

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNER ELECTION &
REGULAR MEETING
NOVEMBER 18, 2022**

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
NOVEMBER 18, 2022, AT 1:00 p.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	Vacant
District Managers	Inframark	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 Landowner Election and Regular Meetings of the Board of Supervisors of the Oaks at Shady Creek Community Development District will be held on **Friday, November 18, 2022, at 1:00 p.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#

LANDOWNER’S MEETING/ELECTION

- 1. CALL TO ORDER**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISOR**
- 5. OWNER’S REQUEST**
- 6. ADJOURNMENT**

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 2023-01; Canvassing & Certifying the Results of the Landowners Election.....Tab 01
- 4. CONSENT AGENDA**
 - A. Consideration of the Regular Meeting Minutes October 21, 2022.....Tab 02
 - B. Consideration of Operations and Maintenance Expenditures October 2022.....Tab 03
 - C. Review of Financial Statements Month Ending October 31, 2022.....Tab 04
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,

Gene Roberts
District Manager

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER'S ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 18, 2022, the owners of land within the District held a meeting for the purpose of electing supervisors to the District's Board of Supervisors ("Board"); and

WHEREAS, at the November 18, 2022, meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner's election, and announce the Board Members and seat number designations on the Board.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown below:

_____ Votes (4-year term) Seat # _____

SECTION 3. Said terms of office commence on November 18, 2022.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 18th day of November 2022.

ATTEST:

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

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair of the Board of Supervisors

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

October 21, 2022, Minutes of the Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meetings of The Oaks at Shady Creek Community Development District was held on **Friday, October 21, 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 Meetings of The Oaks at Shady Creek Community Development District to order on **Friday, October 21, 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
Amy Brown	Supervisor
John Bentley	Supervisor
Vivian Rothstein	Supervisor (via conference call)

Staff Members Present:

Gene Roberts	District Manager, Inframark
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There was no audience member in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

There were no business items to discuss currently.

4. CONSENT AGENDA

A. Consideration of the Board of Supervisors Regular Meeting Minutes September 16, 2022

The Board reviewed the meeting minutes.

MOTION TO:	Approve the September 16, 2022, meeting minutes.
MADE BY:	Supervisor Lush
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures September 2022

The Board reviewed the O&Ms.

MOTION TO:	Approve the September 2022 Operations and Maintenance Expenditures.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bentley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

C. Review of Financial Statements Month Ending September 30, 2022

The Board the reviewed the financials for month ending on September 30th of 2022 and Supervisor Lush had a question regarding Landscape Other and Landscape Replacement.

5. STAFF REPORTS

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

There were no staff reports at this time.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Lush stated there's a tree leaning across from the amenity center that should be removed, and a few other trees need to be straightened.

There were no audience comments.

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

Signature

Printed Name

Printed Name

Title:

☐ Chair

☐ Vice-Chair

Title:

☐ Secretary

☐ Assistant Secretary

Recorded by Records Administrator

Signature

Date

Official District Seal

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Mainscape	1279016	\$4,882.00		Installment 10/2022
Mainscape	1279130	\$1,015.00	\$5,897.00	Arborjet 09/29/2022
Steadfast Environmental, LLC	SE-21542	\$290.00		Monthly Aquatic Maintenance 10/2022
Monthly Contract Sub-Total		\$6,187.00		

Variable Contract				
Straley Robin Vericker	22212	\$124.50		Professional Services thru 10/15/2022
Variable Contract Sub-Total		\$124.50		

Utilities				
BOCO	7015729919 092022	\$292.50		Electric Service thru 09/14/2022
Teco	211005987436 092122	\$46.98		Electricity Service thru 09/21/2022
Teco	211005987436 102022	\$43.09		Electricity Service thru 10/20/2022
Teco	211005987634 092122	\$5,937.91		Electricity Service thru 09/21/2022
Teco	211005987634 102022	\$6,026.98		Electricity Service thru 10/20/2022
Teco	211020235159 092122	\$161.58		Electricity Service thru 09/21/2022
Teco	211020235159 102022	\$117.01	\$12,333.55	Electricity Service thru 10/20/2022
Utilities Sub-Total		\$12,626.05		

