

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

May 17, 2024

AGENDA PACKAGE

Teams Meeting Information

Meeting ID: 268 355 895 066

Passcode: XuKUg2

[Click here to join the meeting](#)

**The Oaks at Shady Creek Community Development District
Board of Supervisors**

Agenda Page 2

- | | |
|---|--|
| <ul style="list-style-type: none"><input type="checkbox"/> Robin Lush, Chairperson<input type="checkbox"/> Michelle LeBeau-Elrod, Vice Chairperson<input type="checkbox"/> John Bentley, Secretary<input type="checkbox"/> Amy Brown, Assistant Secretary<input type="checkbox"/> Vivian Rothstein, Assistant Secretary | <ul style="list-style-type: none"><input type="checkbox"/> Gene Roberts, District Manager<input type="checkbox"/> John Vericker, District Counsel<input type="checkbox"/> Phil Chang, P.E. District Engineer |
|---|--|

Agenda for Regular Meeting
Friday, May 17 2024 – 10:00 A.M.

Teams Meeting Information

Meeting ID: 268 355 895 066

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[Click here to join the meeting](#)

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.

1. Call to Order/Roll Call

2. Business Items

- A. Report on Number of Registered Voters (819)
- B. Consideration of Resolution 2024-02; Approving Proposed FY 2025 Budget and Setting Public Hearing Date
- C. General Matters of the District

3. Consent Agenda

- A. Consideration of Board of Supervisors' Minutes of the April 19, 2024, Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures for April 2024
- C. Acceptance of the Financials and Approval of the Check Register as of April 30, 2024

4. Staff Report

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

5. Board of Supervisors' Requests and Comments

6. Adjournment

The next CDD Meeting is scheduled to be held on Friday, June 21, 2024 at 10:00 A.M.

District Office:

Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071
954-603-0033

Meeting Location:

Carlton Lakes Clubhouse
11404 Carlton Fields Drive,
Riverview, Florida 33579

Second Order of Business

2A.



May 1, 2024

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, 2024, listed below.

Community Development District	Number of Registered Electors
Oaks at Shady Creek	819

We ask that you respond to our office with a current list of CDD office holders by **June 1** 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
Senior Candidate Services Manager



2B.

The Oaks at Shady Creek

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



The Oaks at Shady Creek

Community Development District

Operating Budget

Fiscal Year 2025

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DEBT SERVICE BUDGETS

Series 2015

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The Oaks at Shady Creek
Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2025

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2024	ACTUAL THRU 3/31/24	PROJECTED April- 10/1/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	289,110	280,265	8,845	289,110	289,110
Developer Contributions	-	-	-	-	-
Other Miscellaneous Revenues	-	-	-	-	-
TOTAL REVENUES	\$ 289,110	\$ 280,265	\$ 8,845	\$ 289,110	\$ 289,110
EXPENDITURES					
Financial and Administrative					
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 6,000	\$ 12,000	\$ 12,000
District Management	35,100	16,875	18,225	35,100	35,100
Website Admin Services	1,500	774	726	1,500	1,500
District Engineer	5,000	-	5,000	5,000	5,000
District Counsel	4,000	885	3,115	4,000	4,000
Trustees Fees	5,000	-	5,000	5,000	5,000
Auditing Services	4,500	-	4,500	4,500	4,500
Postage, Phone, Faxes, Copies	600	37	563	600	600
Legal Advertising	2,000	444	1,556	2,000	2,000
Bank Fees	250	-	250	250	250
Dues, Licenses & Fees	200	275	-	275	200
Website ADA Compliance	1,800	1,100	700	1,800	1,800
Disclosure Report	4,200	2,100	2,100	4,200	4,200
Misc Admin	800	-	800	800	800
Total Financial and Administrative	\$ 76,950	\$ 28,490	\$ 48,535	\$ 77,025	\$ 76,950
Insurance					
General Liability	\$ -	\$ -	\$ -	\$ -	\$ 2,727
Public Officials Insurance	3,075	2,479	596	3,075	2,727
Property & Casualty Insurance	7,355	7,975	-	7,975	6,210
Total Insurance	\$ 10,430	\$ 10,454	\$ 596	\$ 11,050	\$ 11,664
Utility Services					
Electric Utility Services	\$ 77,000	\$ 33,636	\$ 33,821	\$ 67,457	\$ 81,000
Water/Waste	3,000	2,555	445	3,000	3,000
Total Utility Services	\$ 80,000	\$ 36,191	\$ 34,266	\$ 70,457	\$ 84,000

The Oaks at Shady Creek
Community Development District

General Fund

Amenity

Pool Monitor	\$ -	\$ -	\$ -	\$ -	\$ -
Dog Waste Station Service and Supplies	-	-	-	-	2,100
Entrance Monuments, Gates, Walls R&M	4,000	-	4,000	4,000	-
Capital Reserve	27,450	50	27,400	27,450	22,965
Holiday Decorations	6,000	3,529	2,471	6,000	6,000
Total Amenity	\$ 37,450	\$ 3,579	\$ 33,871	\$ 37,450	\$ 31,065

Landscape and Pond Maintenance

Landscape Maintenance - Contract	\$ 61,000	\$ 34,382	\$ 26,618	\$ 61,000	\$ 62,151
Landscaping - R&M	7,000	1,211	5,789	7,000	7,000
Landscaping - Plant Replacement Program	7,000	-	7,000	7,000	7,000
Irrigation Maintenance	4,000	4,514	-	4,514	4,000
Waterway Management Program	5,280	1,720	3,560	5,280	5,280
Total Landscape and Pond Maintenance	\$ 84,280	\$ 41,827	\$ 42,967	\$ 84,794	\$ 85,431

