

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
DECEMBER 18, 2020**

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
DECEMBER 18, 2020 AT 10:00 a.m.
CARLTON LAKES CLUBHOUSE
LOCATED AT 11404 CARLTON FIELDS DRIVE, RIVERVIEW, FL 33579**

District Board of Supervisors	Vice Chairman Supervisor Supervisor Supervisor Supervisor	Gill Hammond Robin Lush Timothy Wersinger Michelle LeBeau-Elrod Vacant
District Managers	Meritus	Gene Roberts
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Johnson Engineering	Phil Chang, P.E.

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **10:00 a.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs.

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

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

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

The Oaks at Shady Creek CDD

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Oaks at Shady Creek Community Development District will be held on **Friday, December 18, 2020 at 10:00 a.m. Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579**. Please let us know 24 hours before the meeting if you wish to call in for the meeting:

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

REGULAR BOARD OF SUPERVISOR MEETING

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE QUESTIONS & COMMENTS ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Discussion on Board Resumes.....Tab 01
- B. Discussion on Entrance Lighting Options
- C. Discussion on Landscape Master Plan
- D. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Landowner Election Minutes November 20, 2020..... Tab 02
- B. Consideration of Board of Supervisors Regular Meeting Minutes November 20, 2020..... Tab 03
- C. Consideration of Operations and Maintenance Expenditures November 2020..... Tab 04
- D. Review of Financial Statements Month Ending November 30, 2020 Tab 05

5. STAFF REPORTS

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

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

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

Sincerely,

Gene Roberts
District Manager

JOHN BENTLEY

11025 Purple Martin Blvd., Riverview, FL 33579 | 813-785-9103 | john@teamshelleyhomes.com

COMPUTER SKILLS

- Some Networking skills, Printer Installation and setup, Basic Repair

Software

- Microsoft Office applications, Microsoft Project, ECopy Desktop, Adobe Acrobat, PCS Director, Equitrac, Dotloop, DocuSign, Goldmine, CINC

EXPERIENCE

- | | |
|-----------|---|
| 12/1/1991 | Copy Control Center Corp/Lanier/Ricoh <ul style="list-style-type: none">· Mailroom Operator, Copy Center Operator, Driver, Backup Support Staff |
| 10/1/1993 | Copy Control Center Corp/Lanier/Ricoh <ul style="list-style-type: none">· Account Executive: Responsible for inside and outside sales for FM customers |
| 10/1/1995 | Copy Control Center Corp/Lanier/Ricoh <ul style="list-style-type: none">· Site Manager: Responsible all areas of operations at FM sites and Backup Production Centers |
| 12/1/1999 | Copy Control Center Corp/Lanier/Ricoh <ul style="list-style-type: none">· Area Operations Manager: Responsible for Operations of FM sites in Tampa Bay Area, as well as backup production centers. |
| 6/1/2002 | Copy Control Center Corp/Lanier/Ricoh <ul style="list-style-type: none">· Region Operations Manager: Responsible for all operations of FM accounts base in SE Region for Lanier Worldwide/Ricoh· 2003 -2004 Region Operations Manager of the Year |
| 5/1/2008 | Copy Control Center Corp <ul style="list-style-type: none">· Director Of Operations: Responsible for Operations of FM sites in Tampa Bay Area, as well as backup production centers. |

- 5/1/2008 - Present Ikon Office Solutions/Ricoh
- Integrated Account Manager: Responsible for Operations of FM sites in Tampa Bay Area.
- 11/1/2014 - Present IST Management Services
- Operations Manager: Responsible for Operations of FM sites in Tampa Bay Area., Orlando and Jacksonville.
- 11/2008 - Present Ruben & Steve Bazarte Bail Bonds
- .
- 12/2017 - Present Realtor – Keller Williams & Florida's 1st Choice Realty

EDUCATION

-
- 8/99 – 12/2003 Associate of Arts Degree in Computer Information Systems, *Hillsborough Community College:*
- *State of Florida Firefighter Certification*
 - *State of Florida EMT Certification*
 - *State of Florida Bail Bondsman License*
 - *State of Florida Real Estate License*

ASSOCIATIONS

-
- 12/17– Present National Association of Realtors & Greater Tampa Association of Relators

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

November 20, 2020 Minutes of the Landowner's Election

Minutes of the Landowner's Election

The Landowner's Election of the Board of Supervisors for The Oaks at Shady Creek Community Development District was held on Friday, November 20, 2020 at 10:00 a.m. at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Landowner's Election of the Board of Supervisors of The Oaks at Shady Creek Community Development District to order on November 20, 2020 at 10:00 a.m.

