

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JUNE 19, 2020**

# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT I AGENDA JUNE 19, 2020 AT 10:00 a.m.

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

<b>District Board of Supervisors</b>	Chairman	Danny (Dan) Schoonover
	Vice Chairman	Gill Hammond
	Supervisor	Robin Lush
	Supervisor	Timothy Wersinger
	Supervisor	Michelle LeBeau-Elrod
<b>District Managers</b>	Meritus	Nicole Hicks
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	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, June 19, 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. Discussion on Proposed Adjustments to 2021 Budget.....Tab 01
  - B. Discussion on Erosion Controls.....Tab 02
  - C. Discussion on How to Provide CDD Updates
  - D. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Meeting Minutes May 15, 2020.....Tab 03
  - B. Consideration of Operations and Maintenance Expenditures May 2020 .....Tab 04
  - C. Review of Financial Statements Month Ending May 31, 2020.....Tab 05
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager .....Tab 06
    - 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

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

To: Nicole Hicks / Manager

From: Gill Hammond / Vice Chairman

Ref: 2021 Proposed Operating Budget

First, I want to thank you and your staff for the hard work you have put into the proposed budget, you really do make our jobs as Supervisors easier.

One question I have, is there no increase in the contract with the management company?

If not, then the line item is perfect.

I would like to propose to Board the following adjustments to the proposal:

- 1) Electric services, presently at \$70,000.00, I would like to lower it to \$62,000.00.
  - a. We are now paying for all the street lights so a monthly bill works out to be approximately \$4800.00 or \$57,600.00 Annually, plus another small bill of \$300 Annually. Which is \$57,900.00 total leaving a buffer of \$4100.00.
- 2) Landscape Maintenance, currently is at \$55,000.00, the contract is for \$55,200.00.
- 3) Plant Replacement Program, I would like to see this increased to \$10,000.00.
  - a. Since one of the most important things we are responsible for is the looks of the community, I hope that we as a Board may soon be able to tour the community and decide where we would like to improve the landscaping. This budget would allow us to act on that plan.
- 4) Community events, would we be able to add a line item "Community Events" where the Board could contribute to events to make us a stronger community? If so, I would like to put \$1300.00 in that line.

Doing these adjustments does not change the bottom line and we still would not be raising the fees to the Home Owner.





# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

May 15, 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, May 15, 2020 at 10:00 a.m. via conference call at 1-866-906-9330 with access code 4863181.

### 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, May 15, 2020 at 10:00 a.m.

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

Danny Schoonover	Chair
Gill Hammond	Vice Chair
Michelle LeBeau-Elrod	Supervisor
Robin Lush	Supervisor
Tim Wersinger	Supervisor

#### Staff Members Present:

Nicole Hicks	District Manager, Meritus
Gene Roberts	District Manager, Meritus
Mark Straley	District Counsel, Straley Robin Vericker

There were no audience members in attendance on the conference call.

### 2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

### 3. BUSINESS ITEMS

#### A. Consideration of Resolution 2020-03; Accepting the Maintenance and Access Easement from SouthFork Towers LLC

Mr. Straley explained the resolution. The resolution allows the adjacent owner to maintain the pond. Supervisor Hammond said that The Oaks at Shady Creek should not be paying for the attorney fees. Mr. Straley said that anything his firm had charged for this will be credited. The Board discussed the resolution.

MOTION TO:	Approve Resolution 2020-03.
MADE BY:	Supervisor Schoonover
SECONDED BY:	Supervisor Lush
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**B. Acceptance of Financial Review for Fiscal Year Ended September 30, 2019**

Ms. Hicks went over that this is the final audit for fiscal year 2019 and the audit came back good. The Board discussed.

MOTION TO:	Accept the Financial Review for Fiscal Year Ended September 30, 2019.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**C. Consideration of Resolution 2020-04; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing**

Ms. Hicks stated the public hearing is set for August 21, 2020. She explained that the proposed budget kept the assessments the same but changed some line items. Supervisor Hammond said he would like to look at some of the line items further. The Board discussed and agreed to keep the assessments the same.

MOTION TO:	Approve Resolution 2020-04.
MADE BY:	Supervisor Schoonover
SECONDED BY:	Supervisor Lush
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**D. Consideration of Resolution 2020-05; Adopting Statutory Alternative Investment Policies**

Ms. Hicks explained that the resolution states that any investments the CDD would make would adhere to the state statutes. The Board discussed.

