

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 20, 2022**

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MAY 20, 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 can comment on posted agenda items during the second section called **Audience Questions and Comments on Agenda Items**. Everyone is limited to **three (3) minutes** for such comment. The Board is not required to act 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, May 20, 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. Consideration of Resolution 2022-01 Approving Proposed Budget and Setting Public Hearing Tab 01
- B. Announcement of Qualified Electors Tab 02
- C. 2022 Election Process..... Tab 03
- D. Consideration of Resolution 2022-02; Announcing Landowners Election..... Tab 04
- E. Consideration of Resolution 2022-03; Requesting the Supervisors of Election to conduct General Election Tab 05
- F. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of the Regular Meeting Minutes April 15, 2022. Tab 06
- B. Consideration of Operations and Maintenance Expenditures April 2022 Tab 07
- C. Review of Financial Statements Month Ending April 30, 2022..... Tab 08

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

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of The Oaks at Shady Creek Community Development District (**“District”**) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**“Proposed Budget”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

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

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

DATE: August 19, 2022
HOUR: 10:00 a.m.
LOCATION: Carlton Lakes Clubhouse
11404 Carlton Fields Drive
Riverview, FL 33579.

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 20, 2022.

Attest:

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

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

2023



THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

PROPOSED ANNUAL OPERATING BUDGET

MAY 20, 2022

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023 PROPOSED ANNUAL OPERATING BUDGET

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MAY 20, 2022

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Oaks at Shady Creek Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

| <u>Fund Number</u> | <u>Fund Name</u> | <u>Services Provided</u> |
|---------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------|
| 001 | General Fund | Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments |
| 200 | Debt Service Fund | Collection of Special Assessments for Debt Service on the Series 2015 Capital Improvement Revenue Bonds |

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

| | Fiscal Year 2022 Final Operating Budget | Current Period Actuals 10/1/21 - 3/31/22 | Projected Revenues & Expenditures 4/1/22 to 9/30/22 | Total Actuals and Projections Through 9/30/22 | Over/(Under) Budget Through 9/30/22 |
|-----------------------------------------------------|--------------------------------------------|---------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------|----------------------------------------|
| REVENUES | | | | | |
| SPECIAL ASSESSMENTS | | | | | |
| Operations & Maintenance Assmts-Tax Roll | 253,110.32 | 250,302.75 | 2,807.57 | 253,110.32 | 0.00 |
| TOTAL SPECIAL ASSESSMENTS | 253,110.32 | 250,302.75 | 2,807.57 | 253,110.32 | 0.00 |
| INTEREST EARNINGS | | | | | |
| Interest Earnings | 0.00 | 15.94 | 0.00 | 15.94 | 15.94 |
| TOTAL INTEREST EARNINGS | 0.00 | 15.94 | 0.00 | 15.94 | 15.94 |
| TOTAL REVENUES | \$253,110.32 | \$250,318.69 | \$2,807.57 | \$253,126.26 | \$15.94 |
| EXPENDITURES | | | | | |
| LEGISLATIVE | | | | | |
| Supervisor Fees | 12,000.00 | 5,200.00 | 6,000.00 | 11,200.00 | (800.00) |
| TOTAL LEGISLATIVE | 12,000.00 | 5,200.00 | 6,000.00 | 11,200.00 | (800.00) |
| FINANCIAL & ADMINISTRATIVE | | | | | |
| District Manager | 33,750.00 | 16,875.00 | 16,875.00 | 33,750.00 | 0.00 |
| District Engineer | 4,000.00 | 209.00 | 3,791.00 | 4,000.00 | 0.00 |
| Disclosure Report | 4,200.00 | 1,400.00 | 2,800.00 | 4,200.00 | 0.00 |
| Trustees Fees | 5,000.00 | 2,083.35 | 2,916.65 | 5,000.00 | 0.00 |
| Auditing Services | 4,300.00 | 0.00 | 4,300.00 | 4,300.00 | 0.00 |
| Arbitrage Rebate Calculation | 700.00 | 650.00 | 0.00 | 650.00 | (50.00) |
| Postage, Phone, Faxes, Copies | 1,000.00 | 380.86 | 381.14 | 762.00 | (238.00) |
| Public Officials Insurance | 2,363.00 | 0.00 | 2,363.00 | 2,363.00 | 0.00 |
| Legal Advertising | 2,500.00 | 442.42 | 442.58 | 885.00 | (1,615.00) |
| Bank Fees | 250.00 | 0.00 | 250.00 | 250.00 | 0.00 |
| Dues, Licenses & Fees | 200.00 | 175.00 | 0.00 | 175.00 | (25.00) |
| Miscellaneous Fees | 100.00 | 0.00 | 100.00 | 100.00 | 0.00 |
| Office Supplies | 250.00 | 0.00 | 0.00 | 0.00 | (250.00) |
| Website Administration | 1,500.00 | 750.00 | 750.00 | 1,500.00 | 0.00 |
| ADA Website Compliance | 1,800.00 | 1,100.00 | 700.00 | 1,800.00 | 0.00 |
| TOTAL FINANCIAL & ADMINISTRATIVE | 61,913.00 | 24,065.63 | 35,669.37 | 59,735.00 | (2,178.00) |
| LEGAL COUNSEL | | | | | |
| District Counsel | 5,000.00 | 1,273.33 | 1,273.67 | 2,547.00 | (2,453.00) |
| TOTAL LEGAL COUNSEL | 5,000.00 | 1,273.33 | 1,273.67 | 2,547.00 | (2,453.00) |
| ELECTRIC UTILITY SERVICES | | | | | |
| Electric Utility Services | 60,000.00 | 33,353.44 | 33,353.56 | 66,707.00 | 6,707.00 |
| TOTAL ELECTRIC UTILITY SERVICES | 60,000.00 | 33,353.44 | 33,353.56 | 66,707.00 | 6,707.00 |
| WATER-SEWER COMBINATION SERVICES | | | | | |
| Water Utility Services | 5,000.00 | 1,305.86 | 1,305.86 | 2,611.72 | (2,388.28) |
| TOTAL WATER-SEWER COMBINATION SERVICES | 5,000.00 | 1,305.86 | 1,305.86 | 2,611.72 | (2,388.28) |
| OTHER PHYSICAL ENVIRONMENT | | | | | |
| Waterway Management Program | 5,280.00 | 2,300.00 | 2,980.00 | 5,280.00 | 0.00 |
| Holiday Lighting | 5,000.00 | 380.43 | 619.57 | 1,000.00 | (4,000.00) |
| Property & Casualty Insurance | 5,000.00 | 0.00 | 5,000.00 | 5,000.00 | 0.00 |
| Entry & Walls Maintenance | 5,709.00 | (1,958.00) | 7,667.00 | 5,709.00 | 0.00 |
| Landscape Maintenance - Contract | 5,000.00 | 7,930.00 | 0.00 | 7,930.00 | 2,930.00 |
| Landscape Maintenance - Other | 55,800.00 | 32,549.86 | 32,549.86 | 65,099.72 | 9,299.72 |
| Plant Replacement Program | 7,000.00 | 861.25 | 6,138.75 | 7,000.00 | 0.00 |
| Irrigation Maintenance | 10,000.00 | 751.53 | 9,248.47 | 10,000.00 | 0.00 |
| Capital Reserve | 10,408.32 | 0.00 | 3,290.88 | 3,290.88 | (7,117.44) |
| TOTAL OTHER PHYSICAL ENVIRONMENT | 109,197.32 | 42,815.07 | 67,494.53 | 110,309.60 | 1,112.28 |
| CAPITAL RESERVES | | | | | |
| Reserves | 0.00 | 0.00 | 15.94 | 15.94 | 15.94 |
| TOTAL CAPITAL RESERVES | 0.00 | 0.00 | 15.94 | 15.94 | 15.94 |
| TOTAL EXPENDITURES | \$253,110.32 | \$108,013.33 | \$145,112.93 | \$253,126.26 | \$15.94 |
| EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES | \$0.00 | \$142,305.36 | (\$142,305.36) | \$0.00 | (\$0.00) |