Staff Members Present:

Gene Roberts	District Manager, Meritus	
John Vericker	District Counsel, Straley Robin Vericker	<i>via conference call</i>

There were six audience members present.

2. APPOINTMENT OF MEETING CHAIRMAN

Gene Roberts from Meritus stated that he will be serving as the meeting chairman.

3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS

Mr. Roberts announced that there were two open Board seats and two candidates: Michelle LeBeau-Elrod and Robin Lush.

4. ELECTION OF SUPERVISORS

Mr. Roberts announced the results: Michelle LeBeau-Elrod received six votes, and Robin Lush received six votes. Michelle LeBeau-Elrod will have Seat 1 with a four-year term, and Robin Lush will have Seat 2 with a four-year term.

Mr. Roberts led Supervisor LeBeau-Elrod and Supervisor Lush in reciting their Oath of Office.

5. OWNERS REQUESTS

There were no requests.

6. ADJOURNMENT

The landowner's election was closed.

**These minutes were done in 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:

- ☐ **Secretary**
☐ **Assistant Secretary**

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

November 20, 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, November 20, 2020 at 10:00 a.m.** at the Carlton Lakes Clubhouse located at 11404 Carlton Lake Fields Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of The Oaks at Shady Creek Community Development District to order on **Friday, November 20, 2020 at 10:05 a.m.**

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

Gill Hammond	Vice Chair
Michelle LeBeau-Elrod	Supervisor
Robin Lush	Supervisor
Timothy Wersinger	Supervisor

Staff Members Present:

Gene Roberts	District Manager, Meritus	
John Vericker	District Counsel, Straley Robin Vericker	<i>via conference call</i>

There were two audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Resolution 2020-01; Canvassing and Certifying the Results of the Landowners Election

Mr. Roberts reviewed the resolution with the Board. Michelle LeBeau-Elrod will have Seat 1 with a four-year term, and Robin Lush will have Seat 2 with a four-year term.

MOTION TO:	Approve Resolution 2020-01.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

B. Consideration of Resolution 2020-02; Re-Designating Officers

The Board discussed the officer positions and reviewed the resolution.

MOTION TO:	Approve Resolution 2020-02 with Supervisor Hammond as Chair and Supervisor Wersinger as Vice Chair.
MADE BY:	Supervisor Lush
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

C. Acceptance of Board Resignation – Danny Schoonover, Seat 4

The Board reviewed the Board resignation for Seat 4 from Danny Schoonover.

MOTION TO:	Accept the Board resignation of Seat 4 from Danny Schoonover.
MADE BY:	Supervisor Wersinger
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

D. Acceptance of Resident Fishing Policy

The Board reviewed the policy.

MOTION TO:	Accept the Resident Fishing Policy.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

E. General Matters of the District

The Board discussed if the “no trespassing” sign at the end of Great Cormorant Drive can be moved to the property line separating The Oaks of Shady Creek from South Fork.

MOTION TO:	Move the sign.
MADE BY:	Supervisor LeBeau-Elrod
SECONDED BY:	Supervisor Lush
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

4. CONSENT AGENDA

A. Consideration of Regular Meeting Minutes October 16, 2020

The Board reviewed the meeting minutes. Supervisor Hammond noted that Supervisor Schoonover is listed present and Supervisor LeBeau-Elrod is listed as attending via teleconference, but it actually was the opposite.

MOTION TO:	Approve the October 16, 2020 meeting minutes with the corrections noted.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures October 2020

The Board reviewed the October 2020 O&Ms.

MOTION TO:	Approve the October 2020 O&Ms.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

C. Review of Financial Statements Month Ending October 31, 2020

The financials were reviewed and accepted. Supervisor Hammond asked if Brian Lamb can attend a future Board meeting to discuss the bond and potential refinancing.