MOTION TO:	Approve Resolution 2020-05.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**E. Annual Disclosure of Qualified Electors**

Ms. Hicks announced that as of April 15, 2020, The Oaks at Shady Creek CDD had qualified 618 electors.

**F. Consideration of Resolution 2020-06; Setting Landowners Election & CDD Meeting**  
**i. 2020 Ballot & Proxy**

Ms. Hicks explained the purpose of the resolution and the landowner's election to the Board.

MOTION TO:	Approve Resolution 2020-06.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Lush
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**G. Discussion on Landscaping Enhancement Proposals**

The Board discussed the tree proposal. Supervisor Hammond said this will add symmetry to the park and that he would like four trees. The Board discussed.

MOTION TO:	Approve the tree proposal.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

The Board discussed the sod replacement proposal.

MOTION TO:	Approve the sod replacement proposal.
MADE BY:	Supervisor Wersinger
SECONDED BY:	Supervisor Hammond
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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

There were no general matters to discuss at this time.

#### **4. CONSENT AGENDA**

##### **A. Consideration of Board of Supervisors Meeting Minutes February 21, 2020**

The Board reviewed the meeting minutes.

MOTION TO:	Approve the February 21, 2020 minutes.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

##### **B. Consideration of Operations and Maintenance Expenditures February 2020**

The Board reviewed the February 2020 O&Ms.

MOTION TO:	Approve the February 2020 O&Ms.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Lush
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

##### **C. Consideration of Operations and Maintenance Expenditures March 2020**

The Board reviewed the March 2020 O&Ms.

MOTION TO:	Approve the March 2020 O&Ms.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

**D. Consideration of Operations and Maintenance Expenditures April 2020**

The Board reviewed the April 2020 O&Ms.

MOTION TO:	Approve the April 2020 O&Ms with the correction to the legal fees.
MADE BY:	Supervisor Schoonover
SECONDED BY:	Supervisor Hammond
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

**E. Review of Financial Statements Month Ending April 30, 2020**

The financials were reviewed and accepted.

**5. STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

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

**C. District Manager**

**i. Aquatics Report**

**ii. Community Inspection Report**

Mr. Roberts went over the management reports with the Board.

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

Supervisor Hammond brought up the Christmas lighting proposal. It is \$5,000 and requires a \$2,500 deposit. The Board discussed.

MOTION TO: Approve the Christmas lighting proposal.  
MADE BY: Supervisor Hammond  
SECONDED BY: Supervisor LeBeau-Elrod  
DISCUSSION: None Further  
RESULT: Called to Vote: Motion PASSED  
5/0 – Motion Passed Unanimously

## 7. ADJOURNMENT

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

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

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

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

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

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

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

**Title:**

☐ **Chair**

☐ **Vice Chair**

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

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

**Title:**

☐ **Secretary**

☐ **Assistant Secretary**

*Recorded by Records Administrator*

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

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



Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9750	\$ 3,153.18		District Management Service Charge - May 2020
Solitude	PI A00404661	298.00		Lake & Pond Management Services for May 2020
<b>Monthly Contract Sub-Total</b>		<b>\$ 3,451.18</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
BOCC	7015729919 042020	\$ 147.34		Water Service Thru 04/14/2020
BOCC	7015729919 051920	145.51	<b>\$ 292.85</b>	Water Service Thru 05/13/20
Tampa Electric	211005987436 052020	20.55		Electric Service - thru 05/15/2020
Tampa Electric	211005987634 052020	4,302.98	<b>\$ 4,323.53</b>	Electric Service - thru 05/14/2020
<b>Utilities Sub-Total</b>		<b>\$ 4,616.38</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
Dog Waste Depot	324593	\$ 1,001.84		Depot Station Roll Bag Round Can Green - 02.24.2020
Gary Ford	GF051920	645.00		Pressure Vacuum Breaker and Service Call Charge -5.19.2020
Meritus Districts	9805	4,200.00		Dissemination Service Fiscal year 2020 Bond Series 2016 - 05.06.2020
Poop 911	3220749	43.12		Charge for Station Empty/filled Bags

