

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 17, 2019**

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT I AGENDA MAY 17, 2019 AT 10:00 a.m.

The Offices of Lennar Homes
Located at 4600 W. Cypress Street, Ste. 200, Tampa, FL 33607

District Board of Supervisors	Chairman	Kelly Evans
	Vice Chairman	Laura Coffey
	Supervisor	Paulo Beckert
	Supervisor	Vacant
	Supervisor	Vacant
District Managers	Meritus	Nicole Hicks
District Attorney	Straley Robin Vericker	John Vericker

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. Following public comment, the meeting will proceed with the third section called **Vendor and Staff Reports**. This section will allow Vendors and District Engineer and Attorney to update Board on work and to present proposals. The fourth 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. The fifth 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 sixth section will be **Management Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. In the event of a Public Hearing, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion, and vote.

The seventh 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. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

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) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, 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) 397-5120 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 Community Development District

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, May 17, 2019 at 10:00 a.m.** at The Offices of Lennar Homes, located at 4600 W. Cypress Street – Ste. 200, Tampa, FL 33607. The agenda is included below.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2019-04; Approving Fiscal Year 2020 Proposed Budget & Setting Public Hearing Tab 01
 - B. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes March 15, 2019..... Tab 02
 - B. Consideration of Operations and Maintenance Expenditures March 2019 Tab 03
 - C. Consideration of Operations and Maintenance Expenditures April 2019 Tab 04
 - D. Review of Financial Statements Month Ending April 30, 2019..... Tab 05
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Aquatics Report..... Tab 06
- 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) 397-5120.

Sincerely,

Nicole Hicks
District Manager

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of The Oaks at Shady Creek Community Development District (“District”) prior to June 15, 2019, a proposed operations and maintenance budget for Fiscal Year 2019/2020; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: July 11, 2019
HOUR: 10:00 a.m.
LOCATION: Lennar Homes
4600 W. Cypress Street, Suite 200
Tampa, Florida 33607

3. **TRANSMITTAL OF BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to Hillsborough County, Florida at least 60 days prior to the hearing date set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in section 2.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF MAY, 2019.

ATTEST:

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

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chair of the Board of Supervisors
- ☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed FY 2019/2020 Budget

2020



THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
PROPOSED ANNUAL OPERATING BUDGET

MAY 17, 2019



THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 PROPOSED ANNUAL OPERATING BUDGET

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MAY 17, 2019

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	247,725.00	244,430.00	4,380.81	248,810.81	1,085.81
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	247,725.00	244,430.00	4,380.81	248,810.81	1,085.81
INTEREST EARNINGS					
Interest Earnings	0.00	17.00	0.00	17.00	17.00
TOTAL INTEREST EARNINGS	0.00	17.00	0.00	17.00	17.00
CONTRIBUTIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRIBUTIONS FROM PRIVATE SOURCES	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	\$247,725.00	\$244,447.00	\$4,380.81	\$248,827.81	\$1,102.81
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	14,063.00	19,687.00	33,750.00	0.00
District Engineer	5,000.00	150.00	1,350.00	1,500.00	(3,500.00)
Disclosure Report	4,200.00	0.00	4,200.00	4,200.00	0.00
Trustees Fees	5,000.00	2,083.00	2,917.00	5,000.00	0.00
Auditing Services	6,875.00	3,700.00	3,175.00	6,875.00	0.00
Postage, Phone, Faxes, Copies	3,500.00	38.00	53.20	91.20	(3,408.80)
Public Officials Insurance	2,200.00	833.00	1,367.00	2,200.00	0.00
Legal Advertising	2,500.00	1,641.00	659.00	2,300.00	(200.00)
Bank Fees	250.00	16.00	22.40	38.40	(211.60)
Dues, Licenses & Fees	200.00	175.00	25.00	200.00	0.00
Miscellaneous Fees	100.00	0.00	0.00	0.00	(100.00)
Office Supplies	250.00	0.00	0.00	0.00	(250.00)
Website Maintenance	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	63,825.00	22,699.00	33,455.60	56,154.60	(7,670.40)
LEGAL COUNSEL					
District Counsel	5,000.00	2,138.00	2,993.20	5,131.20	131.20
TOTAL LEGAL COUNSEL	5,000.00	2,138.00	2,993.20	5,131.20	131.20
ELECTRIC UTILITY SERVICES					
Electric Utility Services	79,800.00	15,791.00	44,209.00	60,000.00	(19,800.00)
TOTAL ELECTRIC UTILITY SERVICES	79,800.00	15,791.00	44,209.00	60,000.00	(19,800.00)
WATER-SEWER COMBINATION SERVICES					
Water-Sewer Combination Services	3,500.00	1,673.00	2,327.00	4,000.00	500.00
TOTAL WATER-SEWER COMBINATION SERVICES	3,500.00	1,673.00	2,327.00	4,000.00	500.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,625.00	1,490.00	3,010.00	4,500.00	(125.00)
Property & Casualty Insurance	5,000.00	1,810.00	2,970.00	4,780.00	(220.00)
Landscape Maintenance - Contract	55,000.00	21,925.00	30,695.00	52,620.00	(2,380.00)
Landscape Maintenance - Other	22,975.00	2,490.00	7,510.00	10,000.00	(12,975.00)
Plant Replacement Program	3,500.00	0.00	2,000.00	2,000.00	(1,500.00)
Irrigation Maintenance	4,500.00	300.00	2,200.00	2,500.00	(2,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	95,600.00	28,015.00	48,385.00	76,400.00	(19,200.00)
CAPITAL RESERVES					
Reserves	0.00	0.00	47,142.01	47,142.01	47,142.01
TOTAL CAPITAL RESERVES	0.00	0.00	47,142.01	47,142.01	47,142.01
TOTAL EXPENDITURES	\$247,725.00	\$70,316.00	\$178,511.81	\$248,827.81	\$1,102.81
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$174,131.00	(\$174,131.00)	\$0.00	\$0.00

