

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MARCH 18, 2022**

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MARCH 18, 2022 AT 10:00 a.m.
CARLTON LAKES CLUBHOUSE
LOCATED AT 11404 CARLTON FIELDS DRIVE, RIVERVIEW, FL 33579**

District Board of Supervisors	Chair	Robin Lush
	Vice-Chair	Michelle LeBeau-Elrod
	Supervisor	John Bentley
	Supervisor	Amy Brown
	Supervisor	Vivian Rothstein
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, March 18, 2022 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 New Proposal for Sylvester Palm Pruning Tab 01
- B. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of the Regular Meeting Minutes February 18, 2022 Tab 02
- B. Consideration of Operations and Maintenance Expenditures February 2022 Tab 03
- C. Review of Financial Statements Month Ending February 28, 2022 Tab 04

5. STAFF REPORTS

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

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



☒ Property
☐ Homeowner

SELECT BRANCH: Tampa North

SERVICE ADDRESS	BILLING ADDRESS	PROPERTY CONTACT INFORMATION	BRANCH ADDRESS
Full Name: Gene Roberts		Gene Roberts	MAINSCAPE, INC. 6604 Simmons Loop Riverview, FL 33578 800-481-0096 www.mainscape.com
Address:		gene_roberts@merituscorp.com	
City, State:			
ZIP:			
Phone:			
Email Address:			
COMMUNITY & PROPERTY NAME	WORK ORDER #	PROPOSED BY	WORK PERFORMED BY
		Andres A Quijano	
SERVICE CODE AND DESCRIPTION			
1521 - LANDSCAPE INSTALLATION			

We will be prunning the Sylvester palms on the main drive.

[illegible]

Conditions: The above price is good for 30 days from date of proposal. Any additional trips to the site caused by the customer for reasons uncontrolled by Mainscape, Inc. will result in a \$65.00 'trip charge' per event. No warranty on transplanted material. All material is guaranteed to be as specified. Transplanted plant material is not covered under warranty. All work is to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. The purchaser is to carry fire, tornado, and other necessary insurance. Mainscape, Inc. is insured for workman's compensation, general liability, and automobile liability. Certificates of insurance are available upon request.

Terms: Net due upon receipt, subject to a 2% per month late charge on past due accounts with costs incurred in collection of this contract, including reasonable attorney's fees, to be paid by the purchaser.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Mainscape, Inc. is authorized to do the work as specified. Mainscape or Purchaser may cancel this contract at any time upon giving a 30-day notice or upon customer default of payment terms.

Plant warranty: Trees provided and installed by Mainscape, Inc. shall be warranted for a period of one (1) year from date of installation. Shrubs and groundcovers provided and installed by Mainscape, Inc. shall be warranted for a period of six (6) months from installation. Sod provided and installed by Mainscape, Inc. shall be warranted for a period of thirty (30) days from installation. Annual flowers provided and installed by Mainscape, Inc. shall be warranted for thirty (30) days from the date of installation. Transplanted plants are not covered under this warranty. All warranties are contingent on plants receiving proper maintenance. Plants that are damaged or die due to acts of God are not covered under this warranty. Plants that are damaged or die due to diseases and insects for which there is no known cure are not covered under this warranty.

Mainscape's terms and conditions are incorporated herein, and supersede any provisions herein that are inconsistent with those terms and conditions.
www.mainscape.com/termsandconditions

Purchaser's Signature

Contractor's Signature

Name	Title	Date
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Name	Title	Date
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THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

February 18, 2022 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of The Oaks at Shady Creek Community Development District was held on **Friday, February 18, 2022 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, February 18, 2022 at 10:00 a.m.**

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

Robin Lush	Chair
Michelle LeBeau-Elrod	Vice-Chair
John Bentley	Supervisor
Amy Brown	Supervisor
Vivian Rothstein	Supervisor

Staff Members Present:

Gene Roberts	District Manager, Meritus
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There was one audience member in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Lighting Upgrade Proposal

Mr. Roberts and the Board discussed the proposal from Don Harrison Enterprises to redo the lighting at the front entrance.

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

B. Consideration of Resolution 2022-02; Re-designating Officers

Mr. Roberts led Vivian Rothstein to recite the Oath of Office for Seat 5.

The Board discussed the officer positions and decided to keep the officers as is.

