

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

OCTOBER 20, 2023

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

The Oaks at Shady Creek Community Development District

Board of Supervisors

Robin Lush, Chairman
Michelle LeBeau-Elrod, Vice Chairperson
John Bentley Assistant Secretary
Amy Brown, Assistant Secretary
Vivian Rothstein, Assistant Secretary

District Staff

Gene Roberts, District Manager
John Vericker, District Counsel
Phil Chang, P.E., District Engineer

Meeting Agenda

Friday, October 20, 2023, at 10:00 A.M.

Join Zoom:

<https://us06web.zoom.us/j/85622638915?pwd=clRFSldtK1NjaUFWenlac0xHeVkwZ09>

Call In Number: 1 305 224 1968

Meeting ID: 856 2263 8915

Passcode: 982718

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting

REGULAR MEETING OF BOARD OF SUPERVISORS

1. **Call to Order/Roll Call**
2. **Business Items**
3. **Consent Agenda**
 - A. Consideration of Meeting Minutes for the Regular Meeting on September 15, 2023
 - B. Consideration of Operation and Maintenance Expenditures September 2023
 - C. Acceptance of the Financials and Approval of the Check Register for September 2023
4. **Attorney's Report**
5. **Engineer's Report**
6. **Manager's Report**
7. **Supervisors' Requests or Comments**
8. **Public Comments** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
9. **Adjournment**

*Next regularly scheduled meeting is November 17, 2023 at 10:00 A.M.

District Office

Inframark Carlton Lakes Clubhouse
2005 Pan Am Circle Suite 300
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

11404 Carlton Fields Drive,
Riverview FL 33579

3A.

MINUTES OF MEETING THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of The Oaks at Shady Creek Community Development District was held on Friday September 15, 2023 at 10:00 a.m. at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Dr., Riverview, FL 33579.

Present and constituting a quorum were:

Robin Lush	Chairperson
Michelle LeBeau-Elrod	Vice Chairperson
Amy Brown	Assistant Secretary
John Bentley	Assistant Secretary
Vivian Rothstein	Assistant Secretary

Also present was:

Gene Roberts	District Manager
--------------	------------------

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Roberts called the meeting to order and, a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment

There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Discussion on Holiday Lighting Proposal

On MOTION by Mr. Lush seconded by Ms. Brown, with all in favor, the Illumination Holiday Lighting proposal, was approved. 5-0

B. General Matters of the District

- Mr. Roberts stated the annuals at the entrance will be planted next week.
- The palm trees are scheduled to be injected and *Mainscape* will provide a proposal to trim the palms.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Board of Supervisors' Minutes of the Public Hearing & Regular Meeting August 18, 2023,

On MOTION by Ms. Brown seconded by Ms. LeBeau-Elrod, with all in favor, the Board of Supervisors' Minutes of the Public Hearing & Regular Meeting of August 18, 2023, were approved. 5-0

B. Consideration of Operation and Maintenance Expenditures August 2023

On MOTION by Mr. Lush seconded by Ms. Rothstein, with all in favor, Operation and Maintenance Expenditures for August 2023, were approved. 5-0

C. Review of Financial Statements Month Ending August 31, 2023

There being no questions, the next order of business followed.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next order of business followed.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

The following items were addressed:

- Broken sprinkler at the entrance sign.
- Trash along the boulevard.
- Leaning dog station by the lift station on Tropical Kingbird.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bentley seconded by Ms. LeBeau-Elrod, with all in favor, the meeting was adjourned. 5-0

Gene Roberts
District Manager

Robin Lush
Chairperson

3B.

