

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 15, 2020**

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT I AGENDA
MAY 15, 2020 AT 10:00 a.m.**

Call In Number: 1-866-906-9330

Access Code: 4863181

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Danny (Dan) Schoonover Gill Hammond Robin Lush Timothy Wersinger Michelle LeBeau-Elrod
District Managers	Meritus	Nicole Hicks
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Florida Land Design & Permitting	Paul Skidmore

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 **Public 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 **Vendor/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 sixth 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) 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 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 15, 2020 at 10:00 a.m.** via conference call at the information listed below. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Consideration of Resolution 2020-03; Accepting the Maintenance and Access Easement from SouthFork Towers LLC.....Tab 01
- B. Acceptance of Financial Review for Fiscal Year Ended September 30, 2019.....Tab 02
- C. Consideration of Resolution 2020-04; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing.....Tab 03
- D. Consideration of Resolution 2020-05; Adopting Statutory Alternative Investment Policies.....Tab 04
- E. Annual Disclosure of Qualified Electors.....Tab 05
- F. Consideration of Resolution 2020-06; Setting Landowners Election & CDD Meeting.....Tab 06
 - i. 2020 Ballot & Proxy
- G. Discussion on Landscaping Enhancement Proposals.....Tab 07
- H. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Board of Supervisors Meeting Minutes February 21, 2020.....Tab 08
- B. Consideration of Operations and Maintenance Expenditures February 2020Tab 09
- C. Consideration of Operations and Maintenance Expenditures March 2020Tab 10
- D. Consideration of Operations and Maintenance Expenditures April 2020Tab 11
- E. Review of Financial Statements Month Ending April 30, 2020Tab 12

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District ManagerTab 13
 - i. Community Inspection Report

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,

Nicole Hicks
District Manager

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT CONSENTING TO, GRANTING, AND ACCEPTING THE TERMS OF A MAINTENANCE EASEMENT FOR POND MAINTENANCE AND REPAIR.

WHEREAS, Southfork Towers, LLC owns an unplatted parcel which lies adjacent to a conservation area located within the boundaries of The Oaks at Shady Creek Community Development District (the “**District**”);

WHEREAS, Southfork Towers, LLC constructed a pond upon its parcel adjacent to the District’s boundaries which encroaches upon the District’s property;

WHEREAS, Southfork Towers, LLC has requested that the District grant it an easement in order to maintain the entire pond, including the portion which encroaches upon the District’s property (the “**Easement**”); and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) was presented with the Easement and has determined that it is in the District’s best interest to consent to, grant and accept the Easement, a copy of which is attached hereto as **Exhibit A**.

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

Section 1. The District hereby consents to, grants and accepts the terms of the Easement as described above regarding the responsibility of Southfork Towers, LLC for maintenance of the pond.

Section 2. The Chair or Vice Chair of the Board is authorized and directed to take any such action and execute such other documents as may further be required to carry out the intent of the foregoing, subject only to final review and approval by the District’s legal counsel and the District’s engineer.

PASSED AND ADOPTED THIS 15TH DAY OF MAY, 2020.

Attested By:

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

Nicole Hicks
Secretary

Dan Schoonover
Chairman of the Board of Supervisors

Consideration: \$10.00
Documentary transfer taxes: \$0.70

***Prepared by and when
recorded return to:***

Kristen M. Schalter, Esq.
Straley Robin Vericker
1510 West Cleveland Street
Tampa, Florida 33606

Folio No: 077721-4462

MAINTENANCE EASEMENT AGREEMENT

THIS MAINTENANCE EASEMENT AGREEMENT (the “**Agreement**”) is made as of May ____, 2020, by **THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, whose mailing address is c/o Meritus Corp, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “**District**” or “**Grantor**”), and **EISENHOWER PROPERTY GROUP, LLC** a Florida limited liability company, whose address is 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609 (together with its successors and assigns, the “**Grantee**”), with reference to the following facts:

A. Grantor is the owner of Tract R of Oaks at Shady Creek Phase 1, according to the plat thereof, as described in Plat Book 125, Pages 17-32, as recorded in the Public Records of Hillsborough County, Florida (the “**CDD Property**”).

B. Grantee is the owner of that certain real property situated in Hillsborough County, Florida, which is contiguous to the southeastern boundary of the CDD Property, and which is more particularly described on Exhibit “A” attached hereto (“**Grantee’s Property**”).

C. Grantee desires, and Grantor is willing to grant to Grantee, a perpetual, non-exclusive access easement for maintenance, ingress and egress to the Grantee’s Property over, across and through a portion of the CDD Property (the “**Maintenance Easement Area**”), for the benefit of Grantee’s Property, as more particularly set forth herein. A description of the Maintenance Easement Area is attached hereto as Exhibit “B”.

NOW, THEREFORE, for Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Recitals; Exhibits. The above recitals are true and correct and, together with and all Exhibits attached hereto, are incorporated herein by this reference.

2. Grant of Easement. Subject to the terms and conditions set forth in this Agreement, Grantor, on behalf of itself and its successors and assigns, hereby grants to Grantee, for the benefit of, and appurtenant to Grantee’s Property, a perpetual, non-exclusive easement (“**Easement**”) over, across and through the Maintenance Easement Area for the purposes of access, maintenance, repair, and ingress and egress to and from Grantee’s Property. Grantor reserves and retains all rights to use the Maintenance Easement Area for any purpose which does not unreasonably interfere with Grantee’s use of the Easement.

3. Use and Maintenance of the Maintenance Easement Area. Grantee's use of the Maintenance Easement Area shall be limited to the purposes described in Section 2 above and as more particularly described by this Section 3. Grantee shall at all times maintain in a neat and attractive condition, in good condition and repair, at its sole cost and expense, the Maintenance Easement Area and any improvements installed by Grantee therein. Grantee's use and maintenance of the Maintenance Easement Area shall consist of aquatic management, pond repair, mowing, fertilizing, application of turf pesticide/herbicide and pest control, and maintenance of the irrigation. Grantee shall periodically inspect the pond, perform water treatments for the pond, and remove and replace, and/or mow overgrowth of grass or aquatic plants of any sort, and make repairs to the pond banks when necessary. Grantee shall water, fertilize and otherwise care for and maintain the sod and aquatic plants located around the pond bank and in the pond's waters. Grantee shall not allow any algae, plants, foliage or ground cover to become unsightly or unhealthy for the pond's water levels. All pond maintenance shall be performed by Grantee in accordance with industry standards and best management practices for ponds.

4. Compliance with Law. Grantee shall observe and comply with all District rules and policies, which may be adopted and amended from time to time, and shall observe and comply with all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. The Grantee will be responsible for any fines or penalties assessed against the District as a result of the Grantee's actions.

5. Damage to the Maintenance Easement Area. In the event that Grantee causes damage to the Maintenance Easement Area, Grantee shall promptly reimburse the District for the cost of restoration to, as nearly practical, the original condition of the Maintenance Easement Area. Grantee shall have the right to fix the damage to the Maintenance Easement Area itself, at Grantee's sole cost and expense, provided that Grantee shall obtain all required permits, approvals and consents from Hillsborough County, and any other governmental authority having jurisdiction over, or private party having rights to, the Maintenance Easement Area.

6. Insurance. Grantee shall at all times maintain commercial general liability insurance, affording protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges herein granted. Such insurance shall name Grantor as additional insured. Upon request, Grantee shall provide a certificate of such insurance to Grantor prior to entering the Maintenance Easement Area and shall provide to Grantor a replacement or renewal certificate at least thirty (30) days prior to any expiration of such policy.

7. Liens. Grantee shall not permit any lien for labor services or materials to attach to the Maintenance Easement Area in connection with Grantee's improvement thereof or maintenance or repair of Grantee's improvements. In the event that any claim of lien is filed against the Maintenance Easement Area arising from any act of Grantee, its agents, employees, contractors, guests or invitees (collectively, the "**Grantee Parties**"), Grantee shall cause such claim of lien to be released of record within thirty (30) days after Grantee becomes aware of such lien or written notice from Grantor, whichever occurs first, by either satisfying such lien or transferring such lien to bond.

8. Indemnification. Grantee shall indemnify, defend, and hold harmless Grantor, and Grantor's partners, affiliates, employees, contractors, agents, successors and assigns, from and against any and all claims, actions, suits, liability, damages, penalties, fines, costs and expenses, whether personal injury, property damage, liens arising in connection with, or in any way related to the use and exercise of, the easement rights granted hereby and/or the acts or omissions of Grantee or the Grantee Parties. Further, Grantee acknowledges and hereby assumes any and all risks incident to the installation, repair, or maintenance of the Maintenance Easement Area now or hereafter installed in the Maintenance Easement Area, not arising from Grantor's gross negligence or willful misconduct. In addition, except to the extent

arising from Grantor's gross negligence or willful misconduct, Grantee shall defend, indemnify and hold Grantor harmless from any claim, demand, lawsuit or cause arising from death or injury to any person or loss, damages or injury to any property directly caused by, arising from, or otherwise growing out of or resulting directly from Grantee's installation, repair of, maintenance of, or failure to inspect the Maintenance Easement Area, including costs, attorney's fees (at trial or on appeal) and all other reasonable expenses incurred in defending any such claim, subject to the limitations of Section 768.28, Florida Statutes, or such similar or successor statutes. The parties acknowledge that nothing contained herein shall constitute a waiver of Grantor's sovereign immunity protections.

9. "As Is" Grant. The Maintenance Easement Area is delivered to and accepted by Grantee in its "AS IS" condition and without any warranty or representation, express or implied by Grantor, as to the title thereto or condition or suitability for Grantee's purposes whatsoever, and subject to all pre-existing easements, covenants, restrictions and other matters of record.

10. Covenants Running With the Land; Binding Effect. The Easement and the other covenants of the parties set forth in this Agreement shall be deemed appurtenant and a benefit to the Grantee's Property, and a burden against the Maintenance Easement Area, and shall constitute covenants running with the land, binding upon, and inuring to the benefit of the respective successors and assigns of the parties. Prior to any conveyance of the Grantee's Property, Grantee shall deliver a copy of this Agreement to any proposed successor in title. In addition, Grantee shall transmit the contact information of any successor in title to the Grantee's Property to the District within thirty days of the conveyance.

11. No Third Party Beneficiaries; No Public Dedication. This Agreement is for the benefit of the parties hereto only, and may not be relied upon, or enforced by any third parties not specifically named as parties to this Agreement. Nothing in this Agreement shall constitute a dedication to the public or any governmental agency, and no member of the public or any governmental agency shall have any rights hereunder.

12. No Waiver; Entire Agreement. No waiver of any provision hereof, obligation of any party hereto, or breach or default of any party hereto, shall be implied or deemed effective against the party entitled to the benefit of such provision, satisfaction of such obligation, or performance, unless such waiver is specifically set forth in writing signed by the party benefited thereby, or entitled thereto or the enforcement thereof. No single waiver shall constitute a continuing waiver or a waiver of any subsequent or differing obligation, performance, breach, default, right of enforcement, or otherwise.

13. Entire Agreement; Amendment. This Agreement sets forth the entire agreement of the parties with respect to the specific subject matter hereof, and supersedes all prior agreements as to the Easement, and may not be modified, except in writing, executed by both parties hereto, or their respective successors or assigns, and recorded in the Public Records of Hillsborough County, Florida.

14. Severability. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

15. Attorneys' Fees. In the event of any litigation between the parties arising out of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including without limitation reasonable attorneys' and paralegals' fees and costs, whether such fees and costs are incurred at trial, on appeal or in any bankruptcy or post-judgment proceeding.

16. No Violation of Bond Covenants; No Impact on Public Facility. Nothing contained in this Agreement shall operate to violate any of the covenants set forth in any document related to the District's issuance of tax-exempt bonds (the "**Bond Documents**"). In the event any or all of the obligations contained in this Agreement would constitute a violation of the District's bond covenants, trust indenture, or other Bond Documents, as may be supplemented from time to time, the parties agree to negotiate revisions to this Agreement to avoid such violations while maintaining the parties' intent in entering into this Agreement.

17. Notices. All notices, requests, and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, certified/registered mail, or overnight delivery services, to the parties at the address listed above. Either party may notify the other party of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees listed above. If the Grantee has any concerns regarding the Maintenance Easement Area, they shall notify the District. The District shall provide reasonable notice in the event that District maintenance or repairs in or near the Maintenance Easement Area would prevent Grantee's use of the Maintenance Easement Area.