TOTAL EXPENDITURES	\$ 289,110	\$ 120,541	\$ 160,235	\$ 280,776	\$ 289,110
Excess (deficiency) of revenues	\$ -	\$ 159,724	\$ (151,390)	\$ 8,334	\$ -
Net change in fund balance	\$ -	\$ 159,724	\$ (151,390)	\$ 8,334	\$ -
FUND BALANCE, BEGINNING	\$ 261,921	\$ 261,921	\$ 421,645	\$ 261,921	\$ 270,255
FUND BALANCE, ENDING	\$ 261,921	\$ 421,645	\$ 270,255	\$ 270,255	\$ 270,255

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

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.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2025

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

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

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative

Fiscal Year 2025

EXPENDITURES**Insurance****Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES**Utility Services****Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative

Fiscal Year 2025

EXPENDITURES

Amenity**Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative

Fiscal Year 2025

Amenity (Continued)**Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2025

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2015 Bonds
Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 3/31/2024	PROJECTED April- 10/1/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025	NOTES
REVENUES						
Interest - Investments	\$ -	\$ 15,855	\$ 47,565	\$ 63,420	\$ -	estimated based on actuals yr to date
Special Assmnts- Tax Collector	418,744	432,218	(13,474)	418,744	428,875	
Special Assmnts- CDD Collected		-	-	-	-	
TOTAL REVENUES	\$ 418,744	\$ 448,073	\$ 34,091	\$ 482,164	\$ 428,875	
EXPENDITURES						
<i>Debt Service</i>						
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -	
Principal Debt Retirement	145,000	145,000	-	145,000	150,000	
Interest Expense	273,744	136,872	136,872	273,744	270,663	
TOTAL EXPENDITURES	\$ 418,744	\$ 281,872	\$ 136,872	\$ 418,744	\$ 420,663	
Excess (deficiency) of revenues Over (under) expenditures	-	166,201	(102,781)	63,420	8,213	
Net change in fund balance	\$ -	\$ 166,201	\$ (102,781)	\$ 63,420	\$ 8,213	
FUND BALANCE, BEGINNING	\$ 499,341	\$ 499,341	\$ 665,542	\$ 499,341	\$ 562,761	
FUND BALANCE, ENDING	\$ 499,341	\$ 665,542	\$ 562,761	\$ 562,761	\$ 570,974	
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024				11/1/2025	
Series 2015 Bonds:	\$ 5,430,000				\$ 5,275,000	

