998– August 2000*

Provided accurate and appropriate information in response to customer inquiries.

Worked with upper management to ensure appropriate changes were made to improve customer satisfaction.

Data entry of new notices of loss received by insureds and agent via fax and phone.

Assignment of claims to appropriate field offices and adjusters.

Enforced Service Center policies, procedures and quality assurance measures.

**RESOLUTION 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

**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 County, Florida; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

- 1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Gene Roberts</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

- 2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF OCTOBER, 2021.**

**ATTEST:**

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair of the Board of Supervisors



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

September 17, 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, September 17, 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, September 17, 2021 at 10:00 a.m.**

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

Tim Wersinger	Vice-Chair
Michelle LeBeau-Elrod	Supervisor
Robin Lush	Supervisor
John Bentley	Supervisor
Gretchen Gosselin	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. General Matters of the District**

There were no general matters to discuss.

**4. CONSENT AGENDA**

**A. Consideration of the Board of Supervisors Regular Meeting Minutes August 20, 2021**

The Board reviewed the minutes.

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MOTION TO:	Approve the August 20, 2021 minutes.
MADE BY:	Supervisor Lush
SECONDED BY:	Supervisor Bentley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures August 2021**

The Board reviewed the O&Ms. Supervisor Wersinger questioned the amount of the TECO invoice for \$4,000 and asked if this is a monthly expense. Supervisor Lush said there are two street lights that stay on during the day.

MOTION TO:	Approve the August 2021 O&Ms.
MADE BY:	Supervisor Wersinger
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

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

The financials were reviewed and accepted.

- 5. STAFF REPORTS**
  - A. District Counsel**
  - B. District Engineer**
  - C. District Manager**

There were no additional reports from staff.

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

Supervisor Wersinger asked about spending some of the excess budget funds on landscaping before the fiscal year ends.

Supervisor Bentley asked about seeding the bare areas along Purple Martin vs. sodding.

Supervisor Lush stated that Mainscape is still not mowing the homeowners' side of the pond banks.

Supervisor Wersinger stated he is moving from the community so will be resigning from the Board.

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**7. ADJOURNMENT**

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

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

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

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

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

- Chair**
- Vice-Chair**

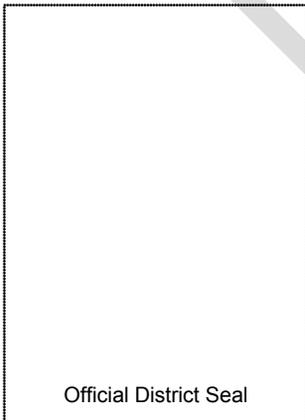
**Title:**

- Secretary**
- Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Mainscape	1263754	\$ 129.41		Irrigation Service Repair - August 2021
Meritus Districts	10915	2,950.82		District Management Service - September 2021
SteadFast	20108	290.00		Aquatic Maintenance - September 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 3,370.23</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
Tampa Electric	211005987436 092121	\$ 21.46		Electric Service thru 09/15/2021
Tampa Electric	211005987634 092121	4,901.21		Electric Service thru 09/15/2021
Tampa Electric	211020235159 092121	-127.95	<b>\$ 4,794.72</b>	Electric Service thru 09/15/2021
<b>Utilities Sub-Total</b>		<b>\$ 4,794.72</b>		
<b>Regular Services</b>				
Supervisor: Gretchen Gosselin	GG091721	\$ 200.00		Supervisor Fee - 09/17/2021
Supervisor: John Bentley	JB091721	200.00		Supervisor Fee - 09/17/2021
Supervisor: Michelle LeBeaue-Elrod	ME091721	200.00		Supervisor Fee - 09/17/2021
Supervisor: Robin Lush	RL091721	200.00		Supervisor Fee - 09/17/2021
Supervisor: Timothy Wersinger	TW091721	200.00	<b>\$ 1,000.00</b>	Supervisor Fee - 09/17/2021
<b>Regular Services Sub-Total</b>		<b>\$ 1,000.00</b>		
<b>Additional Services</b>				
Poop 911	4657235	\$ 172.25		Stations Emptied/Filled - 08/24/2021
<b>Additional Services Sub-Total</b>		<b>\$ 172.25</b>		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>TOTAL:</b>		<b>\$ 9,337.20</b>		