18. Public Records. The Grantee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. As such, the parties shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.

IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE GRANTEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 397-5120, OR BY EMAIL AT NICOLE.HICKS@MERITUSCORP.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

19. Governing Law; Venue. This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Hillsborough County, Florida.

20. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the Grantor and the Grantee, both the Grantor and Grantee have complied with all requirements of law, and both the Grantor and Grantee have full power and authority to comply with the terms and provisions of this Agreement.

21. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year set forth above.

WITNESSES:

GRANTOR:

Printed name: _____

Printed name: _____

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT**,
a local unit of special purpose government organized
and existing under Chapter 190, Florida Statutes

By: _____
Dan Schoonover
Chairman

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this _____ day of May 2020, by Dan Schoonover, as Chairman of The Oaks at Shady Creek Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, on behalf of the District. He [] is personally known to me and has appeared before me by physical presence or [] has produced _____ for identification.

Signature of Notary Public

(Seal)

(Print, Type or Stamp Name)
My Commission Expires:

[Signatures and Acknowledgements continued on following pages.]

[Grantee's signature page to Easement Agreement.]

WITNESSES:

GRANTEE:

SOUTHFORK TOWERS LLC,
a Florida limited liability company

Printed name: _____

By: _____
Jeffery S. Hills
Manager

Printed name: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this _____ day of May, 2020, by Jeffery S. Hills, as Manager of SouthFork Towers, LLC, a Florida limited liability company He [_____] is personally known to me and has appeared before me by physical presence or [_____] has produced _____ as identification.

Notary Public, State of Florida

(Seal)

(Print, Type or Stamp Name)
My Commission Expires:

Exhibit "A"

GRANTEE'S PROPERTY

Exhibit "B"

THE MAINTENANCE EASEMENT AREA PROPERTY

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019**

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	23-24
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	25
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26-27



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
The Oaks at Shady Creek Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 8, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Bhav & Associates

April 8, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the fiscal year ended September 30, 2019 resulting in a net position deficit balance of (\$2,562,395).
- The change in the District's total net position in comparison with the prior fiscal year was (\$2,523,528), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$549,399, a decrease of (\$237,253) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and Developer revenues. The District does not have any business-type activities. The governmental activities of the District include general government (management) and physical environment.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2019	2018
Assets, excluding capital assets	\$ 562,576	\$ 803,842
Capital assets, net of depreciation	3,263,266	5,671,191
Total assets	<u>3,825,842</u>	<u>6,475,033</u>
Current liabilities	135,825	141,588
Long-term liabilities	6,252,412	6,372,312
Total liabilities	<u>6,388,237</u>	<u>6,513,900</u>
Net Position		
Net investment in capital assets	(2,989,146)	(701,121)
Restricted	293,230	607,701
Unrestricted	133,521	54,553
Total net position	<u>\$ (2,562,395)</u>	<u>\$ (38,867)</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the fiscal year ended September 30, 2019. The majority of the decrease was the result of the conveyance of capital assets to other entities for maintenance and operation.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2019	2018
Revenues:		
Program revenues		
Charges for services	\$ 690,090	\$ 884,240
Operating grants and contributions	8,823	13,048
Capital grants and contributions	6,717	10,805
General revenues	60	68
Total revenues	<u>705,690</u>	<u>908,161</u>
Expenses:		
General government	61,219	51,972
Physical environment	228,518	145,989
Conveyance of capital assets	2,644,675	-
Interest	294,806	298,991
Total expenses	<u>3,229,218</u>	<u>496,952</u>
Change in net position	(2,523,528)	411,209
Net position - beginning	<u>(38,867)</u>	<u>(450,076)</u>
Net position - ending	<u>\$ (2,562,395)</u>	<u>\$ (38,867)</u>

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2019 was \$3,229,218. The costs of the District's activities were primarily funded by program revenues. The majority of program revenues are comprised of assessments and the remaining amount consists of interest income. The decrease in assessments is primarily the result of a decrease in Developer debt service assessments. In total, expenses, including depreciation, increased from the prior fiscal year. The majority of the increase is the result of the conveyance of capital assets to other entities. In addition, there was depreciation expense related to completed assets placed in service.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had \$3,375,792 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$112,526 has been taken, which resulted in a net book value of \$3,263,266. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2019, the District had \$6,255,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. It is anticipated that the general operations of the District will increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact The Oaks at Shady Creek Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

	Governmental Activities
ASSETS	
Cash	\$ 135,237
Assessments receivable	5,647
Prepaid items	2,500
Deposits	6,865
Restricted assets:	
Investments	412,327
Capital assets:	
Depreciable, net	3,263,266
Total assets	3,825,842
 LIABILITIES	
Accounts payable and accrued expenses	13,177
Accrued interest payable	122,648
Non-current liabilities:	
Due within one year	125,000
Due in more than one year	6,127,412
Total liabilities	6,388,237
 NET POSITION	
Net investment in capital assets	(2,989,146)
Restricted for debt service	292,736
Restricted for capital projects	494
Unrestricted	133,521
Total net position	\$ (2,562,395)

See notes to the financial statements

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Program Revenues				Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 61,219	\$ 61,219	\$ -	\$ -	\$ -
Physical environment	228,518	194,900	-	6,717	(26,901)
Conveyance of capital assets	2,644,675	-	-	-	(2,644,675)
Interest on long-term debt	294,806	433,971	8,823	-	147,988
Total governmental activities	3,229,218	690,090	8,823	6,717	(2,523,588)
General revenues:					
Unrestricted investment earnings					60
Total general revenues					60
Change in net position					(2,523,528)
Net position - beginning					(38,867)
Net position - ending					\$ (2,562,395)

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 135,237	\$ -	\$ -	\$ 135,237
Investments	-	411,833	494	412,327
Assessment receivable	2,096	3,551	-	5,647
Prepaid items	2,500	-	-	2,500
Deposits	6,865	-	-	6,865
Total assets	<u>\$ 146,698</u>	<u>\$ 415,384</u>	<u>\$ 494</u>	<u>\$ 562,576</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 13,177	\$ -	\$ -	\$ 13,177
Total liabilities	<u>13,177</u>	<u>-</u>	<u>-</u>	<u>13,177</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	9,365	-	-	9,365
Restricted for:				
Debt service	-	415,384	-	415,384
Capital projects	-	-	494	494
Unassigned	124,156	-	-	124,156
Total fund balances	<u>133,521</u>	<u>415,384</u>	<u>494</u>	<u>549,399</u>
Total liabilities and fund balances	<u>\$ 146,698</u>	<u>\$ 415,384</u>	<u>\$ 494</u>	<u>\$ 562,576</u>

See notes to the financial statements

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION
SEPTEMBER 30, 2019**

Total fund balances - governmental funds \$ 549,399

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	3,375,792	
Accumulated depreciation	<u>(112,526)</u>	3,263,266

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(122,648)	
Original issue discount	2,588	
Bonds payable	<u>(6,255,000)</u>	<u>(6,375,060)</u>

Net position of governmental activities		<u>\$ (2,562,395)</u>
---	--	-----------------------

See notes to the financial statements

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 256,119	\$ 433,971	\$ -	\$ 690,090
Interest income	60	8,823	6,717	15,600
Total revenues	<u>256,179</u>	<u>442,794</u>	<u>6,717</u>	<u>705,690</u>
EXPENDITURES				
Current:				
General government	61,219	-	-	61,219
Physical environment	115,992	-	-	115,992
Debt Service:				
Principal	-	120,000	-	120,000
Interest	-	296,456	-	296,456
Capital outlay	-	-	349,276	349,276
Total expenditures	<u>177,211</u>	<u>416,456</u>	<u>349,276</u>	<u>942,943</u>
Excess (deficiency) of revenues over (under) expenditures	78,968	26,338	(342,559)	(237,253)
Fund balances - beginning	<u>54,553</u>	<u>389,046</u>	<u>343,053</u>	<u>786,652</u>
Fund balances - ending	<u>\$ 133,521</u>	<u>\$ 415,384</u>	<u>\$ 494</u>	<u>\$ 549,399</u>

See notes to the financial statements

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$	(237,253)
Amounts reported for governmental activities in the statement of activities are different because;		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.		349,276
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		120,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(112,526)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue discount		(100)
Conveyance of capital assets		(2,644,675)
The change in accrued interest on long-term liabilities between the current and prior fiscal year recorded in the statement of activities but not in the governmental fund financial statements.		<u>1,750</u>
Change in net position of governmental activities	\$	<u>(2,523,528)</u>

See notes to the financial statements

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Oaks at Shady Creek Community Development District ("District") was established on December 9, 2014, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 14-38. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019, all of the Board members are affiliated with Lennar Homes, LLC ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has adopted a written investment policy, which materially complies with the requirements of Section 218.415 Florida Statutes. All investments comply with the requirements of the written investment policy. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements other than buildings	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2019:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Wells Fargo Government Money			Weighted average of the
Market Fund Instl Cl - #1751	\$ 412,327	S&P AAAM	fund portfolio: 25 days
Total Investments	<u>\$ 412,327</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 5,671,191	\$ 349,276	\$ 6,020,467	\$ -
Total capital assets, not being depreciated	5,671,191	349,276	6,020,467	-
Capital assets, being depreciated				
Improvements other than buildings	-	3,375,792	-	3,375,792
Total capital assets, being depreciated	-	3,375,792	-	3,375,792
Less accumulated depreciation for:				
Improvements other than buildings	-	112,526	-	112,526
Total accumulated depreciation	-	112,526	-	112,526
Total capital assets, being depreciated, net	-	3,263,266	-	3,263,266
Governmental activities capital assets, net	\$ 5,671,191	\$ 3,612,542	\$ 6,020,467	\$ 3,263,266

NOTE 5 – CAPITAL ASSETS (Continued)

In a prior fiscal year, the District's Consulting Engineer set forth certain infrastructure improvements to be constructed in the District as part of the District's Capital Improvement Program (the "CIP") consisting of stormwater retention ponds and related structures, roadways, and water and sewers facilities (collectively, the "Project"). The estimated total cost to complete the CIP is approximately \$10,858,800. The net proceeds of the Series 2015 Bonds, in the amount of \$5,979,379, will be used to purchase a portion of Project from the Developer and provide funds to construct a portion of the Project. The Developer entered into a completion agreement at closing of the Series 2015 Bonds to complete the Project. During the current fiscal year, \$2,644,675 in improvements were conveyed to other entities for operation and maintenance.

NOTE 6 – LONG TERM LIABILITIES

In March 2015, the District issued \$6,660,000 of Special Assessment Bonds. The Series 2015 consists of \$600,000 which is due on November 1, 2020 with fixed interest rate of 3.50%, \$725,000 due on November 1, 2025 with fixed interest rate of 4.25%, \$2,030,000 due on November 1, 2035 with fixed interest rate of 4.75%, and \$3,245,000 due on November 1, 2045 with interest rate of 4.875%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2015. Principal on the Bonds is to be paid serially commencing November 1, 2016 through November 1, 2045.

The Series 2015 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after November 1, 2025. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2015 Bonds	\$ 6,375,000	\$ -	\$ 120,000	\$ 6,255,000	\$ 125,000
Less Bond discount	2,688	-	100	2,588	-
Total	\$ 6,372,312	\$ -	\$ 119,900	\$ 6,252,412	\$ 125,000

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ 125,000	\$ 292,169	\$ 417,169
2021	130,000	287,706	417,706
2022	135,000	282,563	417,563
2023	140,000	276,719	416,719
2024	145,000	270,663	415,663
2025-2029	820,000	1,250,181	2,070,181
2030-2034	1,030,000	1,032,744	2,062,744
2035-2039	1,300,000	755,984	2,055,984
2040-2044	1,650,000	398,532	2,048,532
2045-2046	780,000	38,513	818,513
Total	\$ 6,255,000	\$ 4,885,774	\$ 11,140,774

NOTE 7 – DEVELOPER TRANSACTIONS & CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which would have a material adverse effect on the District's operations.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three year.