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

| | Fiscal Year 2022 Final Operating Budget | Total Actuals and Projections Through 9/30/22 | Over/(Under) Budget Through 9/30/22 | Fiscal Year 2023 Proposed Operating Budget | Increase / (Decrease) from FY 2022 to FY 2023 |
|-----------------------------------------------------|--------------------------------------------|-----------------------------------------------------|----------------------------------------|-----------------------------------------------|-----------------------------------------------------|
| REVENUES | | | | | |
| SPECIAL ASSESSMENTS | | | | | |
| Operations & Maintenance Assmts-Tax Roll | 253,110.32 | 253,110.32 | 0.00 | 253,110.32 | 0.00 |
| TOTAL SPECIAL ASSESSMENTS | 253,110.32 | 253,110.32 | 0.00 | 253,110.32 | 0.00 |
| INTEREST EARNINGS | | | | | |
| Interest Earnings | 0.00 | 15.94 | 15.94 | 0.00 | 0.00 |
| TOTAL INTEREST EARNINGS | 0.00 | 15.94 | 15.94 | 0.00 | 0.00 |
| TOTAL REVENUES | \$253,110.32 | \$253,126.26 | \$15.94 | \$253,110.32 | \$0.00 |
| EXPENDITURES | | | | | |
| LEGISLATIVE | | | | | |
| Supervisor Fees | 12,000.00 | 11,200.00 | (800.00) | 12,000.00 | 0.00 |
| TOTAL LEGISLATIVE | 12,000.00 | 11,200.00 | (800.00) | 12,000.00 | 0.00 |
| FINANCIAL & ADMINISTRATIVE | | | | | |
| District Manager | 33,750.00 | 33,750.00 | 0.00 | 33,750.00 | 0.00 |
| District Engineer | 4,000.00 | 4,000.00 | 0.00 | 4,000.00 | 0.00 |
| Disclosure Report | 4,200.00 | 4,200.00 | 0.00 | 4,200.00 | 0.00 |
| Trustees Fees | 5,000.00 | 5,000.00 | 0.00 | 5,000.00 | 0.00 |
| Auditing Services | 4,300.00 | 4,300.00 | 0.00 | 4,500.00 | 200.00 |
| Arbitrage Rebate Calculation | 700.00 | 650.00 | (50.00) | 700.00 | 0.00 |
| Postage, Phone, Faxes, Copies | 1,000.00 | 762.00 | (238.00) | 800.00 | (200.00) |
| Public Officials Insurance | 2,363.00 | 2,363.00 | 0.00 | 2,674.00 | 311.00 |
| Legal Advertising | 2,500.00 | 885.00 | (1,615.00) | 2,000.00 | (500.00) |
| Bank Fees | 250.00 | 250.00 | 0.00 | 250.00 | 0.00 |
| Dues, Licenses & Fees | 200.00 | 175.00 | (25.00) | 200.00 | 0.00 |
| Miscellaneous Fees | 100.00 | 100.00 | 0.00 | 100.00 | 0.00 |
| Office Supplies | 250.00 | 0.00 | (250.00) | 0.00 | (250.00) |
| Website Administration | 1,500.00 | 1,500.00 | 0.00 | 1,500.00 | 0.00 |
| ADA Website Compliance | 1,800.00 | 1,800.00 | 0.00 | 1,800.00 | 0.00 |
| TOTAL FINANCIAL & ADMINISTRATIVE | 61,913.00 | 59,735.00 | (2,178.00) | 61,474.00 | (439.00) |
| LEGAL COUNSEL | | | | | |
| District Counsel | 5,000.00 | 2,547.00 | (2,453.00) | 4,000.00 | (1,000.00) |
| TOTAL LEGAL COUNSEL | 5,000.00 | 2,547.00 | (2,453.00) | 4,000.00 | (1,000.00) |
| ELECTRIC UTILITY SERVICES | | | | | |
| Electric Utility Services | 60,000.00 | 66,707.00 | 6,707.00 | 67,000.00 | 7,000.00 |
| TOTAL ELECTRIC UTILITY SERVICES | 60,000.00 | 66,707.00 | 6,707.00 | 67,000.00 | 7,000.00 |
| WATER-SEWER COMBINATION SERVICES | | | | | |
| Water Utility Services | 5,000.00 | 2,611.72 | (2,388.28) | 4,000.00 | (1,000.00) |
| TOTAL WATER-SEWER COMBINATION SERVICES | 5,000.00 | 2,611.72 | (2,388.28) | 4,000.00 | (1,000.00) |
| OTHER PHYSICAL ENVIRONMENT | | | | | |
| Waterway Management Program | 5,280.00 | 5,280.00 | 0.00 | 5,280.00 | 0.00 |
| Holiday Lighting | 5,000.00 | 1,000.00 | (4,000.00) | 5,000.00 | 0.00 |
| Property & Casualty Insurance | 5,000.00 | 5,000.00 | 0.00 | 6,396.00 | 1,396.00 |
| Entry & Walls Maintenance | 5,709.00 | 5,709.00 | 0.00 | 5,000.00 | (709.00) |
| Landscape Maintenance - Contract | 5,000.00 | 7,930.00 | 2,930.00 | 61,000.00 | 56,000.00 |
| Landscape Maintenance - Other | 55,800.00 | 65,099.72 | 9,299.72 | 7,000.00 | (48,800.00) |
| Plant Replacement Program | 7,000.00 | 7,000.00 | 0.00 | 7,000.00 | 0.00 |
| Irrigation Maintenance | 10,000.00 | 10,000.00 | 0.00 | 4,000.00 | (6,000.00) |
| Capital Reserve | 10,408.32 | 3,290.88 | (7,117.44) | 3,960.32 | (6,448.00) |
| TOTAL OTHER PHYSICAL ENVIRONMENT | 109,197.32 | 110,309.60 | 1,112.28 | 104,636.32 | (4,561.00) |
| CAPITAL RESERVES | | | | | |
| Reserves | 0.00 | 15.94 | 15.94 | 0.00 | 0.00 |
| TOTAL CAPITAL RESERVES | 0.00 | 15.94 | 15.94 | 0.00 | 0.00 |
| TOTAL EXPENDITURES | \$253,110.32 | \$253,126.26 | \$15.94 | \$253,110.32 | \$0.00 |
| EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES | \$0.00 | \$0.00 | (\$0.00) | \$0.00 | \$0.00 |

FISCAL YEAR 2023
PROPOSED ANNUAL OPERATING BUDGET

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council,

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

| | | |
|------------------------------|-----------|----------------|
| CDD Debt Service Assessments | \$ | 418,744 |
| TOTAL REVENUES | \$ | 418,744 |

EXPENDITURES

| | | |
|---------------------------------------------|-----------|----------------|
| Series 2015 May Bond Interest Payment | \$ | 136,872 |
| Series 2015 November Bond Principal Payment | \$ | 145,000 |
| Series 2015 November Bond Interest Payment | \$ | 136,872 |
| TOTAL EXPENDITURES | \$ | 418,744 |
| EXCESS OF REVENUES OVER EXPENDITURES | \$ | - |

ANALYSIS OF BONDS OUTSTANDING

| | | |
|----------------------------------------------------|-----------|------------------|
| Bonds Outstanding - Period Ending 11/1/2022 | \$ | 5,725,000 |
| Principal Payment Applied Toward Series 2015 Bonds | \$ | 145,000 |
| Bonds Outstanding - Period Ending 11/1/2023 | \$ | 5,580,000 |

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

| | | | Fiscal Year 2022 | | | Fiscal Year 2023 | | | |
|--------------------------|-----------|------------|--------------------------|-----------------|-----------------------------|--------------------------|-----------------|-----------------------------|---------------------------------------------------|
| Lot Size | EBU Value | Unit Count | Debt Service Per Unit | O&M Per Unit | FY 2022 Total Assessment | Debt Service Per Unit | O&M Per Unit | FY 2023 Total Assessment | Total Increase / (Decrease) in Annual Assmt |
| SERIES 2015 BONDS | | | | | | | | | |
| Single Family 50' | 1.00 | 365 | \$1,250.00 | \$737.72 | \$1,987.72 | \$1,250.00 | \$737.72 | \$1,987.72 | \$0.00 |

Notations:

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

2023



THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

PROPOSED ANNUAL OPERATING BUDGET

MAY 20, 2022

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023 PROPOSED ANNUAL OPERATING BUDGET

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MAY 20, 2022

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Oaks at Shady Creek Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

| <u>Fund Number</u> | <u>Fund Name</u> | <u>Services Provided</u> |
|---------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------|
| 001 | General Fund | Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments |
| 200 | Debt Service Fund | Collection of Special Assessments for Debt Service on the Series 2015 Capital Improvement Revenue Bonds |