The Oaks at Shady Creek
Community Development District

Series 2015 Debt Service

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
MAY 2015					
NOV 2015	\$ 6,600,000			\$ 160,025.21	\$ 160,025.21
MAY 2016	\$ 6,600,000			\$ 153,215.63	\$ 153,215.63
NOV 2016	\$ 6,490,000	\$ 110,000	3.500%	\$ 153,215.63	\$ 263,215.63
MAY 2017	\$ 6,490,000			\$ 151,290.63	\$ 151,290.63
NOV 2017	\$ 6,375,000	\$ 115,000	3.500%	\$ 151,290.63	\$ 266,290.63
MAY 2018	\$ 6,375,000			\$ 149,278.13	\$ 149,278.13
NOV 2018	\$ 6,255,000	\$ 120,000	3.500%	\$ 149,278.13	\$ 269,278.13
MAY 2019	\$ 6,255,000			\$ 147,178.13	\$ 147,178.13
NOV 2019	\$ 6,130,000	\$ 125,000	3.500%	\$ 147,178.13	\$ 272,178.13
MAY 2020	\$ 6,130,000			\$ 144,990.63	\$ 144,990.63
NOV 2020	\$ 6,000,000	\$ 130,000	3.500%	\$ 144,990.63	\$ 274,990.63
MAY 2021	\$ 6,000,000			\$ 142,715.63	\$ 142,715.63
NOV 2021	\$ 5,865,000	\$ 135,000	4.250%	\$ 142,715.63	\$ 277,715.63
MAY 2022	\$ 5,865,000			\$ 139,846.88	\$ 139,846.88
NOV 2022	\$ 5,725,000	\$ 140,000	4.250%	\$ 139,846.88	\$ 279,846.88
MAY 2023	\$ 5,725,000			\$ 136,871.88	\$ 136,871.88
NOV 2023	\$ 5,580,000	\$ 145,000	4.250%	\$ 136,871.88	\$ 281,871.88
MAY 2024	\$ 5,580,000			\$ 133,790.63	\$ 133,790.63
NOV 2024	\$ 5,430,000	\$ 150,000	4.250%	\$ 133,790.63	\$ 283,790.63
MAY 2025	\$ 5,430,000			\$ 130,603.13	\$ 130,603.13
NOV 2025	\$ 5,275,000	\$ 155,000	4.250%	\$ 130,603.13	\$ 285,603.13
MAY 2026	\$ 5,275,000			\$ 127,309.38	\$ 127,309.38
NOV 2026	\$ 5,110,000	\$ 165,000	4.750%	\$ 127,309.38	\$ 292,309.38
MAY 2027	\$ 5,110,000			\$ 123,390.63	\$ 123,390.63
NOV 2027	\$ 4,940,000	\$ 170,000	4.750%	\$ 123,390.63	\$ 293,390.63
MAY 2028	\$ 4,940,000			\$ 119,353.13	\$ 119,353.13
NOV 2028	\$ 4,760,000	\$ 180,000	4.750%	\$ 119,353.13	\$ 299,353.13
MAY 2029	\$ 4,760,000			\$ 115,078.13	\$ 115,078.13
NOV 2029	\$ 4,570,000	\$ 190,000	4.750%	\$ 115,078.13	\$ 305,078.13
MAY 2030	\$ 4,570,000			\$ 110,565.63	\$ 110,565.63
NOV 2030	\$ 4,375,000	\$ 195,000	4.750%	\$ 110,565.63	\$ 305,565.63
MAY 2031	\$ 4,375,000			\$ 105,934.38	\$ 105,934.38
NOV 2031	\$ 4,170,000	\$ 205,000	4.750%	\$ 105,934.38	\$ 310,934.38
MAY 2032	\$ 4,170,000			\$ 101,065.63	\$ 101,065.63
NOV 2032	\$ 3,955,000	\$ 215,000	4.750%	\$ 101,065.63	\$ 316,065.63
MAY 2033	\$ 3,955,000			\$ 95,959.38	\$ 95,959.38
NOV 2033	\$ 3,730,000	\$ 225,000	4.750%	\$ 95,959.38	\$ 320,959.38
MAY 2034	\$ 3,730,000			\$ 90,615.63	\$ 90,615.63
NOV 2034	\$ 3,495,000	\$ 235,000	4.750%	\$ 90,615.63	\$ 325,615.63
MAY 2035	\$ 3,495,000			\$ 85,034.38	\$ 85,034.38
NOV 2035	\$ 3,245,000	\$ 250,000	4.750%	\$ 85,034.38	\$ 335,034.38
MAY 2036	\$ 3,245,000			\$ 79,096.88	\$ 79,096.88
NOV 2036	\$ 2,985,000	\$ 260,000	4.875%	\$ 79,096.88	\$ 339,096.88
MAY 2037	\$ 2,985,000			\$ 72,759.38	\$ 72,759.38
NOV 2037	\$ 2,715,000	\$ 270,000	4.875%	\$ 72,759.38	\$ 342,759.38
MAY 2038	\$ 2,715,000			\$ 66,178.13	\$ 66,178.13
NOV 2038	\$ 2,430,000	\$ 285,000	4.875%	\$ 66,178.13	\$ 351,178.13
MAY 2039	\$ 2,430,000			\$ 59,231.25	\$ 59,231.25
NOV 2039	\$ 2,130,000	\$ 300,000	4.875%	\$ 59,231.25	\$ 359,231.25
MAY 2040	\$ 2,130,000			\$ 51,918.75	\$ 51,918.75
NOV 2040	\$ 1,815,000	\$ 315,000	4.875%	\$ 51,918.75	\$ 366,918.75
MAY 2041	\$ 1,815,000			\$ 44,240.63	\$ 44,240.63
NOV 2041	\$ 1,485,000	\$ 330,000	4.875%	\$ 44,240.63	\$ 374,240.63
MAY 2042	\$ 1,485,000			\$ 36,196.88	\$ 36,196.88
NOV 2042	\$ 1,140,000	\$ 345,000	4.875%	\$ 36,196.88	\$ 381,196.88
MAY 2043	\$ 1,140,000			\$ 27,787.50	\$ 27,787.50
NOV 2043	\$ 780,000	\$ 360,000	4.875%	\$ 27,787.50	\$ 387,787.50
MAY 2044	\$ 780,000			\$ 19,012.50	\$ 19,012.50
NOV 2044	\$ 400,000	\$ 380,000	4.875%	\$ 19,012.50	\$ 399,012.50
MAY 2045	\$ 400,000			\$ 9,750.00	\$ 9,750.00
NOV 2045	\$ -	\$ 400,000	4.875%	\$ 9,750.00	\$ 409,750.00
		\$ 6,600,000		\$ 6,100,543.97	\$ 12,700,543.97

Budget Narrative

Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

The Oaks at Shady Creek

Community Development District

Debt Service Budgets

Fiscal Year 2025

The Oaks at Shady Creek

Community Development District

Supporting Budget Schedules

Fiscal Year 2025

The Oaks at Shady Creek
Community Development District

All Funds

Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION - BASED ON CURRENT BUDGET														
Product	General Fund				Debt Service Series 2015				Total Assessments per Unit				Units	
	FY 2025	FY 2024	Dollar Change	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change		
SF 50'	\$ 842.64	\$ 842.64	\$ 0.00	0%	\$ 1,250.00	\$ 1,250.00	\$ -	0%	\$ 2,092.64	\$ 2,092.64	\$ 0.00	0%	365	
													365	

*** New Area is assessed solely on Admin fees

RESOLUTION 2024-02

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 2024/2025; 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, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**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 16, 2024
HOUR:	10:00 a.m.
LOCATION:	Carlton Lakes Clubhouse 11404 Carlton Fields Drive Riverview, Florida 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 17, 2024.

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 2024/2025

Third Order of Business

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, April 19, 2024 at 10:00 a.m. at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579.