**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** 1263754  
**Payment Due** 9/30/2021  
**Invoice Date** 8/31/2021  
**Terms** Net 30 Days  
**Customer Code** C31646  
**Contract ID** 64092

Received  
 SEP 13 2021

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		\$129.41	\$0.00	\$129.41

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



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

**Invoice Number** 1263754  
**Payment Due** 9/30/2021  
**Invoice Date** 8/31/2021  
**Terms** Net 30 Days  
**Customer Code** C31646  
**Complete Date** 8/31/2021

Billing Address

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

53900 4611  
 QR

Service Location

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

Invoice Detail

Description	PO#	Invoice Amount
IRRIGATION SERVICES - REPAIR		\$129.41
1536 CO RD 672- REPLACED 5 NOZZLES, SOLENOID-		
	NonTaxable Sales	\$129.41
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$129.41</b>

Questions or concerns about your bill, please contact Customer Service at 1-800-481-0096 or email [customerservice@mainscape.com](mailto:customerservice@mainscape.com).  
 Feel free to pay your invoice online at [www.mainscape.com](http://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.: 10915  
DATE: 09/01/2021  
DUE DATE: 09/01/2021

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
51300/3101	District Management Services September		2,812.50
5103	Website Administration		125.00
4101	Postage July		6.12
48 4101	Copies BW July	0.15	7.20
SUBTOTAL			2,950.82
NEW CHARGES			
TOTAL			2,950.82



**Steadfast Environmental, LLC**  
**AKA Flatwoods Environmental**

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

**Invoice**

Date	Invoice #
9/1/2021	SE-20108

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) September 2021			290.00	9/15/2021	290.00

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

<b>Total</b>	\$290.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$290.00



# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/21/2021  
Account: 211005987436

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

Current month's charges:	\$21.46
Total amount due:	\$21.46
Payment Due By:	10/12/2021

### Your Account Summary

Previous Amount Due	\$20.64
Payment(s) Received Since Last Statement	-\$20.64
<b>Current Month's Charges</b>	<b>\$21.46</b>
<b>Total Amount Due</b>	<b>\$21.46</b>

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# One Less Worry :)

Paperless Billing -  
Contact free;  
worry free!



**Sign up for free today!**

[tampaelectric.com/paperless](http://tampaelectric.com/paperless)

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

## Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

[tampaelectric.com/outagemap](http://tampaelectric.com/outagemap)



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:	\$21.46
Total amount due:	\$21.46
Payment Due By:	10/12/2021

Amount Enclosed \$ \_\_\_\_\_

658790972725

# Received

SEP 27 2021

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

658790972725211005987436000000021463

**Account:** 211005987436  
**Statement Date:** 09/21/2021  
**Current month's charges due** 10/12/2021

## Details of Charges – Service from 08/14/2021 to 09/15/2021

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	09/15/2021	654	627	27 kWh	1	33 Days

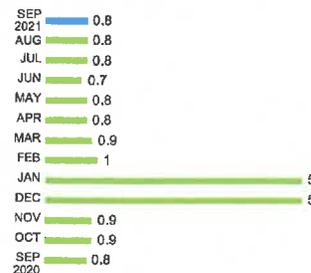
Basic Service Charge		\$18.06
Energy Charge	27 kWh @ \$0.06076/kWh	\$1.64
Fuel Charge	27 kWh @ \$0.04255/kWh	\$1.15
Storm Protection Charge	27 kWh @ \$0.00251/kWh	\$0.07
Florida Gross Receipt Tax		\$0.54
<b>Electric Service Cost</b>		<b>\$21.46</b>

### Total Current Month's Charges

**\$21.46**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/21/2021

Account: 211005987634

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

Current month's charges:	\$4,901.21
Total amount due:	\$4,901.21
Payment Due By:	10/12/2021

## Your Account Summary

Previous Amount Due	\$4,860.36
Payment(s) Received Since Last Statement	-\$4,860.36
<b>Current Month's Charges</b>	<b>\$4,901.21</b>
<b>Total Amount Due</b>	<b>\$4,901.21</b>

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worry free!