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

| | Fiscal Year 2022 Final Operating Budget | Current Period Actuals 10/1/21 - 3/31/22 | Projected Revenues & Expenditures 4/1/22 to 9/30/22 | Total Actuals and Projections Through 9/30/22 | Over/(Under) Budget Through 9/30/22 |
|-----------------------------------------------------|--------------------------------------------|---------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------|----------------------------------------|
| REVENUES | | | | | |
| SPECIAL ASSESSMENTS | | | | | |
| Operations & Maintenance Assmts-Tax Roll | 253,110.32 | 250,302.75 | 2,807.57 | 253,110.32 | 0.00 |
| TOTAL SPECIAL ASSESSMENTS | 253,110.32 | 250,302.75 | 2,807.57 | 253,110.32 | 0.00 |
| INTEREST EARNINGS | | | | | |
| Interest Earnings | 0.00 | 15.94 | 0.00 | 15.94 | 15.94 |
| TOTAL INTEREST EARNINGS | 0.00 | 15.94 | 0.00 | 15.94 | 15.94 |
| TOTAL REVENUES | \$253,110.32 | \$250,318.69 | \$2,807.57 | \$253,126.26 | \$15.94 |
| EXPENDITURES | | | | | |
| LEGISLATIVE | | | | | |
| Supervisor Fees | 12,000.00 | 5,200.00 | 6,000.00 | 11,200.00 | (800.00) |
| TOTAL LEGISLATIVE | 12,000.00 | 5,200.00 | 6,000.00 | 11,200.00 | (800.00) |
| FINANCIAL & ADMINISTRATIVE | | | | | |
| District Manager | 33,750.00 | 16,875.00 | 16,875.00 | 33,750.00 | 0.00 |
| District Engineer | 4,000.00 | 209.00 | 3,791.00 | 4,000.00 | 0.00 |
| Disclosure Report | 4,200.00 | 1,400.00 | 2,800.00 | 4,200.00 | 0.00 |
| Trustees Fees | 5,000.00 | 2,083.35 | 2,916.65 | 5,000.00 | 0.00 |
| Auditing Services | 4,300.00 | 0.00 | 4,300.00 | 4,300.00 | 0.00 |
| Arbitrage Rebate Calculation | 700.00 | 650.00 | 0.00 | 650.00 | (50.00) |
| Postage, Phone, Faxes, Copies | 1,000.00 | 380.86 | 381.14 | 762.00 | (238.00) |
| Public Officials Insurance | 2,363.00 | 0.00 | 2,363.00 | 2,363.00 | 0.00 |
| Legal Advertising | 2,500.00 | 442.42 | 442.58 | 885.00 | (1,615.00) |
| Bank Fees | 250.00 | 0.00 | 250.00 | 250.00 | 0.00 |
| Dues, Licenses & Fees | 200.00 | 175.00 | 0.00 | 175.00 | (25.00) |
| Miscellaneous Fees | 100.00 | 0.00 | 100.00 | 100.00 | 0.00 |
| Office Supplies | 250.00 | 0.00 | 0.00 | 0.00 | (250.00) |
| Website Administration | 1,500.00 | 750.00 | 750.00 | 1,500.00 | 0.00 |
| ADA Website Compliance | 1,800.00 | 1,100.00 | 700.00 | 1,800.00 | 0.00 |
| TOTAL FINANCIAL & ADMINISTRATIVE | 61,913.00 | 24,065.63 | 35,669.37 | 59,735.00 | (2,178.00) |
| LEGAL COUNSEL | | | | | |
| District Counsel | 5,000.00 | 1,273.33 | 1,273.67 | 2,547.00 | (2,453.00) |
| TOTAL LEGAL COUNSEL | 5,000.00 | 1,273.33 | 1,273.67 | 2,547.00 | (2,453.00) |
| ELECTRIC UTILITY SERVICES | | | | | |
| Electric Utility Services | 60,000.00 | 33,353.44 | 33,353.56 | 66,707.00 | 6,707.00 |
| TOTAL ELECTRIC UTILITY SERVICES | 60,000.00 | 33,353.44 | 33,353.56 | 66,707.00 | 6,707.00 |
| WATER-SEWER COMBINATION SERVICES | | | | | |
| Water Utility Services | 5,000.00 | 1,305.86 | 1,305.86 | 2,611.72 | (2,388.28) |
| TOTAL WATER-SEWER COMBINATION SERVICES | 5,000.00 | 1,305.86 | 1,305.86 | 2,611.72 | (2,388.28) |
| OTHER PHYSICAL ENVIRONMENT | | | | | |
| Waterway Management Program | 5,280.00 | 2,300.00 | 2,980.00 | 5,280.00 | 0.00 |
| Holiday Lighting | 5,000.00 | 380.43 | 619.57 | 1,000.00 | (4,000.00) |
| Property & Casualty Insurance | 5,000.00 | 0.00 | 5,000.00 | 5,000.00 | 0.00 |
| Entry & Walls Maintenance | 5,709.00 | (1,958.00) | 7,667.00 | 5,709.00 | 0.00 |
| Landscape Maintenance - Contract | 5,000.00 | 7,930.00 | 0.00 | 7,930.00 | 2,930.00 |
| Landscape Maintenance - Other | 55,800.00 | 32,549.86 | 32,549.86 | 65,099.72 | 9,299.72 |
| Plant Replacement Program | 7,000.00 | 861.25 | 6,138.75 | 7,000.00 | 0.00 |
| Irrigation Maintenance | 10,000.00 | 751.53 | 9,248.47 | 10,000.00 | 0.00 |
| Capital Reserve | 10,408.32 | 0.00 | 3,290.88 | 3,290.88 | (7,117.44) |
| TOTAL OTHER PHYSICAL ENVIRONMENT | 109,197.32 | 42,815.07 | 67,494.53 | 110,309.60 | 1,112.28 |
| CAPITAL RESERVES | | | | | |
| Reserves | 0.00 | 0.00 | 15.94 | 15.94 | 15.94 |
| TOTAL CAPITAL RESERVES | 0.00 | 0.00 | 15.94 | 15.94 | 15.94 |
| TOTAL EXPENDITURES | \$253,110.32 | \$108,013.33 | \$145,112.93 | \$253,126.26 | \$15.94 |
| EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES | \$0.00 | \$142,305.36 | (\$142,305.36) | \$0.00 | (\$0.00) |

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

| | Fiscal Year 2022 Final Operating Budget | Total Actuals and Projections Through 9/30/22 | Over/(Under) Budget Through 9/30/22 | Fiscal Year 2023 Proposed Operating Budget | Increase / (Decrease) from FY 2022 to FY 2023 |
|-----------------------------------------------------|--------------------------------------------|-----------------------------------------------------|----------------------------------------|-----------------------------------------------|-----------------------------------------------------|
| REVENUES | | | | | |
| SPECIAL ASSESSMENTS | | | | | |
| Operations & Maintenance Assmts-Tax Roll | 253,110.32 | 253,110.32 | 0.00 | 253,110.32 | 0.00 |
| TOTAL SPECIAL ASSESSMENTS | 253,110.32 | 253,110.32 | 0.00 | 253,110.32 | 0.00 |
| INTEREST EARNINGS | | | | | |
| Interest Earnings | 0.00 | 15.94 | 15.94 | 0.00 | 0.00 |
| TOTAL INTEREST EARNINGS | 0.00 | 15.94 | 15.94 | 0.00 | 0.00 |
| TOTAL REVENUES | \$253,110.32 | \$253,126.26 | \$15.94 | \$253,110.32 | \$0.00 |
| EXPENDITURES | | | | | |
| LEGISLATIVE | | | | | |
| Supervisor Fees | 12,000.00 | 11,200.00 | (800.00) | 12,000.00 | 0.00 |
| TOTAL LEGISLATIVE | 12,000.00 | 11,200.00 | (800.00) | 12,000.00 | 0.00 |
| FINANCIAL & ADMINISTRATIVE | | | | | |
| District Manager | 33,750.00 | 33,750.00 | 0.00 | 33,750.00 | 0.00 |
| District Engineer | 4,000.00 | 4,000.00 | 0.00 | 4,000.00 | 0.00 |
| Disclosure Report | 4,200.00 | 4,200.00 | 0.00 | 4,200.00 | 0.00 |
| Trustees Fees | 5,000.00 | 5,000.00 | 0.00 | 5,000.00 | 0.00 |
| Auditing Services | 4,300.00 | 4,300.00 | 0.00 | 4,500.00 | 200.00 |
| Arbitrage Rebate Calculation | 700.00 | 650.00 | (50.00) | 700.00 | 0.00 |
| Postage, Phone, Faxes, Copies | 1,000.00 | 762.00 | (238.00) | 800.00 | (200.00) |
| Public Officials Insurance | 2,363.00 | 2,363.00 | 0.00 | 2,674.00 | 311.00 |
| Legal Advertising | 2,500.00 | 885.00 | (1,615.00) | 2,000.00 | (500.00) |
| Bank Fees | 250.00 | 250.00 | 0.00 | 250.00 | 0.00 |
| Dues, Licenses & Fees | 200.00 | 175.00 | (25.00) | 200.00 | 0.00 |
| Miscellaneous Fees | 100.00 | 100.00 | 0.00 | 100.00 | 0.00 |
| Office Supplies | 250.00 | 0.00 | (250.00) | 0.00 | (250.00) |
| Website Administration | 1,500.00 | 1,500.00 | 0.00 | 1,500.00 | 0.00 |
| ADA Website Compliance | 1,800.00 | 1,800.00 | 0.00 | 1,800.00 | 0.00 |
| TOTAL FINANCIAL & ADMINISTRATIVE | 61,913.00 | 59,735.00 | (2,178.00) | 61,474.00 | (439.00) |
| LEGAL COUNSEL | | | | | |
| District Counsel | 5,000.00 | 2,547.00 | (2,453.00) | 4,000.00 | (1,000.00) |
| TOTAL LEGAL COUNSEL | 5,000.00 | 2,547.00 | (2,453.00) | 4,000.00 | (1,000.00) |
| ELECTRIC UTILITY SERVICES | | | | | |
| Electric Utility Services | 60,000.00 | 66,707.00 | 6,707.00 | 67,000.00 | 7,000.00 |
| TOTAL ELECTRIC UTILITY SERVICES | 60,000.00 | 66,707.00 | 6,707.00 | 67,000.00 | 7,000.00 |
| WATER-SEWER COMBINATION SERVICES | | | | | |
| Water Utility Services | 5,000.00 | 2,611.72 | (2,388.28) | 4,000.00 | (1,000.00) |
| TOTAL WATER-SEWER COMBINATION SERVICES | 5,000.00 | 2,611.72 | (2,388.28) | 4,000.00 | (1,000.00) |
| OTHER PHYSICAL ENVIRONMENT | | | | | |
| Waterway Management Program | 5,280.00 | 5,280.00 | 0.00 | 5,280.00 | 0.00 |
| Holiday Lighting | 5,000.00 | 1,000.00 | (4,000.00) | 5,000.00 | 0.00 |
| Property & Casualty Insurance | 5,000.00 | 5,000.00 | 0.00 | 6,396.00 | 1,396.00 |
| Entry & Walls Maintenance | 5,709.00 | 5,709.00 | 0.00 | 5,000.00 | (709.00) |
| Landscape Maintenance - Contract | 5,000.00 | 7,930.00 | 2,930.00 | 61,000.00 | 56,000.00 |
| Landscape Maintenance - Other | 55,800.00 | 65,099.72 | 9,299.72 | 7,000.00 | (48,800.00) |
| Plant Replacement Program | 7,000.00 | 7,000.00 | 0.00 | 7,000.00 | 0.00 |
| Irrigation Maintenance | 10,000.00 | 10,000.00 | 0.00 | 4,000.00 | (6,000.00) |
| Capital Reserve | 10,408.32 | 3,290.88 | (7,117.44) | 3,960.32 | (6,448.00) |
| TOTAL OTHER PHYSICAL ENVIRONMENT | 109,197.32 | 110,309.60 | 1,112.28 | 104,636.32 | (4,561.00) |
| CAPITAL RESERVES | | | | | |
| Reserves | 0.00 | 15.94 | 15.94 | 0.00 | 0.00 |
| TOTAL CAPITAL RESERVES | 0.00 | 15.94 | 15.94 | 0.00 | 0.00 |
| TOTAL EXPENDITURES | \$253,110.32 | \$253,126.26 | \$15.94 | \$253,110.32 | \$0.00 |
| EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES | \$0.00 | \$0.00 | (\$0.00) | \$0.00 | \$0.00 |