MOTION TO:	Keep the officers as is.
MADE BY:	Supervisor Bentley
SECONDED BY:	Supervisor Brown
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

C. General Matters of the District

There were no general matters to discuss.

4. CONSENT AGENDA

A. Consideration of the Board of Supervisors Regular Meeting Minutes Jan. 21, 2021

The Board reviewed the minutes.

MOTION TO:	Approve the January 21, 2021 minutes.
MADE BY:	Supervisor Bentley
SECONDED BY:	Supervisor Brown
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures January 2022

The Board reviewed the O&Ms.

MOTION TO:	Approve the January O&Ms.
MADE BY:	Supervisor Lush
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 January 31, 2021

The financials were reviewed and accepted.

5. STAFF REPORTS

A. District Engineer

B. District Counsel

C. District Manager

There were no additional reports from staff.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Brown asked if the dog station had been repaired.

Supervisor Rothstein asked about repairing the hog damage on the pond banks. Mr. Roberts recommended that they wait until right before the rainy season.

Supervisor Lush asked about the palm tree trimming, Mr. Roberts stated it will be completed when the threat of freeze has past.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Bentley
SECONDED BY:	Supervisor Lush
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
Monthly Contract				
Mainscape	1269114	\$ 4,649.98		Landscape Maintenance - February 2022
Meritus Districts	72381	3,287.50		District Management Services - January 2022
Meritus Districts	74032	3,331.10	\$ 6,618.60	District Management Services - February 2022
SteadFast	20489	290.00		Aquatic Maintenance - February 2022
Monthly Contract Sub-Total		\$ 11,558.58		

Variable Contract				
Supervisor: Amy Brown	AB 021822	\$ 200.00		Supervisor Fee - 02/18/2022
Supervisor: John Bentley	JB 021822	200.00		Supervisor Fee - 02/18/2022
Supervisor: Michelle LeBeaue-Elrod	ME 021822	200.00		Supervisor Fee - 02/18/2022
Supervisor: Robin Lush	RL 021822	200.00		Supervisor Fee - 02/18/2022
Supervisor: Vivian Rothstein	VR 021822	200.00		Supervisor Fee - 02/18/2022
Variable Contract Sub-Total		\$ 1,000.00		

Utilities				
Utilities Sub-Total		\$ 0.00		

Regular Services				
Florida Natives Nursery, Inc	18390	\$ 425.00		Quarterly Mitigation Maintenance - 01/26/2022
Poop 911	5141101	172.25		Cleaning Services (Empty Stations) - 1/25/2022
Regular Services Sub-Total		\$ 597.25		

Additional Services				
Additional Services Sub-Total		\$ 0.00		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 13,155.83		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Mail payments to:

Mainscape
13418 Britton Park Road
Fishers, IN 46038
(800) 481-0096
FAX (317) 577-3161
www.mainscape.com

Invoice Information

Invoice Number 1269114
Payment Due 3/3/2022
Invoice Date 2/1/2022
Terms Net 30 Days
Contract ID 64074

Billing Address

THE OAKS AT SHADY CREEK CDD
c/o MERITUS CORP
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
FEBRUARY 2022 INSTALLMENT		\$4,649.98	\$0.00	\$4,649.98

TERMS: 2% per month will be charged on past due accounts. Any cost, including reasonable attorneys fees, incurred in the collection of this contract are to be paid by the purchaser.

Please remit top portion of invoice with payment



13418 Britton Park Road
Fishers, IN 46038
(800) 481-0096
FAX (317) 577-3161
www.mainscape.com

Invoice Number 1269114
Payment Due 3/3/2022
Invoice Date 2/1/2022
Terms Net 30 Days

Billing Address

THE OAKS AT SHADY CREEK CDD
c/o MERITUS CORP
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Service Location

THE OAKS AT SHADY CREEK CDD
10805 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579

Invoice Detail

Description	PO#	Invoice Amount
2021-2022 LANDSCAPE MAINTENANCE (February 2022 Installment)		\$4,649.98
	Tax Amount	\$0.00
	Invoice Amount Due	\$4,649.98

53906-4604
QR

Questions or concerns about your bill, please contact Customer Service at 1-800-481-0096 or email customerservice@mainscape.com.
Feel free to pay your invoice online at www.mainscape.com. Fees may apply.