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019**

	<u>Budgeted Amount</u>		<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original and Final</u>	<u>Actual Amounts</u>	
REVENUES			
Assessments	\$ 247,725	\$ 256,119	\$ 8,394
Interest	-	60	60
Total revenues	<u>247,725</u>	<u>256,179</u>	<u>8,454</u>
EXPENDITURES			
Current:			
General government	68,825	61,219	7,606
Physical environment	178,900	115,992	62,908
Total expenditures	<u>247,725</u>	<u>177,211</u>	<u>70,514</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	78,968	<u>\$ 78,968</u>
Fund balance - beginning		<u>54,553</u>	
Fund balance - ending		<u>\$ 133,521</u>	

See notes to required supplementary information

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
The Oaks at Shady Creek Community Development District
Hillsborough, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 8, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Shaw & Associates

April 8, 2020



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
The Oaks at Shady Creek Community Development District
Hillsborough, Florida

We have examined The Oaks at Shady Creek Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019, except that certain required language was not included in the policy and the individual assigned to make investment decisions did not have the required hours of continuing education for the year. The District should adopt the alternative guidelines for investments according to Florida Statute 218.415 or ensure the required language is included in the policy and the investment officer obtains the required hours.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

April 8, 2020



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
The Oaks at Shady Creek Community Development District
Hillsborough, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated April 8, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 8, 2020, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank The Oaks at Shady Creek Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

April 8, 2020

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2020/2021; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING 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, 2020 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and 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. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: July 17, 2020
HOUR: 10:00 a.m.
LOCATION*: Carlton Lakes Clubhouse
11404 Carlton Fields Drive
Riverview, FL 33579

**Please note that pursuant to Governor DeSantis’ Executive Order 20-69 (as it may be extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check on the District’s website for the latest information: <http://theoaksatshadycreekcdd.org/>.*

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s

website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

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 ON MAY 15, 2020.

Attest:

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

Nicole Hicks
Secretary / Assistant Secretary

Dan Schoonover
Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2020/2021

2021



THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
PROPOSED ANNUAL OPERATING BUDGET

MAY 15, 2020

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 PROPOSED ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2020 BUDGET ANALYSIS	2
III.	PROPOSED OPERATING BUDGET	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	6
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	7

MAY 15, 2020

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 2021, which begins on October 1, 2020. 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 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	247,725.00	249,553.28	3,593.14	253,146.42	5,421.42
TOTAL SPECIAL ASSESSMENTS	247,725.00	249,553.28	3,593.14	253,146.42	5,421.42
INTEREST EARNINGS					
Interest Earnings	0.00	26.01	0.00	26.01	26.01
TOTAL INTEREST EARNINGS	0.00	26.01	0.00	26.01	26.01
TOTAL REVENUES	\$247,725.00	\$249,579.29	\$3,593.14	\$253,172.43	\$5,447.43
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	9,600.00	1,800.00	6,000.00	7,800.00	(1,800.00)
TOTAL LEGISLATIVE	9,600.00	1,800.00	6,000.00	7,800.00	(1,800.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	14,062.50	19,687.50	33,750.00	0.00
District Engineer	5,000.00	0.00	2,000.00	2,000.00	(3,000.00)
Disclosure Report	4,200.00	0.00	4,200.00	4,200.00	0.00
Trustees Fees	5,000.00	2,083.35	2,916.65	5,000.00	0.00
Auditing Services	6,875.00	500.00	6,375.00	6,875.00	0.00
Postage, Phone, Faxes, Copies	3,500.00	22.81	1,977.19	2,000.00	(1,500.00)
Public Officials Insurance	2,200.00	2,050.00	0.00	2,050.00	(150.00)
Legal Advertising	2,500.00	341.34	1,658.66	2,000.00	(500.00)
Bank Fees	250.00	0.00	150.00	150.00	(100.00)
Dues, Licenses & Fees	200.00	175.00	0.00	175.00	(25.00)
Miscellaneous Fees	100.00	0.00	50.00	50.00	(50.00)
Office Supplies	250.00	0.00	150.00	150.00	(100.00)
Website Administration	4,000.00	3,656.65	843.35	4,500.00	500.00
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	67,825.00	22,891.65	40,008.35	62,900.00	(4,925.00)
LEGAL COUNSEL					
District Counsel	5,000.00	2,978.65	2,021.35	5,000.00	0.00
TOTAL LEGAL COUNSEL	5,000.00	2,978.65	2,021.35	5,000.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	77,300.00	18,841.98	41,158.02	60,000.00	(17,300.00)
TOTAL ELECTRIC UTILITY SERVICES	77,300.00	18,841.98	41,158.02	60,000.00	(17,300.00)
WATER-SEWER COMBINATION SERVICES					
Water-Sewer Combination Services	6,000.00	614.80	1,885.20	2,500.00	(3,500.00)
TOTAL WATER-SEWER COMBINATION SERVICES	6,000.00	614.80	1,885.20	2,500.00	(3,500.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,625.00	1,490.00	3,135.00	4,625.00	0.00
Property & Casualty Insurance	5,000.00	4,465.00	0.00	4,465.00	(535.00)
Entry & Walls Maintenance	0.00	1,450.00	0.00	1,450.00	1,450.00
Landscape Maintenance - Contract	55,000.00	24,420.00	30,580.00	55,000.00	0.00
Landscape Maintenance - Other	9,375.00	1,562.48	2,937.52	4,500.00	(4,875.00)
Plant Replacement Program	3,500.00	0.00	2,000.00	2,000.00	(1,500.00)
Irrigation Maintenance	4,500.00	280.95	4,219.05	4,500.00	0.00
Capital Reserve	0.00	0.00	38,432.43	38,432.43	38,432.43
TOTAL OTHER PHYSICAL ENVIRONMENT	82,000.00	33,668.43	81,304.00	114,972.43	32,972.43
TOTAL EXPENDITURES	\$247,725.00	\$80,795.51	\$172,376.92	\$253,172.43	\$5,447.43
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$168,783.78	(\$168,783.78)	\$0.00	(\$0.00)

FISCAL YEAR 2020 BUDGET ANALYSIS

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Proposed Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	247,725.00	253,146.42	5,421.42	253,110.32	5,385.32
TOTAL SPECIAL ASSESSMENTS	247,725.00	253,146.42	5,421.42	253,110.32	5,385.32
INTEREST EARNINGS					
Interest Earnings	0.00	26.01	26.01	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	26.01	26.01	0.00	0.00
TOTAL REVENUES	\$247,725.00	\$253,172.43	\$5,447.43	\$253,110.32	\$5,385.32
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	9,600.00	7,800.00	(1,800.00)	12,000.00	2,400.00
TOTAL LEGISLATIVE	9,600.00	7,800.00	(1,800.00)	12,000.00	2,400.00
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	5,000.00	2,000.00	(3,000.00)	4,000.00	(1,000.00)
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	4,500.00	(2,375.00)
Postage, Phone, Faxes, Copies	3,500.00	2,000.00	(1,500.00)	2,000.00	(1,500.00)
Public Officials Insurance	2,200.00	2,050.00	(150.00)	2,200.00	0.00
Legal Advertising	2,500.00	2,000.00	(500.00)	2,500.00	0.00
Bank Fees	250.00	150.00	(100.00)	250.00	0.00
Dues, Licenses & Fees	200.00	175.00	(25.00)	200.00	0.00
Miscellaneous Fees	100.00	50.00	(50.00)	100.00	0.00
Office Supplies	250.00	150.00	(100.00)	250.00	0.00
Website Administration	4,000.00	4,500.00	500.00	1,500.00	(2,500.00)
ADA Website Compliance	0.00	0.00	0.00	1,800.00	1,800.00
TOTAL FINANCIAL & ADMINISTRATIVE	67,825.00	62,900.00	(4,925.00)	62,250.00	(5,575.00)
LEGAL COUNSEL					
District Counsel	5,000.00	5,000.00	0.00	5,000.00	0.00
TOTAL LEGAL COUNSEL	5,000.00	5,000.00	0.00	5,000.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	77,300.00	60,000.00	(17,300.00)	70,000.00	(7,300.00)
TOTAL ELECTRIC UTILITY SERVICES	77,300.00	60,000.00	(17,300.00)	70,000.00	(7,300.00)
WATER-SEWER COMBINATION SERVICES					
Water-Sewer Combination Services	6,000.00	2,500.00	(3,500.00)	5,000.00	(1,000.00)
TOTAL WATER-SEWER COMBINATION SERVICES	6,000.00	2,500.00	(3,500.00)	5,000.00	(1,000.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,625.00	4,625.00	0.00	4,625.00	0.00
Property & Casualty Insurance	5,000.00	4,465.00	(535.00)	5,000.00	0.00
Entry & Walls Maintenance	0.00	1,450.00	1,450.00	5,000.00	5,000.00
Landscape Maintenance - Contract	55,000.00	55,000.00	0.00	55,000.00	0.00
Landscape Maintenance - Other	9,375.00	4,500.00	(4,875.00)	7,000.00	(2,375.00)
Plant Replacement Program	3,500.00	2,000.00	(1,500.00)	3,500.00	0.00
Irrigation Maintenance	4,500.00	4,500.00	0.00	5,000.00	500.00
Capital Reserve	0.00	38,432.43	38,432.43	13,735.32	13,735.32
TOTAL OTHER PHYSICAL ENVIRONMENT	82,000.00	114,972.43	32,972.43	98,860.32	16,860.32
TOTAL EXPENDITURES	\$247,725.00	\$253,172.43	\$5,447.43	\$253,110.32	\$5,385.32
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	(\$0.00)	\$0.00	\$0.00

FISCAL YEAR 2021
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	\$	420,431
TOTAL REVENUES	\$	420,431

EXPENDITURES

Series 2015 May Bond Interest Payment	\$	142,716
Series 2015 November Bond Principal Payment	\$	135,000
Series 2015 November Bond Interest Payment	\$	142,716
TOTAL EXPENDITURES	\$	420,431
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	6,000,000
Principal Payment Applied Toward Series 2015 Bonds	\$	135,000
Bonds Outstanding - Period Ending 11/1/2021	\$	5,865,000

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS ⁽¹⁾

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

Notations:

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

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2015-12 AND ANY OTHER PRIOR INVESTMENT POLICIES AND ELECTING TO USE THE STATUTORY DEFAULT INVESTMENT POLICIES FOR INVESTING PUBLIC FUNDS IN EXCESS OF THE AMOUNTS NEEDED TO MEET CURRENT EXPENSES IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; 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;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously adopted Resolution 2015-12 to establish a written investment policy in accordance with Section 218.415, Florida Statutes and appoint an investment representative for such funds; and

WHEREAS, the Board desires to rescind Resolution 2015-12 and any other prior investment policies, to not adopt a written investment policy, and instead use the statutory default investment policies for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415 (17), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Rescindment of Prior Investment Policies.** The Board hereby rescinds Resolution 2015-12 and any other prior investment policies in their entirety.
2. **Use of Statutory Default Investment Policies.** The Board hereby elects to use the statutory default alternative investment policies for the investment of public funds in excess of the amounts needed to meet current expenses, in accordance with Section 218.415(17), Florida Statutes, as amended.
3. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon adoption.

PASSED AND ADOPTED ON MAY 15, 2020.

Attest:

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

Nicole Hicks
Assistant Secretary

Dan Schoonover
Chair of the Board of Supervisors



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 24, 2020

To **Whom It May Concern:**

As per F.S. 190.006, **you'll find** the number of qualified registered electors for your Community Development District as of April 15, 2020, listed below.

Community Development District	Number of Registered Electors
Oaks at Shady Creek	618

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoc.org.

Respectfully,

Enjoli White
Candidate Services Liaison

VoteHillsborough.org ★ **(813) 744 - 5900**

Fred B. Karl County Center
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center
2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

RESOLUTION 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Oaks at Shady Creek Community Development District ("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 District's Board of Supervisors ("Board") is statutorily authorized to exercise the powers granted to the District; and

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

WHEREAS, the effective date of Ordinance No. 14-38 creating the District was the 10th day of December, 2014; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November 20, 2020, at 10:00 a.m. at the Carlton Lakes Clubhouse, located at 11404 Carlton Fields Drive, Riverview, Florida 33579.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its May 15, 2020 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 15TH DAY OF MAY, 2020.