FISCAL YEAR 2019 BUDGET ANALYSIS

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Proposed Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	247,725.00	248,810.81	1,085.81	247,725.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	247,725.00	248,810.81	1,085.81	247,725.00	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	17.00	17.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	17.00	17.00	0.00	0.00
CONTRIBUTIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRIBUTIONS FROM PRIVATE SOURCES	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	\$247,725.00	\$248,827.81	\$1,102.81	\$247,725.00	\$0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	5,000.00	1,500.00	(3,500.00)	5,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	4,200.00	0.00
Trustees Fees	5,000.00	5,000.00	0.00	5,000.00	0.00
Auditing Services	6,875.00	6,875.00	0.00	6,875.00	0.00
Postage, Phone, Faxes, Copies	3,500.00	91.20	(3,408.80)	3,500.00	0.00
Public Officials Insurance	2,200.00	2,200.00	0.00	2,200.00	0.00
Legal Advertising	2,500.00	2,300.00	(200.00)	2,500.00	0.00
Bank Fees	250.00	38.40	(211.60)	250.00	0.00
Dues, Licenses & Fees	200.00	200.00	0.00	200.00	0.00
Miscellaneous Fees	100.00	0.00	(100.00)	100.00	0.00
Office Supplies	250.00	0.00	(250.00)	250.00	0.00
Website Maintenance	0.00	0.00	0.00	4,000.00	4,000.00
TOTAL FINANCIAL & ADMINISTRATIVE	63,825.00	56,154.60	(7,670.40)	67,825.00	4,000.00
LEGAL COUNSEL					
District Counsel	5,000.00	5,131.20	131.20	5,000.00	0.00
TOTAL LEGAL COUNSEL	5,000.00	5,131.20	131.20	5,000.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	79,800.00	60,000.00	(19,800.00)	77,300.00	(2,500.00)
TOTAL ELECTRIC UTILITY SERVICES	79,800.00	60,000.00	(19,800.00)	77,300.00	(2,500.00)
WATER-SEWER COMBINATION SERVICES					
Water-Sewer Combination Services	3,500.00	4,000.00	500.00	6,000.00	2,500.00
TOTAL WATER-SEWER COMBINATION SERVICES	3,500.00	4,000.00	500.00	6,000.00	2,500.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,625.00	4,500.00	(125.00)	4,625.00	0.00
Property & Casualty Insurance	5,000.00	4,780.00	(220.00)	5,000.00	0.00
Landscape Maintenance - Contract	55,000.00	52,620.00	(2,380.00)	55,000.00	0.00
Landscape Maintenance - Other	22,975.00	10,000.00	(12,975.00)	18,975.00	(4,000.00)
Plant Replacement Program	3,500.00	2,000.00	(1,500.00)	3,500.00	0.00
Irrigation Maintenance	4,500.00	2,500.00	(2,000.00)	4,500.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	95,600.00	76,400.00	(19,200.00)	91,600.00	(4,000.00)
CAPITAL RESERVES					
Reserves	0.00	47,142.01	47,142.01	0.00	0.00
TOTAL CAPITAL RESERVES	0.00	47,142.01	47,142.01	0.00	0.00
TOTAL EXPENDITURES	\$247,725.00	\$248,827.81	\$1,102.81	\$247,725.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2020
PROPOSED ANNUAL OPERATING BUDGET

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

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

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Irrigation Maintenance

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

Pool Maintenance

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

Clubhouse Maintenance

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

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

CDD Debt Service Assessments	\$	419,981
TOTAL REVENUES	\$	419,981

EXPENDITURES

Series 2015 May Bond Interest Payment	\$	144,991
Series 2015 November Bond Principal Payment	\$	130,000
Series 2015 November Bond Interest Payment	\$	144,991
TOTAL EXPENDITURES	\$	419,981
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	6,130,000
Principal Payment Applied Toward Series 2015 Bonds	\$	130,000
Bonds Outstanding - Period Ending 11/1/2020	\$	6,000,000

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

			Fiscal Year 2019			Fiscal Year 2020			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2019 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2015 BONDS									
Single Family 50'	1.00	365	\$1,250.00	\$737.72	\$1,987.72	\$1,250.00	\$737.72	\$1,987.72	\$0.00

Notations:

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

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

March 15, 2019 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, March 15, 2019 at 10:00 a.m.** at the Offices of Lennar Homes, located at 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Regular Meeting of The Oaks at Shady Creek Community Development District to order on **Friday, March 15, 2019 at 10:00 a.m.**

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

Kelly Evans	Chair
Laura Coffey	Supervisor
Paulo Beckert	Supervisor

Staff Members Present:

Nicole Hicks	Meritus
Gene Roberts	Meritus
John Vericker	District Counsel

There were no residents in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Resolution 2019-01; Canvassing and Certifying the Results

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-01.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Consideration of Resolution 2019-02; Declaring Vacancies

Ms. Hicks went over the resolution with the Board.

MOTION TO:	Approve Resolution 2019-02.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

C. Consideration of Resolution 2019-03; Designating Officers

Ms. Hicks reviewed the resolution. The Board discussed designating officers and decided that Supervisor Evans will be the Chair, Supervisor Coffey will be the Vice Chair, and Supervisor Beckert will be an Assistant Secretary.

MOTION TO:	Approve Resolution 2019-03 with Supervisor Evans as the Chair, Supervisor Coffey as the Vice Chair, and Supervisor Beckert as an Assistant Secretary.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

D. Evaluate and Rank Proposals for Engineering Services

- i. Dewberry Engineers
- ii. Johnson Engineering

The Board discussed the proposals. Supervisor Evans said she would like to receive more proposals. The Board decided they would like for management to work with Supervisor Evans outside of the meeting to find a new District Engineer.

E. Acceptance of Financial Report for Fiscal Year Ended September 30, 2018

The Board reviewed the report.

MOTION TO:	Approve the Financial Report for Fiscal Year Ended September 30, 2018.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

F. General Matters of the District

4. CONSENT AGENDA

A. Consideration of Board of Supervisors Meeting Minutes October 19, 2018

The Board reviewed the meeting minutes.

MOTION TO:	Approve the October 19, 2018 minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

B. Consideration of Board of Supervisors Landowners Election Minutes Nov. 15, 2018

The Board reviewed the Landowners Election minutes.

MOTION TO:	Approve the November 15, 2018 minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

C. Consideration of Operations and Maintenance Expenditures October 2018

The Board reviewed the October 2018 O&Ms.

MOTION TO: Approve the October 2018 O&Ms.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
3/0 – Motion Passed Unanimously

D. Consideration of Operations and Maintenance Expenditures November 2018

The Board reviewed the November 2018 O&Ms.

MOTION TO: Approve the November 2018 O&Ms.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
3/0 – Motion Passed Unanimously

E. Consideration of Operations and Maintenance Expenditures December 2018

The Board reviewed the December 2018 O&Ms.