FISCAL YEAR 2023
PROPOSED ANNUAL OPERATING BUDGET

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council,

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

| | | |
|------------------------------|-----------|----------------|
| CDD Debt Service Assessments | \$ | 418,744 |
| TOTAL REVENUES | \$ | 418,744 |

EXPENDITURES

| | | |
|---------------------------------------------|-----------|----------------|
| Series 2015 May Bond Interest Payment | \$ | 136,872 |
| Series 2015 November Bond Principal Payment | \$ | 145,000 |
| Series 2015 November Bond Interest Payment | \$ | 136,872 |
| TOTAL EXPENDITURES | \$ | 418,744 |
| EXCESS OF REVENUES OVER EXPENDITURES | \$ | - |

ANALYSIS OF BONDS OUTSTANDING

| | | |
|----------------------------------------------------|-----------|------------------|
| Bonds Outstanding - Period Ending 11/1/2022 | \$ | 5,725,000 |
| Principal Payment Applied Toward Series 2015 Bonds | \$ | 145,000 |
| Bonds Outstanding - Period Ending 11/1/2023 | \$ | 5,580,000 |

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

| | | | Fiscal Year 2022 | | | Fiscal Year 2023 | | | |
|--------------------------|-----------|------------|--------------------------|-----------------|-----------------------------|--------------------------|-----------------|-----------------------------|---------------------------------------------------|
| Lot Size | EBU Value | Unit Count | Debt Service Per Unit | O&M Per Unit | FY 2022 Total Assessment | Debt Service Per Unit | O&M Per Unit | FY 2023 Total Assessment | Total Increase / (Decrease) in Annual Assmt |
| SERIES 2015 BONDS | | | | | | | | | |
| Single Family 50' | 1.00 | 365 | \$1,250.00 | \$737.72 | \$1,987.72 | \$1,250.00 | \$737.72 | \$1,987.72 | \$0.00 |

Notations:

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



April 18, 2022

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2022, listed below.

| Community Development District | Number of Registered Electors |
|--------------------------------|-------------------------------|
| Oaks at Shady Creek | 751 |

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

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

Respectfully,

Enjoli White
Candidate Services Manager



THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

In accordance with section 190.006(3)(b), Florida Statutes, Oaks at Shady Creek Community Development District (the “District”) hereby gives notice that the qualifying period for candidates for election to the Office of Supervisor of the Oaks at Shady Creek Community Development District begins at Noon, June 13, 2022 – Noon, June 17, 2022 (The supervisor of elections office will begin accepting qualifying documents on May 30, 2022, as per F.S. 99.061(8)).

The District has two seats up for election, Seats 3 and 5. Elections are non-partisan and will be held at the same time as the general election on November 8, 2022 and shall be conducted in the manner prescribed by law for holding general elections. Each seat carries a four-year term in accordance with Chapter 190, Florida Statutes, and all other applicable law governing District elections.

Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections. Qualifying forms may be emailed to candidate@votehillsborough.gov or mailed to Hillsborough County Supervisor of Elections, Attn: Candidate Services, 2514 N. Falkenburg Rd., Tampa, FL 33619. Qualifying checks may not be emailed and should be mailed to this address. All candidates shall qualify for individual seats in accordance with section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

For additional information please contact the Hillsborough County Supervisor of Elections.

Gene Roberts
District Manager

RESOLUTION 2022-02

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

WHEREAS The Oaks at Shady Creek Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS the District's Board of Supervisors ("Board") is statutorily authorized to exercise the powers granted to the District; and

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

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

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

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

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect one (1) supervisors of the District, shall be held on November 18, 2022, at 10:00 a.m. at the Carlton Lakes Clubhouse, located at 11404 Carlton Fields Drive, Riverview, Florida 33579.

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

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its May 20, 2022, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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

PASSED AND ADOPTED THIS 20th DAY OF MAY 2022.

ATTEST:

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

Gene Roberts
District Manager

Robin Lush
Chair of the Board of Supervisors

EXHIBIT A

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

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

DATE: November 18, 2022
TIME: 10:00 a.m.
PLACE: Carlton Lakes Clubhouse
11404 Carlton Fields Drive
Riverview, Florida 33579

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

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both 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.

Gene Roberts, District Manager

Run Date(s):

EXHIBIT A

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

DATE OF LANDOWNERS' MEETING: **November 18, 2022**

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

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

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

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

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

This year, one (1) seat on the Board will be up for election by landowners, for a four-year period. The term of office for each successful candidate shall commence upon election.

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

EXHIBIT A

LANDOWNER PROXY

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 18, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of The Oaks at Shady Creek Community Development District to be held at Carlton Lakes Clubhouse, located at 11404 Carlton Fields Drive Riverview, Florida 33579, on November 18, 2022, at 10:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

Total Number of Authorized Votes: _____

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

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

EXHIBIT A

OFFICIAL BALLOT
THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 18, 2022

For Election one (1) Supervisors: The candidate receiving the highest number of votes will receive a four (4) year term with the term of office for each of the successful candidates commencing upon election.

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

| <u>Description</u> | <u>Acreage</u> |
|---------------------------|-----------------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

or

Attach Proxy.

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

NAME OF CANDIDATE

NUMBER OF VOTES

1. _____

Date: _____

Signed: _____
Printed Name: _____

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER 2022.

WHEREAS, the Oaks at Shady Creek Community Development District ("**District**") is a local unit of special-purpose government established by Hillsborough County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes, the District Board of Supervisors consists of five members; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of **two (2)** members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

Seat No. 3, Currently held by Amy Brown

Length of term: Four years

Seat No. 5, Currently held by Vivian Rothstein

Length of term: Four years

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

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 8, 2022, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **two (2) qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from noon June 13, 2022, through noon June 17, 2022, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Election for the County for further information.

Section 3. Conduction and Procedure of Election.

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.

- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted this 20th day of May 2022.

ATTEST:

**OAKS AT SHADY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Gene Roberts
District Manager

Robin Lush
Chair of the Board of Supervisors

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

April 15, 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, April 15, 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, April 15, 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 |
|--------------|---------------------------|

There was one audience member in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

B. General Matters of the District

District Manager Roberts asked the board if they at this time wanted to approve the proposal from Mainscape to repair the hog damage to the pond banks. After discussing the board decided to hold off.