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

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

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

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

7. ADJOURNMENT

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

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

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

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

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

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date



Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10166	\$ 3,153.71		District Management Service Charge - November 2020
Millennium Lawn and Landscape Inc.	17730	4,600.00		Lawn Maintenance - October
Monthly Contract Sub-Total		\$ 7,753.71		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	7015729919 111820	\$ 417.32		Waste Service through 11/13/20
Tampa Electric	211005987436 111820	20.91		Electric Service from 10/15/20 to 11/12/20
Tampa Electric	211005987634 111820	4,289.29		Electric Service from 10/15/20 to 11/12/20
Tampa Electric	211020235159 111820	175.88	\$ 4,486.08	Electric Service from 10/15/20 to 11/12/20
Utilities Sub-Total		\$ 4,903.40		
Regular Services				
Gill Hammond	GH111820	\$ 200.00		Supervisors Fee - 11/18/2020
Michelle LeBeau-Elrod	ME111820	200.00		Supervisors Fee - 11/18/2020
Robin Lush	RL111820	200.00		Supervisors Fee - 11/18/2020
Timothy Wersinger	TW111820	200.00		Supervisors Fee - 11/18/2020
Regular Services Sub-Total		\$ 800.00		
Additional Services				
Egis	12239	\$ 380.00		Insurance Policy 10/01/20 to 9/30/21 Adjusted Invoice
Field Stone	6327	567.45		Palms Fertilization - 08/17/20
Florida Land Design & Permitting	10325	165.00		District Engineer Service Charge from

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
				09/26/20 to 10/30/20
Millennium Lawn and Landscape	17008	1,145.00		Irrigation Repairs - 07/16/20
Millennium Lawn and Landscape Inc.	17771	1,035.00		Irrigation Repairs - 10/27/20
Spearem Enterprises, LLC	S102820	850.00		Material Deposit for Benches - 10/28/20
Tampa Bay Times	115742 110420	1,113.88		Notice of Landowners' Election - 11/04/20
Additional Services Sub-Total		\$ 5,256.33		

TOTAL:	\$ 18,713.44		
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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: 10166
Invoice Date: Nov 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		11/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - November		2,812.50
		Postage - September		7.88
		Website Administration		333.33
				

Subtotal	3,153.71
Sales Tax	
Total Invoice Amount	3,153.71
Payment/Credit Applied	
TOTAL	3,153.71

3471 Rackley Rd
Brooksville, FL 34604

Date	Invoice #
10/26/2020	17730

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

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		10/26/2020			

[illegible]

November Maintenance

Total	\$4,600.00
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Payments/Credits	\$0.00
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Balance Due	\$4,600.00
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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.



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	11/18/2020	12/09/2020

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	10/14/2020	11818	11/13/2020	12572	75400	ACTUAL	WATER

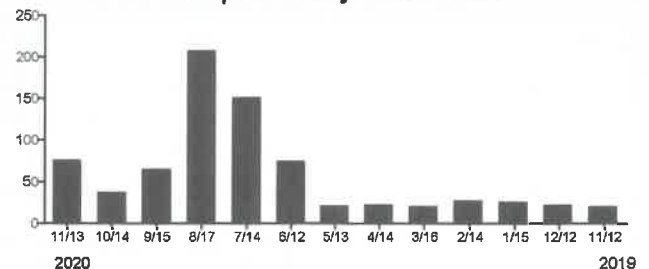
Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$227.71
Water Base Charge	\$64.32
Water Usage Charge	\$120.60
Total Service Address Charges	\$417.32

Summary of Account Charges

Previous Balance	\$209.51
Net Payments - Thank You	(209.51)
Total Account Charges	\$417.32
AMOUNT DUE	\$417.32

Consumption History x 1000 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
Additional Information: HCFLGov.net/Water



THANK YOU!

Received

NOV 30 2020



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

DUE DATE	12/09/2020
AMOUNT DUE	\$417.32
AMOUNT PAID	

0070157299192

00000417329

Statement Date: 11/18/2020

Account: 211005987436

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



Current month's charges:	\$20.91
Total amount due:	\$20.91
Payment Due By:	12/09/2020

Your Account Summary

Previous Amount Due	\$20.83
Payment(s) Received Since Last Statement	-\$20.83
Current Month's Charges	\$20.91
Total Amount Due	\$20.91



Zap Cap
SYSTEMS

Don't Miss Free Installation Through November 30th

Enjoy life uninterrupted and avoid unexpected repairs with Zap Cap surge protection. Visit tampaelectric.com/zapcap or call 877-SURGE22 to learn more.