MOTION TO: Approve the December 2018 O&Ms.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
3/0 – Motion Passed Unanimously

F. Consideration of Operations and Maintenance Expenditures January 2019

The Board reviewed the January 2019 O&Ms.

MOTION TO: Approve the January 2019 O&Ms.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
3/0 – Motion Passed Unanimously

G. Consideration of Operations and Maintenance Expenditures February 2018

The Board reviewed the February O&Ms.

MOTION TO:	Approve the February 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

H. Review of Financial Statements Month Ending February 28, 2019

The financials were reviewed and accepted.

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Aquatics Report

Ms. Hicks went over the management reports. Mr. Roberts said that Landcare is doing a good job. There is a dead palm tree. Supervisor Evans said to go ahead with the OTC injections if it is still viable. Supervisor Evans would like to get the proposed budget in May and for the final/public hearing to be held in July.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

7. ADJOURNMENT

MOTION TO:	Adjourn at 10:21 a.m.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

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

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

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

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

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Aquatic Systems, Inc.	438186	\$ 298.00		Lake and Wetland Services - March
Landcare Landscaping, Inc.	1261663	4,385.00		Ground Maintenance - March
Meritus Districts	8956	2,816.02		Management Services - March
Monthly Contract Sub-Total		\$ 7,499.02		
Variable Contract				
Straley Robin Vericker	16748	\$ 1,196.95		Professional Services - thru 02/15/2019
Straley Robin Vericker	16851	583.10	\$ 1,780.05	Professional Services - thru 03/15/2019
Variable Contract Sub-Total		\$ 1,780.05		
Utilities				
BOCC	7015729919 032019	\$ 161.92		Water Service - thru 03/18/2019
Tampa Electric	211005987436 032119	20.12		Electric Services - thru 03/18/2019
Tampa Electric	211005987634 032119	3,468.72	\$ 3,488.84	Electric Services - thru 03/15/2019
Utilities Sub-Total		\$ 3,650.76		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Poop 911	2624840	\$ 43.12		1 Station Emptied/Bags Filled - 02/26/2019
Additional Services Sub-Total		\$ 43.12		
TOTAL:		\$ 12,972.95		

Approved (with any necessary revisions noted):

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

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

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Received

MAR 04 2019



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 3/1/2019

INVOICE NUMBER: 0000438186

CUSTOMER NUMBER: 0060790

PO NUMBER:

PAYMENT TERMS: Net 30

Oaks @ Shady Crk CDD
C/O Meritus
2005 Pan AM Circle Suite 300
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - March		298.00	298.00

WAD 53900
4307

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$298.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

DATE: 3/1/2019

INVOICE NUMBER: 0000438186

CUSTOMER NUMBER: 0060790

TOTAL AMOUNT DUE: \$298.00

- ☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



LANDCARE LANDSCAPING, INC.
6767 S. LOIS AVENUE
TAMPA, FL 33616
813.676.6000 OFFICE
813.837.1426 FAX

Received
FEB 25 2019

Invoice

Invoice #

1261663

Date

3/1/2019

Bill To

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

P.O. Number	Project	Terms
	OAKS AT SHADY CREEK CDD MAINTENANCE	NET 30
Quantity	Description	Amount
	RE: OAKS AT SHADY CREEK CCD GROUNDS MAINTENANCE FOR THE MONTH OF MARCH 2019 CCD ONLY, PONDS, FRONT ENTRY AND ALL COMMON AREAS. LANDCARE APPRECIATES YOUR BUSINESS <i>53900</i> <i>4604</i> <i>Watt</i>	4,385.00
Should it become necessary for either party incident to this contract to institute legal actions for enforcement of any provisions of this contract, the prevailing party shall be entitled to all court costs and attorney's fees incident to such legal actions.		Total \$4,385.00
A 1.5% LATE FEE WILL BE APPLIED AFTER 30 DAYS OF NON PAYMENT.		

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 8956
Invoice Date: Mar 1, 2019
Page: 1

Bill To:
Oaks at Shady Creek CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Oaks at Shady Creek		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/1/19

[illegible]

Subtotal	2,816.02
Sales Tax	
Total Invoice Amount	2,816.02
Payment/Credit Applied	
TOTAL	2,816.02

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

February 26, 2019

Client: 001450

Matter: 000001

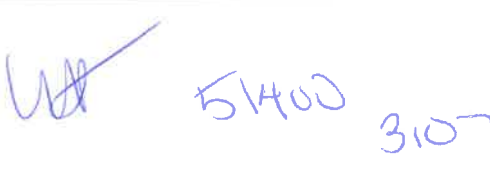
Invoice #: 16748

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2019

SERVICES



Date	Person	Description of Services	Hours	
1/18/2019	LB	FINALIZE QUARTERLY REPORT; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2018.	0.2	
1/24/2019	KMS	REVIEW COMMUNICATION FROM L. COFFEY; REVIEW COMMUNICATION FROM A. WOLFE; RESEARCH PUBLIC RECORDS AND PROPERTY APPRAISER FOR PHASE 2 TRACTS; REVIEW PHASE 2 PLAT; DRAFT SPECIAL WARRANTY DEED FROM LENNAR TO CDD; DRAFT GRANT OF EASEMENT FROM LENNAR TO CDD.	2.3	
1/24/2019	VKB	REVIEW AND REPLY TO EMAIL FROM L. COFFEY RE: CONVEYANCES OF COMMON AREA PROPERTY TO CDD; REVIEW PLATS, DEEDS, AND PROPERTY APPRAISER RECORDS RE: SAME.	0.7	
1/25/2019	KMS	REVISE SPECIAL WARRANTY DEED AND GRANT OF EASEMENT; EMAIL TO L. COFFEY.	0.7	
1/25/2019	VKB	REVIEW AND REVISE DEED AND GRANT OF EASEMENT IN FAVOR OF THE DISTRICT; TELEPHONE CALL TO L. COFFEY RE: PHASE 1 PRIVATE EASEMENTS AND TRACT RW.	0.6	
1/31/2019	JMV	REVIEW EMAIL FROM B. STEETS RE: CDD AUDIT; DRAFT EMAIL TO B. STEETS.	0.2	
2/7/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1	
Total Professional Services			4.8	\$1,196.50