Mainscape's terms and conditions are incorporated herein, and supersede any provisions herein that are inconsistent with those terms and conditions. See <http://www.mainscape.com/termsandconditions>

Meritus Districts
A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#72381

DATE

1/25/2022

CUSTOMER ID

C2315

NET TERMS

Net 30

PO#

DUE DATE

2/24/2022

BILL TO

The Oaks at Shady Creek CDD
2005 Pan Am Circle
Ste 700
Tampa FL 33607
United States

Services provided for the Month of: January 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
District Management Services - District Management	1	Ea	2,812.50	2,812.50
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Dissemination Services - Dissemination Services	1	Ea	350.00	350.00
Subtotal				3,287.50

Subtotal \$3,287.50

Tax \$0.00

Total Due \$3,287.50

Voice: 813-397-5122 | Fax: 813-873-7070

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#74032

DATE

2/18/2022

BILL TO

The Oaks at Shady Creek CDD
2005 Pan Am Circle
Ste 700
Tampa FL 33607
United States

CUSTOMER ID

C2315

PO#**NET TERMS**

Net 30

DUE DATE

3/20/2022

Services provided for the Month of: February 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - 6 Copies Color-November 2021 & 4 Copies Color-December 2021	10	Ea	0.50	5.00
Postage - \$3.71 Postage-November 2021 & \$9.54 Postage-December 2021	1	Ea	13.25	13.25
Copies - 117 Copies B/W-November 2021 & 52 Copies B/W-December 2021	169	Ea	0.15	25.35
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Dissemination Services - Dissemination Services	1	Ea	350.00	350.00
District Management Services - District Management	1	Ea	2,812.50	2,812.50
Subtotal				3,331.10

Subtotal \$3,331.10

Tax \$0.00

Total Due \$3,331.10

Remit To :

Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment. Phone: 813-397-5122 | Fax: 813-873-7070



Steadfast Environmental, LLC
AKA Flatwoods Environmental

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

Invoice

Date	Invoice #
2/1/2022	SE-20489

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 A...	
Quantity	Description		U/M	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) February 2022			290.00	2/15/2022	290.00
53960-4307 WC						

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

Total	\$290.00
Payments/Credits	\$0.00
Balance Due	\$290.00

The Oaks at Shady Creek CDD

MEETING DATE: February 18, 2022

DMS Staff Signature Per Gene Roberts



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	X	Salary Accepted	\$200.00
Robin Lush	X	Salary Accepted	\$200.00
Amy Brown	X	Salary Accepted	\$200.00
John Bentley	X	Salary Accepted	\$200.00
Vivian Rothstein	X	Salary Accepted	\$200.00

AB 021822

The Oaks at Shady Creek CDD

MEETING DATE: February 18, 2022

DMS Staff Signature Per Gene Roberts

GR

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau~Elrod	X	Salary Accepted	\$200.00
Robin Lush	X	Salary Accepted	\$200.00
Amy Brown	X	Salary Accepted	\$200.00
John Bentley	X	Salary Accepted	\$200.00
Vivian Rothstein	X	Salary Accepted	\$200.00

JB 021822

The Oaks at Shady Creek CDD

MEETING DATE: February 18, 2022

DMS Staff Signature Per Gene Roberts



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	X	Salary Accepted	\$200.00
Robin Lush	X	Salary Accepted	\$200.00
Amy Brown	X	Salary Accepted	\$200.00
John Bentley	X	Salary Accepted	\$200.00
Vivian Rothstein	X	Salary Accepted	\$200.00

ME 021822

The Oaks at Shady Creek CDD

MEETING DATE: February 18, 2022

DMS Staff Signature Per Gene Roberts

GR

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	X	Salary Accepted	\$200.00
Robin Lush	X	Salary Accepted	\$200.00
Amy Brown	X	Salary Accepted	\$200.00
John Bentley	X	Salary Accepted	\$200.00
Vivian Rothstein	X	Salary Accepted	\$200.00

RL 021822

The Oaks at Shady Creek CDD

MEETING DATE: February 18, 2022

DMS Staff Signature Per Gene Roberts

GR

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	X	Salary Accepted	\$200.00
Robin Lush	X	Salary Accepted	\$200.00
Amy Brown	X	Salary Accepted	\$200.00
John Bentley	X	Salary Accepted	\$200.00
Vivian Rothstein	X	Salary Accepted	\$200.00

VR 021822

Florida Natives Nursery, Inc.