THE OAKS AT SHADY CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	101122	\$3,287.50		DISTRICT INVOICE SEPTEMBER 2023
INFRAMARK LLC	101672	\$1.26	\$3,288.76	DISRICT SERVICES SEPTEMBER 2023
MAINSCAPE	1291980	\$5,028.47		INSTALLMENT SEPTEMBER 2023
STEADFAST ENVIRONMENTAL, LLC	SE-22786	\$290.00		ROUTINA AQUATIC MAINT. SEPT. 2023
Monthly Contract Subtotal		\$8,607.23		
Variable Contract				
AMY BROWN	AB 091523	\$200.00		SUPERVISOR FEE 09/15/23
GRAU AND ASSOCIATES	24676	\$4,400.00		AUDIT FYE 09/30/2022
JOHN FRANK BENTLEY	JB 091523	\$200.00		SUPERVISOR FEE 09/15/23
MICHELLE J. LEBEAU-ELROD	ME 091523	\$200.00		SUPERVISOR FEE 09/15/23
ROBIN M. LUSH	RL 091523	\$200.00		SUPERVISOR FEE 09/15/23
VIVIAN ROTHSTEIN	VR 091523	\$200.00		SUPERVISOR FEE 09/15/23
Variable Contract Subtotal		\$5,400.00		
Utilities				
BOCC	9919 092023 ACH	\$371.03		WATER SERVICE 08/17/23-09/18/23
Utilities Subtotal		\$371.03		
Regular Services				
EGIS INSURANCE	20189	\$10,454.00		POLICY RENEWAL
FLORIDA NATIVES NURSERY, INC.	19283	\$425.00		QUARTERLY MITIGATION MAINT.
MAINSCAPE	1292522	\$10,079.06		LANDSCAPE INSTALLATION
POOP 911	7477159	\$172.25		STATIONS EMPTIED/FILLED
Regular Services Subtotal		\$21,130.31		
Additional Services				
CARLTON LAKES CDD	CR 091923	\$100.00		ROOM RENTAL FOR BOARD MEETING - AUG. / SEPT. 2023
Additional Services Subtotal		\$100.00		
TOTAL		\$35,608.57		

<p>THE OAKS AT SHADY CREEK CDD</p> <p>Summary of Operations and Maintenance Invoices</p>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#101122

DATE

9/5/2023

CUSTOMER ID

C2315

NET TERMS

Net 30

PO#

DUE DATE

10/5/2023

BILL TO

The Oaks at Shady Creek CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: September 2023

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

Subtotal	\$3,287.50
Tax	\$0.00
Total Due	\$3,287.50

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

The Oaks at Shady Creek CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#

#101672

CUSTOMER ID

C2315

PO#**DATE**

9/21/2023

NET TERMS

Net 30

DUE DATE

10/21/2023

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.63		1.26
Subtotal					1.26

Subtotal	\$1.26
-----------------	--------

Tax	\$0.00
------------	--------

Total Due	\$1.26
------------------	--------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Mail payments to:

Agenda Page 11

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

Invoice Information

Invoice Number 1291980
Payment Due 10/1/2023
Invoice Date 9/1/2023
Terms Net 30 Days
Contract ID 67747
Work Order ID

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
SEPTEMBER 2023 INSTALLMENT		\$5,028.47	\$0.00	\$5,028.47

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 1291980
Payment Due 10/1/2023
Invoice Date 9/1/2023
Terms Net 30 Days

Billing Address

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

Service Location

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

Invoice Detail

Description	PO#	Invoice Amount
2023-2024 LANDSCAPE MAINTENANCE (September 2023 Installment)		\$5,028.47
	Tax Amount	\$0.00
	Invoice Amount Due	\$5,028.47

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

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

Invoice

Date	Invoice #
9/1/2023	SE-22786

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
10779 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 \$1,160.00 **Customer Total Balance** \$5,040.00






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

The Oaks at Shady Creek CDD

MEETING DATE: September 15, 2023

DMS Staff Signature 

AB 091523

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

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Oaks at Shady Creek Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

*Invoice No. 24676
Date 08/31/2023*


SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>4,400.00</u>
Current Amount Due	\$ <u><u>4,400.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,400.00	0.00	0.00	0.00	0.00	4,400.00






Payment due upon receipt.