Supervisor LeBeau Elrod stated that after the recent storm the mulch by the lift station washed over the sidewalk and she cleaned it up. Mr. Roberts will have Mainscape inspect the drain to insure it's not clogged.

4. CONSENT AGENDA

A. Consideration of the Regular Meeting Minutes March 18, 2022

The Board reviewed the minutes for March 18, 2022.

| | |
|--------------|------------------------------------------------------------------|
| MOTION TO: | Approve the Regular Meeting Minutes of March 18, 2022. |
| MADE BY: | Supervisor Lush |
| SECONDED BY: | Supervisor Rothstein |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously |

B. Consideration of Operations and Maintenance Expenditures March 2022

The Board reviewed the O&Ms for March 2022.

| | |
|--------------|------------------------------------------------------------------|
| MOTION TO: | Approve the Operations and Maintenance Expenditures March 2022. |
| MADE BY: | Supervisor Lush |
| SECONDED BY: | Supervisor Brown |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously |

C. Review of Financial Statements Month Ending February 28, 2022

The Board reviewed the Financial Statement.

Mr. Roberts stated that The Oaks at Shady Creek is currently about 4% under budget. He stated that he is working on the 2022/2023 budget and does the Board anticipate any need for an increase?

Supervisor Bentley asked when the landscape vendors contract expires and that we should anticipate an increase and should adjust the budget accordingly.

5. STAFF REPORTS

A. District Counsel

B. District Manager

C. District Engineer

There were no additional reports from staff.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Lush commented that after the recent storm the ponds had a lot of debris in them that she cleaned up. Mr. Roberts advised her that the aquatics vendor only visits the community once a month and in circumstances like this he be notified to put in a service request. Staff will also inspect the storm drains for blockage. She also asked if Mainscape can start using perennials at the entrance instead of annuals to save on cost.

Supervisor Brown asked if more jasmine can be added to the entrance monument. She also stated that the PVC fence along Purple Martin needs to be pressure washed.

Supervisor LeBeau Elrod stated that the broken streetlight in front of the amenity center still has not been replaced and one of the streetlights stays on all day.

Mr. Lush commented on the condition of the zoysia grass in the pocket park at the end of Purple Martin. Mr. Roberts will discuss with Mainscape.

7. ADJOURNMENT

| | |
|--------------|---------------------------------|
| MOTION TO: | Adjourn. |
| MADE BY: | Supervisor Bentley |
| SECONDED BY: | Supervisor Brown |
| 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 | | | | |
| Monthly Contract Sub-Total | | \$ 0.00 | | |

| | | | | |
|------------------------------------|-----------|--------------------|--|-----------------------------|
| Variable Contract | | | | |
| Supervisor: Amy Brown | AB 041522 | \$ 200.00 | | Supervisor Fee - 04/15/2022 |
| Supervisor: John Bentley | JB 041522 | 200.00 | | Supervisor Fee - 04/15/2022 |
| Supervisor: Michelle LeBeaue-Elrod | ME 041522 | 200.00 | | Supervisor Fee - 04/15/2022 |
| Supervisor: Robin Lush | RL 041522 | 200.00 | | Supervisor Fee - 04/15/2022 |
| Supervisor: Vivian Rothstein | VR 041522 | 200.00 | | Supervisor Fee - 04/15/2022 |
| Variable Contract Sub-Total | | \$ 1,000.00 | | |

| | | | | |
|----------------------------|---------------------|--------------------|--------------------|----------------------------------|
| Utilities | | | | |
| BOCC | 7015729919 042022 | \$ 185.87 | | Water Services thru 4/13/2022 |
| Tampa Electric | 211005987436 042122 | 44.17 | | Electric Services thru 4/14/2022 |
| Tampa Electric | 211005987634 042122 | 5,927.74 | \$ 5,971.91 | Electric Services thru 4/14/2022 |
| Tampa Electric. | 211020235159 042122 | 188.42 | | Electric Services thru 4/14/2022 |
| Utilities Sub-Total | | \$ 6,346.20 | | |

| | | | | |
|------------------------------|---------|-------------|--------------------|---------------------------------------------------------------------|
| Regular Services | | | | |
| Computershare | 2084316 | \$ 5,000.00 | | Administration Charges thru 4/22/2022 |
| Florida Natives Nursery, Inc | 18500 | 425.00 | | Quarterly Mitigation Maintenance - 3/31/2022 |
| Mainscape | 1271298 | 1,015.00 | | Treatment for Lethal Bronzing Disease (First Injection) - 3/24/2022 |
| Mainscape | 1271472 | 148.65 | | Irrigation Services - Repair - 3/31/2022 |
| Mainscape | 1271550 | 4,649.98 | \$ 5,813.63 | Landscape Maintenance - April 2022 |
| Poop 911 | 5341802 | 172.25 | | Disposal Services - 8 Stations Emptied/Filled - 3/22/2022 |

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

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------------------------------------|------------------------|---------------------|--------------|------------------------------------------------|
| Straley Robin Vericker | 21344 | 362.00 | | Professional Services Rendered thru 04/15/2022 |
| Regular Services Sub-Total | | \$ 11,772.88 | | |
| Additional Services | | | | |
| Additional Services Sub-Total | | \$ 0.00 | | |
| TOTAL: | | \$ 19,119.08 | | |

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

The Oaks at Shady Creek CDD

MEETING DATE: April 15, 2022

DMS Staff Signature Gene Roberts



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

AB 041522

The Oaks at Shady Creek CDD

MEETING DATE: April 15, 2022

DMS Staff Signature Gene Roberts



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

JB 041522

The Oaks at Shady Creek CDD

MEETING DATE: April 15, 2022

DMS Staff Signature Gene Roberts



| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-----------------------|-------------------------------------|-----------------|----------------|
| Michelle LeBeau-Elrod | <input checked="" type="checkbox"/> | Salary Accepted | \$200.00 |
| Robin Lush | <input checked="" type="checkbox"/> | Salary Accepted | \$200.00 |
| Amy Brown | <input checked="" type="checkbox"/> | Salary Accepted | \$200.00 |
| John Bentley | <input checked="" type="checkbox"/> | Salary Accepted | \$200.00 |
| Vivian Rothstein | <input checked="" type="checkbox"/> | Salary Accepted | \$200.00 |

ME 041522

The Oaks at Shady Creek CDD

MEETING DATE: April 15, 2022

DMS Staff Signature Gene Roberts

WR

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-----------------------|-------------------------------------|-----------------|----------------|
| Michelle LeBeau-Elrod | <input checked="" type="checkbox"/> | Salary Accepted | \$200.00 |
| Robin Lush | <input checked="" type="checkbox"/> | Salary Accepted | \$200.00 |
| Amy Brown | <input checked="" type="checkbox"/> | Salary Accepted | \$200.00 |
| John Bentley | <input checked="" type="checkbox"/> | Salary Accepted | \$200.00 |
| Vivian Rothstein | <input checked="" type="checkbox"/> | Salary Accepted | \$200.00 |

RL 041522

The Oaks at Shady Creek CDD

MEETING DATE: April 15, 2022

DMS Staff Signature Gene Roberts

WR

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

VR 041522



Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|-----------------------------|----------------|------------|------------|
| THE OAKS AT SHADY CREEK CDD | 7015729919 | 04/20/2022 | 05/11/2022 |

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 | 03/16/2022 | 19435 | 04/13/2022 | 19726 | 29100 GAL | ACTUAL | WATER |

Service Address Charges

| | |
|--------------------------|---------|
| Customer Service Charge | \$4.98 |
| Purchase Water Pass-Thru | \$87.88 |
| Water Base Charge | \$68.27 |
| Water Usage Charge | \$24.74 |

Summary of Account Charges

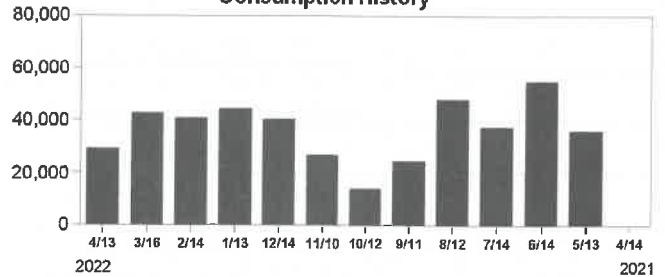
| | |
|--------------------------|-----------|
| Previous Balance | \$254.30 |
| Net Payments - Thank You | \$-254.30 |
| Total Account Charges | \$185.87 |

| | |
|------------|----------|
| AMOUNT DUE | \$185.87 |
|------------|----------|

Important Message

Move to Paperless Billing. All customers with a valid email address on file are being defaulted to paperless billing. To opt out of paperless before July 1, log in at HCFLGov.net/WaterBill and select paper delivery.

Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 7015729919



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!