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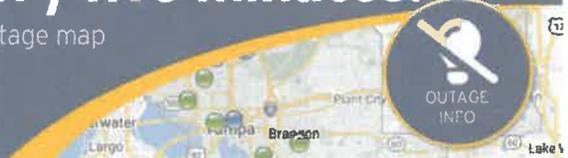
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

[tampaelectric.com/outagemap](http://tampaelectric.com/outagemap)



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:	\$4,901.21
Total amount due:	\$4,901.21
Payment Due By:	10/12/2021

**Amount Enclosed** \$ \_\_\_\_\_

658790972726

Receive

SEP 27 2021

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

6587909727262110059876340000004901213

**Account:** 211005987634  
**Statement Date:** 09/21/2021  
**Current month's charges due** 10/12/2021

**Details of Charges – Service from 08/14/2021 to 09/15/2021**

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

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 33 days**

Lighting Energy Charge	3715 kWh @ \$0.02734/kWh	\$101.57
Fixture & Maintenance Charge	117 Fixtures	\$1697.84
Lighting Pole / Wire	117 Poles	\$2926.17
Lighting Fuel Charge	3715 kWh @ \$0.04187/kWh	\$155.55
Storm Protection Charge	3715 kWh @ \$0.00354/kWh	\$13.15
Florida Gross Receipt Tax		\$6.93
<b>Lighting Charges</b>		<b>\$4,901.21</b>

**Total Current Month's Charges** \$4,901.21

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Statement Date: 09/21/2021  
Account: 211020235159

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

**Current month's charges:** \$129.66  
**Total amount due:** -\$127.95  
**CREDIT - DO NOT PAY**

**Your Account Summary**

Previous Amount Due	\$117.92
Payment(s) Received Since Last Statement	-\$117.92
Miscellaneous Credits	-\$257.61
Credit balance after payments and credits	-\$257.61
<b>Current Month's Charges</b>	<b>\$129.66</b>
<b>Total Amount Due</b>	<b>-\$127.95</b>

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worry free!



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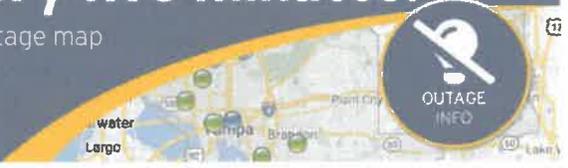
00002426-0004935-Page 1 of 12

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

**Our outage map is refreshed every five minutes.**

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

[tampaelectric.com/outagemap](http://tampaelectric.com/outagemap)



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:** \$129.66  
**Total amount due:** -\$127.95  
**CREDIT - DO NOT PAY**

**Amount Enclosed** \$ \_\_\_\_\_  
641507067454

00002426 02 AV 0.42 33607 FTECO109212122594910 00000 02 01000000 006 02 9152 006



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

**Received**  
**SEP 27 2021**

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

6415070674542110202351590000000127953

**Account:** 211020235159  
**Statement Date:** 09/21/2021  
**Current month's charges due** DO NOT PAY

**Details of Charges – Service from 08/14/2021 to 09/15/2021**

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	09/15/2021	24,910	23,886		1,024 kWh	1	33 Days

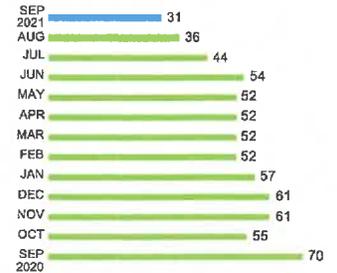
Basic Service Charge					\$18.06	
Energy Charge	1,024 kWh @ \$0.06076/kWh				\$62.22	
Fuel Charge	1,024 kWh @ \$0.04255/kWh				\$43.57	
Storm Protection Charge	1,024 kWh @ \$0.00251/kWh				\$2.57	
Florida Gross Receipt Tax					\$3.24	
<b>Electric Service Cost</b>					<b>\$129.66</b>	

**Total Current Month's Charges**

**\$129.66**

**Tampa Electric Usage History**

Kilowatt-Hours Per Day (Average)



**Miscellaneous Credits**

Deposit Refund					-\$253.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.					
Interest for Cash Security Deposit - Electric					-\$4.61

**Total Current Month's Credits**

**-\$257.61**

**Important Messages**

**Deposit Credit Applied**

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.



