

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JUNE 18, 2021**

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
JUNE 18, 2021 AT 10:00 a.m.  
CARLTON LAKES CLUBHOUSE  
LOCATED AT 11404 CARLTON FIELDS DRIVE, RIVERVIEW, FL 33579**

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

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

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

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

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

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

The Oaks at Shady Creek CDD

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Oaks at Shady Creek Community Development District will be held on **Friday, June 18, 2021 at 10:00 a.m. Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579**. Please let us know 24 hours before the meeting if you wish to call in for the meeting:

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

**REGULAR BOARD OF SUPERVISOR MEETING**

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

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

**3. BUSINESS ITEMS**

A. General Matters of the District

**4. CONSENT AGENDA**

A. Consideration of Board of Supervisors Regular Meeting Minutes May 21, 2021 ..... Tab 01

B. Consideration of Operations and Maintenance Expenditures May 2021 ..... Tab 02

C. Review of Financial Statements Month Ending May 31, 2021 ..... Tab 03

**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*

# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

May 21, 2021 Minutes of Regular Meeting

## Minutes of the Regular Meeting

The Regular Meeting of The Oaks at Shady Creek Community Development District was held on **Friday, May 21, 2021 at 10:00 a.m.** at the Carlton Lakes Clubhouse located at 11404 Carlton Lake Fields Dr., Riverview, FL 33579.

### 1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of The Oaks at Shady Creek Community Development District to order on **Friday, May 21, 2021 at 10:00 a.m.**

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

Gill Hammond	Chair	
Timothy Wersinger	Vice-Chair	<i>via conference call</i>
Michelle LeBeau-Elrod	Supervisor	
Robin Lush	Supervisor	
John Bentley	Supervisor	

#### Staff Members Present:

Gene Roberts	District Manager, Meritus
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There no audience members in attendance.

### 2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

Supervisor Hammond asked to move up Business Items B and C on the agenda before the budget discussion. The Board agreed.

### 3. BUSINESS ITEMS

#### B. Discussion on Landscape Enhancement Proposal

Mr. Roberts suggested for the Board to table the sod proposal from Carson's Landscape and get another proposal from the new landscape vendor for the District. The Board agreed.

**C. Discussion on Landscape Maintenance Service Proposals**

**i. Mainscape**

**ii. Down to Earth**

Mr. Roberts summarized the cost of the two landscape maintenance proposals received from Mainscape and Down to Earth. The Board said they would like to have been able to use Down to Earth since they will be maintaining the HOA areas, but the cost difference was too much.

MOTION TO:	Award the maintenance contract to Mainscape.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Lush
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

**A. Consideration of Resolution 2021-03; Approving FY 2022 Budget & Setting Public Hearing**

Mr. Roberts went over the proposed budget line items for the FY 2022 budget. Supervisor Hammond explained to the Board that line items could be changed between now and the public hearing, but the overall expenditures could not be increased. The public hearing will be set for August 20, 2021 at 10:00 a.m.

MOTION TO:	Approve Resolution 2021-03 and set the public hearing for August 20, 2021 at 10:00 a.m.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Lush
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

**D. Announcement of Annual Notice of Qualified Electors**

Mr. Roberts announced that as of April 15, 2021, The Oaks at Shady Creek CDD had 618 qualified electors.

**E. General Matters of the District**

There were no additional general matters to discuss.

**4. CONSENT AGENDA**

**A. Consideration of the Board of Supervisors Regular Meeting Minutes April 16, 2021**

The Board reviewed the minutes.

MOTION TO:	Approve the April 16, 2021 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 April 2021**

The Board reviewed the O&Ms. Supervisor Hammond asked why the supervisor fees were \$6,800.

MOTION TO:	Approve the April 2021 O&Ms.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Bentley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

**C. Review of Financial Statements Month Ending April 30, 2021**

The financials were reviewed and accepted. Mr. Roberts noted that the District is currently 9% under budget. Supervisor Hammond asked about the “Fund Balance-Unreserved” category and if it could be used.