February 26, 2019
Client: 001450
Matter: 000001
Invoice #: 16748

Page: 2

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.3	\$91.50
VKB Vivek K. Babbar	1.3	\$325.00
KMS Kristen M. Schalter	3.0	\$750.00
LB Lynn Butler	0.2	\$30.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
2/15/2019	Photocopies (3 @ \$0.15)	\$0.45
Total Disbursements		\$0.45

Total Services	\$1,196.50
Total Disbursements	\$0.45
Total Current Charges	\$1,196.95

PAY THIS AMOUNT	\$1,196.95
------------------------	-------------------

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

March 25, 2019

Client: 001450

Matter: 000001

Invoice #: 16851

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
2/21/2019	LB	PREPARE EMAIL TO B. CRUTCHFIELD RE DATE RULES OF PROCEDURE ADOPTED AND REQUEST FOR COPY OF SAME FOR OUR RECORDS; REVIEW EMAIL FROM B. CRUTCHFIELD RE SAME; UPDATE RECORDS AS TO DATE OF ADOPTION FOR THE RULES OF PROCEDURE.	0.2	
3/14/2019	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	
3/15/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.3	
3/15/2019	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON SAME.	0.4	
Total Professional Services			2.2	\$578.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.6	\$488.00
LB	Lynn Butler	0.6	\$90.00

WAV 51450
3107

March 25, 2019

Client: 001450

Matter: 000001

Invoice #: 16851

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/15/2019	Photocopies (34 @ \$0.15)	\$5.10

Total Disbursements	\$5.10
---------------------	--------

Total Services	\$578.00
Total Disbursements	\$5.10
Total Current Charges	\$583.10

PAY THIS AMOUNT	\$583.10
------------------------	-----------------

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	03/20/2019	04/10/2019

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

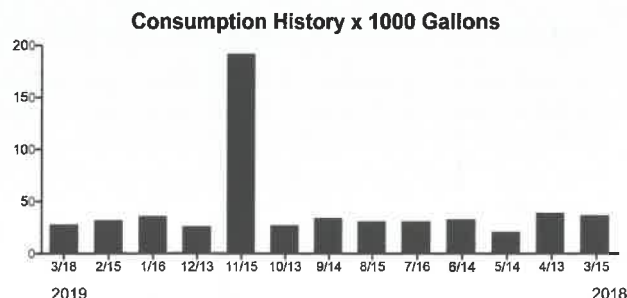
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53984411	02/15/2019	2846	03/18/2019	3123	27700	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$81.16
Water Base Charge	\$56.94
Water Usage Charge	\$19.67
Total Service Address Charges	\$161.92

Summary of Account Charges

Previous Balance	\$176.84
Net Payments - Thank You	(\$176.84)
Total Account Charges	\$161.92
AMOUNT DUE	\$161.92



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **7015729919**

Received
MAR 25 2019

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 33607-2359

3,846

DUE DATE	04/10/2019
AMOUNT DUE	\$161.92
AMOUNT PAID	

0070157299192

30
00000161927

Statement Date: 03/21/2019

Account: 211005987436

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

Current month's charges:	\$20.12
Total amount due:	\$20.12
Payment Due By:	04/11/2019

Your Account Summary

Previous Amount Due	\$20.04
Payment(s) Received Since Last Statement	-\$20.04
Current Month's Charges	\$20.12
Total Amount Due	\$20.12

00000796-0001617-Page 1 of 8



Zap Cap
SYSTEMS®
A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive free installation now through April 30, 2019.

Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.

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

Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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

MAR 25 2019

Account: 211005987436

Current month's charges:	\$20.12
Total amount due:	\$20.12
Payment Due By:	04/11/2019

Amount Enclosed \$
677308996368

00000798 02 AV 0.98 33607 FTECO103221800550310 00000 03 01000000 008 03 13987 004



OAKS AT SHADY CREEK COMM
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-2359

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

6773089963682110059874360000000020126

Account: 211005987436
Statement Date: 03/21/2019
Current month's charges due 04/11/2019

Details of Charges – Service from 02/16/2019 to 03/18/2019

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

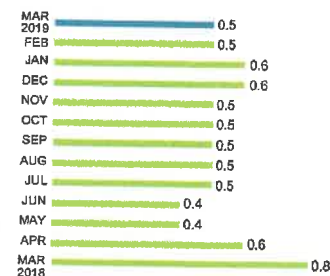
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K66265	03/18/2019	1,330		1,313		17 kWh	1	31 Days

Basic Service Charge		\$18.14
Energy Charge	17 kWh @ \$0.06011/kWh	\$1.02
Fuel Charge	17 kWh @ \$0.02719/kWh	\$0.46
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.12
Total Current Month's Charges		\$20.12

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important Rate Information for Lighting Customers

Starting in January 2019 your energy costs dropped compared to your 2018 bill. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, bills will be lower than last year and remain among the lowest in the state, even with this increase in fuel costs. This is all part of our commitment to safely provide reliable, affordable power to you.

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.



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

Statement Date: 03/21/2019
Account: 211005987634

Current month's charges:	\$3,468.72
Total amount due:	\$3,468.72
Payment Due By:	04/11/2019

Your Account Summary

Previous Amount Due	\$3,468.72
Payment(s) Received Since Last Statement	-\$3,468.72
Current Month's Charges	\$3,468.72
Total Amount Due	\$3,468.72

00000736-0001619-Page 5 of 8



Zap Cap
SYSTEMS®

A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with
Zap Cap Systems® Premium Service –
advanced surge protection and back-up power.

Receive free installation now through
April 30, 2019.

Visit tampaelectric.com/zapcap or call
877 SURGE 22 to learn more and sign up.

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

Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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:	\$3,468.72
Total amount due:	\$3,468.72
Payment Due By:	04/11/2019

Amount Enclosed \$ _____
677308996369

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

6773089963692110059876340000003468726

Account: 211005987634
Statement Date: 03/21/2019
Current month's charges due 04/11/2019

Details of Charges – Service from 02/15/2019 to 03/15/2019

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	3576 kWh @ \$0.02930/kWh	\$104.78
Fixture & Maintenance Charge	84 Fixtures	\$1161.72
Lighting Pole / Wire	84 Poles	\$2100.84
Lighting Fuel Charge	3576 kWh @ \$0.02691/kWh	\$96.23
Florida Gross Receipt Tax		\$5.15

Lighting Charges

\$3,468.72

Total Current Month's Charges

\$3,468.72

00000798-0001620-Page 7 of 8

Important Messages

Important Rate Information for Lighting Customers

Starting in January 2019 your energy costs dropped compared to your 2018 bill. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, bills will be lower than last year and remain among the lowest in the state, even with this increase in fuel costs. This is all part of our commitment to safely provide reliable, affordable power to you.