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

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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:	\$20.91
Total amount due:	\$20.91
Payment Due By:	12/09/2020
Amount Enclosed	\$

666198187995

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

Account: 211005987436
Statement Date: 11/18/2020
Current month's charges due 12/09/2020



Details of Charges – Service from 10/15/2020 to 11/12/2020

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
1000497017	11/12/2020	128		101		27 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	27 kWh @ \$0.05991/kWh	\$1.62
Fuel Charge	27 kWh @ \$0.02638/kWh	\$0.71
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.91

Total Current Month's Charges

\$20.91

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

New Storm Protection Clause

This January, you'll see a new line item on your bill called Storm Protection Charge. It will support the new Storm Protection Plan, which will help prevent power outages and reduce power restoration time during severe weather. This program will benefit all customers by strengthening our power system and making storm restoration faster – and cheaper. Visit tampaelectric.com/spp for more information.

More clean energy to you

By the end of 2023, Tampa Electric will have about 14% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 200,000 homes. Visit tampaelectric.com/solar to learn more. For the 12-month period ending Sept. 2020, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas 81%, Coal 4%, Purchased Power 10% and Solar 5%. Tampa Electric provides this information to our customers on a quarterly basis.

Statement Date: 11/18/2020

Account: 211005987634

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



Current month's charges:	\$4,289.29
Total amount due:	\$4,289.29
Payment Due By:	12/09/2020

Your Account Summary

Previous Amount Due	\$4,289.29
Payment(s) Received Since Last Statement	-\$4,289.29
Current Month's Charges	\$4,289.29
Total Amount Due	\$4,289.29



Don't Miss Free Installation Through November 30th

Enjoy life uninterrupted and avoid unexpected repairs with Zap Cap surge protection. Visit tampaelectric.com/zapcap or call 877-SURGE22 to learn more.

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

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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:	\$4,289.29
Total amount due:	\$4,289.29
Payment Due By:	12/09/2020

Amount Enclosed \$ _____
666198187996

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: 211005987634
Statement Date: 11/18/2020
Current month's charges due 12/09/2020



Details of Charges – Service from 10/15/2020 to 11/12/2020

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 @ \$0.02866/kWh	\$100.77
Fixture & Maintenance Charge	84 Fixtures	\$1165.50
Lighting Pole / Wire	117 Poles	\$2926.17
Lighting Fuel Charge	3516 kWh @ \$0.02614/kWh	\$91.91
Florida Gross Receipt Tax		\$4.94
Lighting Charges		\$4,289.29

Total Current Month's Charges

\$4,289.29

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Important Messages

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Statement Date: 11/18/2020

Account: 211020235159

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



Current month's charges:	\$175.88
Total amount due:	\$175.88
Payment Due By:	12/09/2020

Your Account Summary

Previous Amount Due	\$159.43
Payment(s) Received Since Last Statement	-\$159.43
Current Month's Charges	\$175.88
Total Amount Due	\$175.88



Zap Cap SYSTEMS

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- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211020235159

Current month's charges:	\$175.88
Total amount due:	\$175.88
Payment Due By:	12/09/2020
Amount Enclosed	\$

621753844603

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

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

Account: 211020235159
Statement Date: 11/18/2020
Current month's charges due 12/09/2020



Details of Charges – Service from 10/15/2020 to 11/12/2020

Service for: 10707 PURPLE MARTIN BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	11/12/2020	9,855		8,077		1,778 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	1,778 kWh @ \$0.05991/kWh	\$106.52
Fuel Charge	1,778 kWh @ \$0.02638/kWh	\$46.90
Florida Gross Receipt Tax		\$4.40
Electric Service Cost		\$175.88

Total Current Month's Charges **\$175.88**

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000099-0001074 Page 17 of 20

Important Messages

New Storm Protection Clause

This January, you'll see a new line item on your bill called Storm Protection Charge. It will support the new Storm Protection Plan, which will help prevent power outages and reduce power restoration time during severe weather. This program will benefit all customers by strengthening our power system and making storm restoration faster – and cheaper. Visit tampaelectric.com/spp for more information.