Present and constituting a quorum were:

Robin Lush	Chairperson
Michelle LeBeau-Elrod	Vice Chairperson
John Bentley	Assistant Secretary
Amy Brown	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 **Business Items**

A. Consideration of LLS Tax Solutions Inc. Engagement Letter for Arbitrage Services for the \$6,600,000 Special Assessment Bonds, Series 2015

On MOTION by Mrs. Lush seconded by Ms. Rothstein, with all in favor, LLS Tax Solutions Inc. Engagement Letter for Series 2015 Arbitrage Services for \$6,600,000, was approved. 5-0

B. General Matters of the District

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Board Supervisors' Minutes of the March 15, 2024 Regular Meeting

On MOTION by Mrs. Brown seconded by Mr. Bentley, with all in favor, the Minutes of the March 15, 2024 Meeting, were approved. 5-0

B. Consideration of Operation and Maintenance Expenditures March 2024

On MOTION by Mrs. Lush seconded by Mrs. Brown, with all in favor, the Operation and Maintenance Expenditures for March 2024, were approved. 5-0

C. Acceptance of the Financials and Approval of the Check Register as of March 31, 2024

The Board reviewed the Financials and Check Register as of March 31, 2024, and only had one question regarding the sinking reserve fund.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Manager

- Mr. Roberts presented two proposals from Mainscape which the Board tabled.

C. District Engineer

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

FIFTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

The Supervisors made the following comments and requests:

- Leaning dog station on Tropical Kingbird.
- Clip the Grass along Purple Martin.
- Teenagers driving ATVs on District Property.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mrs. Brown seconded by Mr. Bentley, 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	122118	\$3,287.50		DISTRICT INVOICE APRIL 2024
Monthly Contract Subtotal		\$3,287.50		
Variable Contract				
COMPUTERSHARE TRUST COMPANY	2326963	\$5,000.00		TRUSTEE
STRALEY ROBIN VERICKER	24462	\$244.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 03/31/24
Variable Contract Subtotal		\$5,244.50		
Utilities				
TECO	5159 032124 ACH	\$199.26		ELECTRIC - 03/02/24-04/24/24
TECO	7436 041124 ACH	\$48.69		ELECTRIC - 03/02/24-04/24/24
TECO	7634 032124 ACH	\$6,626.77	\$6,874.72	ELECTRIC - 02/16/24-03/15/24
Utilities Subtotal		\$6,874.72		
Regular Services				
FLORIDA NATIVES NURSERY, INC.	19559	\$425.00		QUARTERLY MITIGATION MAINT.
MAINSCAPE	1300830	\$1,076.14		IRRIGATION REPAIRS
POOP 911	8452334	\$172.25		PET STATIONS
THE OAKS AT SHADY CREEK CDD	04022024-01	\$9,777.24		SERIES 2015 FY24 TAX DIST ID 669
Regular Services Subtotal		\$11,450.63		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$26,857.35		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

[] Chariman [] Vice Chariman [] Assistant Secretary



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#
#122118

CUSTOMER ID
C2315

PO#

DATE
4/3/2024

NET TERMS
Net 30

DUE DATE
5/3/2024

Services provided for the Month of: April 2024

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

Fee Invoice

Corporate Trust

Invoice Number**2326963****Billing Date**

04/12/2024

Due Date

05/12/2024

Amount Due**\$5,000.00***Please mail or wire payment to:***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: WFBUS6S
Reference: Invoice #, Account Name, Attn Name

ACH Instructions:

ABA #: 091000019
DDA #: 1000031565
Memo: Invoice #, Account Name, Attn Name

000000000000

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

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

Trustee Fee

For the Period 04/23/2024 through 04/22/2025

\$5,000.00

Total Amount Due:**\$5,000.00****Received****APR 22**

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.

Please address questions to Caroline Prunty Phone - 14104236440 Email - Caroline.Prunty@computershare.com

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

April 16, 2024
Client: 001450
Matter: 000001
Invoice #: 24462

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
3/14/2024	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	\$122.00
3/25/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
3/26/2024	MS	PREPARE PUBLICATION AD FOR GENERAL ELECTION QUALIFYING PERIOD.	0.5	\$87.50
Total Professional Services			1.1	\$244.50

Total Services	\$244.50	
Total Disbursements	\$0.00	
Total Current Charges		\$244.50
Previous Balance		\$35.00
Less Payments		(\$35.00)
PAY THIS AMOUNT		\$244.50

Please Include Invoice Number on all Correspondence



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

Agenda Page 38
Statement Date: March 21, 2024

Amount Due: \$199.26

Due Date: April 11, 2024

Account #: 211020235159

DO NOT PAY. Your account will be drafted on April 11, 2024

Account Summary

Current Service Period: February 16, 2024 - March 16, 2024

Previous Amount Due \$35.02

Payment(s) Received Since Last Statement -\$35.02

Current Month's Charges \$199.26

Amount Due by April 11, 2024 \$199.26

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

Your Energy Insight

Your average daily kWh used was **16.22% higher** than the same period last year.

Your average daily kWh used was **1333.33% higher** than it was in your previous period.



Scan here to view your account online.