ATTEST:

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

Nicole Hicks
Secretary/ Assistant Secretary

Dan Schoonover
Chair of the Board of Supervisors

EXHIBIT A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND
MEETING OF THE BOARD OF SUPERVISORS OF THE
OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within The Oaks at Shady Creek Community Development District (the “**District**”), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 148.56 acres more or less, generally located South of Big Bend Road, East of Highway 301, and County Road 672 in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 20, 2020
TIME: 10:00 a.m.
PLACE: Carlton Lakes Clubhouse
11404 Carlton Fields Drive
Riverview, Florida 33579

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Nicole Hicks, District Manager

Run Date(s): October 28 and November 4, 2020

EXHIBIT A

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE
OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 20, 2020**

TIME: **10:00 a.m.**

LOCATION: **Carlton Lakes Clubhouse
11404 Carlton Fields Drive
Riverview, Florida 33579**

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, two (2) seats on the Board will be up for election by landowners, two (2) seats for a four year period. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

EXHIBIT A

LANDOWNER PROXY

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 20, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of The Oaks at Shady Creek Community Development District to be held at Carlton Lakes Clubhouse, located at 11404 Carlton Fields Drive Riverview, Florida 33579, on November 20, 2020, at 10:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreeage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

EXHIBIT A

OFFICIAL BALLOT
THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 20, 2020

For Election Two (2) Supervisors: The two candidates receiving the highest number of votes will receive a four (4) year term, and the one candidate receiving the lowest number of votes will receive a two (2) year term, with the term of office for each of the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within The Oaks at Shady Creek Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowners' Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. _____	
2. _____	
3. _____	
4. _____	
5. _____	

Date: _____

Signed: _____
Printed Name: _____

Re: Sod on Blvd

INVOICE

No 9589



Millennium

Lawn, Landscape and Nursery

JAMES D. SLAYTON, Owner
 3471 Rackley Road
 Brooksville, FL 34604

Hillsborough 813-920-8041
 Fax 813-792-7967
 www.millenniumnursery.com
 Email: millenniumlawn@yahoo.com

Retail Nursery Location:
 11918 Tarpon Springs Road
 Odessa, FL 33556

DATE 5/6/20

NAME Oaks @ SHADY EMAIL _____
 ADDRESS CREEK CDD

 PHONE _____

*Customer assumes full responsibility for watering.
 Recommended watering schedule: once daily for first 30 days,
 then 3-4 times per week for the next 30 days, then 2-3 times
 per week for the next 30 days, after 90 days resume normal
 watering schedule. Initials: _____*

*Customer is responsible for the cost of repairs to irrigation or
 other unforeseen costs that may occur during the installation,
 transplanting or removal of plant material or sod.
 Initials: _____*

Ninety (90) day warranty on installed trees, plants, palms and sod.

QUANTITY	ITEM	DESCRIPTION	UNIT PRICE		TOTAL	
4	Pallets St. Augustine Sod D+I	for fixing Dead turf on MAIN DR	500	-	2000	-
		North Side				
1	Prep / Demo / Sod Cut Areas / Haul	↓ Dispose Debris			450	-

SUB-TOTAL
 TAX
TOTAL 2450 -

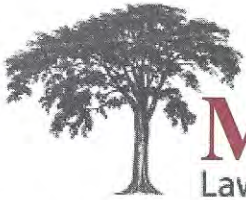
CUSTOMER SIGNATURE _____

TERMS: NET CASH ON DELIVERY — PLEASE PAY FROM THIS INVOICE.
 On accounts remaining unpaid after 10 days from date of invoice or pick-up, a charge of 1 1/2% will be added.
 Should it become necessary to collect via the courts, all court costs and reasonable attorney fees shall be at the buyers expense. Not responsible for fire, theft or damage. Initials: _____

RE: Tree Install

INVOICE

№ 9614



Millennium
Lawn, Landscape and Nursery

JAMES D. SLAYTON, Owner
3471 Rackley Road
Brooksville, FL 34604

Hillsborough 813-920-8041
Fax 813-792-7967
www.millenniumnursery.com

Email: millenniumlawn@yahoo.com

Retail Nursery Location:
11918 Tarpon Springs Road
Odessa, FL 33556

DATE 4/7/20

NAME OAKS @ SHADY CREEK CDD EMAIL ADDRESS PHONE

Customer assumes full responsibility for watering.
Recommended watering schedule: once daily for first 30 days, then 3-4 times per week for the next 30 days, then 2-3 times per week for the next 30 days, after 90 days resume normal watering schedule. Initials: _____

Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.
Initials: _____

Ninety (90) day warranty on installed trees, plants, palms and sod.

QUANTITY	ITEM	DESCRIPTION	UNIT PRICE		TOTAL
2	3-4" Caliper	12'-14' OA Height Live Oak trees @ Pocket Park	675	-	1350 -
		Delivered & Installed			

CUSTOMER SIGNATURE _____

SUB-TOTAL
TAX
TOTAL 1350

TERMS: NET CASH ON DELIVERY — PLEASE PAY FROM THIS INVOICE.
On accounts remaining unpaid after 10 days from date of invoice or pick-up, a charge of 1 1/2% will be added.
Should it become necessary to collect via the courts, all court costs and reasonable attorney fees shall be at the buyers expense. Not responsible for fire, theft or damage. Initials: _____

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

February 21, 2020 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of The Oaks at Shady Creek Community Development District was held on **Friday, February 21, 2020 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, February 21, 2020 at 10:03 a.m.**

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

Danny Schoonover	Chair
Gill Hammond	Vice Chair
Kelly Evans	Supervisor
Robin Lush	Supervisor
Tim Wersinger	Supervisor

Staff Members Present:

Nicole Hicks	District Manager, Meritus
Gene Roberts	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Kristen Schalter	District Counsel, Straley Robin Vericker
Paul Skidmore	District Engineer, Florida Land Design & Permitting

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

A. Acceptance of Board Resignation

Supervisor Evans went over her resignation from the Board of Supervisors.

42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83

MOTION TO:	Approve Kelly Evans’s resignation from the Board.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Discussion on Resumes for Board of Supervisor Seat

The Board discussed the resumes for the open seat.

MOTION TO:	Appoint Michelle Lebeau-Elrod to the Board.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Supervisor Lebeau-Elrod recited the Oath of Office. Ms. Schalter provided an overview of Sunshine Laws and guidelines for Supervisors.

The Board discussed the election process. Ms. Hicks said they spoke with the Supervisor of Elections, and they will need to hold a landowner’s election instead of going through the general election process this year. The Board discussed further what will happen as part of the landowner’s election in November.

C. Appointment of Officers
D. Consideration of Resolution 2020-02; Re-Designating Officers

The Board discussed the officer positions and agreed they would like for Supervisor Schoonover to remain as Chair and for Supervisor Hammond to remain as Vice Chair.

MOTION TO:	Approve Resolution 2020-02 as discussed.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Schoonover
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

84 **E. Discussion with District Engineer**

85
86 Supervisor Hammond asked about the issue on Tropical Kingbird.

87
88 Mr. Skidmore said the sod is higher than the sidewalk. There are two options: put in a drain or
89 change out the sod. Supervisor Schoonover said the ground is spongy underneath and the area
90 remains wet. The Board continued to discuss, and Mr. Skidmore said he would need to look at the
91 construction plans.

92
93 **F. Discussion on Landscape Services**

94
95 Supervisor Hammond said the HOA hired Millennium. The Board discussed Millennium's proposal
96 for the CDD. There is a decrease of \$120 a month with a 2-year contract. Ms. Hicks said she and
97 Mr. Roberts have concerns with Millennium because they have a habit of coming in as the low
98 bidder and then charge excessive rates for irrigation repairs and services. The Board discussed
99 further and would like verbiage added to the contract that Millennium cannot do any work without
100 management's approval. Counsel will review and adjust the contract.

101	MOTION TO:	Terminate Landcare and hire Millennium to start April
102		1, 2020.
103	MADE BY:	Supervisor Hammond
104	SECONDED BY:	Supervisor Schoonover
105	DISCUSSION:	None further
106	RESULT:	Called to Vote: Motion PASSED
107		5/0 - Motion passed unanimously
108		

109
110 **G. Discussion on Dog Waste Station Proposal**

111
112 The Board reviewed the proposal. The price for four dog waste stations is \$1,001.84, and the
113 installation cost would be approximately \$120. The Board discussed possible locations. They also
114 discussed using the current vendor for waste removal, or seeing if the landscaping vendor will
115 remove while they are onsite.

116	MOTION TO:	Approve the purchase and installation of four additional
117		dog waste stations.
118	MADE BY:	Supervisor Hammond
119	SECONDED BY:	Supervisor Wersinger
120	DISCUSSION:	None further
121	RESULT:	Called to Vote: Motion PASSED
122		5/0 - Motion passed unanimously
123		

124
125
126

127 **H. General Matters of the District**

128
129 Ms. Hicks discussed moving the meeting location. The Board discussed and agreed they would like
130 to move the meeting location to the South Fork Lakes clubhouse. They will keep all meetings with
131 the same date and time for now. The May and August budget meetings will be discussed at the next
132 meeting.

133
134
135 **4. CONSENT AGENDA**

136 **A. Consideration of Board of Supervisors Meeting Minutes January 17, 2020**

137
138 The Board reviewed the meeting minutes.

139	MOTION TO:	Approve the January 17, 2020 minutes.
140	MADE BY:	Supervisor Hammond
141	SECONDED BY:	Supervisor Wersinger
142	DISCUSSION:	None Further
143	RESULT:	Called to Vote: Motion PASSED
144		5/0 – Motion Passed Unanimously
145		

146
147 **B. Consideration of Operations and Maintenance Expenditures January 2020**

148
149 The Board reviewed the January 2020 O&Ms. Supervisor Hammond asked if the Landcare
150 irrigation repair should be paid by the HOA.

151	MOTION TO:	Approve the January 2020 O&Ms.
152	MADE BY:	Supervisor Wersinger
153	SECONDED BY:	Supervisor Hammond
154	DISCUSSION:	None Further
155	RESULT:	Called to Vote: Motion PASSED
156		5/0 – Motion Passed Unanimously
157		

158
159 **C. Review of Financial Statements Month Ending January 31, 2020**

160
161 The financials were reviewed and accepted.

162
163
164 **5. STAFF REPORTS**

165 **A. District Counsel**

166 **B. District Engineer**

167
168 There were no additional updates from Counsel or the Engineer at this time.

169
170

171 **C. District Manager**
172 **i. Aquatics Report**
173 **ii. Community Inspection Report**
174

175 Mr. Roberts went over the management reports with the Board. Supervisor Hammond asked if they
176 can do something other than annuals. Mr. Roberts said the annuals are part of the new contract with
177 Millennium.

178
179

180 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

181

182 There were no supervisor requests or audience comments at this time.

183

184

185 **7. ADJOURNMENT**

186

187

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

188

189

190

191

192

193

194

195

196

197

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

199

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

201

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

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

207

208

209 _____
Signature

_____ **Signature**

210

211 _____

_____ **Printed Name**

212 **Printed Name**

213

214 **Title:**

Title:

215 **Chair**

Secretary

216 **Vice Chair**

Assistant Secretary

217

218

Recorded by Records Administrator

219

220

Signature

221

222

Date

223

224



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Landcare Landscaping, Inc.	1263760	\$ 4,721.00		February Grounds Maintenance Service Charge
Meritus Districts	9568	2,817.23		Management Services - February
Monthly Contract Sub-Total		\$ 7,538.23		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	7015729919 021920	\$ 166.85		Water Service Charge Thru 02/14/20
Tampa Electric	211005987436 022020	21.20		Electric Service Charge 01/18/20 Thru 2/17/20
Tampa Electric	211005987634 022020	4,302.96	\$ 4,324.16	Electric Service Charge - 01/17/20 to 02/14/20
Utilities Sub-Total		\$ 4,491.01		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Landcare Landscaping, Inc.	1263827	\$ 490.00		Service Charge for Brush, Small trees Cut 02/14/20
Meritus Districts	9613	1,666.65		Chareges for The Difference Between Actual billing and Billed from Oct 19 to Feb 2020
Poop 911	2991628	43.12		Service Charge - Station Empty and Bags fill Charge 10/22/2019
Poop 911	3102320	43.12		Specprice - Station empty and Bags fill -

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
				12/24/2019
Poop 911	3159582	43.12	\$ 129.36	Charge for Station Empty and Bags Fill - 1/28/2020
Solitude	PI A00357321	298.00		Lake & Pond Management Service Charge - 02/01/20 to 02/29/20
Straley Robin Vericker	18022	2,128.40		Professional Services Fee for January 2020
Additional Services Sub-Total		\$ 4,712.41		
TOTAL:		\$ 16,741.65		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary



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

Invoice

Invoice #
1263760
Date
2/1/2020

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

Rep

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 FEBRUARY 2020 CCD ONLY, PONDS, FRONT ENTRY AND ALL COMMON AREAS. LANDCARE APPRECIATES YOUR BUSINESS	4,721.00
	Landcare Landscaping offers electronic invoices if you would prefer over paper mailed invoices. Please contact our office at accountingdept@landcare1.com if you would like to make this change to receive your invoices electronically.	0.00

Received
 JAN 30 2020

53900 - 4604
 Ⓢ

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 \$4,721.00

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: 9568

Invoice Date: Feb 1, 2020

Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Oaks at Shady Creek		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - February		2,812.50
		Postage - December		4.73

Subtotal	2,817.23
Sales Tax	
Total Invoice Amount	2,817.23
Payment/Credit Applied	
TOTAL	2,817.23



Hillsborough County Florida

CUSTOMER NAME THE OAKS AT SHADY CREEK CDD	ACCOUNT NUMBER 7015729919	BILL DATE 02/19/2020	DUE DATE 03/11/2020
---	-------------------------------------	--------------------------------	-------------------------------



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	01/15/2020	5529	02/14/2020	5806	27700	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$81.16
Water Base Charge	\$60.50
Water Usage Charge	\$20.78
Total Service Address Charges	\$166.85

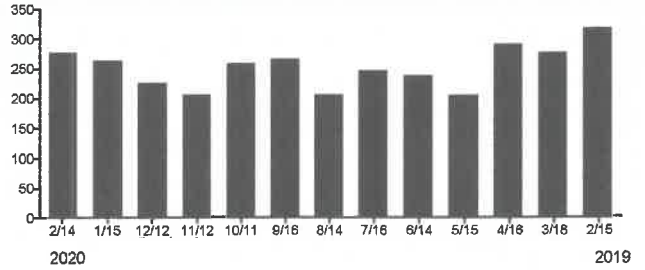
Summary of Account Charges

Previous Balance	\$161.70
Net Payments - Thank You	(\$161.70)
Total Account Charges	\$166.85
AMOUNT DUE	\$166.85

Important Message

Lawn irrigation is restricted to specific days and times. Excessive irrigation may damage lawns, harm the environment, and result in fines. Find your watering days and ways to conserve water at HCFLGov.net/WaterConservation or call (813) 663-3295.

Consumption History x 100 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



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

Received

FEB 24 2020

DUE DATE	03/11/2020
AMOUNT DUE	\$166.85
AMOUNT PAID	

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

Statement Date: 02/20/2020
Account: 211005987436

Current month's charges:	\$21.20
Total amount due:	\$21.20
Payment Due By:	03/12/2020

Your Account Summary

Previous Amount Due	\$19.83
Payment(s) Received Since Last Statement	-\$19.83
Current Month's Charges	\$21.20
Total Amount Due	\$21.20



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

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

Win the TECO VIP Bolts Experience.

Just sign up for one or more free and convenient TECO programs for your chance to win a game-night suite at Amalie Arena, along with 17 friends and family. Learn more and enter to win February 4 through March 6 at tecoenergy.com/vip.

NO PURCHASE NECESSARY. Sponsored by TECO Energy, Inc. Enter to win 2/4/20 - 3/6/20. Must be 18 or older. Open to Tampa Electric and Peoples Gas customers only. Additional restrictions apply. See full rules at tecoenergy.com/vip/rules. Void where prohibited.



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:	\$21.20
Total amount due:	\$21.20
Payment Due By:	03/12/2020
Amount Enclosed	\$

681012842522

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

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



Account: 211005987436
Statement Date: 02/20/2020
Current month's charges due 03/12/2020

Details of Charges – Service from 01/18/2020 to 02/17/2020

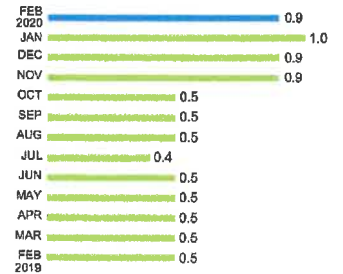
Service for: 10508 PURPLE MARTIN BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
K66265	02/17/2020	1,547	1,518		29 kWh	1	31 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	29 kWh @ \$0.06010/kWh	\$1.74
Fuel Charge	29 kWh @ \$0.03016/kWh	\$0.87
Florida Gross Receipt Tax		\$0.53
Electric Service Cost		\$21.20

Total Current Month's Charges

\$21.20

00002228-0005758-Page 7 of 8

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.



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

Statement Date: 02/20/2020
Account: 211005987634

Current month's charges:	\$4,302.96
Total amount due:	\$4,302.96
Payment Due By:	03/12/2020

Your Account Summary

Previous Amount Due	\$3,268.61
Payment(s) Received Since Last Statement	-\$3,268.61
Current Month's Charges	\$4,302.96
Total Amount Due	\$4,302.96



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

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

Win the TECO VIP Bolts Experience.

Just sign up for one or more free and convenient TECO programs for your chance to win a game-night suite at Amalie Arena, along with 17 friends and family. Learn more and enter to win February 4 through March 6 at tecoenergy.com/vip.

NO PURCHASE NECESSARY. Sponsored by TECO Energy, Inc. Enter to win 2/4/20 - 3/6/20. Must be 18 or older. Open to Tampa Electric and Peoples Gas customers only. Additional restrictions apply. See full rules at tecoenergy.com/vip/rules. Void where prohibited.



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:	\$4,302.96
Total amount due:	\$4,302.96
Payment Due By:	03/12/2020

Amount Enclosed \$ _____
681012842523

00002229 02 AV 0.98 93607 FTECO102212001073510 00000 02 01000000 003 02 8697 004



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

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

Received
FEB 24 2020

00002228-0005755-Page 1 of 8



Account: 211005987634
Statement Date: 02/20/2020
Current month's charges due 03/12/2020

Details of Charges – Service from 01/17/2020 to 02/14/2020

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	3521 kWh @ \$0.02871/kWh	\$101.09
Fixture & Maintenance Charge	84 Fixtures	\$1165.17
Lighting Pole / Wire	117 Poles	\$2926.17
Lighting Fuel Charge	3521 kWh @ \$0.02989/kWh	\$105.24
Florida Gross Receipt Tax		\$5.29
Lighting Charges		\$4,302.96

Total Current Month's Charges

\$4,302.96

00002229-0005756-Page 3 of 8

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.





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

Invoice

Invoice #
1263827
Date
2/14/2020

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

Rep
JR

P.O. Number	Project	Terms
	LANDSCAPE AND EXTRAS	Net on Receipt

Quantity	Description	Amount
	<p>LANDCARE PROVIDED ALL LABOR AND MATERIAL TO COMPLETE THE FOLLOWING:</p> <p>OAKS AT SHADY CREEK CDD: BEHIND 10606 GREAT CORMORANT DRIVE.</p> <p>LABOR, MATERIALS AND ANY AND ALL DUMP FEES ASSOCIATED WITH WORK TO CUT BACK BRUSH AND LIMB UP SMALL TREES IN BACK OF (3) HOUSE'S FROM FENCE LINE TO APPROX. 10-15 FEET IF ALLOWABLE.</p> <p style="text-align: center;">53900- 4605 JL</p>	490.00

Received

FEB 20 2020

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	\$490.00
--	--------------	----------

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

INVOICE

Invoice Number: 9613
Invoice Date: Feb 11, 2020
Page: 1

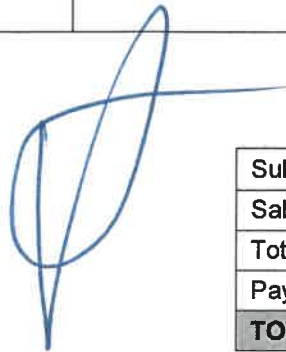
Voice: 813-397-5121
Fax: 813-873-7070

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Oaks at Shady Creek		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/11/20

Quantity	Item	Description	Unit Price	Amount
		Difference between charges for services that should have been billed and actual billing for period 10/1/19 - 2/29/20:		
		Website Administration		1,666.65



Subtotal	1,666.65
Sales Tax	
Total Invoice Amount	1,666.65
Payment/Credit Applied	
TOTAL	1,666.65

Service Slip/Invoice

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

INVOICE: 2991628
DATE: 10/22/2019
ORDER:

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
10/22/2019	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

52900 - 4605
GR

* 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. 79

PLEASE PAY FROM THIS INVOICE

Service Slip/Invoice

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

INVOICE: 3102320
DATE: 12/24/2019
ORDER:

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
12/24/2019	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

53900.4605
 QR

* 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

L753 - WOODWAY, INC. (800-762-0181) © Copyright 2018 WOODWAY, Inc. All Rights Reserved

Service Slip/Invoice

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

INVOICE: 3159582
DATE: 1/28/2020
ORDER:

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

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

Work Date	Time	Target Pest	Technician	Time In
1/28/2020	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

53900.4605
 CR

* 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



INVOICE

Invoice Number: PI-A00357321
 Invoice Date: 02/01/20
 PROPERTY: Oaks @ Shady Crk Cdd

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Oaks @ Shady Crk Cdd
 C/O Meritus
 2005 Pan AM Circle Suite 300
 Tampa, FL 33607

CUSTOMER ID 8184	CUSTOMER PO	Payment Terms Net 30	
Sales Rep ID Josh F. McGarry	Shipment Method	Ship Date	Due Date 03/02/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49021 02/01/20 - 02/29/20 Lake & Pond Management Services		298.00	298.00

53966.4307
4.2

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	298.00
Sales Tax	0.00
Total Invoice	298.00
Payment Received	0.00
TOTAL	298.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

February 25, 2020
Client: 001450
Matter: 000001
Invoice #: 18022

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2020

SERVICES

Date	Person	Description of Services	Hours
1/16/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3
1/17/2020	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.8
1/21/2020	JMV	REVIEW COMMUNICATION FROM L. COFFEY RE: CDD DRAINAGE POND MAINTENANCE; DRAFT EMAIL TO L. COFFEY.	0.4
1/21/2020	LB	RESEARCH RE PROPERTY OWNED BY EISENHOWER PROPERTY GROUP AND CARLTON LAKES CDD RE ISSUE WITH CHANGE TO POND AND SWFWMD REQUEST RE SAME; OFFICE CONFERENCE WITH J. VERICKER RE SAME.	0.7
1/21/2020	LB	PREPARE LETTERS AND MEMOS TO R. LUSH AND T. WERSINGER RE FLORIDA'S SUNSHINE LAWS, PUBLIC RECORDS AND TEXTING.	1.0
1/22/2020	KMS	REVIEW NEW SUPERVISOR PACKETS FOR R. LUSH AND T. WERSINGER; DRAFT INTERLOCAL AGREEMENT FOR POND MAINTENANCE AND COSTS WITH CARLTON LAKES CDD.	1.2
1/23/2020	KMS	REVIEW COMMUNICATIONS FROM R. MOTKO; REVIEW PROPERTY APPRAISER INFORMATION FOR POND PARCEL.	0.4
1/27/2020	KMS	DRAFT MAINTENANCE EASEMENT AGREEMENT FOR POND BANK.	0.8
1/29/2020	KMS	REVISE AND FINALIZE MAINTENANCE EASEMENT AGREEMENT.	0.4

51460-3107
QR

SERVICES

Date	Person	Description of Services	Hours	
2/7/2020	KMS	REVIEW COMMUNICATIONS FROM R. MOTKO; REVIEW LEGAL DESCRIPTIONS OF POND; REVISE AND FINALIZE MAINTENANCE EASEMENT AGREEMENT; DRAFT A RESOLUTION ACCEPTING AND CONSENTING TO THE MAINTENANCE EASEMENT FROM SOUTHFORK TOWERS LLC; DRAFT EMAIL TO R. MOTKO.	1.5	
2/13/2020	LB	EMAILS TO AND FROM B. CRUTCHFIELD RE NOVEMBER LANDOWNERS ELECTIONS; RESEARCH RE SEATS UP IN NOVEMBER FOR THE LANDOWNERS ELECTION.	0.2	
Total Professional Services			8.7	\$2,122.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	2.5	\$762.50
KMS	Kristen M. Schalter	4.3	\$1,075.00
LB	Lynn Butler	1.9	\$285.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/22/2020	Postage	\$2.90
2/15/2020	Photocopies (20 @ \$0.15)	\$3.00
Total Disbursements		\$5.90

February 25, 2020
Client: 001450
Matter: 000001
Invoice #: 18022

Page: 3

Total Services	\$2,122.50	
Total Disbursements	\$5.90	
Total Current Charges		\$2,128.40