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.



Service Slip/Invoice

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

INVOICE: 2624840
DATE: 2/26/2019
ORDER: 2624840

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
2/26/2019	12:00 AM		BLAKEW	
Purchase Order	Terms	Last Service	Map Code	Time Out
		2/26/2019		

Service	Description	Price
SPECPRICE	1 station emptied/bags filled	43.12
		SUBTOTAL \$43.12
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$43.12
		AMOUNT DUE \$43.12

5390
4605
WJD

* 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.

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Aquatic Systems, Inc.	441049	\$ 298.00		Lake and Wetland Services - April
Landcare Landscaping, Inc.	1261859	4,385.00		Ground Maintenance - April
Meritus Districts	9003	2,819.22		Management Services - April
Monthly Contract Sub-Total		\$ 7,502.22		
Variable Contract				
Straley Robin Vericker	16965	\$ 364.50		Professional Services - thru 04/15/2019
Variable Contract Sub-Total		\$ 364.50		
Utilities				
BOCC	7015729919 041819	\$ 167.01		Water Service - thru 04/16/2019
Tampa Electric	211005987436 042219	19.92		Electric Services - thru 04/16/2019
Tampa Electric	211005987634 042219	3,028.15	\$ 3,048.07	Electric Services - thru 04/15/2019
Utilities Sub-Total		\$ 3,215.08		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Kaeser & Blair	90415319	\$ 100.82		205-Laser Checks - 04/23/2019
Landcare Landscaping, Inc.	1261905	975.00		Install Flowers in Flower Beds - 03/29/2019
Poop 911	2682088	43.12		1 Station Emptied/Bags Filled - 03/27/2019
Additional Services Sub-Total		\$ 1,118.94		
TOTAL:		\$ 12,200.74		

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

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

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 4/1/2019

INVOICE NUMBER: 0000441049

CUSTOMER NUMBER: 0060790

PO NUMBER:

PAYMENT TERMS: Net 30

Oaks @ Shady Crk CDD
C/O Meritus
2005 Pan AM Circle Suite 300
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - April		298.00	298.00

Received
APR 01 2019

UAT 53900
4307

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$298.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- ☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 4/1/2019

INVOICE NUMBER: 0000441049

CUSTOMER NUMBER: 0060790

TOTAL AMOUNT DUE: \$298.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



LANDCARE LANDSCAPING, INC.
6767 S. LOIS AVENUE
TAMPA, FL 33616
813.676.6000 OFFICE
813.837.1426 FAX

Received
MAR 25 2019

Invoice

Invoice #
1261859
Date
4/1/2019

Bill To
OAKS AT SHADY CREEK CDD C/O MERITUS CORP. 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607

P.O. Number	Project	Terms
	OAKS AT SHADY CREEK CDD MAINTENANCE	NET 30
Quantity	Description	Amount
	RE: OAKS AT SHADY CREEK CCD GROUNDS MAINTENANCE FOR THE MONTH OF APRIL 2019 CCD ONLY, PONDS, FRONT ENTRY AND ALL COMMON AREAS. LANDCARE APPRECIATES YOUR BUSINESS <i>WAT 53960 4604</i>	4,385.00
Should it become necessary for either party incident to this contract to institute legal actions for enforcement of any provisions of this contract, the prevailing party shall be entitled to all court costs and attorney's fees incident to such legal actions.		Total \$4,385.00
A 1.5% LATE FEE WILL BE APPLIED AFTER 30 DAYS OF NON PAYMENT.		

Meritus Districts

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

Invoice Number: 9003

Invoice Date: Apr 1, 2019

Page: 1

Bill To:

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

Ship to:**Customer ID**

Oaks at Shady Creek

Customer PO**Payment Terms**


Net Due

Shipping Method

Best Way

Ship Date**Due Date**

4/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - April		2,812.50
		Postage - February		6.72
				

Subtotal	2,819.22
Sales Tax	
Total Invoice Amount	2,819.22
Payment/Credit Applied	
TOTAL	2,819.22

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

April 18, 2019

Client: 001450

Matter: 000001

Invoice #: 16965

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
3/19/2019	JMV	TELEPHONE CALL WITH L. COFFEY.	0.3	
3/28/2019	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2019 RE SERIES 2015 BONDS.	0.2	
3/31/2019	JMV	PREPARE QUARTERLY DISTRICT COUNSEL BOND DISCLOSURE REPORT.	0.3	
4/2/2019	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2015 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
4/4/2019	JMV	PREPARE RESOLUTION FOR CDD PRELIMINARY BUDGET BOARD MEETING.	0.3	
4/4/2019	LB	FINALIZE RESOLUTION APPROVING PRELIMINARY BUDGET AND SCHEDULING PUBLIC HEARING ON SAME RE FY 2019/2020; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTION.	0.2	
Total Professional Services			1.5	\$364.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.9	\$274.50
LB	Lynn Butler	0.6	\$90.00

WJ 51400
3107

April 18, 2019
Client: 001450
Matter: 000001
Invoice #: 16965

Page: 2

Total Services	\$364.50	
Total Disbursements	\$0.00	
Total Current Charges		\$364.50

PAY THIS AMOUNT	\$364.50
------------------------	-----------------

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	04/18/2019	05/09/2019

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

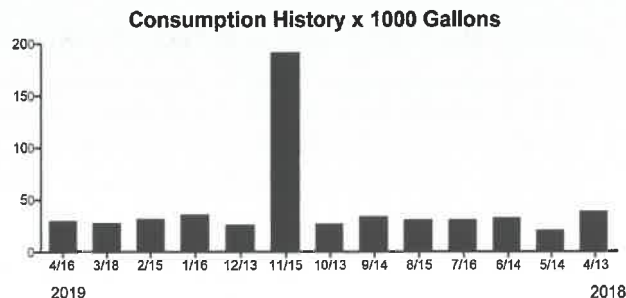
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53984411	03/18/2019	3123	04/16/2019	3414	29100	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$85.26
Water Base Charge	\$56.94
Water Usage Charge	\$20.66
Total Service Address Charges	\$167.01

Summary of Account Charges

Previous Balance	\$161.92
Net Payments - Thank You	(\$161.92)
Total Account Charges	\$167.01
AMOUNT DUE	\$167.01



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 7015729919

Received
APR 26 2019

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 33607-2359

3,611

DUE DATE	05/09/2019
AMOUNT DUE	\$167.01
AMOUNT PAID	

0070157299192

43
00000167015

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

Statement Date: 04/22/2019
Account: 211005987436

Current month's charges:	\$19.92
Total amount due:	\$19.92
Payment Due By:	05/13/2019

Your Account Summary

Previous Amount Due	\$20.12
Payment(s) Received Since Last Statement	-\$20.12
Current Month's Charges	\$19.92
Total Amount Due	\$19.92

Go paperless for perks!