Regular Services				
ADA Site Compliance	2457	\$1,100.00		Tech Auditing 10/12/2022
Amy Brown	AB102122	\$200.00		Supervisor Fees 10/21/2022
Department of Economic Opportunity	87208	\$175.00		Special District Fee FY 2022/2023
EGIS Insurance	16930	\$8,247.00		Insurance 10/01/2022 – 10/01/2023
Florida Natives Nursery, Inc.	18754	\$425.00		Quarterly Mitigation Maintenance
John Frank Bentley	JB102122	\$200.00		Supervisor Fees 10/21/2022
Mainscape	1278627	\$169.50		Irrigation Repairs

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Michelle J. Lebeau-Elrod	ME102122	\$200.00		Supervisor Fees 10/21/2022
Poop 911	6046485	\$172.25		5 Stations Emptied
Robin M. Lush	RL102122	\$200.00		Supervisor Fees 10/21/2022
Times Publishing Com	44291 101922	\$442.42		Meeting Schedule 10/19/2022
Vivian Rothstein	VR102122	\$200.00		Supervisor Fees 10/21/2022
Regular Services Sub-Total		\$11,731.17		
Additional Services				
Illuminations Holiday Lighting	5191022	\$2,500.00		Christmas Lighting 10/2022
Spearem Enterprises	5471	\$125.00		Reinstall Fence Panels
Additional Services Sub-Total		\$2,625.00		
TOTAL:		\$33,293.72		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Mail payments to:

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

Invoice Information

Invoice Number 1279016
Payment Due 10/31/2022
Invoice Date 10/1/2022
Terms Net 30 Days
Contract ID 65972
Work Order ID

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
OCTOBER 2022 INSTALLMENT		\$4,882.00	\$0.00	\$4,882.00

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 1279016
Payment Due 10/31/2022
Invoice Date 10/1/2022
Terms Net 30 Days

Billing Address

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

Service Location

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

Invoice Detail

Description	PO#	Invoice Amount
2022-2023 LANDSCAPE MAINTENANCE (October 2022 Installment)		\$4,882.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$4,882.00

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	1279130
Payment Due	10/30/2022
Invoice Date	9/30/2022
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1543784

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
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	1279130
Payment Due	10/30/2022
Invoice Date	9/30/2022
Terms	Net 30 Days
Complete Date	9/29/2022

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

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

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>



Steadfast Environmental, LLC
AKA Flatwoods Environmental

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

Invoice

Date	Invoice #
10/1/2022	SE-21542

Bill To

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

Please make all Checks payable to:
Steadfast Environmental

Ship To

SE1027
Purple Martin Blvd
Riverview, Florida 33579
United States

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SE1027 The Oaks at Shady Creek CDD A...	
Quantity	Description		U/M	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.			290.00		290.00

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

Project Total Balance \$290.00 Customer Total Balance \$1,260.00

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

October 27, 2022

Client: 001450

Matter: 000001

Invoice #: 22212

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
10/5/2022	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2015 BONDS.	0.2	\$33.00
10/14/2022	DCC	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO DISSEMINATION AGENT.	0.3	\$91.50
Total Professional Services			0.5	\$124.50
Total Services			\$124.50	
Total Disbursements			\$0.00	
Total Current Charges				\$124.50
Previous Balance				\$61.00
Less Payments				(\$61.00)
PAY THIS AMOUNT				\$124.50

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	09/20/2022	10/11/2022

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

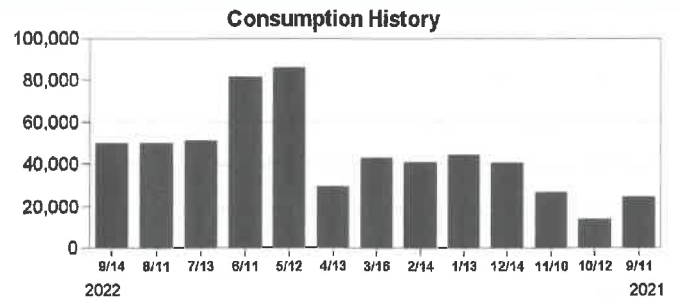
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	08/11/2022	22412	09/14/2022	22912	50000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$151.00
Water Base Charge	\$68.27
Water Usage Charge	\$68.25