PAY THIS AMOUNT		\$2,128.40
------------------------	--	-------------------

Please Include Invoice Number on all Correspondence

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9650	\$ 3,153.18		Management Service Fee for March 2020
Solitude	PI A00371712	298.00		Lake & Pond Management Services for March 2020
Monthly Contract Sub-Total		\$ 3,451.18		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	7015729919 031920	\$ 139.62		Waste Service - 02/14/2020 - 03/16/2020
Tampa Electric	211005987436 032020	20.92		Electric Service - thru 03/17/2020
Tampa Electric	211005987634 032020	4,302.98	\$ 4,323.90	Electric Service - thru 03/20/2020
Utilities Sub-Total		\$ 4,463.52		
Regular Services				
Michelle Lebeau-Elrod	MLE022120	\$ 200.00		Supervisor Fee - 02/21/2020
Regular Services Sub-Total		\$ 200.00		
Additional Services				
Carson's Lawn & Landscaping Services	5796	\$ 250.00		Lawn Services - Cut Sylvester Palm & Haul Away Debris - 03/02/2020
Danny Schoonover	DS022120	200.00		Supervisor Fee - 02/21/2020
Florida Land Design & Permitting	10099	907.50		District Engineering - Wetland Mitigation Planting for Feb 2020
Gill Hammond	GH022120	200.00		Supervisor Fee - 02/21/2020
Landcare Landscaping, Inc.	1263992	1,841.23		Land Care Service Charge - 03/03/2020
Robin Lush	RL022120	200.00		Supervisor Fee - 02/21/2020

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Bay Times	67731 030620	361.00		Meeting Schedule - 03/06/20
Timothy Wersinger	TW022120	200.00		Supervisor Fee - 02/21/2020
Additional Services Sub-Total		\$ 4,159.73		
TOTAL:		\$ 12,274.43		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9650
 Invoice Date: Mar 1, 2020
 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		3/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - March		2,812.50
		Postage - January		7.35
		Website Administration		333.33

Subtotal	3,153.18
Sales Tax	
Total Invoice Amount	3,153.18
Payment/Credit Applied	
TOTAL	3,153.18



INVOICE

Voice: (888) 480-5253 Fax: (888) 358-0088

Invoice Number: PI-A00371712
 Invoice Date: 03/01/20
 PROPERTY: Oaks @ Shady Crk Cdd

SOLD TO: Oaks @ Shady Crk Cdd
 C/O Meritus
 2005 Pan AM Circle Suite 300
 Tampa, FL 33607

CUSTOMER ID 8184	CUSTOMER PO	Payment Terms Net 30	
Sales Rep ID Josh F. McGarry	Shipment Method	Ship Date	Due Date 03/31/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49021 03/01/20 - 03/31/20 Lake & Pond Management Services		298.00	298.00

WJ 53900
4307

PLEASE REMIT PAYMENT TO:

 1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	298.00
Sales Tax	0.00
Total Invoice	298.00
Payment Received	0.00
TOTAL	298.00



Hillsborough County Florida

CUSTOMER NAME THE OAKS AT SHADY CREEK CDD	ACCOUNT NUMBER 7015729919	BILL DATE 03/19/2020	DUE DATE 04/09/2020
---	-------------------------------------	--------------------------------	-------------------------------



Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

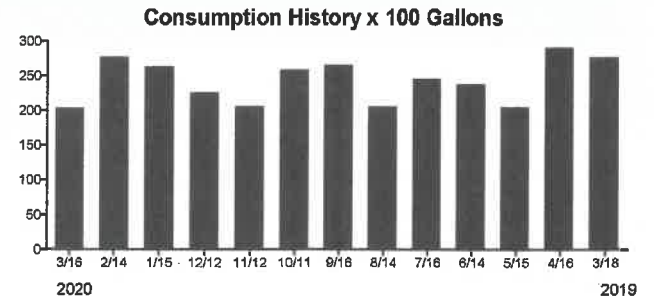
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53984411	02/14/2020	5806	03/16/2020	6009	20300	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$59.48
Water Base Charge	\$60.50
Water Usage Charge	\$15.23
Total Service Address Charges	\$139.62

Summary of Account Charges

Previous Balance	\$166.85
Net Payments - Thank You	(\$166.85)
Total Account Charges	\$139.62
AMOUNT DUE	\$139.62



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
 Internet Payments: HCFLGov.net/WaterBill
 Additional Information: HCFLGov.net/Water

THANK YOU!



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

Received
3,320
MAR 27 2020

DUE DATE	04/09/2020
AMOUNT DUE	\$139.62
AMOUNT PAID	

0070157299192

90
00000139626

Statement Date: 03/20/2020
Account: 211005987436

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

Current month's charges:	\$20.92
Total amount due:	\$20.92
Payment Due By:	04/13/2020

Your Account Summary

Previous Amount Due	\$21.20
Payment(s) Received Since Last Statement	-\$21.20
Current Month's Charges	\$20.92
Total Amount Due	\$20.92

Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit tampaelectric.com/zapcap or call 877-Surge22 to learn more and sign up.



00004654-0009882-Page 5 of 8

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



HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit tampaelectric.com/share or peoplesgas.com/share to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005987436

Current month's charges:	\$20.92
Total amount due:	\$20.92
Payment Due By:	04/13/2020
Amount Enclosed	\$

676074597671



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

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

Account: 211005987436
Statement Date: 03/20/2020
Current month's charges due 04/13/2020

Details of Charges – Service from 02/18/2020 to 03/17/2020

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

Rate Schedule: General Service - Non Demand

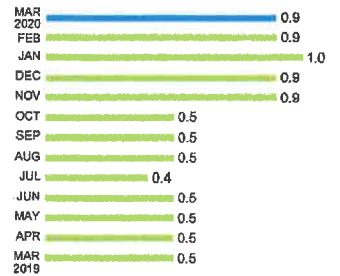
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K66265	03/17/2020	1,573		1,547		26 kWh	1	29 Days

Basic Service Charge						\$18.06
Energy Charge	26 kWh @ \$0.06010/kWh					\$1.56
Fuel Charge	26 kWh @ \$0.03016/kWh					\$0.78
Florida Gross Receipt Tax						\$0.52
Electric Service Cost						\$20.92

Total Current Month's Charges **\$20.92**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00004654-0009893-Page 7 of 8



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

Statement Date: 03/20/2020
Account: 211005987634

Current month's charges:	\$4,302.98
Total amount due:	\$4,302.98
Payment Due By:	04/13/2020

Your Account Summary

Previous Amount Due	\$4,302.96
Payment(s) Received Since Last Statement	-\$4,302.96
Current Month's Charges	\$4,302.98
Total Amount Due	\$4,302.98

Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit tampaelectric.com/zapcap or call 877-Surge22 to learn more and sign up.



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



HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit tampaelectric.com/share or peoplesgas.com/share to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005987634

Current month's charges:	\$4,302.98
Total amount due:	\$4,302.98
Payment Due By:	04/13/2020

Amount Enclosed \$ _____
676074597672

00004654 02 AV 0.38 33607 FTECO103202023531010 00000 02 01000000 009 02 11682 004



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

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

Received
MAR 25 2020



Account: 211005987634
Statement Date: 03/20/2020
Current month's charges due 04/13/2020

Details of Charges – Service from 02/15/2020 to 03/16/2020

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	3516 kWh @ \$0.02871/kWh	\$100.94
Fixture & Maintenance Charge	84 Fixtures	\$1165.50
Lighting Pole / Wire	117 Poles	\$2926.17
Lighting Fuel Charge	3516 kWh @ \$0.02989/kWh	\$105.09
Florida Gross Receipt Tax		\$5.28

Lighting Charges **\$4,302.98**

Total Current Month's Charges **\$4,302.98**

00004554-0009691-Page 3 of 8



The Oaks at Shady Creek CDD **Feb. 21, 2020**

MEETING DATE: ~~January 17, 2020~~

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans Michelle Lebeau-Elrod	✓	Salary Waived ^{Salary Accepted}	\$0.00 \$200.00
Robin Lush	✓	Salary Accepted	\$200.00
Timothy Wersinger	✓	Salary Accepted	\$200.00
Danny (Dan) Schoonover	✓	Salary Accepted	\$200.00
Gill Hammond	✓	Salary Accepted	\$200.00

BL

MLE 022120

Carson's Lawn & Landscaping Services

INVOICE

Billing Address
 P.O. Box 3203
 Riverview, FL 33568

DATE: March 2, 2020
 Invoice # 5796

Billing address	Service address
Oaks at Shady Creek Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	Oaks at Shady Creek

ID	LOCATION	QTY	COST	TOTAL
	Purple Martin Drive			
	A) Cut (1) 10 -12' ft Sylvester Palm to ground level		\$	250.00
	B) Haul away all debris created from job to dump			
			\$	-
			\$	-

6100 *5390J*
11005

THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES **TOTAL \$ 250.00**

Payment due upon receipt

Phone #	Fax #	E-mail
813-526-3739	813-280-2476	carsonwd@yahoo.com

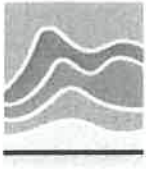
The Oaks at Shady Creek CDD **Feb. 21, 2020**

MEETING DATE: ~~January 17, 2020~~

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans		Salary Waived	\$0.00
Robin Lush	✓	Salary Accepted	\$200.00
Timothy Wersinger	✓	Salary Accepted	\$200.00
Danny (Dan) Schoonover	✓	Salary Accepted	\$200.00
Gill Hammond	✓	Salary Accepted	\$200.00

DS022120



Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655
 727.478.2421 • Fax 727.255.6085

Nicole Hicks, District Manager
 The Oaks at Shady Creek CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

Invoice Date: 3/3/2020
 Invoice #: 10099
 Invoice Period: 2/1/2020 to 2/28/2020
 Project #: 2019-1008

Re: The Oaks at Shady Creek CDD

Services Performed:

Task 0900 - District Engineer			
'Attended CDD meeting. Prepared Exhibit of roadway underdrain and reviewed Southwest Florida Water Management District compliance issues pertaining to wetland mitigation plantings.			
Classification	Hours	Rate	Amount Due
District Engineer	5.5	\$165.00	\$907.50

TOTAL DUE THIS INVOICE	\$907.50
-------------------------------	-----------------

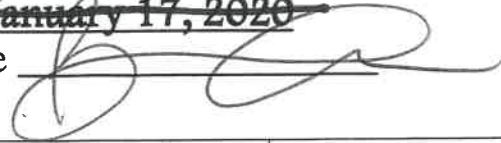
*UAT 51300
3103*

Paul E. Skidmore, P.E., VP/Engineering

The Oaks at Shady Creek CDD **Feb. 21, 2020**

MEETING DATE: ~~January 17, 2020~~

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans		Salary Waived	\$0.00
Robin Lush	✓	Salary Accepted	\$200.00
Timothy Wersinger	✓	Salary Accepted	\$200.00
Danny (Dan) Schoonover	✓	Salary Accepted	\$200.00
Gill Hammond	✓	Salary Accepted	\$200.00

GH022120



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

Invoice

Invoice #
1263992
Date
3/3/2020

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

Rep
JR

P.O. Number	Project	Terms
Gene Roberts 2/...	LANDSCAPE AND EXTRAS	Net on Receipt

Quantity	Description	Amount
	<p>LANDCARE PROVIDED ALL LABOR AND MATERIAL TO COMPLETE THE FOLLOWING: Authorized by Gene Roberts 2/4/20 e-mail OAKS AT SHADY CREEK CDD:</p> <p>LABOR, MATERIALS to track and locate faulted valves and bad wire connectors on 2/20/20. Repaired all connections and replaced all bad and/or damaged decoders on Zones 3, 11,12,13 & 14. For future reference - not part of this repair: Two valves on Zones 1 & 2 at the front exit had no decoders installed and lines disabled and Zone 32 & 39 also are disabled and outgoing feeds broken.</p> <p><i>WR 539100 4611</i></p>	1,841.23

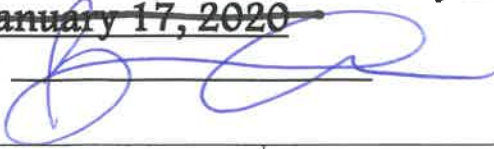
Received
 MAR 06 2020

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	\$1,841.23
--	--------------	------------

A 1.5% LATE FEE WILL BE APPLIED AFTER 30 DAYS OF NON PAYMENT.