The Oaks at Shady Creek CDD

MEETING DATE: September 15, 2023

DMS Staff Signature 

JB 091523






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

The Oaks at Shady Creek CDD

MEETING DATE: September 15, 2023

DMS Staff Signature 

ME 091523






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

The Oaks at Shady Creek CDD

MEETING DATE: September 15, 2023

DMS Staff Signature 

21 091523






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

The Oaks at Shady Creek CDD

MEETING DATE: September 15, 2023

DMS Staff Signature 

VR 091523

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



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	09/20/2023	10/11/2023

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	08/17/2023	27491	09/18/2023	28118	62700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$189.35
Water Base Charge	\$72.36
Water Usage Charge	\$104.04

Summary of Account Charges

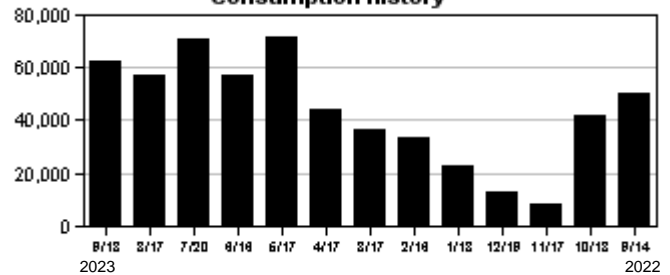
Previous Balance	\$341.23
Net Payments - Thank You	\$-341.23
Total Account Charges	\$371.03

AMOUNT DUE	\$371.03
------------	-----------------

Important Message

This account has ACH payment method

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!



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

1,591 8

DUE DATE	10/11/2023
AMOUNT DUE	\$371.03
AMOUNT PAID	

0070157299192 00000371039



Customer	The Oaks at Shady Creek Community Development District
Acct #	761
Date	09/25/2023
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	\$ 10,454.00
Payment Amount	
Payment for:	Invoice#20189
100123706	

Thank You

Please detach and return with payment



Customer: The Oaks at Shady Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
20189	10/01/2023	Renew policy	Policy #100123706 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/25/2023	10,454.00

Total

\$ 10,454.00

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
Atlanta, GA 30374-8555

sclimer@egisadvisors.com

09/25/2023

Florida Natives Nursery, Inc.

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

Invoice

Date	Invoice #
9/27/2023	19283

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	10/27/2023	Creekside (Shady C...

[illegible]

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:

Agenda Page 22

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

Invoice Information

Invoice Number	1292522
Payment Due	9/30/2023
Invoice Date	8/31/2023
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1633253

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
LANDSCAPE INSTALLATION		\$10,079.06	\$0.00	\$10,079.06

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

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

Agenda Page **1292522**

Payment Due

9/30/2023

Invoice Date

8/31/2023

Terms

Net 30 Days

Complete Date

8/29/2023

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

LANDSCAPE INSTALLATION

\$10,079.06

Proposal for several areas requested on the previous meeting:
Remove, re-grade and install Bahia at common areas
Second common from the clubhouse (Bahia sod)
Third common from the clubhouse
Fourth common area from the clubhouse
Fifth common area from the clubhouse
Push back the first common area approx 5-7 ft from current location

NonTaxable Sales \$10,079.06

Taxable Sales \$0.00

Tax Amount \$0.00

Invoice Amount Due \$10,079.06

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>

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

Service Slip/Invoice

INVOICE:	7477159
DATE:	9/26/2023
ORDER:	7477159

Bill To: [132872]
The Oaks at Shady Creek CDD
C/O Meritus
13956 US-301
RIVERVIEW, FL 33579

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
9/26/2023			BLAKEW	01:55 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
		9/26/2023		01:55 PM