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Poop 911	3400769	43.12	<b>\$ 86.24</b>	Charge for Station Empty/filled Bags
Straley Robin Vericker	18403	0.00		Professional Services - thru May 15
Wells Fargo	1833524	5,000.00		Trustee Fee from 04.23/2020 thru 04/22/2021
<b>Additional Services Sub-Total</b>		<b>\$ 10,933.08</b>		
<b>TOTAL:</b>		<b>\$ 19,000.64</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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


# INVOICE

Invoice Number: 9750  
Invoice Date: May 1, 2020  
Page: 1

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

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Oaks at Shady Creek		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/1/20

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

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

**INVOICE**

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

Invoice Number: PI-A00404661

Invoice Date: 05/01/20

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	CUSTOMER PO	Payment Terms	
8184		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Josh F. McGarry			05/31/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49021 05/01/20 - 05/31/20 Lake & Pond Management Services		298.00	298.00

WAT 53100 4307

**PLEASE REMIT PAYMENT TO:**1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

<b>Subtotal</b>	<b>298.00</b>
Sales Tax	0.00
Total Invoice	298.00
Payment Received	0.00
<b>TOTAL</b>	<b>298.00</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	04/20/2020	05/11/2020

Received

APR 27 2020

Service Address: 14099 TROPICAL KINGBIRD WAY

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53984411	03/16/2020	6009	04/14/2020	6233	22400	ACTUAL	WATER

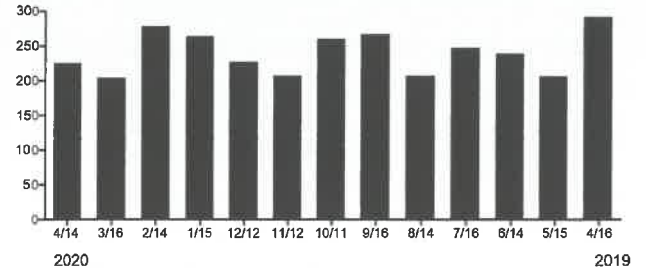
**Service Address Charges**

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$65.63
Water Base Charge	\$60.50
Water Usage Charge	\$16.80
<b>Total Service Address Charges</b>	<b>\$147.34</b>

**Summary of Account Charges**

Previous Balance	\$139.62
Net Payments - Thank You	(\$139.62)
<b>Total Account Charges</b>	<b>\$147.34</b>
<b>AMOUNT DUE</b>	<b>\$147.34</b>

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](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



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

3,327

DUE DATE	05/11/2020
AMOUNT DUE	\$147.34
AMOUNT PAID	



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	05/19/2020	06/09/2020

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	04/14/2020	6233	05/13/2020	6452	21900	ACTUAL	WATER

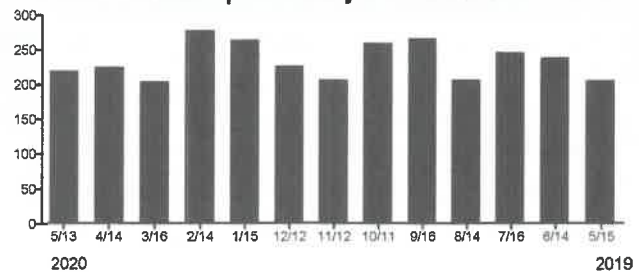
#### Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$64.17
Water Base Charge	\$60.50
Water Usage Charge	\$16.43
<b>Total Service Address Charges</b>	<b>\$145.51</b>

#### Summary of Account Charges

Previous Balance	\$147.34
Net Payments - Thank You	(\$147.34)
<b>Total Account Charges</b>	<b>\$145.51</b>
<b>AMOUNT DUE</b>	<b>\$145.51</b>

Consumption History x 100 Gallons



Make checks payable to: BOCC

ACCOUNT NUMBER: 7015729919

Hillsborough  
County Florida

#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



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

3,313

DUE DATE	06/09/2020
AMOUNT DUE	\$145.51
AMOUNT PAID	

0070157299192

00000145516



## ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 05/20/2020  
Account: 211005987436

Current month's charges:	\$20.55
Total amount due:	\$20.55
Payment Due By:	06/10/2020

### Your Account Summary

Previous Amount Due	\$20.83
Payment(s) Received Since Last Statement	-\$20.83
Current Month's Charges	<u>\$20.55</u>
<b>Total Amount Due</b>	<b>\$20.55</b>



Always assume that a downed power line is energized. Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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



### BYE-BYE, BILL SPIKES

Our free Budget Billing program evens out your bill based on your average monthly usage, so you pay about the same amount every month. Helping you plan more, and stress less. Visit [tampaelectric.com/budgetforhome](http://tampaelectric.com/budgetforhome) to learn more and sign up.