Summary of Account Charges

Previous Balance	\$291.96
Net Payments - Thank You	\$-291.96
Total Account Charges	\$292.50
AMOUNT DUE	\$292.50



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919



SEP 26 2022

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

1,562 8

DUE DATE	10/11/2022
AMOUNT DUE	\$292.50
AMOUNT PAID	

0070157299192 00000292508



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/21/2022

Account: 211005987436

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

Current month's charges:	\$46.98
Total amount due:	\$46.98
Payment Due By:	10/12/2022

Your Account Summary

Previous Amount Due	\$44.73
Payment(s) Received Since Last Statement	-\$44.73
Current Month's Charges	\$46.98
Total Amount Due	\$46.98

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



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:	\$46.98
Total amount due:	\$46.98
Payment Due By:	10/12/2022

Amount Enclosed \$

655087475407



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

6550874754072110059874360000000046982

Account: 211005987436
Statement Date: 09/21/2022
Current month's charges due 10/12/2022

Details of Charges – Service from 08/16/2022 to 09/15/2022

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	09/15/2022	2,176		1,987		189 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	189 kWh @ \$0.07089/kWh	\$13.40
Fuel Charge	189 kWh @ \$0.04126/kWh	\$7.80
Storm Protection Charge	189 kWh @ \$0.00315/kWh	\$0.60
Clean Energy Transition Mechanism	189 kWh @ \$0.00402/kWh	\$0.76
Florida Gross Receipt Tax		\$1.17

Electric Service Cost

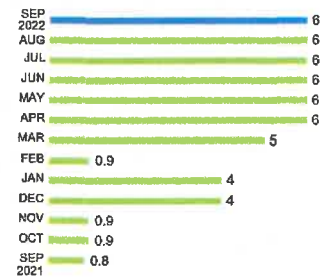
\$46.98

Total Current Month's Charges

\$46.98

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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

Statement Date: 10/20/2022

Account: 211005987436

Past Due – Pay Immediately \$46.98

Current month's charges: \$43.09

Total amount due: \$90.07

Payment Due By: 11/10/2022

Your Account Summary

Previous Amount Due \$46.98

Payment(s) Received Since Last Statement \$0.00

Past Due – Pay Immediately \$46.98

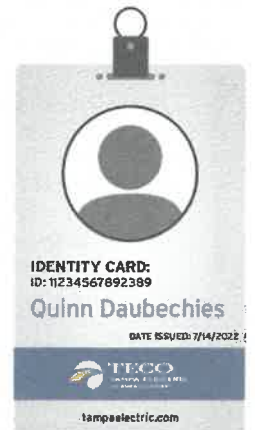
Current Month's Charges \$43.09

Total Amount Due \$90.07

SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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



See reverse side for more information

Account: 211005987436

Past Due – Pay Immediately \$46.98

Current month's charges: \$43.09

Total amount due: \$90.07

Payment Due By: 11/10/2022

Amount Enclosed \$ 43.09

652618372137



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: 10/20/2022
Current month's charges due 11/10/2022

Details of Charges – Service from 09/16/2022 to 10/14/2022

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	10/14/2022	2,305		2,176		129 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	129 kWh @ \$0.07089/kWh	\$9.14
Fuel Charge	129 kWh @ \$0.04126/kWh	\$5.32
Storm Protection Charge	129 kWh @ \$0.00315/kWh	\$0.41
Clean Energy Transition Mechanism	129 kWh @ \$0.00402/kWh	\$0.52
Florida Gross Receipt Tax		\$0.95

Electric Service Cost

\$38.09

Other Fees and Charges

Electric Late Payment Fee	\$5.00
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Total Other Fees and Charges

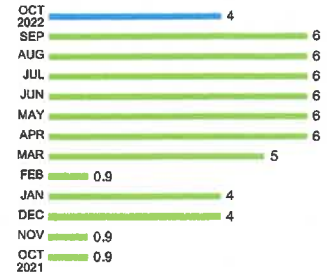
\$5.00

Total Current Month's Charges

\$43.09

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/21/2022

Account: 211005987634

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

Current month's charges:	\$5,937.91
Total amount due:	\$5,937.91
Payment Due By:	10/12/2022