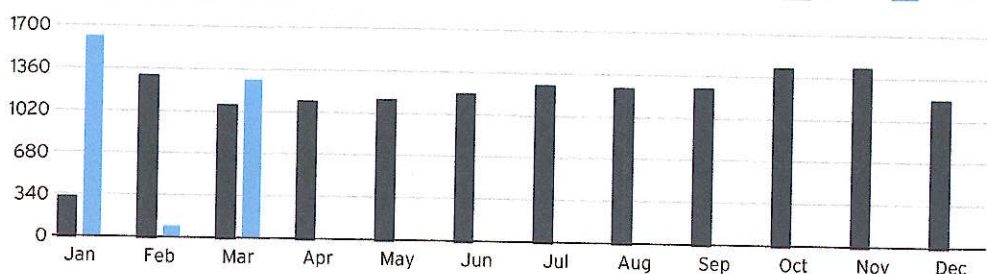
One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211020235159

Due Date: April 11, 2024



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$199.26

Payment Amount: \$ _____

643976735041

Your account will be drafted on April 11, 2024

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211020235159
Statement Date: March 21, 2024
Charges Due: April 11, 2024

Meter Read

Service Period: Feb 16, 2024 - Mar 16, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497018	03/16/2024	59,108	57,832	1,276 kWh	1	30 Days

Charge Details



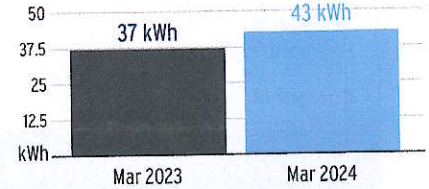
Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,276 kWh @ \$0.08192/kWh	\$104.53
Fuel Charge	1,276 kWh @ \$0.03843/kWh	\$49.04
Storm Protection Charge	1,276 kWh @ \$0.00775/kWh	\$9.89
Clean Energy Transition Mechanism	1,276 kWh @ \$0.00427/kWh	\$5.45
Storm Surcharge	1,276 kWh @ \$0.00225/kWh	\$2.87
Florida Gross Receipt Tax		\$4.98
Electric Service Cost		\$199.26

Total Current Month's Charges

\$199.26

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: March 21, 2024

Amount Due: \$48.69

Due Date: April 11, 2024

Account #: 211005987436

DO NOT PAY. Your account will be drafted on April 11, 2024

Account Summary

Current Service Period: February 16, 2024 - March 15, 2024

Previous Amount Due	\$50.19
Payment(s) Received Since Last Statement	-\$50.19

Current Month's Charges	\$48.69
-------------------------	---------

Amount Due by April 11, 2024 **\$48.69**

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

Your Energy Insight

Your average daily kWh used was **75% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

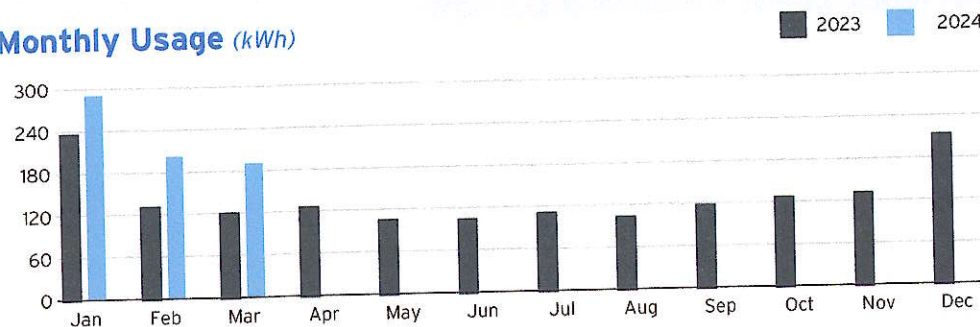
One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211005987436

Due Date: April 11, 2024

Amount Due: \$48.69

Payment Amount: \$ _____

643976734851

Your account will be drafted on April 11, 2024



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

00006000 FTECO103212423330210 00000 02 00000000 12727 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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 211005987436
Statement Date: March 21, 2024
Charges Due: April 11, 2024

Meter Read

Service Period: Feb 16, 2024 - Mar 15, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497017	03/15/2024	4,952	4,761	191 kWh	1	29 Days

Charge Details



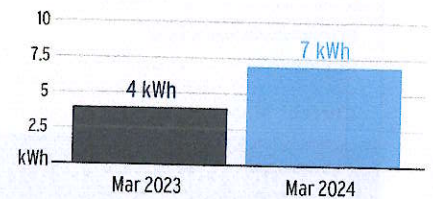
Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	191 kWh @ \$0.08192/kWh	\$15.65
Fuel Charge	191 kWh @ \$0.03843/kWh	\$7.34
Storm Protection Charge	191 kWh @ \$0.00775/kWh	\$1.48
Clean Energy Transition Mechanism	191 kWh @ \$0.00427/kWh	\$0.82
Storm Surcharge	191 kWh @ \$0.00225/kWh	\$0.43
Florida Gross Receipt Tax		\$1.22

Electric Service Cost

\$48.69

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Total Current Month's Charges

\$48.69

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways to Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

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Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: April 11, 2024

Amount Due: \$6,626.77

Due Date: April 11, 2024
Account #: 211005987634

DO NOT PAY. Your account will be drafted on April 11, 2024

Account Summary

Current Service Period: February 16, 2024 - March 15, 2024

Previous Amount Due	\$6,628.96
Payment(s) Received Since Last Statement	-\$6,628.96

Current Month's Charges	\$6,626.77
-------------------------	------------

Amount Due by April 11, 2024	\$6,626.77
------------------------------	------------

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



Scan here to view
your account online.