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
------------	----------

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

* 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

DISTRICT CHECK REQUEST FORM

Today's Date 9/19/23

District Name The Oaks at Shady Creek

Check Amount \$100

Payable: Carlton Lakes CDD

Mailing Address **2005 Pan Am Circle**
Tampa, Fl 33607

Room Rental for Board Meetings August & September

Special Instructions

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

Approved Signature

DM	_____GR_____
Fund	—
G/L	
Object Cd	
CK # _____	Date 9/19/23

3C

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2023

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 September 30, 2023

(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 - Operating Account	\$ 267,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 267,729
Cash in Transit	-	7	-	-	-	-	7
Accounts Receivable - Other	128	-	-	-	-	-	128
Due From Other Funds	-	3,620	-	-	-	-	3,620
Investments:							
Acquisition & Construction Account	-	-	522	-	-	-	522
Interest Account	-	71	-	-	-	-	71
Reserve Fund	-	115,705	-	-	-	-	115,705
Revenue Fund	-	376,415	-	-	-	-	376,415
Sinking fund	-	46	-	-	-	-	46
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	\$ 274,469	\$ 495,864	\$ 522	\$ 5,823,191	\$ 5,725,153	\$ -	\$ 12,319,199
LIABILITIES							
Accounts Payable	\$ 691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 691
Bonds Payable	-	-	-	-	5,725,153	-	5,725,153
Due To Other Funds	3,620	-	-	-	-	-	3,620
TOTAL LIABILITIES	4,311	-	-	-	5,725,153	-	5,729,464
FUND BALANCES							
Restricted for:							
Debt Service	-	495,864	-	-	-	-	495,864
Capital Projects	-	-	522	-	-	-	522
Unassigned:	270,158	-	-	5,823,191	-	-	6,093,349
TOTAL FUND BALANCES	270,158	495,864	522	5,823,191	-	-	6,589,735
TOTAL LIABILITIES & FUND BALANCES	\$ 274,469	\$ 495,864	\$ 522	\$ 5,823,191	\$ 5,725,153	\$ -	\$ 12,319,199

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

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
REVENUES				
Interest - Investments	\$ -	\$ 37	\$ 37	0.00%
Special Assmnts- Tax Collector	289,110	291,891	2,781	100.96%
Other Miscellaneous Revenues	-	177	177	0.00%
TOTAL REVENUES	289,110	292,105	2,995	101.04%

EXPENDITURES

Administration

Supervisor Fees	12,000	11,600	400	96.67%
ProfServ-Arbitrage Rebate	700	650	50	92.86%
ProfServ-Trustee Fees	5,000	7,500	(2,500)	150.00%
Disclosure Report	4,200	4,200	-	100.00%
District Counsel	4,000	4,198	(198)	104.95%
District Engineer	4,000	-	4,000	0.00%
District Manager	33,750	33,750	-	100.00%
Auditing Services	4,500	-	4,500	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	800	650	150	81.25%
Public Officials Insurance	2,674	2,395	279	89.57%
Legal Advertising	2,000	3,986	(1,986)	199.30%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,500	-	100.00%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	77,474	71,704	5,770	92.55%

Electric Utility Services

Utility - Electric	67,000	72,147	(5,147)	107.68%
Total Electric Utility Services	67,000	72,147	(5,147)	107.68%

Water-Sewer Comb Services

Utility - Water	4,000	3,301	699	82.53%
Total Water-Sewer Comb Services	4,000	3,301	699	82.53%

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

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	4,310	970	81.63%
Insurance -Property & Casualty	6,396	5,852	544	91.49%
R&M-Other Landscape	7,000	11,942	(4,942)	170.60%
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	79,172	(18,172)	129.79%
Irrigation Maintenance	4,000	1,143	2,857	28.58%
Misc-Holiday Lighting	5,000	5,000	-	100.00%
Capital Reserve	39,960	200	39,760	0.50%
Total Other Physical Environment	140,636	107,619	33,017	76.52%
TOTAL EXPENDITURES	289,110	254,771	34,339	88.12%
Excess (deficiency) of revenues				
Over (under) expenditures	-	37,334	37,334	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		232,824		
FUND BALANCE, ENDING		\$ 270,158		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