**5. STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

There were no updates from Counsel or the Engineer.

**C. District Manager**

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

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

Supervisor Hammond mentioned there are errors in the agenda dates on the website.

Supervisor Lush requested to meet with the new landscape vendor because the ferns along the boulevard are being over-pruned.

Supervisor Lush also asked if stocking the ponds with fresh water oysters could help to control algae.

**7. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Lush
SECONDED BY:	Supervisor Bentley
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	10554	\$ 2,944.46		District Management Service - May 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,944.46</b>		

<b>Variable Contract</b>				
Straley Robin Vericker	19815	\$ 582.00		Professional Services thru 05/15/2021
Wells Fargo	1956152	5,000.00		Admin Charges - 04/05/2021
<b>Variable Contract Sub-Total</b>		<b>\$ 5,582.00</b>		

<b>Utilities</b>				
BOCC	7015729919 051921	\$ 210.34		Water Service thru 05/13/2021
Tampa Electric	211005987436 052021	20.73		Electric Service thru 05/14/2021
Tampa Electric	211005987634 052021	4,315.22		Electric Service thru 05/14/2021
Tampa Electric	211020235159 052021	161.92	<b>\$ 4,497.87</b>	Electric Service thru 05/14/2021
<b>Utilities Sub-Total</b>		<b>\$ 4,708.21</b>		

<b>Regular Services</b>				
Poop 911	4268953	\$ 172.25		Emptied & Filled Stations - 04/27/2021
SteadFast	19848	290.00		Routine Aquatic Maintenance - May 2021
Supervisor: Gill Hammond	GH052121	200.00		Supervisor Fee - 05/21/2021
Supervisor: John Bently	JB052121	200.00		Supervisor Fee - 05/21/2021
Supervisor: Michelle LeBeaue-Elrod	ME052121	200.00		Supervisor Fee - 05/21/2021
Supervisor: Robin Lush	RL052121	200.00		Supervisor Fee - 05/21/2021
Supervisor: Timothy Wersinger	TW052121	200.00	<b>\$ 1,000.00</b>	Supervisor Fee - 05/21/2021
<b>Regular Services Sub-Total</b>		<b>\$ 1,462.25</b>		

<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>TOTAL:</b>		<b>\$ 14,696.92</b>		

**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: 10554  
Invoice Date: May 1, 2021  
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		5/1/21

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		2,812.50
		Postage - March		6.96
		Website Administration		125.00

Subtotal	2,944.46
Sales Tax	
Total Invoice Amount	2,944.46
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,944.46</b>

# 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 22, 2021  
Client: 001450  
Matter: 000001  
Invoice #: 19815

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2021

## SERVICES

Date	Person	Description of Services	Hours	
4/16/2021	DCC	ATTEND MEETING; FOLLOW UP FROM MEETING; REVIEW BOND DOCUMENTS; DRAFT REPLY TO G. ROBERTS AND B. HOWELL REGARDING REDEMPTION (CALL) DATE FOR BONDS.	1.0	
4/27/2021	DCC	REVIEW RESOLUTION SETTING PUBLIC HEARING ON BUDGET.	0.1	
4/27/2021	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON SAME; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING RESOLUTION.	0.5	
5/12/2021	LB	PREPARE PUBLICATION ADS FOR FY 2021/2022 O&M ASSESSMENTS AND BUDGET.	0.8	
5/13/2021	DCC	REVIEW NOTICE OF PUBLIC HEARING.	0.1	
5/14/2021	LB	FINALIZE PUBLICATION ADS FOR FY 2021/2022 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME WITH INSTRUCTIONS.	0.2	
Total Professional Services			2.7	\$582.00

## PERSON RECAP

Person		Hours	Amount
DCC	Dana C. Collier	1.2	\$342.00

SI 400, 3107  
GR

May 22, 2021

Client: 001450

Matter: 000001

Invoice #: 19815

Page: 2

#### PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	1.5	\$240.00

Total Services	\$582.00
Total Disbursements	\$0.00
Total Current Charges	\$582.00