Received

APR 26 2022



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

| | |
|-------------|------------|
| DUE DATE | 05/11/2022 |
| AMOUNT DUE | \$185.87 |
| AMOUNT PAID | |



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/21/2022

Account: 211005987436

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

| | |
|--------------------------|------------|
| Current month's charges: | \$44.17 |
| Total amount due: | \$44.17 |
| Payment Due By: | 05/12/2022 |

Your Account Summary

| | |
|------------------------------------------|----------------|
| Previous Amount Due | \$36.95 |
| Payment(s) Received Since Last Statement | -\$36.95 |
| Current Month's Charges | \$44.17 |
| Total Amount Due | \$44.17 |

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worry free!

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

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Learn more at tampaelectric.com/811



WAIT two
business days



Start
DIGGING!

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005987436

| | |
|--------------------------|------------|
| Current month's charges: | \$44.17 |
| Total amount due: | \$44.17 |
| Payment Due By: | 05/12/2022 |

Amount Enclosed \$

655087394546



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

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

Account: 211005987436
Statement Date: 04/21/2022
Current month's charges due 05/12/2022

Details of Charges – Service from 03/17/2022 to 04/14/2022

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 | 04/14/2022 | 1,300 | | 1,118 | | 182 kWh | 1 | 29 Days |

| | | |
|-----------------------------------|-------------------------|---------|
| Daily Basic Service Charge | 29 days @ \$0.74000 | \$21.46 |
| Energy Charge | 182 kWh @ \$0.07035/kWh | \$12.80 |
| Fuel Charge | 182 kWh @ \$0.04126/kWh | \$7.51 |
| Storm Protection Charge | 182 kWh @ \$0.00315/kWh | \$0.57 |
| Clean Energy Transition Mechanism | 182 kWh @ \$0.00402/kWh | \$0.73 |
| Florida Gross Receipt Tax | | \$1.10 |

Electric Service Cost

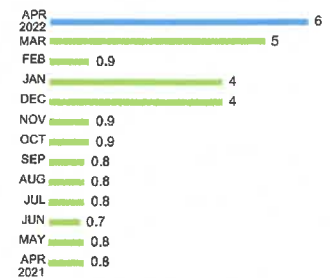
\$44.17

Total Current Month's Charges

\$44.17

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00004933-0010480-Page 11 of 12





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/21/2022

Account: 211005987634

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

| | |
|--------------------------|------------|
| Current month's charges: | \$5,927.74 |
| Total amount due: | \$5,927.74 |
| Payment Due By: | 05/12/2022 |

Your Account Summary

| | |
|------------------------------------------|-------------------|
| Previous Amount Due | \$5,894.71 |
| Payment(s) Received Since Last Statement | -\$5,894.71 |
| Current Month's Charges | \$5,927.74 |
| Total Amount Due | \$5,927.74 |

One Less Worry :)

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Contact free;
worry free!

Sign up for free today!



tampaelectric.com/paperless

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

Yard project?

Avoid damage and fines

Learn more at tampaelectric.com/811



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: | \$5,927.74 |
| Total amount due: | \$5,927.74 |
| Payment Due By: | 05/12/2022 |

Amount Enclosed \$

655087394547

00004933 02 AV 0.42 33607 FTECO104222203222310 00000 02 01000000 011 02 11031 006

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



Received
APR 26 2022

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



ACCOUNT INVOICE

tampaelectric.com



Account: 211005987634
Statement Date: 04/21/2022
Current month's charges due 05/12/2022

Details of Charges – Service from 03/17/2022 to 04/14/2022

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 | 3258 kWh @ \$0.03079/kWh | \$100.31 |
| Fixture & Maintenance Charge | 117 Fixtures | \$2120.04 |
| Lighting Pole / Wire | 117 Poles | \$3533.70 |
| Lighting Fuel Charge | 3258 kWh @ \$0.04060/kWh | \$132.27 |
| Storm Protection Charge | 3258 kWh @ \$0.01028/kWh | \$33.49 |
| Clean Energy Transition Mechanism | 3258 kWh @ \$0.00033/kWh | \$1.08 |
| Florida Gross Receipt Tax | | \$6.85 |

Lighting Charges

\$5,927.74

Total Current Month's Charges

\$5,927.74

00004933-0010475-Page 3 of 12





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/21/2022

Account: 211020235159

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

| | |
|--------------------------|------------|
| Current month's charges: | \$188.42 |
| Total amount due: | \$188.42 |
| Payment Due By: | 05/12/2022 |

Your Account Summary

| | |
|------------------------------------------|-----------------|
| Previous Amount Due | \$151.68 |
| Payment(s) Received Since Last Statement | -\$151.68 |
| Current Month's Charges | \$188.42 |
| Total Amount Due | \$188.42 |

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!



tampaelectric.com/paperless

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

Yard project?

Avoid damage and fines

Learn more at tampaelectric.com/811



WAIT two
business days



Start
DIGGING!

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211020235159

| | |
|--------------------------|------------|
| Current month's charges: | \$188.42 |
| Total amount due: | \$188.42 |
| Payment Due By: | 05/12/2022 |

Amount Enclosed

\$

619285014427



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

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



ACCOUNT INVOICE

tampaelectric.com



Account: 211020235159
Statement Date: 04/21/2022
Current month's charges due 05/12/2022

Details of Charges – Service from 03/17/2022 to 04/14/2022

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 | 04/14/2022 | 33,268 | | 31,902 | | 1,366 kWh | 1 | 29 Days |

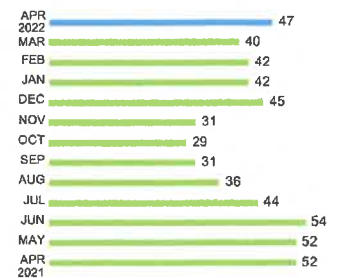
| | | |
|-----------------------------------|---------------------------|-----------------|
| Daily Basic Service Charge | 29 days @ \$0.74000 | \$21.46 |
| Energy Charge | 1,366 kWh @ \$0.07035/kWh | \$96.10 |
| Fuel Charge | 1,366 kWh @ \$0.04126/kWh | \$56.36 |
| Storm Protection Charge | 1,366 kWh @ \$0.00315/kWh | \$4.30 |
| Clean Energy Transition Mechanism | 1,366 kWh @ \$0.00402/kWh | \$5.49 |
| Florida Gross Receipt Tax | | \$4.71 |
| Electric Service Cost | | \$188.42 |

Total Current Month's Charges

\$188.42

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)




00004933-0010478-Page 7 of 12






| | | | |
|-----------------------|---------------------|-----------------|-------------------|
| Invoice Number | Billing Date | Due Date | Amount Due |
| 2084316 | 04/20/2022 | 05/20/2022 | \$5,000.00 |

XNFI CDDTEK 000011 SP 01



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



Mailing Address:
Computershare Trust Company, N.A.
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 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 04/23/2022 through 04/22/2023

Trustee Fee

\$5,000.00

Total Amount Due:

\$5,000.00

XNFCDDTEK 000011 1NNNNNNNNNNNN NNN NYN 001 001 000027 22088542 -

Received
APR 26 2022

This document is provided by Computershare Trust Company, NA, or one or more of its affiliates (collectively, "Computershare"), in its named capacity or as agent of or successor to Wells Fargo Bank, NA, or one or more of its affiliates ("Wells Fargo"), by virtue of the acquisition by Computershare of substantially all the assets of the corporate trust services business of Wells Fargo.

Billings past due are subject to an 18% annual finance charge of the balance due.

51

Please address questions to Beth MacDonald Phone - 215-670-6556 Email - Beth.A.MacDonald@wellsfargo.com

Page 1 (2084316)

Florida Natives Nursery, Inc.