Your Account Summary

Previous Amount Due	\$5,940.52
Payment(s) Received Since Last Statement	-\$5,940.52
Current Month's Charges	\$5,937.91
Total Amount Due	\$5,937.91

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



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:	\$5,937.91
Total amount due:	\$5,937.91
Payment Due By:	10/12/2022

Amount Enclosed \$

655087475408

00000237 02 AV 0.45 33607 FTECO109212222192010 00000 02 01000000 003 02 6929 006

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



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

6550874754082110059876340000005937910

Account: 211005987634
Statement Date: 09/21/2022
Current month's charges due 10/12/2022

Details of Charges – Service from 08/16/2022 to 09/15/2022

Service for: 301 US HIGHWAY 301 S, TAMPA, FL 33619

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	3228 kWh @ \$0.03102/kWh	\$100.13
Fixture & Maintenance Charge	117 Fixtures	\$2121.73
Lighting Pole / Wire	117 Poles	\$3543.93
Lighting Fuel Charge	3228 kWh @ \$0.04060/kWh	\$131.06
Storm Protection Charge	3228 kWh @ \$0.01028/kWh	\$33.18
Clean Energy Transition Mechanism	3228 kWh @ \$0.00033/kWh	\$1.07
Florida Gross Receipt Tax		\$6.81
Lighting Charges		\$5,937.91

Total Current Month's Charges

\$5,937.91

00000237-0000515-Page 3 of 12



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

Statement Date: 10/20/2022

Account: 211005987634

Past Due – Pay Immediately \$5,937.91
Current month's charges: \$6,026.98
Total amount due: \$11,964.89
Payment Due By: 11/10/2022

Your Account Summary

Previous Amount Due

\$5,937.91

Payment(s) Received Since Last Statement

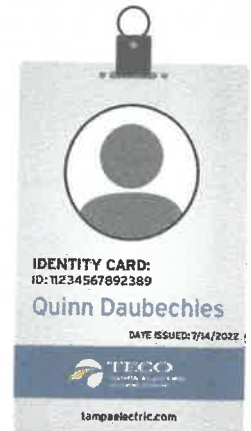
\$0.00

Past Due – Pay Immediately
\$5,937.91
Current Month's Charges
\$6,026.98
Total Amount Due
\$11,964.89

SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005987634

Past Due – Pay Immediately \$5,937.91
Current month's charges: \$6,026.98
Total amount due: \$11,964.89
Payment Due By: 11/10/2022
Amount Enclosed \$16,026.98

652618372138



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

6526183721382110059876340000011964892

Account: 211005987634
Statement Date: 10/20/2022
Current month's charges due 11/10/2022

Details of Charges – Service from 09/16/2022 to 10/14/2022

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	3228 kWh @ \$0.03102/kWh	\$100.13
Fixture & Maintenance Charge	117 Fixtures	\$2121.73
Lighting Pole / Wire	117 Poles	\$3543.93
Lighting Fuel Charge	3228 kWh @ \$0.04060/kWh	\$131.06
Storm Protection Charge	3228 kWh @ \$0.01028/kWh	\$33.18
Clean Energy Transition Mechanism	3228 kWh @ \$0.00033/kWh	\$1.07
Florida Gross Receipt Tax		\$6.81
Lighting Charges		\$5,937.91
Other Fees and Charges		
Lighting Late Payment Fee		\$89.07
Total Other Fees and Charges		\$89.07
Total Current Month's Charges		\$6,026.98

00000485-0001123-Page 11 of 12

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/21/2022

Account: 211020235159

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

Current month's charges:	\$180.12
Total amount due:	\$161.58
Payment Due By:	10/12/2022

Your Account Summary

Previous Amount Due	\$164.24
Payment(s) Received Since Last Statement	-\$164.24
Miscellaneous Credits	-\$18.54
Credit balance after payments and credits	-\$18.54
Current Month's Charges	\$180.12
Total Amount Due	\$161.58