**PAY THIS AMOUNT**

**\$582.00**

*Please Include Invoice Number on all Correspondence*

# Late Fee Notice

Date Sent: 05/20/2021

## Corporate Trust Services

**WELLS  
FARGO**

Invoice Number	Original Billing Date	Original Due Date
1956152	04/05/2021	05/05/2021

XNFICDDTXJ 1 000205



The Oaks at Shady Creek Community Development Dist  
Tara Horvath  
2005 Pan Am Circle Suite 120  
TAMPA, FL 33607

**Amount Due**  
**\$5,000.00**

Please mail or wire payment to:

**Mailing Address:**

Wells Fargo Bank  
WF 8113  
P.O. Box 1450  
Minneapolis, MN 55485-8113

**Wire Instructions:**

ABA #: 121000248  
DDA #: 1000031565  
Swift Code: WFBIUS6S  
Reference: Invoice #, Account Name, Attn Name

**ACH Instructions:**

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 04/23/2021 through 04/22/2022

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>

15503



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	05/19/2021	06/09/2021

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	04/14/2021	15339	05/13/2021	15698	35900 GAL	ACTUAL	WATER

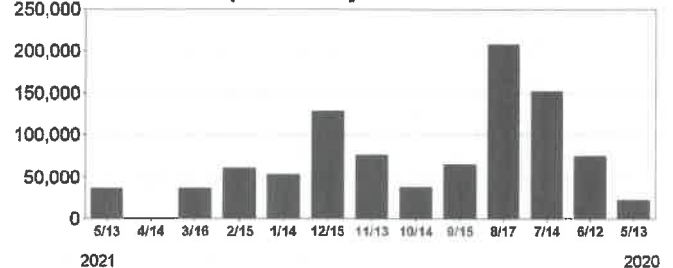
#### Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$108.42
Water Base Charge	\$64.32
Water Usage Charge	\$32.91
<b>Total Service Address Charges</b>	<b>\$210.34</b>

#### Summary of Account Charges

Previous Balance	\$69.01
Net Payments - Thank You	\$-69.01
<b>Total Account Charges</b>	<b>\$210.34</b>
<b>AMOUNT DUE</b>	<b>\$210.34</b>

Consumption History x 1000 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

Received  
3,916.8  
MAY 24 2021

DUE DATE	06/09/2021
AMOUNT DUE	\$210.34
AMOUNT PAID	

Statement Date: 05/20/2021

Account: 211005987436

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

Current month's charges:	\$20.73
Total amount due:	\$20.73
Payment Due By:	06/10/2021

## Your Account Summary

Previous Amount Due	\$20.91
Payment(s) Received Since Last Statement	-\$20.91
<b>Current Month's Charges</b>	<b>\$20.73</b>
<b>Total Amount Due</b>	<b>\$20.73</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.

## Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.  
[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

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:	\$20.73
Total amount due:	\$20.73
Payment Due By:	06/10/2021

**Amount Enclosed** \$

650148970455

00001643 02 AV 0.38 33607 FTECO105212105022810 00000 03 01000000 012 02 11407 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

Received

MAY 24 2021



**Account:** 211005987436  
**Statement Date:** 05/20/2021  
**Current month's charges due** 06/10/2021

### Details of Charges – Service from 04/16/2021 to 05/14/2021

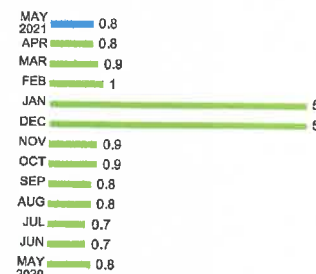
Service for: 10508 PURPLE MARTIN BLVD, RIVERVIEW, FL 33579-0000

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	05/14/2021	559		536		23 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	23 kWh @ \$0.05928/kWh	\$1.36
Fuel Charge	23 kWh @ \$0.03167/kWh	\$0.73
Storm Protection Charge	23 kWh @ \$0.00251/kWh	\$0.06
Florida Gross Receipt Tax		\$0.52