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>				
Interest - Investments	\$ -	\$ 19,853	\$ 19,853	0.00%
Special Assmnts- Tax Collector	418,744	433,430	14,686	103.51%
TOTAL REVENUES	418,744	453,283	34,539	108.25%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	140,000	5,000	96.55%
Interest Expense	273,744	276,719	(2,975)	101.09%
Total Debt Service	418,744	416,719	2,025	99.52%
TOTAL EXPENDITURES	418,744	416,719	2,025	99.52%
Excess (deficiency) of revenues				
Over (under) expenditures	-	36,564	36,564	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		459,300		
FUND BALANCE, ENDING		\$ 495,864		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2023

Series 2015 Capital Projects Fund (303)

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 22	\$ 22	0.00%
TOTAL REVENUES	-	22	22	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	22	22	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		500		
FUND BALANCE, ENDING		\$ 522		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

General Fixed Assets Fund (900)

(In Whole Numbers)

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

THE OAKS AT SHADY CREEK CDD

Bank Reconciliation

Bank Account No. 3422 TRUIST - GF Operating
Statement No. 09-23
Statement Date 9/30/2023

G/L Balance (LCY)	267,729.40	Statement Balance	272,495.80
G/L Balance	267,729.40	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	272,495.80
Subtotal	267,729.40	Outstanding Checks	4,766.40
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	267,729.40	Ending Balance	267,729.40
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
6/1/2023	Payment	2142	ROBIN M. LUSH	200.00	200.00	0.00
6/22/2023	Payment	2151	ROBIN M. LUSH	200.00	200.00	0.00
8/24/2023	Payment	2173	JOHN FRANK BENTLEY	200.00	200.00	0.00
8/24/2023	Payment	2175	ROBIN M. LUSH	200.00	200.00	0.00
8/24/2023	Payment	2176	VIVIAN ROTHSTEIN	200.00	200.00	0.00
9/5/2023	Payment	2177	INFRAMARK LLC	3,292.48	3,292.48	0.00
9/5/2023	Payment	2178	POOP 911	172.25	172.25	0.00
9/5/2023	Payment	2179	STRALEY ROBIN VERICKER	674.50	674.50	0.00
9/14/2023	Payment	2180	GRAU AND ASSOCIATES	4,400.00	4,400.00	0.00
9/14/2023	Payment	2182	MAINSCAPE	5,028.47	5,028.47	0.00
9/14/2023	Payment	2183	STEADFAST ENVIRONMENTAL, LLC	290.00	290.00	0.00
9/21/2023	Payment	2184	MAINSCAPE	10,079.06	10,079.06	0.00
9/12/2023	Payment	DD122	Payment of Invoice 000435	215.81	215.81	0.00
9/11/2023	Payment	DD123	Payment of Invoice 000440	38.28	38.28	0.00
9/11/2023	Payment	DD124	Payment of Invoice 000441	6,496.00	6,496.00	0.00
Total Checks				31,686.85	31,686.85	0.00
Deposits						
9/8/2023		JE000133	Interest Revenue	G/L Ac 0.58	0.58	0.00
Total Deposits				0.58	0.58	0.00
Outstanding Checks						
8/8/2023	Payment	2169	THE OAKS AT SHADY CREEK CDD	6.61	0.00	6.61
9/14/2023	Payment	2181	INFRAMARK LLC	3,287.50	0.00	3,287.50
9/28/2023	Payment	2192	AMY BROWN	200.00	0.00	200.00
9/28/2023	Payment	2193	CARLTON LAKES CDD	100.00	0.00	100.00
9/28/2023	Payment	2194	INFRAMARK LLC	1.26	0.00	1.26
9/28/2023	Payment	2195	JOHN FRANK BENTLEY	200.00	0.00	200.00
9/28/2023	Payment	2196	MICHELLE J. LEBEAU-ELROD	200.00	0.00	200.00
9/28/2023	Payment	2197	ROBIN M. LUSH	200.00	0.00	200.00
9/28/2023	Payment	2198	VIVIAN ROTHSTEIN	200.00	0.00	200.00

THE OAKS AT SHADY CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
9/29/2023	Payment	DD121	Payment of Invoice 000417	371.03	0.00	371.03
Total Outstanding Checks.....				4,766.40		4,766.40