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

Invoice

| Date | Invoice # |
|-----------|-----------|
| 3/31/2022 | 18500 |

| 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 | 4/30/2022 | Creekside (Shady C... |

| Date | Description | Qty | Rate | Amount |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------|--------|
| | Quarterly Mitigation Maintenance: Mitigation maintenance includes manual, mechanical, and herbicide maintenance controls of nuisance/invasive vegetation. Sales Tax 7.5 effective 3/17/2021 | 1 | 425.00 | 425.00 |
| | | | 7.50% | 0.00 |
| | 53900 4307 412 | | | |

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------|
| 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 |



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 | 1271298 |
| Payment Due | 4/23/2022 |
| Invoice Date | 3/24/2022 |
| Terms | Net 30 Days |
| Contract ID | 64092 |

Billing Address

THE OAKS AT SHADY CREEK CDD
c/o MERITUS CORP
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL33607

Invoice Summary

| Service Type | PO # | Price | Sales Tax | Amount Due |
|--------------|------|------------|-----------|------------|
| ARBORJET | | \$1,015.00 | \$0.00 | \$1,015.00 |

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 | 1271298 |
| Payment Due | 4/23/2022 |
| Invoice Date | 3/24/2022 |
| Terms | Net 30 Days |
| Complete Date | 3/7/2022 |

Billing Address

THE OAKS AT SHADY CREEK CDD
c/o MERITUS CORP
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL33607

Service Location

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

Invoice Detail

| Description | PO# | Invoice Amount |
|-------------------------------------------------------------|--------------------|----------------|
| ARBORJET | | \$1,015.00 |
| OTC Treatment for Lethal Bronzing Disease (first injection) | | |
| | NonTaxable Sales | \$1,015.00 |
| | Taxable Sales | \$0.00 |
| | Tax Amount | \$0.00 |
| | Invoice Amount Due | \$1,015.00 |

Received
MAR 30 2022

S3900-4605
CR

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>



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 | 1271472 |
| Payment Due | 4/30/2022 |
| Invoice Date | 3/31/2022 |
| Terms | Net 30 Days |
| Contract ID | 64092 |

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 |
|------------------------------|------|----------|-----------|------------|
| IRRIGATION SERVICES - REPAIR | | \$148.65 | \$0.00 | \$148.65 |

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

53960-4611
462

Received
APR 04 2022

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>



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

| | |
|----------------|-------------|
| Invoice Number | 1271472 |
| Payment Due | 4/30/2022 |
| Invoice Date | 3/31/2022 |
| Terms | Net 30 Days |
| Complete Date | 3/29/2022 |

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

| <u>Description</u> | <u>PO#</u> | <u>Invoice Amount</u> |
|--------------------------------------------------------------------------------------------------------------|------------|-----------------------|
| IRRIGATION SERVICES - REPAIR | | \$148.65 |
| FRONT ENTRANCE- ZONE 3,5,7- CHECKED DRIP ZONE COVERAGE FOR NEW ANNUALS & SET CONTROLLER FOR GROW IN PROGRAM- | | |
| REPLACED 2 CLOGGED MAXI JET NOZZLES- | | |
| TURNED IRRIGATION CONTROLLERS BACK ON AFTER FREEZE WARNING LIFTED- | | |
| PROGRAMMED CONTROLLERS DUE TO DAYLIGHT SAVINGS- | | |
| MAIN BLVD- ZONE 21- REPLACED BROKEN SPRAY AND CLOGGED NOZZLE- | | |
| BACK ROUND ISLAND- ZONE 3- REPLACED CLOGGED NOZZLE- | | |

| | |
|---------------------------|-----------------|
| NonTaxable Sales | \$148.65 |
| Taxable Sales | \$0.00 |
| Tax Amount | \$0.00 |
| Invoice Amount Due | \$148.65 |

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>



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

| | |
|----------------|-------------|
| Invoice Number | 1271550 |
| Payment Due | 5/1/2022 |
| Invoice Date | 4/1/2022 |
| Terms | Net 30 Days |
| Contract ID | 64074 |

53900. 4604
40

56

Service Slip/Invoice

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

INVOICE: 5341802
DATE: 3/22/2022
ORDER: 5341802

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 |
|----------------|-------|--------------|------------|----------------|----------|
| 3/22/2022 | | | BLAKEW | Blake Wanecski | |
| Purchase Order | Terms | Last Service | Map Code | | Time Out |
| | | 3/22/2022 | | | |

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

53900 - 4605
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.

57

PLEASE PAY FROM THIS INVOICE

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

April 25, 2022

Client: 001450

Matter: 000001

Invoice #: 21344

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2022

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------|-------|----------|
| 4/5/2022 | LB | PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2022 RE SERIES 2015 BONDS. | 0.2 | \$33.00 |
| 4/11/2022 | DCC | REVIEW QUARTERLY DISSEMINATION REPORT. | 0.4 | \$122.00 |
| 4/11/2022 | MS | PREPARE RESOLUTION SETTING PUBLIC HEARING AND APPROVING BUDGET FOR 2022/2023. | 0.4 | \$66.00 |
| 4/12/2022 | DCC | REVIEW AND FINALIZE RESOLUTION SETTING PUBLIC HEARING. | 0.3 | \$91.50 |
| 4/13/2022 | MS | FINALIZE AND PROCESS RESOLUTION APPROVING 2022/2023 BUDGET AND SETTING PUBLIC HEARING TO DISTRICT MANAGER. | 0.1 | \$16.50 |
| 4/14/2022 | LB | FINALIZE QUARTERLY REPORT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2022. | 0.2 | \$33.00 |
| Total Professional Services | | | 1.6 | \$362.00 |

51460 - 3107

April 25, 2022
Client: 001450
Matter: 000001
Invoice #: 21344

Page: 2

| | | |
|------------------------|----------|-----------------|
| Total Services | \$362.00 | |
| Total Disbursements | \$0.00 | |
| Total Current Charges | | \$362.00 |
| Previous Balance | | \$355.61 |
| Less Payments | | (\$355.61) |
| PAY THIS AMOUNT | | \$362.00 |

Please Include Invoice Number on all Correspondence

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 4/30/2022

(In Whole Numbers)

| | General Fund | Debt Service - Series 2005 | Debt Service - Series 2015 | Capital Project - Series 2015 | General Fixed Assets Account Group | General Long-Term Debt | Total |
|---------------------------------------------------------|----------------|-------------------------------|-------------------------------|-------------------------------------|---------------------------------------------|------------------------------|-------------------|
| Assets | | | | | | | |
| Cash-Operating Account | 322,675 | 0 | 0 | 0 | 0 | 0 | 322,675 |
| Cash - Revenue - Series 2015 #7000 | 0 | 0 | 348,466 | 0 | 0 | 0 | 348,466 |
| Cash - Reserve - Series 2015 #7004 | 0 | 0 | 110,529 | 0 | 0 | 0 | 110,529 |
| Cash - Interest - Series 2015 #7002 | 0 | 83 | 139,847 | 0 | 0 | 0 | 139,930 |
| Cash - Principal - Series 2015 #7001 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cash - Sinking Fund - Series 2015 #7005 | 0 | (13) | 13 | 0 | 0 | 0 | 0 |
| Cash - Acq/Construction Gen Fund - Series 2015 #7010 | 0 | 0 | 0 | 498 | 0 | 0 | 498 |
| Accounts Receivable - Other | (110) | 0 | 0 | 0 | 0 | 0 | (110) |
| Due From Developer | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Assessments Receivable - Tax Roll | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Due From General Fund | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid Expense | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid General Liability Insurance | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid Public Officials Insurance | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid Trustee Fees | 4,583 | 0 | 0 | 0 | 0 | 0 | 4,583 |
| Prepaid Property Insurance | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Deposits | 6,865 | 0 | 0 | 0 | 0 | 0 | 6,865 |
| Construction Work In Progress | 0 | 0 | 0 | 0 | 5,823,191 | 0 | 5,823,191 |
| Amount Available-Debt Service | 0 | 0 | 0 | 0 | 0 | 415,384 | 415,384 |
| Amount To Be Provided-Debt Service | 0 | 0 | 0 | 0 | 0 | 5,449,616 | 5,449,616 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Assets | <u>334,013</u> | <u>70</u> | <u>598,855</u> | <u>498</u> | <u>5,823,191</u> | <u>5,865,000</u> | <u>12,621,627</u> |
| Liabilities | | | | | | | |
| Accounts Payable | 3,303 | 0 | 0 | 0 | 0 | 0 | 3,303 |
| Due To Debt Service Fund | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Accrued Expenses Payable | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Deposits | 253 | 0 | 0 | 0 | 0 | 0 | 253 |
| Due to Developer | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue Bond Payable - Series 2015 | 0 | 0 | 0 | 0 | 0 | 5,865,000 | 5,865,000 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

The Oaks at Shady Creek CDD

Balance Sheet

As of 4/30/2022

(In Whole Numbers)

| | General Fund | Debt Service - Series 2005 | Debt Service - Series 2015 | Capital Project - Series 2015 | General Fixed Assets Account Group | General Long-Term Debt | Total |
|------------------------------------|----------------|-------------------------------|-------------------------------|-------------------------------------|---------------------------------------------|------------------------------|-------------------|
| Total Liabilities | <u>3,556</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>5,865,000</u> | <u>5,868,556</u> |
| Fund Equity & Other Credits | | | | | | | |
| Fund Balance-All Other Reserves | 0 | 0 | 446,967 | 498 | 0 | 0 | 447,465 |
| Fund Balance-Unreserved | 203,337 | 0 | 0 | 0 | 0 | 0 | 203,337 |
| Retained Earnings-Unreserved | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Investment In General Fixed Assets | 0 | 0 | 0 | 0 | 5,823,191 | 0 | 5,823,191 |
| Other | <u>127,120</u> | <u>70</u> | <u>151,888</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>279,079</u> |
| Total Fund Equity & Other Credits | <u>330,457</u> | <u>70</u> | <u>598,855</u> | <u>498</u> | <u>5,823,191</u> | <u>0</u> | <u>6,753,071</u> |
| Total Liabilities & Fund Equity | <u>334,013</u> | <u>70</u> | <u>598,855</u> | <u>498</u> | <u>5,823,191</u> | <u>5,865,000</u> | <u>12,621,627</u> |