**Electric Service Cost**
**\$20.73**
**Total Current Month's Charges**
**\$20.73**
**Tampa Electric Usage History**

 Kilowatt-Hours Per Day  
(Average)


### Important Messages

**Emergency Rental and Utility Bill Assistance**

Several Florida cities and counties have received additional emergency rental assistance funding through the Florida Emergency Rental Assistance Program to assist households that are unable to pay rent and utilities due to hardship related to COVID-19. Visit [tampaelectric.com/updates](http://tampaelectric.com/updates) to learn more.

**More clean energy to you**

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2021 includes Natural Gas 75%, Purchased Power 14%, Solar 6%, Coal 5% and less than one percent of oil. Visit [tampaelectric.com/solar](http://tampaelectric.com/solar) to learn more.





## ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 05/20/2021  
Account: 211005987634

Current month's charges:	\$4,315.22
Total amount due:	\$4,315.22
Payment Due By:	06/10/2021

### Your Account Summary

Previous Amount Due	\$4,315.22
Payment(s) Received Since Last Statement	-\$4,315.22
<b>Current Month's Charges</b>	<b>\$4,315.22</b>
<b>Total Amount Due</b>	<b>\$4,315.22</b>



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

## Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.  
[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

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:	\$4,315.22
Total amount due:	\$4,315.22
Payment Due By:	06/10/2021

Amount Enclosed \$

650148970456



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

6501489704562110059876340000004315229

**Account:** 211005987634  
**Statement Date:** 05/20/2021  
**Current month's charges due** 06/10/2021

## Details of Charges – Service from 04/16/2021 to 05/14/2021

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	3336 kWh @ \$0.02712/kWh	\$90.47
Fixture & Maintenance Charge	84 Fixtures	\$1176.84
Lighting Pole / Wire	117 Poles	\$2926.17
Lighting Fuel Charge	3336 kWh @ \$0.03136/kWh	\$104.62
Storm Protection Charge	3336 kWh @ \$0.00354/kWh	\$11.81
Florida Gross Receipt Tax		\$5.31
<b>Lighting Charges</b>		<b>\$4,315.22</b>

### Total Current Month's Charges

**\$4,315.22**

00001643-0004782-Page 7 of 12

## Important Messages

### Emergency Rental and Utility Bill Assistance

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/20/2021

Account: 211020235159

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

Current month's charges:	\$161.92
Total amount due:	\$161.92
Payment Due By:	06/10/2021

### Your Account Summary

Previous Amount Due	\$167.49
Payment(s) Received Since Last Statement	-\$167.49
<b>Current Month's Charges</b>	<b>\$161.92</b>
<b>Total Amount Due</b>	<b>\$161.92</b>



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

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:	\$161.92
Total amount due:	\$161.92
Payment Due By:	06/10/2021

Amount Enclosed \$

603235459746



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

6032354597462110202351590000000161928

**Account:** 211020235159  
**Statement Date:** 05/20/2021  
**Current month's charges due** 06/10/2021

### Details of Charges – Service from 04/16/2021 to 05/14/2021

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

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	05/14/2021	19,794	18,298		1,496 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	1,496 kWh @ \$0.05928/kWh	\$88.68
Fuel Charge	1,496 kWh @ \$0.03167/kWh	\$47.38
Storm Protection Charge	1,496 kWh @ \$0.00251/kWh	\$3.75
Florida Gross Receipt Tax		\$4.05
<b>Electric Service Cost</b>		<b>\$161.92</b>

**Total Current Month's Charges**
**\$161.92**

#### Tampa Electric Usage History

 Kilowatt-Hours Per Day  
(Average)


### Important Messages

#### Emergency Rental and Utility Bill Assistance

Several Florida cities and counties have received additional emergency rental assistance funding through the Florida Emergency Rental Assistance Program to assist households that are unable to pay rent and utilities due to hardship related to COVID-19. Visit [tampaelectric.com/updates](http://tampaelectric.com/updates) to learn more.