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:	\$20.55
Total amount due:	\$20.55
Payment Due By:	06/10/2020

Amount Enclosed \$

666198094138

00004185 02 AV 0.38 33607 FTECO105212000064610 00000 02 01000000 005 02 9292 006



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

6661980941382110059874360000000020551

Page 1 of 5

**Account:** 211005987436  
**Statement Date:** 05/20/2020  
**Current month's charges due** 06/10/2020

## Details of Charges – Service from 04/17/2020 to 05/15/2020

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	05/15/2020	1,620		1,598		22 kWh	1	29 Days

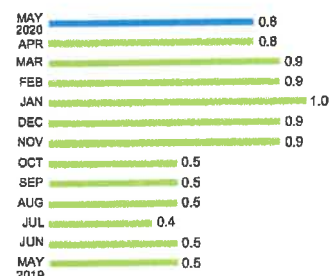
Basic Service Charge		\$18.06
Energy Charge	22 kWh @ \$0.06010/kWh	\$1.32
Fuel Charge	22 kWh @ \$0.03016/kWh	\$0.66
Florida Gross Receipt Tax		\$0.51
<b>Electric Service Cost</b>		<b>\$20.55</b>

**Total Current Month's Charges**

**\$20.55**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Important Messages

### Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit [tecoaccount.com](http://tecoaccount.com) or contact Customer Care toll-free at 888-223-0800 weekdays from 7:30 a.m. to 6:00 p.m.

### 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. Tampa Electric is the state's top producer of solar energy per customer and will power more than 200,000 homes with the sun by 2023. Our diverse fuel mix for the 12-month period ending March 2020 includes Natural Gas 84%, Purchased Power 7%, Coal 5% and Solar 4%.



Statement Date: 05/20/2020  
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:	06/10/2020

## Your Account Summary

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



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



See reverse side for more information

Account: 211005987634

Current month's charges:	\$4,302.98
Total amount due:	\$4,302.98
Payment Due By:	06/10/2020
<b>Amount Enclosed</b>	<b>\$</b>

666198094139



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

6661980941392110059876340000004302987

Page 1 of 5

Account: 211005987634  
Statement Date: 05/20/2020  
Current month's charges due 06/10/2020

## Details of Charges – Service from 04/16/2020 to 05/14/2020

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	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		<b>\$4,302.98</b>
<b>Total Current Month's Charges</b>		<b>\$4,302.98</b>

## Important Messages

### Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit [tecoaccount.com](http://tecoaccount.com) or contact Customer Care toll-free at 888-223-0800 weekdays from 7:30 a.m. to 6:00 p.m.

### 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. Tampa Electric is the state's top producer of solar energy per customer and will power more than 200,000 homes with the sun by 2023. Our diverse fuel mix for the 12-month period ending March 2020 includes Natural Gas 84%, Purchased Power 7%, Coal 5% and Solar 4%.



**DOG WASTE DEPOT**  
**12316 World Trade Drive #102**  
**San Diego, CA 92128**  
**TEL:800-678-1612**  
**FAX:800-583-2169**  
**www.DogWasteDepot.com**

**INVOICE**

Date	Invoice #
2/24/2020	324593

Bill To
The Oaks at Shady Creek CDD/Meritus c/o Condominium Associates, Inc. 3001 Executive Dr., Ste. 260 Clearwater, FL 33762

Ship To
The Oaks at Shady Creek CDD/Meritus Gene Roberts/ Office 2005 Pan Am Circle 300 Tampa, FL 33607

PLEASE MAKE ALL CHECKS PAYABLE TO "Dog Waste Depot"