**The Oaks at Shady Creek CDD**

MEETING DATE: September 17, 2021

DMS Staff Signature Per Gene Roberts 

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
Gretchen Gosselin	/	Salary Accepted	\$200.00

GG091721

**The Oaks at Shady Creek CDD**

MEETING DATE: September 17, 2021

DMS Staff Signature Per Gene Roberts 

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
Gretchen Gosselin	/	Salary Accepted	\$200.00

JB091721

**The Oaks at Shady Creek CDD**

MEETING DATE: September 17, 2021 

DMS Staff Signature Per Gene Roberts

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
Gretchen Gosselin	/	Salary Accepted	\$200.00

ME 091721

**The Oaks at Shady Creek CDD**

MEETING DATE: September 17, 2021

DMS Staff Signature Per Gene Roberts 

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
Gretchen Gosselin	/	Salary Accepted	\$200.00

RL091721

**The Oaks at Shady Creek CDD**

MEETING DATE: September 17, 2021

DMS Staff Signature Per Gene Roberts 

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

TW 091721

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

## Service Slip/Invoice

INVOICE:	4657235
DATE:	8/24/2021
ORDER:	4657235

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
8/24/2021			BLAKEW	
Purchase Order		Terms	Last Service	Map Code
			8/24/2021	
				Time Out

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

53900 - 4605  
 412

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

**PLEASE PAY FROM THIS INVOICE**

# The Oaks at Shady Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 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 9/30/2021

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Total Liabilities	<u>5,176</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,000,000</u>	<u>6,005,176</u>
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	<u>57,478</u>	<u>12,067</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>69,545</u>
Total Fund Equity & Other Credits	<u>225,549</u>	<u>446,967</u>	<u>498</u>	<u>5,823,191</u>	<u>0</u>	<u>6,496,205</u>
Total Liabilities & Fund Equity	<u>230,725</u>	<u>446,967</u>	<u>498</u>	<u>5,823,191</u>	<u>6,000,000</u>	<u>12,501,380</u>

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2020 Through 9/30/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	253,110	253,616	505	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>269</u>	<u>269</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>253,110</u>	<u>253,885</u>	<u>775</u>	<u>0 %</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	11,600	400	3 %
Financial & Administrative				
District Manager	33,750	33,750	0	0 %
District Engineer	4,000	590	3,410	85 %
Disclosure Report	4,200	4,200	0	0 %
Trustees Fees	5,000	5,000	(0)	(0)%
Auditing Services	4,500	4,100	400	9 %
Arbitrage Rebate Calculation	0	3,900	(3,900)	0 %
Postage, Phone, Faxes, Copies	2,000	304	1,696	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	1,500	0	0 %
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	52,659	9,341	15 %
Water-Sewer Combination Services				
Water Utility Services	5,000	3,179	1,821	36 %
Other Physical Environment				
Waterway Management Program	4,625	5,214	(589)	(13)%
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	5,895	1,105	16 %
Plant Replacement Program	10,000	0	10,000	100 %
Irrigation Maintenance	5,000	4,952	48	1 %
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>
<b>Total Expenditures</b>	<u>253,110</u>	<u>196,407</u>	<u>56,704</u>	<u>22 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>57,478</u>	<u>57,478</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance-Unreserved	<u>0</u>	<u>168,071</u>	<u>168,071</u>	<u>0 %</u>
<b>Total Fund Balance, Beginning of Period</b>	<u>0</u>	<u>168,071</u>	<u>168,071</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>225,549</u>	<u>225,549</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 9/30/2021  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	420,431	429,729	9,298	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>44</u>	<u>44</u>	<u>0 %</u>
Total Revenues	<u>420,431</u>	<u>429,773</u>	<u>9,342</u>	<u>2 %</u>
<b>Expenditures</b>				
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>12,067</u>	<u>12,067</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
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>446,967</u></u>	<u><u>446,967</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 9/30/2021  
 (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: 09/30/2021  
Reconciliation Date: 9/30/2021  
Status: Locked