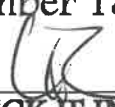
More clean energy to you

By the end of 2023, Tampa Electric will have about 14% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 200,000 homes. Visit tampaelectric.com/solar to learn more. For the 12-month period ending Sept. 2020, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas 81%, Coal 4%, Purchased Power 10% and Solar 5%. Tampa Electric provides this information to our customers on a quarterly basis.

The Oaks at Shady Creek CDD

MEETING DATE: November 18, 2020

DMS Staff Signature




SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	/	Salary Accepted	\$200.00
Robin Lush	/	Salary Accepted	\$200.00
Timothy Wersinger	/	Salary Accepted	\$200.00
Vacant		Salary Accepted	\$200.00
Gill Hammond	/	Salary Accepted	\$200.00

GH 11/18/20

The Oaks at Shady Creek CDD

MEETING DATE: November 18, 2020

DMS Staff Signature




SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	/	Salary Accepted	\$200.00
Robin Lush	/	Salary Accepted	\$200.00
Timothy Wersinger	/	Salary Accepted	\$200.00
Vacant		Salary Accepted	\$200.00
Gill Hammond	/	Salary Accepted	\$200.00

ME 11/18/20

The Oaks at Shady Creek CDD

MEETING DATE: November 18, 2020

DMS Staff Signature







SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	/	Salary Accepted	\$200.00
Robin Lush	/	Salary Accepted	\$200.00
Timothy Wersinger	/	Salary Accepted	\$200.00
Vacant		Salary Accepted	\$200.00
Gill Hammond	/	Salary Accepted	\$200.00

RL 11/18/20

The Oaks at Shady Creek CDD

MEETING DATE: November 18, 2020

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod		Salary Accepted	\$200.00
Robin Lush		Salary Accepted	\$200.00
Timothy Wersinger		Salary Accepted	\$200.00
Vacant		Salary Accepted	\$200.00
Gill Hammond		Salary Accepted	\$200.00

TW 11/18/20



INVOICE

Customer	The Oaks at Shady Creek Community Development District
Acct #	761
Date	10/01/2020
Customer Service	Charisse Bitner
Page	1 of 1

The Oaks at Shady Creek Community Development District
c/o Meritus
2005 Pan Am Circle, Ste 120
Tampa 33607

Payment Information	
Invoice Summary	\$ 7,343.00
Payment Amount	
Payment for:	Invoice#12239
100110706	

Thank You

Please detach and return with payment



Customer: The Oaks at Shady Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
12239	10/01/2020	Renew policy	Policy #100110706 10/01/2020-10/01/2021 Florida Insurance Alliance Package - Renew policy Due Date: 10/1/2020 \$ 380.00 to 53900 - 4502	7,343.00
				Total
				\$ 7,343.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	10/01/2020



PREMIUM SUMMARY

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

Term: October 1, 2020 to October 1, 2021

Quote Number: 100120706

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$3,037
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,153
Public Officials and Employment Practices Liability	\$2,153
TOTAL PREMIUM DUE	\$7,343

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



FIELDSTONE

4801 122nd Avenue North
Clearwater, FL 33762

Invoice 6327

Date	PO#
08/18/20	
SalesRep	Terms
Scott LeRoy	Net 30

Bill To

The Oaks at Shady Creek
c/o Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Property Address

The Oaks at Shady Creek
10779 Purple Martin
Riverview, FL

Item	Qty / UOM	Rate	Ext. Price	Amount
			\$567.45	\$567.45

4564 (v. 2) - The Oaks at Shady Creek - Palms Fert.

The Oaks at Shady Creek

- Inoculated the (30) Sylvester palms

Arbor Jet Palm Fertilizer - 08/17/2020

\$567.45

Sales Tax	\$0.00
Grand Total	\$567.45

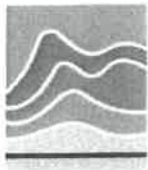
53960 - 4605
4R

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com



Florida Land Design & Permitting

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

Brian Howell
The Oaks at Shady Creek CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
brian.howell@merituscorp.com

Invoice Date: 11/2/2020
Invoice #: 10325
Invoice Period: 9/26/2020 to 10/30/2020
Project #: 2019-1008

Re: The Oaks at Shady Creek CDD

Services Performed:

Task 0900 - District Engineer			
1. Filing Southwest Florida Water Management District Inspection Report.			
Classification	Hours	Rate	Amount Due
District Engineer	1.0	\$165.00	\$165.00

TOTAL DUE THIS INVOICE	\$165.00
-------------------------------	-----------------

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

51300 3103
412

Millennium Lawn and Landscape Inc.