The Oaks at Shady Creek CDD **Feb. 21, 2020**

MEETING DATE: ~~January 17, 2020~~

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans		Salary Waived	\$0.00
Robin Lush	✓	Salary Accepted	\$200.00
Timothy Wersinger	✓	Salary Accepted	\$200.00
Danny (Dan) Schoonover	✓	Salary Accepted	\$200.00
Gill Hammond	✓	Salary Accepted	\$200.00

RLO22120

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
03/ 6/20		THE OAKS AT SHADY CREEK CDD	
Billing Date	Sales Rep	Customer Account	
03/06/2020	Deirdre Almeida	44291	
Total Amount Due		Ad Number	
\$361.00		0000067731	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/06/20	03/06/20	0000067731	Times	Legals CLS	Meeting Schedule	1	2x51 L	\$361.00
03/06/20	03/06/20	0000067731	Tampabay.com	Legals CLS	Meeting Schedule	1	2x51 L	\$0.00

WAD
 5/300
 4801
 5/300/4801

Received
 MAR 11 2020

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
03/ 6/20		THE OAKS AT SHADY CREEK CDD	
Billing Date	Sales Rep	Customer Account	
03/06/2020	Deirdre Almeida	44291	
Total Amount Due		Ad Number	
\$361.00		0000067731	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

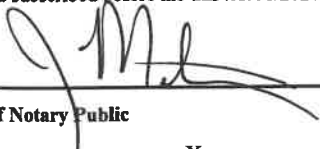
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in **Tampa Bay Times: 3/ 6/20** in said newspaper in the issues of **Baylink Hillsborough**

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



Signature Affiant

Sworn to and subscribed before me this **03/06/2020**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**NOTICE OF REGULAR BOARD
"CHANGE IN MEETING LOCATION"
THE OAKS AT SHADY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Oaks at Shady Creek Community Development District will hold a Regular Meeting of the Board to consider any and all business which may properly come before them. The location of the Regular Meeting of the Board of Supervisors of the Oaks at Shady Creek Community Development District has been changed to be held at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579 on the following dates:

March 20, 2020	10:00 a.m.
April 17, 2020	10:00 a.m.
May 15, 2020	10:00 a.m.
June 19, 2020	10:00 a.m.
July 17, 2020	10:00 a.m.
August 21, 2020	10:00 a.m.
September 18, 2020	10:00 a.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

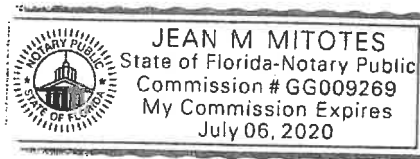
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the testimony is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Nicole Hicks
District Manager

Run Date: 03/06/2020

0000067731



The Oaks at Shady Creek CDD **Feb. 21, 2020**

MEETING DATE: ~~January 17, 2020~~

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans		Salary Waived	\$0.00
Robin Lush	✓	Salary Accepted	\$200.00
Timothy Wersinger	✓	Salary Accepted	\$200.00
Danny (Dan) Schoonover	✓	Salary Accepted	\$200.00
Gill Hammond	✓	Salary Accepted	\$200.00

TW022120

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9691	\$ 3,152.71		District Management Service Charge - April 2020
Solitude	PI A00388119	298.00		Lake & Pond Management Service for April 2020
Monthly Contract Sub-Total		\$ 3,450.71		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	211005987436 042120	\$ 20.83		Electric Service - thru 04/16/2020
Tampa Electric	211005987634 042120	4,302.98	\$ 4,323.81	Electric Service - 03/17/2020 to 04/15/2020
Utilities Sub-Total		\$ 4,323.81		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Affordable Backflow Testing	16101	\$ 125.00		Remove and Installation of test cocks - 03/25/20
Gary Ford	GF041320	472.00		Hoist Truck Service and Labor for Reset Pump 04/13/20
Grau and Associates	19405	3,500.00		Audit FYE 09/30/19 Invoice date 04.02.2020
Landcare Landscaping, Inc.	1263969	4,721.00		Landcare Appreciates 03/01/2020
Millennium Lawn and Landscape Inc.	15953	150.00		Irrigation Service Call and Troubleshoot Pump - 04/02/2020
Straley Robin Vericker	18137	2,195.65		Professional Services Thru March 15 2020

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Sub-Total		\$ 11,163.65		
TOTAL:		\$ 18,938.17		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

INVOICE

Invoice Number: 9691
 Invoice Date: Apr 1, 2020
 Page: 1

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

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		4/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - April		2,812.50
		Postage - February		6.88
		Website Administration		333.33

Subtotal	3,152.71
Sales Tax	
Total Invoice Amount	3,152.71
Payment/Credit Applied	
TOTAL	3,152.71



INVOICE

Voice: (888) 480-5253 Fax: (888) 358-0088

Invoice Number: PI-A00388119
 Invoice Date: 04/01/20
 PROPERTY: Oaks @ Shady Crk Cdd

SOLD TO: Oaks @ Shady Crk Cdd
 C/O Meritus
 2005 Pan AM Circle Suite 300
 Tampa, FL 33607

CUSTOMER ID 8184	CUSTOMER PO	Payment Terms Net 30	
Sales Rep ID Josh F. McGarry	Shipment Method	Ship Date	Due Date 05/01/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49021 04/01/20 - 04/30/20 Lake & Pond Management Services		298.00	298.00

*WJH 53910
4307*

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	298.00
Sales Tax	0.00
Total Invoice	298.00
Payment Received	0.00
TOTAL	298.00

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

Statement Date: 04/21/2020
Account: 211005987436

Current month's charges:	\$20.83
Total amount due:	\$20.83
Payment Due By:	05/12/2020

Your Account Summary

Previous Amount Due	\$20.92
Payment(s) Received Since Last Statement	-\$20.92
Current Month's Charges	\$20.83
Total Amount Due	\$20.83

Go paperless!

Goodbye clutter. Hello convenience.

There's never been a better time to go paperless. It's touch-free and good for 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



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: 211005987436

Current month's charges:	\$20.83
Total amount due:	\$20.83
Payment Due By:	05/12/2020

Amount Enclosed \$ _____
648914178652

00002681 02 AV 0.38 33607 FTECO104212023481810 00000 03 01000000 011 02 12075 004



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

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

Recd.

APR 24 2020

00002681-0008081-Page 1 of 8



Account: 211005987436
Statement Date: 04/21/2020
Current month's charges due 05/12/2020

Details of Charges – Service from 03/18/2020 to 04/16/2020

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

Rate Schedule: General Service - Non Demand

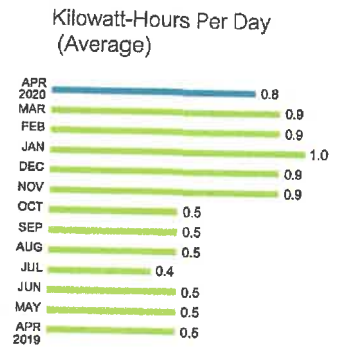
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K66265	04/16/2020	1,598		1,573		25 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	25 kWh @ \$0.06010/kWh	\$1.50
Fuel Charge	25 kWh @ \$0.03016/kWh	\$0.75
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.83

Total Current Month's Charges

\$20.83

Tampa Electric Usage History



00002681-0008092-Page 3 of 8





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/21/2020
Account: 211005987634

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

Current month's charges:	\$4,302.98
Total amount due:	\$4,302.98
Payment Due By:	05/12/2020

Your Account Summary

Previous Amount Due	\$4,302.98
Payment(s) Received Since Last Statement	-\$4,302.98
Current Month's Charges	\$4,302.98
Total Amount Due	\$4,302.98

Go paperless! Goodbye clutter. Hello convenience.

There's never been a better time to go paperless. It's touch-free and good for the environment.



Learn more and sign up > tampaelectric.com/paperless

00002681-0008093-Page 5 of 8

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

CALL
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:	\$4,302.98
Total amount due:	\$4,302.98
Payment Due By:	05/12/2020
Amount Enclosed	\$ _____

648914178653



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

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



ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g](#) [in](#)

Account: 211005987634
Statement Date: 04/21/2020
Current month's charges due 05/12/2020

Details of Charges – Service from 03/17/2020 to 04/15/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	3516 kWh @ \$0.02871/kWh	\$100.94
Fixture & Maintenance Charge	84 Fixtures	\$1165.50
Lighting Pole / Wire	117 Poles	\$2926.17
Lighting Fuel Charge	3516 kWh @ \$0.02989/kWh	\$105.09
Florida Gross Receipt Tax		\$5.28

\$4,302.98

Lighting Charges

\$4,302.98

Total Current Month's Charges

00002681-0000094-Page 7 of 8



Affordable Backflow Testing

3423 Holland Dr.
 Brandon, FL 33511
 (813) 684-3386

NAME: <i>The Oaks at Shady Creek CDD</i>		DATE OF ORDER: <i>3-25-20</i>	
ADDRESS: <i>To Acritus Corp</i>		PHONE:	
JOB NAME / LOCATION: <i>Park across from 1104 Purple Martin</i>		DATE PROMISED:	
DESCRIPTION OF WORK:		ORDER TAKEN BY:	
		<input type="checkbox"/> DAY WORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA	
QTY.	DESCRIPTION	PRICE	AMOUNT
<i>3</i>	<i>Remove Broken Off Threads, from Test Cocks, from Device and Install New Test Cocks.</i>		
	<i>WAT</i>	<i>53110</i>	
		<i>4611</i>	
LABOR	HOURS	RATE	AMOUNT
			TOTAL MATERIALS
			TOTAL LABOR
WORK ORDERED BY: <i>Gene</i>	TOTAL LABOR		TAX
JOB INVOICE	DATE COMPLETED	<i>Thank You TOTAL \$125.00</i>	
<i>16101</i>	SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work)		

B

PRODUCT 821

Phone (813) 754-4856

Gary Ford

Cell (813) 245-6944

DBA Gary Ford Well & Pump Co.

4601 Holbrook Rd • Plant City, Florida 33565

SOLD TO The Oaks @ Shady Creek CDD

DATE 4-13-20

ADDRESS 10707 Purple Martin Blvd.
Riverview

PHONE 813-440-7096
Gene Roberts

districtinvoices@merituscorp.com

1-2" Galv. Nipple

\$ 22.00

Hoist Truck Service + Labor To
Pull + ReSet Pump

450.00

\$ 472.00

WJD

Thank you!

WJD

53103
4/16/20

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 19405
Date 04/02/2020

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>3,500.00</u>
Current Amount Due	\$ <u>3,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,500.00	0.00	0.00	0.00	0.00	3,500.00

Payment due upon receipt.



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

Invoice

Invoice #
1263969
Date
3/1/2020

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

Rep

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 2020 CCD ONLY, PONDS, FRONT ENTRY AND ALL COMMON AREAS. LANDCARE APPRECIATES YOUR BUSINESS	4,721.00
	Landcare Landscaping offers electronic invoices if you would prefer over paper mailed invoices. Please contact our office at accountingdept@landcare1.com if you would like to make this change to receive your invoices electronically.	0.00

Received
 MAR 01 2020

WJ 539100
 4604

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	\$4,721.00
--	--------------	------------

A 1.5% LATE FEE WILL BE APPLIED AFTER 30 DAYS OF NON PAYMENT.

Millennium Lawn and Landscape Inc.

3471 Rackley Rd
 Brooksville, FL 34604

Invoice

Date	Invoice #
4/2/2020	15953

Bill To
The Oaks at Shady Creek CDD 2005 Pan Am Circle Suite300 Tampa, Fl. 33607

Ship To
The Oaks at Shady Creek CDD 2005 Pan Am Circle Suite300 Tampa, FL 33607

Ninety (90) day warranty of installed trees, plants, palms and sod.

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		4/2/2020			

Quantity	Description	Price Each	Amount
	irrigation service call and troubleshoot pump	150.00	150.00T
	Sales Tax	0.00%	0.00

Thank you for your business.

Total \$150.00

Payments/Credits \$0.00

Balance Due \$150.00

Payments will be applied to outstanding balance prior to current invoices

Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.