P.O. Number	Terms	Rep	Ship Date	Via	Notes
BDEPOT-139319	Net 30	DWD	2/24/2020	UPS	
Quantity	Item Code	Description	Price Each	Amount	
4	DEPOT-006-B-G...	DEPOT-006-B STATION ROLL BAG ROUND CAN- GREEN	229.99	919.96	T
	Tariff Mitigation ...	Tariff Mitigation Allowance Fee 8.9%	8.90%	81.88	
	Shipping	Ship Date 02/24/2020 Shipping 1ZV4W9480360689424, 1ZV4W9480359181635, 1ZV4W9480360336046, 1ZV4W9480360156651 Out of State No Sales Tax	0.00	0.00	
			0.00%	0.00	
<p>Due to the 25% Import Tariff, a temporary Tariff Mitigation Allowance Fee of 8.9% has been applied to your invoice. We and our suppliers have absorbed all the rest of the tariff to avoid the need for a price increase. We are evaluating our supply chain to continue to provide the best value for our customers. Thank you for your business and support.</p>					
FED ID# 27-4523962			<b>Total</b>		\$1,001.84
			<b>Balance Due</b>		\$1,001.84

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  
ADDRESS 10707 Purple Martin Blvd.  
Riverview

DATE 5-19-20  
PHONE 813-440-7096  
Gene Roberts

districtinvoices@merituscorp.com

1- 2" PVB Pressure Vacuum Breaker

\$ 520.00

Service Call & Labor To Change Out

125.00

\$ 645.00

525100

4611

Thank You!

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**

Invoice Number: 9805  
Invoice Date: May 6, 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		5/6/20

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2020 Bond Series 2016		4,200.00

Subtotal	4,200.00
Sales Tax	
Total Invoice Amount	4,200.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>4,200.00</b>

# Service Slip/Invoice

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

INVOICE: 3220749  
DATE: 2/25/2020  
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
2/25/2020			BLAKEW	Blake Wanecski
Purchase Order	Terms	Last Service	Map Code	Time Out
		4/28/2020		

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

WAB 53910  
H605

\* 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

# Service Slip/Invoice

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

INVOICE: 3400769  
DATE: 4/28/2020  
ORDER: 3400769

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
4/28/2020			BLAKEW	Blake Wanecski
Purchase Order	Terms	Last Service	Map Code	Time Out
		4/28/2020		

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

153000  
LW 4605

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

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

PLEASE PAY FROM THIS INVOICE

## 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

May 26, 2020

Client: 001450

Matter: 000001

Invoice #: 18403

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2020

### SERVICES

Date	Person	Description of Services	Hours
3/23/2020	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2
3/31/2020	LB	REVIEW STATUS OF RECEIVING AUDITOR LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019; PREPARE EMAIL TO DISTRICT MANAGER'S OFFICE RE STATUS OF AUDIT RE SAME; REVIEW AUDITOR REQUEST LETTER; PREPARE DRAFT AUDIT RESPONSE LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019.	0.6
4/2/2020	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	0.8
4/7/2020	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON PROPOSED BUDGET FOR FISCAL YEAR 2020/2021.	0.6
4/10/2020	LB	PREPARE DRAFT RESOLUTION ELECTING TO USE DEFAULT STATUTORY ALTERNATIVE INVESTMENT POLICY.	0.4
4/15/2020	KMS	TELEPHONE CALL FROM N. HICKS.	0.2
4/23/2020	LB	REVIEW MEETING DATES AND DETERMINE MEETING FOR ADOPTING RESOLUTION SCHEDULING LANDOWNER'S ELECTION.	0.1
4/28/2020	KMS	REVIEW FILE; DRAFT LANDOWNER ELECTION RESOLUTION, INSTRUCTIONS FOR LANDOWNER MEETING, OFFICIAL BALLOT AND LANDOWNER PROXY.	0.7
5/13/2020	KMS	REVIEW AGENDA.	0.3

May 26, 2020

Client: 001450

Matter: 000001

Invoice #: 18403

Page: 2

## SERVICES

Date	Person	Description of Services	Hours
5/15/2020	MKS	PREPARATION FOR AND ATTENDANCE AT CDD BOARD OF SUPERVISORS MEETING.	1.0
Total Professional Services			4.9
			\$1,079.00

## PERSON RECAP

Person	Hours	Amount
MKS Mark K. Straley	1.0	\$250.00
JMV John M. Vericker	0.8	\$244.00
KMS Kristen M. Schalter	1.2	\$300.00
LB Lynn Butler	1.9	\$285.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
4/15/2020	Photocopies (34 @ \$0.15)	\$5.10
Total Disbursements		\$5.10