Invoice

3471 Rackley Rd
Brooksville, FL 34604

Date	Invoice #
7/16/2020	17008

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		7/16/2020			
Quantity	Description			Price Each	Amount	
	Irrigation repairs done on 7 / 2 labor 3 techs x 5 hours			750.00	750.00T	
	zone #40 rewire valve and 2 dvry caps			25.00	25.00T	
	#40 10 drip repairs by lift station			100.00	100.00T	
	#48 12 drip line repairs also in lift station area			120.00	120.00T	
	#33 4 drip line repairs			40.00	40.00T	
	dog park 6 drip line repairs			60.00	60.00T	
	2 lateral line repairs by tree bubblers along sidewalk broke by roots			50.00	50.00T	
	Sales Tax			0.00%	0.00	
<div>per G.P. 10/30/2020 Board approved go ahead + pay</div> <div>539.00 46.11</div>						

Thank you for your business.

Total \$1,145.00

Payments/Credits \$0.00

Balance Due \$1,145.00

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.

Millennium Lawn and Landscape Inc.

Invoice

3471 Rackley Rd
Brooksville, FL 34604

Date	Invoice #
10/27/2020	17771

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		10/27/2020			
Quantity	Description			Price Each	Amount	
	Irrigation repairs per email labor 4 techs x 3 hours on 10/22			600.00	600.00T	
	1 icd decoder 100 at lift station			185.00	185.00T	
	4 drip repairs at dog park			100.00	100.00T	
	6 drip repairs by entrance			150.00	150.00T	
	Sales Tax			0.00%	0.00	
53960 - 4611 612						

Thank you for your business.

Total \$1,035.00

Payments/Credits \$0.00

Balance Due \$1,035.00

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.

DISTRICT CHECK REQUEST FORM

Today's Date 10/28/20

District Name The Oaks of Shady Creek CDD

Check Amount \$850

Payable: Spearem

Mailing Address

Check Description Material deposit for benches

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Approved Signature

DM	_____	GR	_____
Fund	53900- 4603		
G/L			
Object Cd			
CK #	_____	Date	10/28/20

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL
+1 7273643349
spearem.jmb@gail.com



INVOICE

BILL TO

The Oaks at Shady Creek CDD
Meritus
2005 Pan Am Circle, Suite 120
Tampa , FL 33607

INVOICE # 4463

DATE 10/28/2020

DUE DATE 11/12/2020

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Material Deposit Material deposit for estimate 1705. Two, 4ft benches for Purple Martin Rd,	1	850.00	850.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$850.00

53900 - 4603
67



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	
10/28/20 - 11/04/20		THE OAKS AT SHADY CREEK CDD	
Billing Date		Sales Rep	Customer Account
11/04/2020		Deirdre Almeida	44291
Total Amount Due			Ad Number
\$1,113.88			0000115742

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/28/20	11/04/20	0000115742	Times	Legals CLS	Landowners' election	2	2x78 L	\$1,111.88
10/28/20	11/04/20	0000115742	Tampabay.com	Legals CLS	Landowners' election AffidavitMaterial	2	2x78 L	\$0.00 \$2.00

51300-4801
CR

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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	
10/28/20 - 11/04/20		THE OAKS AT SHADY CREEK CDD	
Billing Date		Sales Rep	Customer Account
11/04/2020		Deirdre Almeida	44291
Total Amount Due			Ad Number
\$1,113.88			0000115742

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

Received
NOV 12 2020

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

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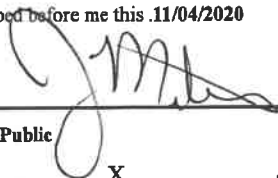
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Landowners' election** was published in **Tampa Bay Times: 10/28/20, 11/ 4/20** 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 not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **11/04/2020**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**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

*Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: : <http://theoaksatshadycreekcdd.org/>.