4115 Native Garden Drive
Plant City, Florida 33565
813-754-1900

Invoice

Date	Invoice #
1/26/2022	18390

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

Ship To

Terms	Due Date	Project
Net 30	2/25/2022	Creekside (Shady C...

Date	Description	Qty	Rate	Amount
	Quarterly Mitigation Maintenance: Mitigation maintenance includes manual, mechanical, and herbicide maintenance controls of nuisance/invasive vegetation.	1	425.00	425.00
	**** December Billing**** Sales Tax 7.5 effective 3/17/2021		7.50%	0.00
	53960 - 1307 42			

We appreciate your business	Total	\$425.00
A service charge will be added to past due accounts equal to 1.5% per month (18% annually) on previous month's balance less payments received during the month.	Payments/Credits	\$0.00
	Balance Due	\$425.00

Service Slip/Invoice

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

INVOICE: 5141101
DATE: 1/25/2022
ORDER: 5141101

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

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

Work Date	Time	Target Pest	Technician	Time In
1/25/2022			BLAKEW	Blake Wanecski
Purchase Order	Terms	Last Service	Map Code	Time Out
		1/25/2022		

Service	Description	Price
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SPECPRICE	5 stations emptied/filled	\$172.25
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SUBTOTAL	\$172.25
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$172.25

AMOUNT DUE	\$172.25
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53900 - 4605

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

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

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2022



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 2/28/2022

(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	364,548	0	0	0	0	364,548
Cash - Revenue - Series 2015 #7000	0	482,766	0	0	0	482,766
Cash - Reserve - Series 2015 #7004	0	110,524	0	0	0	110,524
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	(110)	0	0	0	0	(110)
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	417	0	0	0	0	417
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	5,449,616	5,449,616
Other	0	0	0	0	0	0
Total Assets	371,719	593,386	498	5,823,191	5,865,000	12,653,794
Liabilities						
Accounts Payable	9,286	0	0	0	0	9,286
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Deposits	253	0	0	0	0	253
Due to Developer	0	0	0	0	0	0
Revenue Bond Payable - Series 2015	0	0	0	0	5,865,000	5,865,000
Other	0	0	0	0	0	0

The Oaks at Shady Creek CDD

Balance Sheet

As of 2/28/2022

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Total Liabilities	<u>9,539</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,865,000</u>	<u>5,874,539</u>
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	446,967	498	0	0	447,465
Fund Balance-Unreserved	203,337	0	0	0	0	203,337
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	<u>158,844</u>	<u>146,419</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>305,263</u>
Total Fund Equity & Other Credits	<u>362,181</u>	<u>593,386</u>	<u>498</u>	<u>5,823,191</u>	<u>0</u>	<u>6,779,255</u>
Total Liabilities & Fund Equity	<u>371,719</u>	<u>593,386</u>	<u>498</u>	<u>5,823,191</u>	<u>5,865,000</u>	<u>12,653,794</u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 2/28/2022
(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	250,303	(2,808)	(1)%
Interest Earnings				
Interest Earnings	0	15	15	0 %
Total Revenues	253,110	250,318	(2,792)	(1)%
Expenditures				
Legislative				
Supervisor Fees	12,000	4,200	7,800	65 %
Financial & Administrative				
District Manager	33,750	14,063	19,688	58 %
District Engineer	4,000	0	4,000	100 %
Disclosure Report	4,200	1,050	3,150	75 %
Trustees Fees	5,000	2,083	2,917	58 %
Auditing Services	4,300	0	4,300	100 %
Arbitrage Rebate Calculation	0	650	(650)	0 %
Postage, Phone, Faxes, Copies	1,000	279	721	72 %
Public Officials Insurance	2,363	0	2,363	100 %
Legal Advertising	2,500	442	2,058	82 %
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	625	875	58 %
ADA Website Compliance	1,800	1,100	700	39 %
Legal Counsel				
District Counsel	5,000	918	4,082	82 %
Electric Utility Services				
Electric Utility Services	60,000	27,270	32,730	55 %
Water-Sewer Combination Services				
Water Utility Services	5,000	1,052	3,948	79 %
Other Physical Environment				
Waterway Management Program	5,280	2,010	3,270	62 %
Property & Casualty Insurance	5,709	(1,958)	7,667	134 %
Entry & Walls Maintenance	5,000	7,795	(2,795)	(56)%
Landscape Maintenance - Contract	55,800	27,900	27,900	50 %
Landscape Maintenance - Other	7,000	689	6,311	90 %
Plant Replacement Program	10,000	752	9,248	92 %
Irrigation Maintenance	5,000	380	4,620	92 %
Capital Reserve	10,408	0	10,408	100 %
Total Expenditures	247,410	91,474	155,936	63 %
Excess Revenues Over (Under) Expenses	5,700	158,844	153,144	2,687 %
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	0	203,337	203,337	0 %
Total Fund Balance, Beginning of Period	0	203,337	203,337	0 %
Fund Balance, End of Period	5,700	362,181	356,481	6,254 %