Goodbye clutter. Hello convenience.
Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up > tampaelectric.com/paperless

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

Yard project?
Avoid damage and fines

Learn more at tampaelectric.com/811



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:	\$19.92
Total amount due:	\$19.92
Payment Due By:	05/13/2019

Amount Enclosed

\$

662494218924

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

6624942189242110059874360000000019927

ACCOUNT INVOICE

tampaelectric.com



Account: 211005987436
Statement Date: 04/22/2019
Current month's charges due 05/13/2019

Details of Charges – Service from 03/19/2019 to 04/16/2019

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
K66265	04/16/2019	1,344		1,330		14 kWh	1	29 Days

Basic Service Charge
Energy Charge
Fuel Charge
Florida Gross Receipt Tax
Electric Service Cost

14 kWh @ \$0.05916/kWh
14 kWh @ \$0.03227/kWh

\$18.14
\$0.83
\$0.45
\$0.50

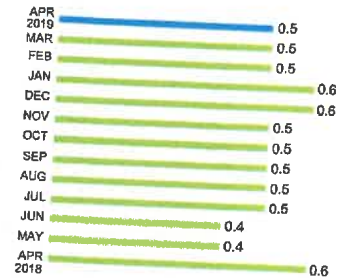
\$19.92

\$19.92

Total Current Month's Charges

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000698-0001538-Page 7 of 8

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

Statement Date: 04/22/2019
Account: 211005987634

Current month's charges:	\$3,486.22
Total amount due:	\$3,028.15
Payment Due By:	05/13/2019

Your Account Summary

Previous Amount Due	\$3,468.72
Payment(s) Received Since Last Statement	-\$3,468.72
Miscellaneous Credits	-\$458.07
Credit balance after payments and credits	-\$458.07
Current Month's Charges	\$3,486.22
Total Amount Due	\$3,028.15

Go paperless for perks!

Goodbye clutter. Hello convenience.

Paperless Billing is free, secure and a good way to help the environment.



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

Yard project?
Avoid damage and fines

Learn more at tampaelectric.com/811



WAIT two business days



Start DIGGING!

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:	\$3,486.22
Total amount due:	\$3,028.15
Payment Due By:	05/13/2019

Amount Enclosed \$

662494218925

Receive
APR 26 2019

00000688 02 AV 0.38 33607 FTECO104231501595910 00000 03 01000000 011 03 13412 004

OAKS AT SHADY CREEK COMM
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-2359

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

6624942189252110059876340000003028153

Account: 211005987634
 Statement Date: 04/22/2019
 Current month's charges due 05/13/2019

Details of Charges – Service from 03/16/2019 to 04/15/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	3576 kWh @ \$0.02904/kWh	\$103.85
Fixture & Maintenance Charge	84 Fixtures	\$1161.72
Lighting Pole / Wire	84 Poles	\$2100.84
Lighting Fuel Charge	3576 kWh @ \$0.03194/kWh	\$114.22
Florida Gross Receipt Tax		\$5.59

Lighting Charges

\$3,486.22

Total Current Month's Charges

\$3,486.22

Miscellaneous Credits

Deposit Refund

Congratulations! Due to your excellent payment history, we have refunded your deposit and interest and applied a credit to your current electric bill. Thank you for being a valued customer.

-\$455.00

Interest for Cash Security Deposit - Electric

-\$3.07

Total Current Month's Credits

-\$458.07

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.





Kaeser & Blair Authorized Dealer

4236 Grissom Drive
Batavia, Ohio 45103
(800) 607-8824
FAX (800) 322-6000
credit@kaeser-blair.com

INVOICE

INVOICE NO. 90415319

DATE: 4/23/19

CUSTOMER NUMBER 003046738

DEALER NUMBER 88178

BILL TO:

OAKS AT SHADY CREEK CDD
ATTN:LASER CHECKS TERESA X340
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

SHIP TO:

OAKS AT SHADY CREEK CDD
ATTN:LASER CHECKS TERESA X340
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

YOUR PO NUMBER

OAKS AT SHADY CREEK CHECKS

DATE SHIPPED

4/19/19

SHIP VIA

OTHER

TERMS

NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250-LASER CHECKS, MARBLE BLUE	86.0000	86.00
1		PROOF	.0000	.00

51300
5101

YOUR AUTHORIZED K&B DEALER IS
MG Promotional Products
TO REORDER CALL 813-949-9000
OR EMAIL TO mikeg@mgpromotionalproducts.com

You can now pay your invoice online at
paykaeser.com

SUBTOTAL 86.00
** SALES TAX .00
LESS: PAYMENT/DEPOSIT .00
SHIPPING & HANDLING 14.82
TOTAL DUE 100.82

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER & BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



3771 Solutions Center
Chicago, IL 60677-3007

OAKS AT SHADY CREEK CDD
ATTN:LASER CHECKS TERESA X340
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

003046738

88178

REMITTANCE

INVOICE NO. 90415319
DATE: 4/23/19

TOTAL DUE: 100.82
Amount Paid

☐ IF PAYING BY CREDIT CARD,
CHECK THIS BOX AND SEE THE
BACK OF THIS FORM.

003046738 57041531900 & 00010082 0



LANDCARE LANDSCAPING, INC.
6767 S. LOIS AVENUE
TAMPA, FL 33616
813.676.6000 OFFICE
813.837.1426 FAX

Invoice

Invoice #

1261905

Date

3/29/2019

Bill To

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

P.O. Number	Project	Terms
	LANDSCAPE AND EXTRAS	
Quantity	Description	Amount
	OAKS AT SHADY CREEK CDD: INSTALL APPROX. (400) FLOWERS IN FLOWER BEDS AS REQUESTED. LABOR, AND DUMP FEES TO PREP BEDS AND ADD FERTILIZER FOR NEW PLANTS.	900.00 75.00
Should it become necessary for either party incident to this contract to institute legal actions for enforcement of any provisions of this contract, the prevailing party shall be entitled to all court costs and attorney's fees incident to such legal actions.		Total \$975.00
A 1.5% LATE FEE WILL BE APPLIED AFTER 30 DAYS OF NON PAYMENT.		