#### More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2021 includes Natural Gas 75%, Purchased Power 14%, Solar 6%, Coal 5% and less than one percent of oil. Visit [tampaelectric.com/solar](http://tampaelectric.com/solar) to learn more.



# Service Slip/Invoice

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

**INVOICE:** 4268953  
**DATE:** 4/27/2021  
**ORDER:** 4268953

**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
4/27/2021			BLAKEW	Blake Wanecski
Purchase Order	Terms	Last Service	Map Code	Time Out
		4/27/2021		

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

53960-ALBS  
4R

\* 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**



# Steadfast Environmental, LLC AKA Flatwoods Environmental

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

## Invoice

Date	Invoice #
5/1/2021	SE-19848

### Bill To

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

Please make all Checks payable to:  
Steadfast Environmental

### Ship To

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1027 The Oaks at Shady Creek CDD
Quantity	Description	U/M	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) May 2021		290.00	5/15/2021	290.00
	53900 4307 CDD				

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

**Project Total Balance** \$290.00 **Customer Total Balance** \$3,775.44

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

**The Oaks at Shady Creek CDD**

MEETING DATE: May 21, 2021

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
John Bentley	/	Salary Accepted	\$200.00
Gill Hammond	/	Salary Accepted	\$200.00

GH052121



**The Oaks at Shady Creek CDD**

MEETING DATE: May 21, 2021

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
John Bentley	/	Salary Accepted	\$200.00
Gill Hammond	/	Salary Accepted	\$200.00

JB052121

**The Oaks at Shady Creek CDD**

MEETING DATE: May 21, 2021

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
John Bentley	/	Salary Accepted	\$200.00
Gill Hammond	/	Salary Accepted	\$200.00

ME 052121

**The Oaks at Shady Creek CDD**

MEETING DATE: May 21, 2021

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
John Bentley	/	Salary Accepted	\$200.00
Gill Hammond	/	Salary Accepted	\$200.00

RL052121

**The Oaks at Shady Creek CDD**

MEETING DATE: May 21, 2021

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
John Bentley	/	Salary Accepted	\$200.00
Gill Hammond	/	Salary Accepted	\$200.00

TW 052121

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

**Financial Statements  
(Unaudited)**

**Period Ending  
May 31, 2021**



**Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070**

# The Oaks at Shady Creek CDD

## Balance Sheet

As of 5/31/2021

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>						
Cash-Operating Account	277,601	0	0	0	0	277,601
Cash - Revenue - Series 2015 #7000	0	333,819	0	0	0	333,819
Cash - Reserve - Series 2015 #7004	0	110,514	0	0	0	110,514
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	4,167	0	0	0	0	4,167
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
<b>Total Assets</b>	<u>288,633</u>	<u>444,428</u>	<u>498</u>	<u>5,823,191</u>	<u>6,000,000</u>	<u>12,556,750</u>
<b>Liabilities</b>						
Accounts Payable	10,708	0	0	0	0	10,708
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
<b>Total Liabilities</b>	<u>10,708</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,000,000</u>	<u>6,010,708</u>

# The Oaks at Shady Creek CDD

## Balance Sheet

As of 5/31/2021

(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	158,707	0	0	0	0	158,707
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	119,218	13,006	0	0	0	132,224
Total Fund Equity & Other Credits	<u>277,925</u>	<u>444,428</u>	<u>498</u>	<u>5,823,191</u>	<u>0</u>	<u>6,546,042</u>
Total Liabilities & Fund Equity	<u>288,633</u>	<u>444,428</u>	<u>498</u>	<u>5,823,191</u>	<u>6,000,000</u>	<u>12,556,750</u>