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 23, 2020
Client: 001450
Matter: 000001
Invoice #: 18137

Page: 1

RE: General

WV 51401
3107

For Professional Services Rendered Through March 15, 2020

SERVICES

Date	Person	Description of Services	Hours
2/20/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3
2/21/2020	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	2.1
2/25/2020	KMS	REVIEW PUBLIC RECORDS FOR RECORDED DEEDS; DRAFT EMAIL TO N. HICKS; REVIEW CONTRACTOR INFORMATION IN SUNBIZ; DRAFT LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT WITH MILLENNIUM LAWN & LANDSCAPE, INC.	1.4
2/27/2020	KMS	DRAFT TERMINATION LETTER TO LANDCARE LANDSCAPING, INC; DRAFT EMAIL TO N. HICKS AND G. ROBERTS.; REVIEW AGREEMENT DATED AUGUST 21, 2018; REVISE PROPOSAL FROM MILLENNIUM TO BE FAVORABLE DISTRICT TERMS; REVISE LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT WITH MILLENNIUM LAWN AND LANDSCAPE; REVIEW LETTER AND PACKET OF MEMOS TO M. LEBEAU.	1.4
2/27/2020	LB	REVIEW INFORMATION FOR NEW APPOINTED BOARD MEMBER; PREPARE LETTER, MEMOS AND PACKET TO M. LEBEAU-ELROD, NEW APPOINTED BOARD MEMBER RE FLORIDA'S SUNSHINE LAWS, PUBLIC RECORDS AND TEXTING.	0.5
2/28/2020	KMS	REVIEW COMMUNICATIONS FROM D. SCHOONOVER; FINALIZE AND SEND LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT.	0.6

SERVICES

Date	Person	Description of Services	Hours	
3/2/2020	KMS	REVISE AND FINALIZE LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES AGREEMENT WITH MILLENNIUM LAWN AND LANDSCAPE, INC.; SEND TO N. HICKS; EMAIL TO D. SCHOONOVER.	1.2	
3/11/2020	KMS	REVISE RESOLUTION ACCEPTING EASEMENT AND MAINTENANCE EASEMENT AGREEMENT; DRAFT EMAIL TO R. MOTKO.	0.6	
3/12/2020	KMS	REVISE RESOLUTION ACCEPTING GRANT OF EASEMENT; REVIEW COMMUNICATION FROM R. MOTKO; DRAFT EMAIL TO N. HICKS.	0.3	
Total Professional Services			8.4	\$2,182.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	2.4	\$732.00
KMS Kristen M. Schalter	5.5	\$1,375.00
LB Lynn Butler	0.5	\$75.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
2/28/2020	Postage	\$9.00
3/15/2020	Photocopies (31 @ \$0.15)	\$4.65
Total Disbursements		\$13.65

March 23, 2020
Client: 001450
Matter: 000001
Invoice #: 18137

Page: 3

Total Services	\$2,182.00	
Total Disbursements	\$13.65	
Total Current Charges		\$2,195.65

PAY THIS AMOUNT		\$2,195.65
------------------------	--	-------------------

Please Include Invoice Number on all Correspondence

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2020



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 4/30/2020

		General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
10101	Cash-Operating Account	278,227.20	0.00	0.00	0.00	0.00	278,227.20
10123	Cash - Revenue - Series 2015 #7000	0.00	174,891.07	0.00	0.00	0.00	174,891.07
10124	Cash - Reserve - Series 2015 #7004	0.00	110,470.61	0.00	0.00	0.00	110,470.61
10125	Cash - Interest - Series 2015 #7002	0.00	290,035.67	0.00	0.00	0.00	290,035.67
10127	Cash - Principal - Series 2015 #7001	0.00	0.00	0.00	0.00	0.00	0.00
10128	Cash - Sinking Fund - Series 2015 #7005	0.00	12.53	0.00	0.00	0.00	12.53
10129	Cash - Acq/Construction Gen Fund - Series 2015 #7010	0.00	0.80	497.22	0.00	0.00	498.02
11501	Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00
12101	Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00
12114	Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00
13101	Due From General Fund	0.00	0.00	0.00	0.00	0.00	0.00
15500	Prepaid Expense	0.00	0.00	0.00	0.00	0.00	0.00
15501	Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00
15502	Prepaid Public Officials Insurance	0.00	0.00	0.00	0.00	0.00	0.00
15503	Prepaid Trustee Fees	0.00	0.00	0.00	0.00	0.00	0.00
15504	Prepaid Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00
15601	Deposits	6,865.00	0.00	0.00	0.00	0.00	6,865.00
16990	Construction Work In Progress	0.00	0.00	0.00	5,823,190.64	0.00	5,823,190.64
18000	Amount Available-Debt Service	0.00	0.00	0.00	0.00	415,384.24	415,384.24
18100	Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	5,836,627.76	5,836,627.76
	Other	0.00	0.00	0.00	0.00	0.00	0.00
	Total Assets	<u>285,092.20</u>	<u>575,410.68</u>	<u>497.22</u>	<u>5,823,190.64</u>	<u>6,252,012.00</u>	<u>12,936,202.74</u>
Liabilities							
20200	Accounts Payable	9,814.81	0.00	0.00	0.00	0.00	9,814.81
20702	Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00
21800	Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00
22005	Due to Developer	0.00	0.00	0.00	0.00	0.00	0.00
23295	Revenue Bond Payable - Series 2015	0.00	0.00	0.00	0.00	6,252,012.00	6,252,012.00
	Other	0.00	0.00	0.00	0.00	0.00	0.00

The Oaks at Shady Creek CDD

Balance Sheet

As of 4/30/2020

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Total Liabilities	<u>9,814.81</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,252,012.00</u>	<u>6,261,826.81</u>
Fund Equity & Other Credits						
24700 Fund Balance-All Other Reserves	0.00	415,384.24	493.73	0.00	0.00	415,877.97
27100 Fund Balance-Unreserved	133,520.01	0.00	0.00	0.00	0.00	133,520.01
27200 Retained Earnings-Unreserved	0.00	0.00	0.00	0.00	0.00	0.00
28000 Investment In General Fixed Assets	0.00	0.00	0.00	5,823,190.64	0.00	5,823,190.64
Other	<u>141,757.38</u>	<u>160,026.44</u>	<u>3.49</u>	<u>0.00</u>	<u>0.00</u>	<u>301,787.31</u>
Total Fund Equity & Other Credits	<u>275,277.39</u>	<u>575,410.68</u>	<u>497.22</u>	<u>5,823,190.64</u>	<u>0.00</u>	<u>6,674,375.93</u>
Total Liabilities & Fund Equity	<u>285,092.20</u>	<u>575,410.68</u>	<u>497.22</u>	<u>5,823,190.64</u>	<u>6,252,012.00</u>	<u>12,936,202.74</u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2019 Through 4/30/2020
(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	253,146	5,421	2 %
Interest Earnings				
Interest Earnings	0	36	36	0 %
Total Revenues	247,725	253,182	5,457	2 %
Expenditures				
Legislative				
Supervisor Fees	9,600	1,800	7,800	81 %
Financial & Administrative				
District Manager	33,750	19,688	14,063	42 %
District Engineer	5,000	908	4,093	82 %
Disclosure Report	4,200	0	4,200	100 %
Trustees Fees	5,000	2,500	2,500	50 %
Auditing Services	6,875	4,000	2,875	42 %
Postage, Phone, Faxes, Copies	3,500	37	3,463	99 %
Public Officials Insurance	2,200	2,050	150	7 %
Legal Advertising	2,500	702	1,798	72 %
Bank Fees	250	0	250	100 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	100	0	100	100 %
Office Supplies	250	0	250	100 %
Website Administration	4,000	4,323	(323)	(8)%
Legal Counsel				
District Counsel	5,000	5,174	(174)	(3)%
Electric Utility Services				
Electric Utility Services	77,300	27,490	49,810	64 %
Water-Sewer Combination Services				
Water Utility Services	6,000	754	5,246	87 %
Other Physical Environment				
Waterway Management Program	4,625	2,086	2,539	55 %
Property & Casualty Insurance	5,000	4,465	535	11 %
Entry & Walls Maintenance	0	1,450	(1,450)	0 %
Landscape Maintenance - Contract	55,000	29,141	25,859	47 %
Landscape Maintenance - Other	9,375	1,812	7,563	81 %
Plant Replacement Program	3,500	0	3,500	100 %
Irrigation Maintenance	4,500	2,869	1,631	36 %
Total Expenditures	247,725	111,425	136,300	55 %
Excess Revenues Over (Under) Expenses	0	141,757	141,757	0 %
Fund Balance, Beginning of Period				
Fund Balance-Unreserved				
	0	133,520	133,520	0 %
Total Fund Balance, Beginning of Period	0	133,520	133,520	0 %

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 4/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, End of Period	<u><u>0-</u></u>	<u><u>275,277-</u></u>	<u><u>275,277-</u></u>	<u><u>0 %</u></u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
From 10/1/2019 Through 4/30/2020
(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	419,981	428,934	8,953	2 %
Interest Earnings				
Interest Earnings	0	3,271	3,271	0 %
Total Revenues	419,981	432,205	12,224	3 %
Expenditures				
Debt Service Payments				
Interest-Series 2015	289,982	147,178	142,804	49 %
Principal-Series 2015	130,000	125,000	5,000	4 %
Total Expenditures	419,982	272,178	147,804	35 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	289,981	289,981	0 %
Interfund Transfer	0	(289,981)	(289,981)	0 %
Total Other Financing Sources	0	0	0	0 %
Excess Revenues Over (Under) Expenses	(1)	160,026	160,027	(16,002,744)%
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	415,384	415,384	0 %
Total Fund Balance, Beginning of Period	0	415,384	415,384	0 %
Fund Balance, End of Period	(1)	575,411	575,412	(57,541,168)%

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015
 From 10/1/2019 Through 4/30/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0 %
Total Revenues	0	3	3	0 %
Excess Revenues Over (Under)	0	3	3	0 %
Expenses				
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	494	494	0 %
Total Fund Balance, Beginning of Period	0	494	494	0 %
Fund Balance, End of Period	0	497	497	0 %

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 04/30/2020
Reconciliation Date: 4/30/2020
Status: Locked

Bank Balance	278,552.20
Less Outstanding Checks/Vouchers	325.00
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	278,227.20
Balance Per Books	<u>278,227.20</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: 04/30/2020
Reconciliation Date: 4/30/2020
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1576	3/5/2020	System Generated Check/Voucher	200.00	Timothy Wersinger
1588	4/20/2020	System Generated Check/Voucher	125.00	Affordable Backflow Testing
Outstanding Checks/Vouchers			325.00	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
 Reconciliation ID: 04/30/2020
 Reconciliation Date: 4/30/2020
 Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1582	4/1/2020	System Generated Check/Voucher	139.62	BOCC
1583	4/1/2020	System Generated Check/Voucher	3,152.71	Meritus Districts
1584	4/1/2020	System Generated Check/Voucher	361.00	Times Publishing Company
1585	4/1/2020	System Generated Check/Voucher	4,323.90	TECO
1586	4/7/2020	Series 2015 FY20 Tax Dist ID 465	3,662.75	The Oaks at Shady Creek CDD
1587	4/13/2020	System Generated Check/Voucher	3,500.00	Grau and Associates
1589	4/20/2020	System Generated Check/Voucher	150.00	Millenium Lawn and Landscape Inc.
1590	4/20/2020	System Generated Check/Voucher	2,195.65	Straley Robin Vericker
Cleared Checks/Vouchers			17,485.63	
			17,485.63	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 04/30/2020
Reconciliation Date: 4/30/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR201	4/7/2020	Tax Distribution - 04.07.20	5,824.42
	CR205	4/30/2020	April Bank Activity	<u>4.66</u>
Cleared Deposits				<u><u>5,829.08</u></u>



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: The Oaks at Shady Creek

Date: Sunday, April 05, 2020

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
---------------	---------------	-------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	4	-1	Some dead areas along Purple Martin
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Better
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	4	-1	Palm trees / Sooty mold
PRUNING	10	10	0	Better
CLEANLINESS	5	5	0	OK
MULCHING	5	3	-2	Needs freshening
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	4	-1	Dead turf

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	3	-4	Will be replaced soon
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	90	-10	90%
-----	----	-----	-----

Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

The Oaks at Shady Creek May



The beds are being prepped for new annuals.



The ornamental grasses along Purple Martin are looking good.



Some of the Coontie plants still have Sooty Mold disease present.



Millennium will provide a proposal to replace dead turf along the boulevard.



All the shrubs and turf has been fertilized recently and is showing improvement.



Still some weeds present but the Zoysia turf at the pocket park loos better.



Some areas of the fence along the boulevard needs to be pressure washed.



The algae in pond 1 has been treated and is starting to die.



The other ponds are in decent condition.