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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:	\$180.12
Total amount due:	\$161.58
Payment Due By:	10/12/2022
Amount Enclosed	\$

648914661727



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

648914661727211020235159000000161580

Account: 211020235159
Statement Date: 09/21/2022
Current month's charges due 10/12/2022

Details of Charges – Service from 08/16/2022 to 09/15/2022

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	09/15/2022	39,590		38,313		1,277 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	1,277 kWh @ \$0.07089/kWh	\$90.53
Fuel Charge	1,277 kWh @ \$0.04126/kWh	\$52.69
Storm Protection Charge	1,277 kWh @ \$0.00315/kWh	\$4.02
Clean Energy Transition Mechanism	1,277 kWh @ \$0.00402/kWh	\$5.13
Florida Gross Receipt Tax		\$4.50

Electric Service Cost

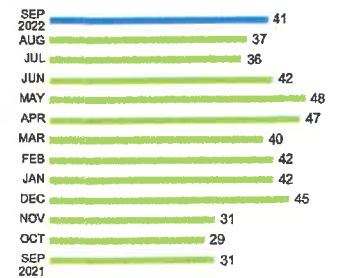
\$180.12

Total Current Month's Charges

\$180.12

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Deposit Refund	-\$14.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$4.54

Total Current Month's Credits

-\$18.54

Important Messages

Deposit Credit Applied

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.





ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 10/20/2022

Account: 211020235159

Past Due – Pay Immediately **\$161.58**

Current month's charges: **\$117.01**

Total amount due: **\$278.59**

Payment Due By: **11/10/2022**

Your Account Summary

Previous Amount Due

\$161.58

Payment(s) Received Since Last Statement

\$0.00

Past Due – Pay Immediately

\$161.58

Current Month's Charges

\$117.01

Total Amount Due

\$278.59

SAFETY TIP:

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211020235159

Past Due – Pay Immediately **\$161.58**

Current month's charges: **\$117.01**

Total amount due: **\$278.59**

Payment Due By: **11/10/2022**

Amount Enclosed **\$ 117.01**

624223395399

0000485 02 AV 0.45 33607 FTECO110202223033010 00000 02 01000000 003 02 7422 006



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

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

6242233953992110202351590000000278595

Account: 211020235159
Statement Date: 10/20/2022
Current month's charges due 11/10/2022

Details of Charges – Service from 09/16/2022 to 10/14/2022

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

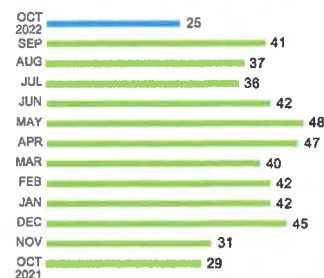
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	10/14/2022	40,323		39,590		733 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75	
Energy Charge	733 kWh @ \$0.07089/kWh	\$51.96	
Fuel Charge	733 kWh @ \$0.04126/kWh	\$30.24	
Storm Protection Charge	733 kWh @ \$0.00315/kWh	\$2.31	
Clean Energy Transition Mechanism	733 kWh @ \$0.00402/kWh	\$2.95	
Florida Gross Receipt Tax		\$2.80	
Electric Service Cost		\$112.01	
Other Fees and Charges			
Electric Late Payment Fee		\$5.00	
Total Other Fees and Charges		\$5.00	
Total Current Month's Charges		\$117.01	

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

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ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO
The Oaks at Shady Tree CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2457	10/12/2022	\$1,100.00	10/26/2022	14	

DESCRIPTION	QTY	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,100.00	1,100.00

BALANCE DUE

\$1,100.00

The Oaks at Shady Creek CDD

MEETING DATE: October 21, 2022

DMS Staff Signature Gene Roberts

GR

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

AB102122

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87208			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Oaks at Shady Creek Community Development District
 Mr. Brian K. Lamb
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607