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2020 Through 5/31/2021  
(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	254,179	1,069	0 %
Interest Earnings				
Interest Earnings	0	257	257	0 %
Total Revenues	253,110	254,436	1,326	1 %
Expenditures				
Legislative				
Supervisor Fees	12,000	7,800	4,200	35 %
Financial & Administrative				
District Manager	33,750	22,500	11,250	33 %
District Engineer	4,000	590	3,410	85 %
Disclosure Report	4,200	4,200	0	0 %
Trustees Fees	5,000	3,333	1,667	33 %
Auditing Services	4,500	0	4,500	100 %
Arbitrage Rebate Calculation	0	3,900	(3,900)	0 %
Postage, Phone, Faxes, Copies	2,000	262	1,738	87 %
Public Officials Insurance	2,200	2,153	47	2 %
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	104	146	58 %
Website Administration	1,500	1,000	500	33 %
ADA Website Compliance	1,800	1,100	700	39 %
Legal Counsel				
District Counsel	5,000	3,956	1,044	21 %
Electric Utility Services				
Electric Utility Services	62,000	33,479	28,521	46 %
Water-Sewer Combination Services				
Water Utility Services	5,000	2,165	2,835	57 %
Other Physical Environment				
Waterway Management Program	4,625	3,629	996	22 %
Property & Casualty Insurance	5,000	5,190	(190)	(4)%
Entry & Walls Maintenance	5,000	2,002	2,998	60 %
Landscape Maintenance - Contract	55,200	27,600	27,600	50 %
Landscape Maintenance - Other	7,000	2,706	4,294	61 %
Plant Replacement Program	10,000	0	10,000	100 %
Irrigation Maintenance	5,000	3,760	1,240	25 %
Community Events	1,300	0	1,300	100 %
Capital Reserve	13,735	2,500	11,235	82 %
Total Expenditures	253,110	135,218	117,892	47 %
Excess Revenues Over (Under) Expenses	0	119,218	119,218	0 %
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	0	158,707	158,707	0 %
Total Fund Balance, Beginning of Period	0	158,707	158,707	0 %
Fund Balance, End of Period	0	277,925	277,925	0 %



# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

203 - Debt Service - Series 2015  
From 10/1/2020 Through 5/31/2021  
(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	430,684	10,253	2 %
Interest Earnings				
Interest Earnings	0	29	29	0 %
Total Revenues	420,431	430,713	10,282	2 %
Expenditures				
Debt Service Payments				
Interest-Series 2015	285,431	287,706	(2,275)	(1)%
Principal-Series 2015	135,000	130,000	5,000	4 %
Total Expenditures	420,431	417,706	2,725	1 %
Excess Revenues Over (Under) Expenses	0	13,006	13,006	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	444,428	444,428	0 %

# The Oaks at Shady Creek CDD

## Statement of Revenues and Expenditures

303 - Capital Project - Series 2015  
From 10/1/2020 Through 5/31/2021  
(In Whole Numbers)

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

The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 05/31/2021  
Reconciliation Date: 5/31/2021  
Status: Locked

Bank Balance	277,801.35
Less Outstanding Checks/Vouchers	200.00
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	277,601.35
Balance Per Books	<u>277,601.35</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: 05/31/2021  
Reconciliation Date: 5/31/2021  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1783	4/22/2021	System Generated Check/Voucher	200.00	Timothy Wersinger
Outstanding Checks/Vouchers			200.00	

The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/2021

Reconciliation Date: 5/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1784	5/1/2021	System Generated Check/Voucher	69.01	BOCC
1785	5/1/2021	System Generated Check/Voucher	1,486.15	Meritus Districts
1786	5/1/2021	System Generated Check/Voucher	4,503.62	TECO
1787	5/6/2021	System Generated Check/Voucher	290.00	Steadfast Environmental, LLC
1788	5/6/2021	System Generated Check/Voucher	321.50	Straley Robin Vericker
1789	5/20/2021	System Generated Check/Voucher	172.25	POOP 911
Cleared Checks/Vouchers			6,842.53	

The Oaks at Shady Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/2021

Reconciliation Date: 5/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR255	5/31/2021	May Bank Interest	<u>2.37</u>	
Cleared Deposits			<u>2.37</u>	