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
From 10/1/2021 Through 2/28/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	419,694	424,115	4,421	1 %
Interest Earnings				
Interest Earnings	0	19	19	0 %
Total Revenues	419,694	424,134	4,440	1 %
Expenditures				
Debt Service Payments				
Interest-Series 2015	279,694	142,716	136,978	49 %
Principal-Series 2015	140,000	135,000	5,000	4 %
Total Expenditures	419,694	277,716	141,978	34 %
Excess Revenues Over (Under) Expenses	0	146,419	146,419	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	446,967	446,967	0 %
Total Fund Balance, Beginning of Period	0	446,967	446,967	0 %
Fund Balance, End of Period	0	593,386	593,386	0 %

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015
From 10/1/2021 Through 2/28/2022
(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: 02/28/2022
Reconciliation Date: 2/28/2022
Status: Locked

Bank Balance	394,144.37
Less Outstanding Checks/Vouchers	29,596.82
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	364,547.55
Balance Per Books	<u>364,547.55</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: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1837	8/26/2021	System Generated Check/Voucher	200.00	Timothy Wersinger
1912	1/4/2022	Series 2015 FY22 Tax Dist ID 558	16,814.23	The Oaks at Shady Creek CDD
1913	2/4/2022	Series 2015 FY22 Tax Dist ID 563	3,601.51	The Oaks at Shady Creek CDD
1917	2/24/2022	System Generated Check/Voucher	200.00	Amy Brown
1918	2/24/2022	System Generated Check/Voucher	200.00	John Frank Bentley
1919	2/24/2022	System Generated Check/Voucher	4,649.98	Mainscape
1920	2/24/2022	System Generated Check/Voucher	3,331.10	Meritus Districts
1921	2/24/2022	System Generated Check/Voucher	200.00	Michelle J. LeBeau-Elrod
1922	2/24/2022	System Generated Check/Voucher	200.00	Robin M. Lush
1923	2/24/2022	System Generated Check/Voucher	200.00	Vivian Rothstein
Outstanding Checks/Vouchers			29,596.82	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1905	2/3/2022	System Generated Check/Voucher	261.29	BOCC
1906	2/3/2022	System Generated Check/Voucher	200.00	John Frank Bentley
1907	2/3/2022	System Generated Check/Voucher	3,287.50	Meritus Districts
1908	2/3/2022	System Generated Check/Voucher	200.00	Michelle J. LeBeau-Elrod
1909	2/3/2022	System Generated Check/Voucher	200.00	Robin M. Lush
1910	2/3/2022	System Generated Check/Voucher	146.00	Straley Robin Vericker
1911	2/3/2022	System Generated Check/Voucher	5,888.18	TECO
1914	2/10/2022	System Generated Check/Voucher	425.00	Florida Natives Nursery, Inc.
1915	2/10/2022	System Generated Check/Voucher	172.25	POOP 911
1916	2/10/2022	System Generated Check/Voucher	290.00	Steadfast Environmental, LLC
Cleared Checks/Vouchers			11,070.22	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 02/28/2022
Reconciliation Date: 2/28/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR295	2/4/2022	Tax Distribution 2/04/22	5,727.03	
CR304	2/18/2022	INTEREST PAID THIS STATEMENT THRU 2/21	2.28	
CR319	2/18/2022	Liability Insurance Reimbursement - 12-31-2021	1,958.00	
Cleared Deposits			7,687.31	