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 4/30/2022
(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 | 253,561 | 451 | 0 % |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 22 | 22 | 0 % |
| Total Revenues | 253,110 | 253,583 | 473 | 0 % |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 12,000 | 6,200 | 5,800 | 48 % |
| Financial & Administrative | | | | |
| District Manager | 33,750 | 19,688 | 14,063 | 42 % |
| District Engineer | 4,000 | 209 | 3,791 | 95 % |
| Disclosure Report | 4,200 | 1,750 | 2,450 | 58 % |
| Trustees Fees | 5,000 | 2,917 | 2,083 | 42 % |
| Auditing Services | 4,300 | 0 | 4,300 | 100 % |
| Arbitrage Rebate Calculation | 700 | 650 | 50 | 7 % |
| Postage, Phone, Faxes, Copies | 1,000 | 396 | 604 | 60 % |
| 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 | 875 | 625 | 42 % |
| ADA Website Compliance | 1,800 | 1,100 | 700 | 39 % |
| Legal Counsel | | | | |
| District Counsel | 5,000 | 1,635 | 3,365 | 67 % |
| Electric Utility Services | | | | |
| Electric Utility Services | 60,000 | 39,417 | 20,583 | 34 % |
| Water-Sewer Combination Services | | | | |
| Water Utility Services | 5,000 | 1,492 | 3,508 | 70 % |
| Other Physical Environment | | | | |
| Waterway Management Program | 5,280 | 3,015 | 2,265 | 43 % |
| Holiday Lighting | 5,000 | 0 | 5,000 | 100 % |
| Property & Casualty Insurance | 5,709 | (1,958) | 7,667 | 134 % |
| Entry & Walls Maintenance | 5,000 | 7,930 | (2,930) | (59)% |
| Landscape Maintenance - Contract | 55,800 | 37,200 | 18,600 | 33 % |
| Landscape Maintenance - Other | 7,000 | 2,049 | 4,952 | 71 % |
| Plant Replacement Program | 10,000 | 752 | 9,248 | 92 % |
| Irrigation Maintenance | 5,000 | 529 | 4,471 | 89 % |
| Capital Reserve | 10,408 | 0 | 10,408 | 100 % |
| Total Expenditures | 253,110 | 126,463 | 126,647 | 50 % |
| Excess Revenues Over (Under) Expenses | 0 | 127,120 | 127,120 | 0 % |
| 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 | 0 | 330,457 | 330,457 | 0 % |

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

200 - Debt Service - Series 2005
 From 10/1/2021 Through 4/30/2022
 (In Whole Numbers)

| | Total Budget - Original | Current Period Actual | Total Budget Variance - Original | Percent Total Budget Remaining - Original |
|---------------------------------------|----------------------------|--------------------------|----------------------------------------|----------------------------------------------------|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 70 | 70 | 0 % |
| Total Revenues | 0 | 70 | 70 | 0 % |
| Excess Revenues Over (Under) Expenses | 0 | 70 | 70 | 0 % |
| Fund Balance, End of Period | 0 | 70 | 70 | 0 % |

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
From 10/1/2021 Through 4/30/2022
(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 | 429,637 | 9,943 | 2 % |
| Interest Earnings | | | | |
| Interest Earnings | 0 | (33) | (33) | 0 % |
| Total Revenues | 419,694 | 429,604 | 9,910 | 2 % |
| 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 | 151,888 | 151,888 | 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 | 598,855 | 598,855 | 0 % |

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015
From 10/1/2021 Through 4/30/2022
(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: 04/30/2022
Reconciliation Date: 4/30/2022
Status: Locked

| | |
|----------------------------------|--------------------|
| Bank Balance | 339,337.10 |
| Less Outstanding Checks/Vouchers | 16,758.18 |
| Plus Deposits in Transit | 96.42 |
| Plus or Minus Other Cash Items | 0.00 |
| Plus or Minus Suspense Items | <u>0.00</u> |
| Reconciled Bank Balance | 322,675.34 |
| Balance Per Books | <u>322,675.34</u> |
| Unreconciled Difference | <u><u>0.00</u></u> |

Click the Next Page toolbar button to view details.

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

Outstanding Checks/Vouchers

| Document Number | Document Date | Document Description | Document Amount | Payee |
|-----------------------------|---------------|--------------------------------|-----------------|----------------------------------|
| 1837 | 8/26/2021 | System Generated Check/Voucher | 200.00 | Timothy Wersinger |
| 1949 | 4/21/2022 | System Generated Check/Voucher | 200.00 | John Frank Bentley |
| 1953 | 4/28/2022 | System Generated Check/Voucher | 185.87 | BOCC |
| 1954 | 4/28/2022 | System Generated Check/Voucher | 5,000.00 | Computershare Trust Company N.A. |
| 1955 | 4/28/2022 | System Generated Check/Voucher | 330.00 | Don Harrison Enterprises |
| 1955 | 4/28/2022 | System Generated Check/Voucher | (330.00) | Don Harrison Enterprises |
| 1956 | 4/28/2022 | System Generated Check/Voucher | 4,649.98 | Mainscape |
| 1957 | 4/28/2022 | System Generated Check/Voucher | 362.00 | Straley Robin Vericker |
| 1958 | 4/28/2022 | System Generated Check/Voucher | 6,160.33 | TECO |
| Outstanding Checks/Vouchers | | | 16,758.18 | |

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

Outstanding Deposits

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Deposit Number</u> |
|------------------------|----------------------|----------------------------------------------------------------|------------------------|-----------------------|
| 022 | 4/27/2022 | Reimbursement 20% TECO Bills - 4.27.22 CK#1883 - \$96.42 | 96.42 | |
| Outstanding Deposits | | | 96.42 | |

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Checks/Vouchers

| Document Number | Document Date | Document Description | Document Amount | Payee |
|-----------------|---------------|----------------------------------|-----------------|-------------------------------|
| 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 |
| 1918 | 2/24/2022 | System Generated Check/Voucher | 200.00 | John Frank Bentley |
| 1930 | 3/31/2022 | System Generated Check/Voucher | 200.00 | Amy Brown |
| 1931 | 3/31/2022 | System Generated Check/Voucher | 254.30 | BOCC |
| 1932 | 3/31/2022 | System Generated Check/Voucher | 200.00 | John Frank Bentley |
| 1933 | 3/31/2022 | System Generated Check/Voucher | 209.00 | Johnson Engineering, Inc. |
| 1934 | 3/31/2022 | System Generated Check/Voucher | 4,649.98 | Mainscape |
| 1935 | 3/31/2022 | System Generated Check/Voucher | 3,389.84 | Meritus Districts |
| 1936 | 3/31/2022 | System Generated Check/Voucher | 200.00 | Michelle J. LeBeau-Elrod |
| 1937 | 3/31/2022 | System Generated Check/Voucher | 200.00 | Robin M. Lush |
| 1938 | 3/31/2022 | System Generated Check/Voucher | 135.00 | Spearem Enterprises, LLC |
| 1939 | 3/31/2022 | System Generated Check/Voucher | 290.00 | Steadfast Environmental, LLC |
| 1940 | 3/31/2022 | System Generated Check/Voucher | 355.61 | Straley Robin Vericker |
| 1941 | 3/31/2022 | System Generated Check/Voucher | 6,083.34 | TECO |
| 1942 | 3/31/2022 | System Generated Check/Voucher | 200.00 | Vivian Rothstein |
| 1944 | 4/6/2022 | Series 2015 FY22 Tax Dist ID 569 | 5,521.21 | The Oaks at Shady Creek CDD |
| 1943 | 4/7/2022 | System Generated Check/Voucher | 1,015.00 | Mainscape |
| 1945 | 4/14/2022 | System Generated Check/Voucher | 425.00 | Florida Natives Nursery, Inc. |
| 1946 | 4/14/2022 | System Generated Check/Voucher | 148.65 | Mainscape |
| 1947 | 4/14/2022 | System Generated Check/Voucher | 172.25 | POOP 911 |
| 1948 | 4/21/2022 | System Generated Check/Voucher | 200.00 | Amy Brown |
| 1950 | 4/21/2022 | System Generated Check/Voucher | 200.00 | Michelle J. LeBeau-Elrod |
| 1951 | 4/21/2022 | System Generated Check/Voucher | 200.00 | Robin M. Lush |
| 1952 | 4/21/2022 | System Generated Check/Voucher | 200.00 | Vivian Rothstein |

Cleared Checks/Vouchers

45,064.92

70

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Deposits

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Deposit Number</u> |
|------------------------|----------------------|--------------------------------|------------------------|-----------------------|
| 015 | 4/6/2022 | Tax Distribution 4/6/2022 | 8,779.70 | |
| 029 | 4/29/2022 | April Interest Payment 4.30.22 | <u>2.87</u> | |
| Cleared Deposits | | | <u>8,782.57</u> | |