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.

Brian Lamb,
District Manager

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

0000115742



The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
November 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 11/30/2020

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash-Operating Account	140,893	0	0	0	0	140,893
Cash - Revenue - Series 2015 #7000	0	78,712	0	0	0	78,712
Cash - Reserve - Series 2015 #7004	0	110,508	0	0	0	110,508
Cash - Interest - Series 2015 #7002	0	83	0	0	0	83
Cash - Principal - Series 2015 #7001	0	0	0	0	0	0
Cash - Sinking Fund - Series 2015 #7005	0	13	0	0	0	13
Cash - Acq/Construction Gen Fund - Series 2015 #7010	0	0	498	0	0	498
Accounts Receivable - Other	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Prepaid Expense	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	1,667	0	0	0	0	1,667
Prepaid Property Insurance	0	0	0	0	0	0
Deposits	6,865	0	0	0	0	6,865
Construction Work In Progress	0	0	0	5,823,191	0	5,823,191
Amount Available-Debt Service	0	0	0	0	415,384	415,384
Amount To Be Provided-Debt Service	0	0	0	0	5,584,616	5,584,616
Other	0	0	0	0	0	0
Total Assets	149,425	189,315	498	5,823,191	6,000,000	12,162,428
Liabilities						
Accounts Payable	8,010	0	0	0	0	8,010
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0
Revenue Bond Payable - Series 2015	0	0	0	0	6,000,000	6,000,000
Other	0	0	0	0	0	0
Total Liabilities	8,010	0	0	0	6,000,000	6,008,010

The Oaks at Shady Creek CDD

Balance Sheet

As of 11/30/2020

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	431,422	498	0	0	431,920
Fund Balance-Unreserved	154,408	0	0	0	0	154,408
Retained Earnings-Unreserved	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	5,823,191	0	5,823,191
Other	(12,994)	(242,107)	0	0	0	(255,101)
Total Fund Equity & Other Credits	141,414	189,315	498	5,823,191	0	6,154,418
Total Liabilities & Fund Equity	149,425	189,315	498	5,823,191	6,000,000	12,162,428

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 11/30/2020

(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	253,110	19,403	(233,707)	(92)%
Interest Earnings				
Interest Earnings	0	3	3	0 %
Total Revenues	253,110	19,406	(233,705)	(92)%
Expenditures				
Legislative				
Supervisor Fees	12,000	1,800	10,200	85 %
Financial & Administrative				
District Manager	33,750	5,625	28,125	83 %
District Engineer	4,000	165	3,835	96 %
Disclosure Report	4,200	0	4,200	100 %
Trustees Fees	5,000	833	4,167	83 %
Auditing Services	4,500	0	4,500	100 %
Postage, Phone, Faxes, Copies	2,000	203	1,797	90 %
Public Officials Insurance	2,200	0	2,200	100 %
Legal Advertising	2,500	1,114	1,386	55 %
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	1,500	667	833	56 %
ADA Website Compliance	1,800	1,100	700	39 %
Legal Counsel				
District Counsel	5,000	1,807	3,193	64 %
Electric Utility Services				
Electric Utility Services	62,000	8,956	53,044	86 %
Water-Sewer Combination Services				
Water Utility Services	5,000	627	4,373	87 %
Other Physical Environment				
Waterway Management Program	4,625	1,039	3,586	78 %
Property & Casualty Insurance	5,000	380	4,620	92 %
Entry & Walls Maintenance	5,000	1,002	3,998	80 %
Landscape Maintenance - Contract	55,200	4,600	50,600	92 %
Landscape Maintenance - Other	7,000	172	6,828	98 %
Plant Replacement Program	10,000	0	10,000	100 %
Irrigation Maintenance	5,000	2,135	2,865	57 %
Community Events	1,300	0	1,300	100 %
Capital Reserve	13,735	0	13,735	100 %
Total Expenditures	253,110	32,400	220,711	87 %
Excess Revenues Over (Under) Expenses	0	(12,994)	(12,994)	0 %
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	0	154,408	154,408	0 %