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211005987634

Due Date: April 11, 2024

 **Pay your bill online at TampaElectric.com**
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$6,626.77

Payment Amount: \$ _____

643976734852

Your account will be
drafted on April 11, 2024

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 211005987634
Statement Date: March 21, 2024
Charges Due: April 11, 2024

Service Period: Feb 16, 2024 - Mar 15, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	3083 kWh @ \$0.03406/kWh	\$105.01
Fixture & Maintenance Charge	117 Fixtures	\$2342.62
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	3083 kWh @ \$0.03806/kWh	\$117.34
Storm Protection Charge	3083 kWh @ \$0.03877/kWh	\$119.53
Clean Energy Transition Mechanism	3083 kWh @ \$0.00036/kWh	\$1.11
Storm Surcharge	3083 kWh @ \$0.00074/kWh	\$2.28
Florida Gross Receipt Tax		\$8.85

Lighting Charges

\$6,626.77

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Total Current Month's Charges

\$6,626.77

00005000-0014497-Page 10 of 12

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Florida Natives Nursery, Inc.

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

Invoice

Date	Invoice #
3/29/2024	19559

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

Ship To
March Maint

Terms	Due Date	Project
Net 30	4/28/2024	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 45

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

Invoice Information

Invoice Number	1300830
Payment Due	4/30/2024
Invoice Date	3/31/2024
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1662892

Billing Address

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

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
IRRIGATION SERVICES - REPAIR		\$1,076.14	\$0.00	\$1,076.14

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 **1300830**

Payment Due

4/30/2024

Invoice Date

3/31/2024

Terms

Net 30 Days

Complete Date

3/30/2024

Billing Address

THE OAKS AT SHADY CREEK CDD
c/o INFRAMARK
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

\$1,076.14

BLVD-
ZONE 3- REPAIRED 5 BREAKS IN DRIP LINE-
ZONE 5- REPAIRED BREAK IN DRIP LINE-
ZONE 6- REPLACED 6 CLOGGED NOZZLES-
ZONE 7- REPAIRED 3 BREAKS IN DRIP LINE-
ZONE 10- REPAIRED BREAK IN DRIP LINE-
ZONE 11- REPAIRED LEAK IN LATERAL LINE, 3 BREAKS IN DRIP LINE-
ZONE 15- REPAIRED 2 LEAKS IN DRIP LINE-
PARK-
ZONE 1- REPLACED CLOGGED NOZZLE-
ZONE 3- REPLACED 3 CLOGGED NOZZLES-

NonTaxable Sales \$1,076.14

Taxable Sales \$0.00

Tax Amount \$0.00

Invoice Amount Due \$1,076.14

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>

Service Slip/Invoice

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

INVOICE:	8452334
DATE:	3/26/2024
ORDER:	8452334

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

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

Work Date	Time	Target Pest	Technician	Time In
3/26/2024			BLAKEW	12:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
		3/26/2024		12:00 AM

Service	Description	Price
---------	-------------	-------

SPECPRICE 5 stations emptied/filled \$172.25

Customer Phone Number: 813-397-5120

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

CHECK REQUEST FORM
The Oaks at Shady Creek

Date:	4/10/2024
Invoice#:	04022024-01
Vendor#:	V00015
Vendor Name:	The Oaks at Shady Creek
Pay From:	Truist Acct# 3422
Description:	Series 2015 - FY 24 Tax Dist ID 669
Code to:	203.103200.1000
Amount:	\$9,777.24
Requested By:	<div>4/10/2024</div> <div><u>Teresa Farlow</u></div>

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 4/2/2024
Check Amount \$9,777.24
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 24 Tax Dist. ID 669
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	_____		
Fund	<u>001</u>	_____	
G/L	<u>20702</u>	_____	
Object Code	_____		
Chk	#	_____	Date _____

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 03-01-2024 to 03-31-2024 dated 04-03-2024 - Run 04/02/2024 07:52AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current, Real Estate Installment	669	DD0135	CARLTON LAKES CDD	20,991.87	0.00	0.00	0.00	0.00	20,991.87	419.84	20,572.03
Real Estate Current	669	DD0137	OAKS AT SHADY CREEK CDD	12,555.84	0.00	0.00	0.00	0.00	12,555.84	251.12	12,304.72
Real Estate Installment	669	DD0137	OAKS AT SHADY CREEK CDD	4,146.41	0.00	0.00	0.00	0.00	4,146.41	82.93	4,063.48
Real Estate Current, Real Estate Installment	669	DD0137	OAKS AT SHADY CREEK CDD	16,702.25	0.00	0.00	0.00	0.00	16,702.25	334.05	16,368.20
Real Estate Current	669	DD0138	RIVERBEND WEST CDD	2,345.12	0.00	0.00	0.00	0.00	2,345.12	46.91	2,298.21
Real Estate Installment	669	DD0138	RIVERBEND WEST CDD	604.97	0.00	0.00	0.00	0.00	604.97	12.10	592.87
Real Estate Current, Real Estate Installment	669	DD0138	RIVERBEND WEST CDD	2,950.09	0.00	0.00	0.00	0.00	2,950.09	59.01	2,891.08
Real Estate Installment	669	DD0139	WYNNMERE EAST CDD	517.84	0.00	0.00	0.00	0.00	517.84	10.36	507.48
Real Estate Current	669	DD0140	SOUTH FORK III	14,460.46	0.00	0.00	0.00	0.00	14,460.46	289.20	14,171.26
Real Estate Installment	669	DD0140	SOUTH FORK III	9,987.65	0.00	0.00	0.00	0.00	9,987.65	199.76	9,787.89
Real Estate Current, Real Estate Installment	669	DD0140	SOUTH FORK III	24,448.11	0.00	0.00	0.00	0.00	24,448.11	488.96	23,959.15
Real Estate Current	669	DD0141	K-BAR II CDD	33,277.25	0.00	0.00	0.00	0.00	33,277.25	665.55	32,611.70
Real Estate Installment	669	DD0141	K-BAR II CDD	6,623.47	0.00	0.00	0.00	0.00	6,623.47	132.47	6,491.00
Real Estate Current, Real Estate Installment	669	DD0141	K-BAR II CDD	39,900.72	0.00	0.00	0.00	0.00	39,900.72	798.02	39,102.70
Real Estate Current	669	DD0142	WATERSET CENTRAL CDD	18,743.08	0.00	0.00	0.00	0.00	18,743.08	374.88	18,368.20
Real Estate Installment	669	DD0142	WATERSET CENTRAL CDD	7,567.12	0.00	0.00	0.00	0.00	7,567.12	151.32	7,415.80
Real Estate Current, Real Estate Installment	669	DD0142	WATERSET CENTRAL CDD	26,310.20	0.00	0.00	0.00	0.00	26,310.20	526.20	25,784.00
Real Estate Current	669	DD0143	TOUCHSTONE CDD	25,864.76	0.00	0.00	0.00	0.00	25,864.76	517.30	25,347.46
Real Estate Installment	669	DD0143	TOUCHSTONE CDD	2,871.52	0.00	0.00	0.00	0.00	2,871.52	57.43	2,814.09
Real Estate Current, Real Estate Installment	669	DD0143	TOUCHSTONE CDD	28,736.28	0.00	0.00	0.00	0.00	28,736.28	574.73	28,161.55