2. Telephone: (813) 873-7300
 3. Fax: (813) 873-7070
 4. Email: brian.lamb@meritcorp.com *inframark.com*
 5. Status: Independent
 6. Governing Body: Elected
 7. Website Address: theoaksatshadycreekcdd.org
 8. County(ies): Hillsborough
 9. Function(s): Community Development
 10. Boundary Map on File: 07/09/2015
 11. Creation Document on File: 07/09/2015
 12. Date Established: 12/10/2014
 13. Creation Method: Local Ordinance
 14. Local Governing Authority: Hillsborough County
 15. Creation Document(s): County Ordinance 14-38
 16. Statutory Authority: Chapter 190, Florida Statutes
 17. Authority to Issue Bonds: Yes
 18. Revenue Source(s): Assessments
 19. Most Recent Update: 10/05/2021

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: *[Signature]* Date 10/6/22

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



INVOICE

Customer	The Oaks at Shady Creek Community Development District
Acct #	761
Date	09/14/2022
Customer Service	Charisse Bitner
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 8,247.00
Payment Amount	
Payment for:	Invoice#16930
100122706	

Thank You

Please detach and return with payment



Customer: The Oaks at Shady Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
16930	10/01/2022	Renew policy	Policy #100122706 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2022 <i>prop = \$ 3457.00</i> <i>gen = \$ 2395.00</i> <i>pub = \$ 2395.00</i>	8,247.00

				Total
				\$ 8,247.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	sclimer@egisadvisors.com	09/14/2022
Atlanta, GA 30374-8555		

Florida Natives Nursery, Inc.

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

Invoice

Date	Invoice #
10/6/2022	18754

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	11/5/2022	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

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

The Oaks at Shady Creek CDD

MEETING DATE: October 21, 2022

DMS Staff Signature Gene Roberts

GR

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 102122



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 1278627
Payment Due 10/27/2022
Invoice Date 9/27/2022
Terms Net 30 Days
Contract ID 64092
Work Order ID 1520453

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		\$169.50	\$0.00	\$169.50

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 1278627
Payment Due 10/27/2022
Invoice Date 9/27/2022
Terms Net 30 Days
Complete Date 9/27/2022

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

Description	PO#	Invoice Amount
IRRIGATION SERVICES - REPAIR		\$169.50
ZONE 24- REPLACED 3- 6" SPRAY, 3 NOZZLES-		
ZONE 14- REPLACED 2 NOZZLES-		
ZONE 41- REMOVED DEIP LINES AROUND OAK TREES-		
	NonTaxable Sales	\$169.50
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$169.50

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>

The Oaks at Shady Creek CDD

MEETING DATE: October 21, 2022

DMS Staff Signature Gene Roberts GR

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

ME 102122

Service Slip/Invoice

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

INVOICE: 6046485
DATE: 9/27/2022
ORDER: 6046485

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
9/27/2022			BLAKEW	Blake Wanecski
Purchase Order	Terms	Last Service	Map Code	Time Out
		9/27/2022		

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

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

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

PLEASE PAY FROM THIS INVOICE

The Oaks at Shady Creek CDD

MEETING DATE: October 21, 2022

DMS Staff Signature Gene Roberts

GR

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

RL 102122



Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/19/22		THE OAKS AT SHADY CREEK CDD	
Billing Date		Sales Rep	Customer Account
10/19/2022		Deirdre Bonett	44291
Total Amount Due			Ad Number
\$442.42			0000252491

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/19/22	10/19/22	0000252491	Times	Legals CLS	Meeting Schedule	1	2x61 L	\$440.42
10/19/22	10/19/22	0000252491	Tampabay.com	Legals CLS	Meeting Schedule	1	2x61 L	\$0.00
					AffidavitMaterial			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

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

Advertising Run Dates		Advertiser Name	
10/19/22		THE OAKS AT SHADY CREEK CDD	
Billing Date		Sales Rep	Customer Account
10/19/2022		Deirdre Bonett	44291
Total Amount Due			Ad Number
\$442.42			0000252491

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

Received
OCT 26 2022

REMIT TO:

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of: **10/19/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2023
THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Oaks at Shady Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2023 to be held at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579 on the following dates at 10:00 a.m.:

October 21, 2022	10:00 a.m.
November 18, 2022	10:00 a.m.
December 16, 2022	10:00 a.m.
January 20, 2023	10:00 a.m.
February 17, 2023	10:00 a.m.
March 17, 2023	10:00 a.m.
April 14, 2023	10:00 a.m.
May 19, 2023	10:00 a.m.
June 16, 2023	10:00 a.m.
July 14, 2023	10:00 a.m.
August 18, 2023	10:00 a.m.
September 15, 2023	10:00 a.m.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Gene Roberts
 District Manager

Run Date: 10/19/2022

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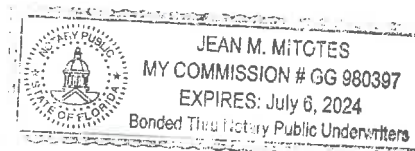

 Signature Affiant

Sworn to and subscribed before me this **10/19/2022**


 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



The Oaks at Shady Creek CDD

MEETING DATE: October 21, 2022

DMS Staff Signature Gene Roberts

GR

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 102122

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 5191022

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Oaks at Shady Creek CDD
32711 Windelstraw Dr
Wesley Chapel, FL 33545
Attn: Gene Roberts

(877) 907-0256

JOB DESCRIPTION
Christmas Lighting for Oaks at Shady Creek

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Center Median	Front Entrance Install clear, twinkling warm white, mini lights across front entrance sign tree structure Note: will install lights on as many of the limbs as possible.	\$2,500.00
	Entrance / Exit Install warm white, red and green 3D Radiant starburst Note: starburst have multiple functions available; will drop them from tree limb structures. Note: other color combinations are available	\$2,500.00
	TOTAL	\$5,000.00
	DEPOSIT	\$2,500.00
Requires 50% Deposit		
AMOUNT DUE		\$2,500.00

* Price includes rental of materials, lift, labor, installation and service.

* Remaining balance of project due upon receipt of invoice after installation.

* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay

PREPARED BY

10/20/2022

DATE

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com



INVOICE

BILL TO

The Oaks at Shady Creek

CDD

Meritus

2005 Pan Am Circle, Suite

300

Tampa , FL 33607

INVOICE # 5471**DATE 10/06/2022****DUE DATE 10/21/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor 11052 Little Blue Heron Dr.	1	125.00	125.00

Reinstalled fence panels. This one also needs new pole.

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

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

Job will Commence within 30 days of receiving signed, approved

BALANCE DUE**\$125.00**

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2022

Prepared by:



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

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2015					TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Checking Account	\$ 208,522	\$ -	\$ -	\$ -	\$ -	\$ 208,522
Accounts Receivable - Other	128	-	-	-	-	128
Due From Other Funds	-	3,439	-	-	-	3,439
Investments:						
Acquisition & Construction Account	-	-	500	-	-	500
Interest Account	-	5,607	-	-	-	5,607
Reserve Fund	-	110,996	-	-	-	110,996
Revenue Fund	-	348,205	-	-	-	348,205
Sinking fund	-	13	-	-	-	13
Deposits	6,612	-	-	-	-	6,612
Fixed Assets						
Construction Work In Process	-	-	-	5,823,191	-	5,823,191
Amount Avail In Debt Services	-	-	-	-	415,384	415,384
Amount To Be Provided	-	-	-	-	5,309,769	5,309,769
TOTAL ASSETS	\$ 215,262	\$ 468,260	\$ 500	\$ 5,823,191	\$ 5,725,153	\$ 12,232,366
LIABILITIES						
Accounts Payable	\$ 4,305	\$ -	\$ -	\$ -	\$ -	\$ 4,305
Bonds Payable	-	-	-	-	5,725,153	5,725,153
Due To Other Funds	3,439	-	-	-	-	3,439
TOTAL LIABILITIES	7,744	-	-	-	5,725,153	5,732,897
FUND BALANCES						
Restricted for:						
Debt Service	-	468,260	-	-	-	468,260
Capital Projects	-	-	500	-	-	500
Unassigned:	207,518	-	-	5,823,191	-	6,030,709
TOTAL FUND BALANCES	\$ 207,518	\$ 468,260	\$ 500	\$ 5,823,191	\$ -	\$ 6,499,469
TOTAL LIABILITIES & FUND BALANCES	\$ 215,262	\$ 468,260	\$ 500	\$ 5,823,191	\$ 5,725,153	\$ 12,232,366