53900
4605
WAD

Received
APR 03 2019

Service Slip/Invoice

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

INVOICE: 2682088
DATE: 3/27/2019
ORDER: 2682088

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
3/27/2019	12:00 AM		BLAKEW	Blake Wanecski	
Purchase Order	Terms	Last Service	Map Code		Time Out
		3/27/2019			

Service	Description	Price
SPECPRICE	1 station emptied/bags filled	43.12
		SUBTOTAL \$43.12
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$43.12
		AMOUNT DUE \$43.12

UAD
53900
4605

* 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
April 30, 2019



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 4/30/2019

(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	201,854	0	0	0	0	201,854
Cash - Revenue - Series 2015 #7000	0	290,424	0	0	0	290,424
Cash - Reserve - Series 2015 #7004	0	108,514	0	0	0	108,514
Cash - Interest - Series 2015 #7002	0	147,215	0	0	0	147,215
Cash - Principal - Series 2015 #7001	0	0	0	0	0	0
Cash - Sinking Fund - Series 2015 #7005	0	7	0	0	0	7
Cash - Acq/Construction Gen Fund - Series 2015 #7010	0	0	347,311	0	0	347,311
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	833	0	0	0	0	833
Prepaid Public Officials Insurance	833	0	0	0	0	833
Prepaid Trustee Fees	0	0	0	0	0	0
Prepaid Property Insurance	977	0	0	0	0	977
Deposits	6,865	0	0	0	0	6,865
Construction Work In Progress	0	0	0	5,473,915	0	5,473,915
Amount Available-Debt Service	0	0	0	0	135,749	135,749
Amount To Be Provided-Debt Service	0	0	0	0	6,351,263	6,351,263
Other	0	0	0	0	0	0
Total Assets	211,363	546,160	347,311	5,473,915	6,487,012	13,065,761
Liabilities						
Accounts Payable	3,680	0	0	0	0	3,680
Due To Debt Service Fund	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0
Revenue Bond Payable - Series 2015	0	0	0	0	6,487,012	6,487,012
Other	0	0	0	0	0	0

The Oaks at Shady Creek CDD

Balance Sheet

As of 4/30/2019

(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>3,680</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,487,012</u>	<u>6,490,692</u>
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	389,046	343,053	0	0	732,099
Fund Balance-Unreserved	54,554	0	0	0	0	54,554
Retained Earnings-Unreserved	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	5,473,915	0	5,473,915
Other	<u>153,129</u>	<u>157,114</u>	<u>4,258</u>	<u>0</u>	<u>0</u>	<u>314,501</u>
Total Fund Equity & Other Credits	<u>207,683</u>	<u>546,160</u>	<u>347,311</u>	<u>5,473,915</u>	<u>0</u>	<u>6,575,069</u>
Total Liabilities & Fund Equity	<u>211,363</u>	<u>546,160</u>	<u>347,311</u>	<u>5,473,915</u>	<u>6,487,012</u>	<u>13,065,761</u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 4/30/2019
(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	247,725	248,811	1,086	0 %
Interest Earnings				
Interest Earnings	0	42	42	0 %
Total Revenues	<u>247,725</u>	<u>248,852</u>	<u>1,127</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	33,750	19,688	14,063	42 %
District Engineer	5,000	150	4,850	97 %
Disclosure Report	4,200	0	4,200	100 %
Trustees Fees	5,000	2,500	2,500	50 %
Auditing Services	6,875	3,700	3,175	46 %
Postage, Phone, Faxes, Copies	3,500	48	3,452	99 %
Public Officials Insurance	2,200	1,167	1,033	47 %
Legal Advertising	2,500	1,641	859	34 %
Bank Fees	250	16	234	94 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	100	0	100	100 %
Office Supplies	250	101	149	60 %
Legal Counsel				
District Counsel	5,000	3,086	1,914	38 %
Electric Utility Services				
Electric Utility Services	79,800	22,328	57,472	72 %
Water-Sewer Combination Services				
Water Utility Services	3,500	2,002	1,498	43 %
Other Physical Environment				
Waterway Management Program	4,625	2,086	2,539	55 %
Property & Casualty Insurance	5,000	2,535	2,465	49 %
Landscape Maintenance - Contract	55,000	30,695	24,305	44 %
Landscape Maintenance - Other	22,975	3,508	19,467	85 %
Plant Replacement Program	3,500	0	3,500	100 %
Irrigation Maintenance	4,500	300	4,200	93 %
Total Expenditures	<u>247,725</u>	<u>95,723</u>	<u>152,002</u>	<u>61 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>153,129</u>	<u>153,129</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	0	54,554	54,554	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>54,554</u>	<u>54,554</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>207,683</u>	<u>207,683</u>	<u>0 %</u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
From 10/1/2018 Through 4/30/2019
(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	419,356	421,587	2,231	1 %
Interest Earnings				
Interest Earnings	0	4,805	4,805	0 %
Total Revenues	419,356	426,392	7,036	2 %
Expenditures				
Debt Service Payments				
Interest-Series 2015	294,356	149,278	145,078	49 %
Principal-Series 2015	125,000	120,000	5,000	4 %
Total Expenditures	419,356	269,278	150,078	36 %
Excess Revenues Over (Under) Expenses	0	157,114	157,114	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	389,046	389,046	0 %
Total Fund Balance, Beginning of Period	0	389,046	389,046	0 %
Fund Balance, End of Period	0	546,160	546,160	0 %

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	4,258	4,258	0 %
Total Revenues	0	4,258	4,258	0 %
Excess Revenues Over (Under) Expenses	0	4,258	4,258	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves				
	0	343,053	343,053	0 %
Total Fund Balance, Beginning of Period	0	343,053	343,053	0 %
Fund Balance, End of Period	0	347,311	347,311	0 %

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Bank Balance	206,754.47	
Less Outstanding Checks/Vouchers	4,900.00	
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	201,854.47	
Balance Per Books	<u>201,854.47</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: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1455	4/5/2019	Series 2015 FY19 Tax Dist ID 413	4,900.00	The Oaks at Shady Creek CDD
Outstanding Checks/Vouchers			4,900.00	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/2019