THE OAKS AT SHADY CREEK CDD

Agenda Page 51

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	\$ 289,109.78	40.27%	0.402700
Net DS 15	\$ 428,875.00	59.73%	0.597300
Net Total	717,984.78	100.00%	1.000000

99%

Date Received	Amount Received	40.27% Raw Numbers Operations Revenue	40.27% Rounded Operations Revenue	59.73% Raw Numbers 2015 Debt Service Revenue	59.73% Rounded 2015 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/8/2023	6,647.25	2,676.64	2,676.64	3,970.61	3,970.61	-	644	2219
11/17/2023	35,437.59	14,269.60	14,269.60	21,167.99	21,167.99	-	6+6	2219
11/22/2023	13,781.28	5,549.29	5,549.29	8,231.99	8,231.99	-	647	2233
12/5/2023	27,562.56	11,098.57	11,098.57	16,463.99	16,463.99	-	649	110369318
12/7/2023	594,563.71	239,412.02	239,412.02	355,151.69	355,151.69	-	651	2233
12/15/2023	2,480.42	998.79	998.79	1,481.63	1,481.63	-	652	2233
1/5/2024	7,659.18	3,084.11	3,084.11	4,575.07	4,575.07	-	655	2244
2/2/2024	761.56	306.66	306.66	454.90	454.90	-	Int 2/2/24	2259
2/7/2024	2,009.77	809.27	809.27	1,200.50	1,200.50	-	662	2259
3/4/2024	5,115.88	2,060.00	2,060.00	3,055.88	3,055.88	-	665	21429
4/2/2024	16,368.20	6,590.96	6,590.96	9,777.24	9,777.24	-	669	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	712,387.40	286,855.89	286,855.89	425,531.51	425,531.51	-		
Net Total on Roll	717,984.78		289,109.78		428,875.00			
Collection Surplus / (Deficit)	(5,597.38)		(2,253.89)		(3,343.49)			

3C

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2024

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 April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2015					
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 404,009	\$ -	\$ -	\$ -	\$ -	\$ 404,009
Cash in Transit	-	21,175	-	-	-	21,175
Accounts Receivable - Other	128	-	-	-	-	128
Due From Other Funds	6,157	-	-	-	-	6,157
Investments:						
Acquisition & Construction Account	-	-	538	-	-	538
Interest Account	-	133,791	-	-	-	133,791
Reserve Fund	-	119,266	-	-	-	119,266
Revenue Fund	-	400,186	-	-	-	400,186
Sinking fund	-	90	-	-	-	90
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	\$ 416,906	\$ 674,508	\$ 538	\$ 5,823,191	\$ 5,725,153	\$ 12,640,296
LIABILITIES						
Accounts Payable	\$ 2,194	\$ -	\$ -	\$ -	\$ -	\$ 2,194
Bonds Payable	-	-	-	-	5,725,153	5,725,153
Due To Other Funds	-	6,157	-	-	-	6,157
TOTAL LIABILITIES	2,194	6,157	-	-	5,725,153	5,733,504

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2015	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND			
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	668,351	-	-	-	668,351
Capital Projects	-	-	538	-	-	538
Unassigned:	414,712	-	-	5,823,191	-	6,237,903
TOTAL FUND BALANCES	414,712	668,351	538	5,823,191	-	6,906,792
TOTAL LIABILITIES & FUND BALANCES	\$ 416,906	\$ 674,508	\$ 538	\$ 5,823,191	\$ 5,725,153	\$ 12,640,296