Bank Balance	221,631.63
Less Outstanding Checks/Vouchers	400.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	221,231.63
Balance Per Books	<u>221,231.63</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: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1837	8/26/2021	System Generated Check/Voucher	200.00	Timothy Wersinger
1848	9/23/2021	System Generated Check/Voucher	200.00	Timothy Wersinger
Outstanding Checks/Vouchers			400.00	

The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1838	9/2/2021	System Generated Check/Voucher	273.74	BOCC
1839	9/2/2021	System Generated Check/Voucher	2,950.82	Meritus Districts
1840	9/2/2021	System Generated Check/Voucher	290.00	Steadfast Environmental, LLC
1841	9/2/2021	System Generated Check/Voucher	246.85	Straley Robin Vericker
1842	9/16/2021	System Generated Check/Voucher	172.25	POOP 911
1843	9/23/2021	System Generated Check/Voucher	200.00	Gretchen Gosselin
1844	9/23/2021	System Generated Check/Voucher	200.00	John Frank Bentley
1845	9/23/2021	System Generated Check/Voucher	129.41	Mainscape
1846	9/23/2021	System Generated Check/Voucher	200.00	Michelle J. LeBeau-Elrod
1847	9/23/2021	System Generated Check/Voucher	200.00	Robin M. Lush
Cleared Checks/Vouchers			<hr/> 10,661.99 <hr/> <hr/>	

The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 09/30/2021  
Reconciliation Date: 9/30/2021  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR264	9/30/2021	September Bank Interest	<u>1.84</u>	
Cleared Deposits			<u>1.84</u>	



**Weekly Status Update**  
**The Oaks at Shady Creek CDD**  
**Month of August 2021**

**Horticulture**

<b>Mowing</b>	<b>8/2/2021 – 9/3/2021</b>	<b>Purple Martin Blvd., Common ground, Pump Stations, Retention Ponds</b>	<b>Complete</b>
<b>Pruning</b>	<b>8/2/2021 – 8/6/2021</b>	<b>Purple Martin Blvd.</b>	<b>Complete</b>
<b>Bed Care</b>	<b>8/19/2021 – 8/20/2021</b>	<b>Purple Martin Blvd., Common ground, Pump Stations</b>	<b>Complete</b>

**Irrigation**

8-2-2021: On Thursday, zone 7 decoder at the 301 entrance was tested because the controller was displaying an “Overcurrent” alarm for this zone. Upon testing, a bad solenoid was found “shorted” and subsequently replaced. Zone is now back online and working at proper current levels.

8-9-2021: On Thursday, the August monthly inspections of the main controller at the clubhouse and the battery-operated controller at the park were performed. There was one spray head replaced and a few nozzles replaced, as well. The only other issue found was the rain sensor on the controller by the clubhouse has gone bad a proposal will be sent for replacement.

8-16-2021: No report for last week

8-23-2021: No report for last week.

8-30-2021: No report for last week.

**Agronomy**

**Lawn Nutrient Applications**

<b>Early Spring</b>	<b>February 2022</b>	<b>Scheduled</b>
<b>Late Spring</b>	<b>May 2022</b>	<b>Scheduled</b>
<b>Fall</b>	<b>July 2021</b>	<b>Complete</b>
<b>Winter</b>	<b>November 2021</b>	<b>Scheduled</b>

**Tree and Shrub Nutrient Applications**

<b>Early Spring</b>	<b>February 2022</b>	<b>Scheduled</b>
<b>Late Spring</b>	<b>May 2022</b>	<b>Scheduled</b>
<b>Fall</b>	<b>July 2021</b>	<b>Complete</b>
<b>Winter</b>	<b>November 2021</b>	<b>Scheduled</b>

**Updates:**

- 7-30-2021 Lawn Nutrient Application, Ornamental & Non-Native Palm Nutrient App
- Applied granular nutrients to turf
- Broadcast preventative application for Chinch bugs