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1448	4/1/2019	System Generated Check/Voucher	161.92	BOCC
1449	4/1/2019	System Generated Check/Voucher	4,385.00	Landcare Landscaping< Inc.
1450	4/1/2019	System Generated Check/Voucher	43.12	POOP 911
1451	4/1/2019	System Generated Check/Voucher	583.10	Straley Robin Vericker
1452	4/1/2019	System Generated Check/Voucher	20.12	TECO
1453	4/1/2019	System Generated Check/Voucher	3,468.72	TECO
1454	4/1/2019	System Generated Check/Voucher	2,819.22	Meritus Districts
1456	4/11/2019	System Generated Check/Voucher	298.00	Aquatic Systems, Inc.
1457	4/11/2019	System Generated Check/Voucher	975.00	Landcare Landscaping< Inc.
1458	4/18/2019	System Generated Check/Voucher	43.12	POOP 911
Cleared Checks/Vouchers			12,797.32	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR153	4/8/2019	FY 2019 Tax Dist ID 413	7,791.86
	CR	4/19/2019	Interest Distribution - 04.19.19	17.50
	CR155	4/30/2019	April Bank Activity	3.40
Cleared Deposits				7,812.76



Account Statement

OAK AT SHADY CREEK CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2380

Questions? Please call
1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS ADVANTAGE PLUS		04/01/2019 - 04/30/2019
Description	Amount	Description	Amount
Beginning Balance	\$211,739.03	Average Balance	\$207,103.60
Deposits/Credits	\$7,812.76	Average Collected Balance	\$207,103.60
Checks	\$12,797.32	Number of Days in Statement Period	30
Withdrawals/Debits	\$0.00	Annual Percentage Yield Earned	.02%
Ending Balance	\$206,754.47	Interest Paid Year to Date	\$14.91

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .		

Deposits/Credits	Date	Amount	Serial #	Description
	04/08	7,791.86		ELECTRONIC/ACH CREDIT
	04/19	17.50		HLLS TAX LICENS DIST 413 DN022137
	04/30	3.40		ELECTRONIC/ACH CREDIT
				HLLS TAX LICENS DIST190331 DN022137
				INTEREST PAID THIS STATEMENT THRU 04/30
Deposits/Credits: 3	Total Items Deposited: 0			

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1448	161.92	04/04	1452	20.12	04/02	*1456	298.00	04/19
	1449	4,385.00	04/09	1453	3,468.72	04/02	1457	975.00	04/18
	1450	43.12	04/04	1454	2,819.22	04/02	1458	43.12	04/22
	1451	583.10	04/02						

Checks: 10
* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	04/01	211,739.03	211,739.03	04/18	207,074.69	207,074.69
	04/02	204,847.87	204,847.87	04/19	206,794.19	206,794.19
	04/04	204,642.83	204,642.83	04/22	206,751.07	206,751.07
	04/08	212,434.69	212,434.69	04/30	206,754.47	206,754.47
	04/09	208,049.69	208,049.69			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.



The Oaks at Shady Creek CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 4/12/2019

Prepared for:

Mr. Brian Howell, District Manager
c/o Meritus
5680 West Cypress Street, #A
Tampa, Florida 33607

Prepared by:

Logan Bell, Account Representative/Biologist
Aquatic Systems, Inc. – Sun City Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302

Site: 1**Comments:** Requires attention

Pond #1 was identified with development of filamentous algae along the shoreline, which will require treatment to be performed during our upcoming maintenance visits. Debris will also be picked up during our visit.

Site: 2**Comments:** Normal growth observed

Pond #2 displayed minimal development of shoreline weeds and algae along the perimeter, which will be targeted during our upcoming visit. Native Gulf Spikerush appeared to be in good health.

Site: 3**Comments:** Normal growth observed

Minimal development of shoreline Pennywort, which will require treatment to be performed during our upcoming visit. Also, minor submersed Babytears was identified and will be targeted. Native Spikerush was identified in several areas of Pond #3.

Site: 4**Comments:** Normal growth observed

Pond #4 was identified with perimeter Slender Spikerush emergent from the water's surface, which will require treatment to be performed during our upcoming maintenance visits.

Management Summary

Overall, the ponds within the Oaks at Shady Creek CDD continue to display positive results following routine scheduled maintenance visits targeting invasive weeds, algae, and submersed vegetation. Pond #1 continues to display frequent algae development, likely associated with a change in water quality following construction of houses nearby the pond. Treatment will be performed during our upcoming visit and may require 10-14 days for positive results to be identified. Ponds #2 and #3 both were identified with development of shoreline weeds, which will be targeted during our upcoming visit. Lastly, submersed weeds were identified within Pond #3 (Babytears) and Pond #4 (Slender Spikerush) and will be monitored and treated as necessary.

The conditions of the water in your lake affects the health of every living thing in it. A comprehensive consultation begins right at the water's edge so that we can understand the current state of your lake, and what to begin testing for. Color, odor, algae, plants and other living organisms, even the neighborhood around the lake will tell a biologist a lot about your lake. Lakes often show deteriorating conditions due to increased urban influences, lake aging, and declining health or overuse of traditional treatment options that no longer work. Water quality testing will encompass all these factors and provide quantitative results that can be used and compared to provide long term solutions for your lakes. Water quality testing would provide necessary data about Pond #1 to identify the impact of the construction run-off and debris. This would give ASI and the district the ability to see what is needed to reduce the algae growth frequency.

Algae and submersed weeds are a common invasive nuisance during the rainy and hot summertime season. As we receive heavy rains free nutrients from fertilizers, soaps, oils, and other detritus may enter a pond from the storm drains or lawns effectively allowing food (phosphorus and nitrogen) to build up and become available for algae and invasive weeds. With the help of increased sunlight plants can rapidly produce the food needed to not only survive, but flourish. Submersed weeds can directly draw these nutrients from the water with specially designed roots that absorb directly from the open waters. This allows most Submersed plants the ability to become uprooted and still survive floating about the pond.

Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Continue to treat all sites for invasive vegetation during our routine visits.
- Treat algae within Pond #1.
- Target Pennywort development within Pond #2 and #3.
- Treat emergent Slender Spikerush along the shoreline of Pond #4.
- ASI will continue to promote native vegetation throughout the community.

THANK YOU FOR CHOOSING ASI!