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2	\$ 2	0.00%
Special Assmnts- Tax Collector	289,110	2,029	(287,081)	0.70%
TOTAL REVENUES	289,110	2,031	(287,079)	0.70%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,000	11,000	8.33%
ProfServ-Arbitrage Rebate	700	-	700	0.00%
ProfServ-Trustee Fees	5,000	2,500	2,500	50.00%
Disclosure Report	4,200	350	3,850	8.33%
District Counsel	4,000	125	3,875	3.13%
District Engineer	4,000	-	4,000	0.00%
District Manager	33,750	2,813	30,937	8.33%
Auditing Services	4,500	-	4,500	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	800	16	784	2.00%
Public Officials Insurance	2,674	-	2,674	0.00%
Legal Advertising	2,000	442	1,558	22.10%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	125	1,375	8.33%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	77,474	8,646	68,828	11.16%
<u>Electric Utility Services</u>				
Utility - Electric	67,000	6,187	60,813	9.23%
Total Electric Utility Services	67,000	6,187	60,813	9.23%
<u>Water-Sewer Comb Services</u>				
Utility - Water	4,000	263	3,737	6.58%
Total Water-Sewer Comb Services	4,000	263	3,737	6.58%

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	5,280	715	4,565	13.54%
Insurance -Property & Casualty	6,396	-	6,396	0.00%
R&M-Other Landscape	7,000	297	6,703	4.24%
R&M-Plant Replacement	7,000	-	7,000	0.00%
R&M-Monument, Entrance & Wall	5,000	-	5,000	0.00%
Landscape Maintenance	61,000	4,882	56,118	8.00%
Irrigation Maintenance	4,000	-	4,000	0.00%
Misc-Holiday Lighting	5,000	2,500	2,500	50.00%
Capital Reserve	39,960	-	39,960	0.00%
Total Other Physical Environment	140,636	8,394	132,242	5.97%
TOTAL EXPENDITURES	289,110	23,490	265,620	8.12%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(21,459)	(21,459)	0.00%
Net change in fund balance	\$ -	\$ (21,459)	\$ (21,459)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	228,977	228,977		
FUND BALANCE, ENDING	\$ 228,977	\$ 207,518		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022
Series 2015 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 418,744	\$ 3,439	\$ (415,305)	0.82%
TOTAL REVENUES	418,744	3,439	(415,305)	0.82%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	273,744	-	273,744	0.00%
Total Debt Service	418,744	-	418,744	0.00%
TOTAL EXPENDITURES	418,744	-	418,744	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3,439	3,439	0.00%
Net change in fund balance	\$ -	\$ 3,439	\$ 3,439	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	464,821	464,821		
FUND BALANCE, ENDING	\$ 464,821	\$ 468,260		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022
Series 2015 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	500		
FUND BALANCE, ENDING	\$ -	\$ 500		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	5,823,191		
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ 5,823,191</u>		

THE OAKS AT SHADY CREEK CDD

Bank Reconciliation

Bank Account No.	3422	TRUIST - GF Operating
Statement No.	10-22	
Statement Date	10/31/2022	

G/L Balance (LCY)	208,522.33	Statement Balance	218,009.41
G/L Balance	208,522.33	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	218,009.41
Subtotal	208,522.33	Outstanding Checks	9,487.08
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	208,522.33	Ending Balance	208,522.33
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
10/27/2022	Payment	2040	AMY BROWN	200.00	0.00	200.00
10/27/2022	Payment	2041	ILLUMINATIONS HOLIDAY LIGHTING	2,500.00	0.00	2,500.00
10/27/2022	Payment	2042	JOHN FRANK BENTLEY	200.00	0.00	200.00
10/27/2022	Payment	2043	MICHELLE J. LEBEAU-ELROD	200.00	0.00	200.00
10/27/2022	Payment	2045	TECO	6,187.08	0.00	6,187.08
10/27/2022	Payment	2046	VIVIAN ROTHSTEIN	200.00	0.00	200.00
Total Outstanding Checks.....				9,487.08		9,487.08