Total Services	\$1,079.00
Total Disbursements	\$5.10
Total Current Charges	\$1,084.10

Less Courtesy Discount (\$1,084.10)

**PAY THIS AMOUNT \$0.00**


*Please Include Invoice Number on all Correspondence*

# Late Fee Notice

Date Sent: 05/21/2020

## Corporate Trust Services

WELLS  
FARGO

<b>Invoice Number</b> 1833524	<b>Original Billing Date</b> 04/02/2020	<b>Original Due Date</b> 05/02/2020	<b>Amount Due</b> \$5,000.00
 XNFICDDTOS 1 000257 The Oaks at Shady Creek Community Development Dist Tara Horvath 2005 Pan Am Circle Suite 120 TAMPA, FL 33607			<i>Please mail or wire payment to:</i> <b>Mailing Address:</b> Wells Fargo Bank WF 8113 P.O. Box 1450 Minneapolis, MN 55485-8113 <b>Wire Instructions:</b> ABA #: 121000248 DDA #: 1000031565 Swift Code: WFBIUS6S Reference: Invoice #, Account Name, Attn Name <b>ACH Instructions:</b> ABA #: 091000019 DDA #: 1000031565 Memo: Invoice #, Account Name, Attn Name

*Please return this portion of the statement with your payment in the envelope provided:*

Please retain this portion for your records

Account Number: 84127000  
Oaks at Shady Creek CDD 2015

### Administration Charges

For the Period 04/23/2020 through 04/22/2021

Trustee Fee

\$5,000.00

<b>Original Amount Due:</b>	<b>\$5,000.00</b>
<b>Payments Received:</b>	<b>\$0.00</b>
<b>Late Charge:</b>	<b>\$0.00</b>
<b>Total Amount Due:</b>	<b>\$5,000.00</b>

# The Oaks at Shady Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
May 31, 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 5/31/2020

		General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>							
10101	Cash-Operating Account	258,885.26	0.00	0.00	0.00	0.00	258,885.26
10123	Cash - Revenue - Series 2015 #7000	0.00	174,958.73	0.00	0.00	0.00	174,958.73
10124	Cash - Reserve - Series 2015 #7004	0.00	110,487.01	0.00	0.00	0.00	110,487.01
10125	Cash - Interest - Series 2015 #7002	0.00	145,045.98	0.00	0.00	0.00	145,045.98
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	497.29	0.00	0.00	498.09
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
	<b>Total Assets</b>	<b>265,750.26</b>	<b>430,505.05</b>	<b>497.29</b>	<b>5,823,190.64</b>	<b>6,252,012.00</b>	<b>12,771,955.24</b>
<b>Liabilities</b>							
20200	Accounts Payable	4,469.04	0.00	0.00	0.00	0.00	4,469.04
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 5/31/2020

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Total Liabilities	<u>4,469.04</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,252,012.00</u>	<u>6,256,481.04</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>127,761.21</u>	<u>15,120.81</u>	<u>3.56</u>	<u>0.00</u>	<u>0.00</u>	<u>142,885.58</u>
Total Fund Equity & Other Credits	<u>261,281.22</u>	<u>430,505.05</u>	<u>497.29</u>	<u>5,823,190.64</u>	<u>0.00</u>	<u>6,515,474.20</u>
Total Liabilities & Fund Equity	<u>265,750.26</u>	<u>430,505.05</u>	<u>497.29</u>	<u>5,823,190.64</u>	<u>6,252,012.00</u>	<u>12,771,955.24</u>

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2019 Through 5/31/2020  
(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	40	40	0 %
Total Revenues	247,725	253,187	5,462	2 %
Expenditures				
Legislative				
Supervisor Fees	9,600	1,800	7,800	81 %
Financial & Administrative				
District Manager	33,750	22,500	11,250	33 %
District Engineer	5,000	908	4,093	82 %
Disclosure Report	4,200	4,200	0	0 %
Trustees Fees	5,000	2,500	2,500	50 %
Auditing Services	6,875	4,000	2,875	42 %
Postage, Phone, Faxes, Copies	3,500	44	3,456	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	4,657	(657)	(16)%
Legal Counsel				
District Counsel	5,000	5,174	(174)	(3)%
Electric Utility Services				
Electric Utility Services	77,300	31,813	45,487	59 %
Water-Sewer Combination Services				
Water Utility Services	6,000	1,047	4,953	83 %
Other Physical Environment				
Waterway Management Program	4,625	2,384	2,241	48 %
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	2,901	6,474	69 %
Plant Replacement Program	3,500	0	3,500	100 %
Irrigation Maintenance	4,500	3,514	986	22 %
Total Expenditures	247,725	125,425	122,300	49 %
Excess Revenues Over (Under) Expenses	0	127,761	127,761	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 5/31/2020