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024

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>				
Special Assmnts- Tax Collector	\$ 289,110	\$ 296,687	\$ 7,577	102.62%
TOTAL REVENUES	289,110	296,687	7,577	102.62%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,000	5,000	58.33%
ProfServ-Arbitrage Rebate	700	-	700	0.00%
ProfServ-Trustee Fees	5,000	5,000	-	100.00%
Disclosure Report	4,200	2,450	1,750	58.33%
District Counsel	4,000	1,130	2,870	28.25%
District Engineer	5,000	-	5,000	0.00%
District Manager	35,100	19,688	15,412	56.09%
Auditing Services	4,500	-	4,500	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	600	44	556	7.33%
Public Officials Insurance	3,075	2,479	596	80.62%
Legal Advertising	2,000	444	1,556	22.20%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	899	601	59.93%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	290	(90)	145.00%
Total Administration	80,025	40,524	39,501	50.64%
<u>Electric Utility Services</u>				
Utility - Electric	77,000	40,511	36,489	52.61%
Total Electric Utility Services	77,000	40,511	36,489	52.61%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,000	2,555	445	85.17%
Total Water-Sewer Comb Services	3,000	2,555	445	85.17%

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024

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	2,145	3,135	40.63%
Insurance -Property & Casualty	7,355	7,975	(620)	108.43%
R&M-Other Landscape	7,000	1,609	5,391	22.99%
R&M-Plant Replacement	7,000	-	7,000	0.00%
R&M-Monument, Entrance & Wall	4,000	-	4,000	0.00%
Landscape Maintenance	61,000	39,411	21,589	64.61%
Irrigation Maintenance	4,000	5,590	(1,590)	139.75%
Misc-Holiday Lighting	6,000	3,529	2,471	58.82%
Capital Reserve	27,450	50	27,400	0.18%
Total Other Physical Environment	129,085	60,309	68,776	46.72%
TOTAL EXPENDITURES	289,110	143,899	145,211	49.77%
Excess (deficiency) of revenues				
Over (under) expenditures	-	152,788	152,788	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		261,924		
FUND BALANCE, ENDING		\$ 414,712		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024

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	\$ -	\$ 18,664	\$ 18,664	0.00%
Special Assmnts- Tax Collector	418,744	432,218	13,474	103.22%
TOTAL REVENUES	418,744	450,882	32,138	107.67%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	145,000	-	100.00%
Interest Expense	273,744	136,872	136,872	50.00%
Total Debt Service	418,744	281,872	136,872	67.31%
TOTAL EXPENDITURES	418,744	281,872	136,872	67.31%
Excess (deficiency) of revenues				
Over (under) expenditures	-	169,010	169,010	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		499,341		
FUND BALANCE, ENDING		\$ 668,351		

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

For the Period Ending April 30, 2024

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	\$ -	\$ 16	\$ 16	0.00%
TOTAL REVENUES	-	16	16	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	16	16	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		522		
FUND BALANCE, ENDING		<u>\$ 538</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024

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%
FUND BALANCE, BEGINNING (OCT 1, 2023)		5,823,191		
FUND BALANCE, ENDING		<u>\$ 5,823,191</u>		

Bank Account Statement

The Oaks At Shady Creek CDD

Bank Account Statement: Bank Account No.: 3422, Statement No.: 04-24

Currency Code

Statement Date	04/30/24	Statement Balance	415,065.44
Balance Last Statement	423,905.27	Outstanding Bank Transactions	0.00
Statement Ending Balance	415,065.44	Subtotal	415,065.44
		Outstanding Checks	-11,056.46
G/L Balance at 04/30/24	404,008.98	Bank Account Balance	404,008.98

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 04-24							
03/26/24	Bank Account Ledger Entry	021431	Check for Vendor V00028		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	021432	Check for Vendor V00043		1	-469.66	-469.66
03/26/24	Bank Account Ledger Entry	021433	Check for Vendor V00018		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	021434	Check for Vendor V00039		1	-400.00	-400.00
03/26/24	Bank Account Ledger Entry	021435	Check for Vendor V00022		1	-35.00	-35.00
03/26/24	Bank Account Ledger Entry	021436	Check for Vendor V00034		1	-200.00	-200.00
04/16/24	Bank Account Ledger Entry	021437	Check for Vendor V00015		1	-9,777.24	-9,777.24
04/16/24	Bank Account Ledger Entry	021438	Check for Vendor V00019		1	-225.00	-225.00
04/16/24	Bank Account Ledger Entry	021439	Check for Vendor V00038		1	-22.01	-22.01
04/16/24	Bank Account Ledger Entry	021440	Check for Vendor V00043		1	-6,104.61	-6,104.61
04/16/24	Bank Account Ledger Entry	021441	Check for Vendor V00044		1	-172.25	-172.25
03/26/24	Bank Account Ledger Entry	021430	Check for Vendor V00041		1	-200.00	-200.00
04/12/24	Bank Account Ledger Entry	DD147	Payment of Invoice 000663		1	-381.71	-381.71
04/12/24	Bank Account Ledger Entry	DD148	Payment of Invoice 000683		1	-199.26	-199.26
04/12/24	Bank Account Ledger Entry	DD149	Payment of Invoice 000684		1	-48.69	-48.69
04/12/24	Bank Account Ledger Entry	DD150	Payment of Invoice 000685		1	-6,626.77	-6,626.77
04/03/24	Bank Account Ledger Entry	JE000204	DS Pymt Tax collector		1	16,368.20	16,368.20
04/22/24	Bank Account Ledger Entry	JE000205	DS Pymt Tax collector		1	54.17	54.17
Total						-8,839.83	-8,839.83