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 11/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Total Fund Balance, Beginning of Period	<u>0</u>	<u>154,408</u>	<u>154,408</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>141,414</u></u>	<u><u>141,414</u></u>	<u><u>0 %</u></u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
From 10/1/2020 Through 11/30/2020
(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	420,431	32,877	(387,554)	(92)%
Interest Earnings				
Interest Earnings	0	7	7	0 %
Total Revenues	420,431	32,884	(387,547)	(92)%
Expenditures				
Debt Service Payments				
Interest-Series 2015	285,431	144,991	140,440	49 %
Principal-Series 2015	135,000	130,000	5,000	4 %
Total Expenditures	420,431	274,991	145,440	35 %
Excess Revenues Over (Under) Expenses	0	(242,107)	(242,107)	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	431,422	431,422	0 %
Total Fund Balance, Beginning of Period	0	431,422	431,422	0 %
Fund Balance, End of Period	0	189,315	189,315	0 %

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015
From 10/1/2020 Through 11/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Revenues Over (Under) Expenses	0	0	0	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	498	498	0 %
Total Fund Balance, Beginning of Period	0	498	498	0 %
Fund Balance, End of Period	0	498	498	0 %

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11/30/2020

Reconciliation Date: 11/30/2020

Status: Locked

Bank Balance	170,691.44
Less Outstanding Checks/Vouchers	29,798.63
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	140,892.81
Balance Per Books	<u>140,892.81</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: 11/30/2020

Reconciliation Date: 11/30/2020

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1617	6/18/2020	System Generated Check/Voucher	200.00	Timothy Wersinger
1678	10/22/2020	System Generated Check/Voucher	200.00	Timothy Wersinger
1688	11/12/2020	Series 2015 FY21 Tax Dist ID 499	3,526.64	The Oaks at Shady Creek CDD
1689	11/16/2020	Series 2015 FY21 Tax Dist ID 502	14,112.00	The Oaks at Shady Creek CDD
1695	11/24/2020	Series 2015 FY21 Tax Dist ID 503	11,759.99	The Oaks at Shady Creek CDD
Outstanding Checks/Vouchers			29,798.63	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11/30/2020

Reconciliation Date: 11/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1671	10/22/2020	System Generated Check/Voucher	1,100.00	ADA Site Compliance
1677	10/22/2020	System Generated Check/Voucher	200.00	Robin M. Lush
1684	10/27/2020	Series 2015 FY20 Tax Dist ID Excess Fees	3,478.00	The Oaks at Shady Creek CDD
1679	11/1/2020	System Generated Check/Voucher	209.51	BOCC
1680	11/1/2020	System Generated Check/Voucher	3,309.11	Meritus Districts
1681	11/1/2020	System Generated Check/Voucher	152.00	Spearem Enterprises, LLC
1682	11/1/2020	System Generated Check/Voucher	151.50	Straley Robin Vericker
1683	11/1/2020	System Generated Check/Voucher	4,469.55	TECO
1685	11/5/2020	System Generated Check/Voucher	165.00	Florida Land Design & Permitting
1686	11/5/2020	System Generated Check/Voucher	2,180.00	Millenium Lawn and Landscape Inc.
1687	11/5/2020	System Generated Check/Voucher	850.00	Spearem Enterprises, LLC
1690	11/19/2020	System Generated Check/Voucher	7,343.00	Egis Insurance Advisors, LLC
1690	11/19/2020	System Generated Check/Voucher	(7,343.00)	Egis Insurance Advisors, LLC
1691	11/19/2020	System Generated Check/Voucher	567.45	Field Stone Landscape Services
1692	11/19/2020	System Generated Check/Voucher	4,600.00	Millenium Lawn and Landscape Inc.
1693	11/19/2020	System Generated Check/Voucher	1,113.88	Times Publishing Company
1694	11/19/2020	System Generated Check/Voucher	380.00	Egis Insurance Advisors, LLC
Cleared Checks/Vouchers			22,926.00	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11/30/2020

Reconciliation Date: 11/30/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR229	11/12/2020	Tax Distribution - 11.12.20	5,607.98	
CR230	11/16/2020	Tax Distribution - 11.16.20	22,440.56	
CR231	11/24/2020	Tax Distribution - 11.24.20	18,700.45	
CR232	11/30/2020	November Bank Activity	1.25	
Cleared Deposits			46,750.24	