(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>261,281</u></u>	<u><u>261,281</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 5/31/2020  
(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	3,356	3,356	0 %
Total Revenues	419,981	432,290	12,309	3 %
Expenditures				
Debt Service Payments				
Interest-Series 2015	289,982	292,169	(2,187)	(1)%
Principal-Series 2015	130,000	125,000	5,000	4 %
Total Expenditures	419,982	417,169	2,813	1 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	289,981	289,981	0 %
Interfund Transfer				
Interfund Transfer	0	(289,981)	(289,981)	0 %
Total Other Financing Sources	0	0	0	0 %
Excess Revenues Over (Under) Expenses	(1)	15,121	15,122	(1,512,181)%
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)	430,505	430,506	(43,050,605)%

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

303 - Capital Project - Series 2015  
From 10/1/2019 Through 5/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	4	4	0 %
Total Revenues	0	4	4	0 %
Excess Revenues Over (Under)	0	4	4	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: 05/31/2020  
Reconciliation Date: 5/31/2020  
Status: Locked

Bank Balance	259,530.26
Less Outstanding Checks/Vouchers	645.00
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	258,885.26
Balance Per Books	<u>258,885.26</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: 05/31/2020

Reconciliation Date: 5/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1599	5/21/2020	System Generated Check/Voucher	645.00	Gary Ford
Outstanding Checks/Vouchers			645.00	

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

**Detail**

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/2020

Reconciliation Date: 5/31/2020

Status: Locked

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1591	5/1/2020	System Generated Check/Voucher	472.00	Gary Ford
1592	5/1/2020	System Generated Check/Voucher	4,721.00	Landcare Landscaping, Inc.
1593	5/1/2020	System Generated Check/Voucher	3,153.18	Meritus Districts
1594	5/1/2020	System Generated Check/Voucher	298.00	Solitude Lake Management, LLC
1595	5/1/2020	System Generated Check/Voucher	4,323.81	TECO
1596	5/5/2020	System Generated Check/Voucher	147.34	BOCC
1597	5/11/2020	System Generated Check/Voucher	4,200.00	Meritus Districts
1598	5/21/2020	System Generated Check/Voucher	1,001.84	Dog Waste Depot
1600	5/21/2020	System Generated Check/Voucher	86.24	POOP 911
1601	5/21/2020	System Generated Check/Voucher	298.00	Solitude Lake Management, LLC
Cleared Checks/Vouchers			19,026.41	

The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/2020

Reconciliation Date: 5/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR208	5/31/2020	May Bank Activity	<u>4.47</u>
Cleared Deposits				4.47
				<u><u>4.47</u></u>



## District Management Services, LLC

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: The Oaks at Shady Creek

Date: Wednesday, June 10, 2020

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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#### LANDSCAPE MAINTENANCE

TURF	5	4	-1	Conditions have improved
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Some Broadleaf weeds
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	5	0	None observed
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	5	0	

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	6	-1	
INSECT/DISEASE CONTROL	7	6	-1	Recently planted Penta's may have root disease
DEADHEADING/PRUNING	3	3	0	

#### SCORE

100	94	-6	94%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: GR

Supervisor's Signature: \_\_\_\_\_

## The Oaks at Shady Creek June



With the recent fertilization and pruning, the shrubs along Purple Martin look good.



Turf conditions have approved, staff will contact Millennium to hold off on the approved sod replacement as most of the bad areas have recovered.



The mulch from the landscape beds near the lift station keeps washing out. Staff will get proposals for adding curbing and another option of reducing the bed size with sod.



The burn spots in the pocket park are recovering and the turf looks better.



The recently planted Penta's at the entrance did not look healthy at installation and may have some root disease.



Lennar has cleaned the storm drain that goes to pond 1.



Pond 1 still has debris around the perimeter.



The other ponds look good, pond banks have some areas too wet to mow.

