

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 19, 2022**

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 19, 2022, AT 1:00 p.m.
CARLTON LAKES CLUBHOUSE
LOCATED AT 11404 CARLTON FIELDS DRIVE, RIVERVIEW, FL 33579**

District Board of Supervisors

Chair
Vice-Chair
Supervisor
Supervisor
Supervisor

Robin Lush
Michelle LeBeau-Elrod
John Bentley
Amy Brown
Vacant

District Managers

Inframark

Gene Roberts

District Attorney

Straley Robin Vericker

John Vericker

District Engineer

Johnson Engineering

Phil Chang, P.E.

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **10:00 a.m.** Following the **Call to Order**, the public can comment on posted agenda items during the second section called **Audience Questions and Comments on Agenda Items**. Everyone is limited to **three (3) minutes** for such comment. The Board is not required to act at this time but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

The Oaks at Shady Creek CDD

Dear Board Members:

The Public Hearing and Regular Meeting of the Board of Supervisors of the Oaks at Shady Creek Community Development District will be held on **Friday, August 19, 2022, at 1:00 p.m. Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579.** Please let us know 24 hours before the meeting if you wish to call in for the meeting:

Conference Call in Number – 1-866-906-9330

Participant Access Code – 7979718#

REGULAR BOARD OF SUPERVISOR MEETING

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE QUESTIONS & COMMENTS ON AGENDA ITEMS

3. RECESS TO PUBLIC HEARINGS

4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2023 BUDGET

- A. Open Public Hearing on Fiscal Year 2023 Budget
- B. Staff Presentations
- C. Public Comments
- D. Consideration of Resolution 2022-04; Adopting Fiscal Year 2023 Budget.....Tab 01
- E. Close Public Hearing on Fiscal Year 2023 Budget

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

- A. Open Public Hearing on Levying O&M Assessments
- B. Staff Presentations
- C. Public Comment
- D. Consideration of Resolution 2022-05; Levying O&M Assessments.....Tab 02
- E. Close Public Hearing on Levying O&M Assessments

6. BUSINESS ITEMS

- A. Consideration of Resolution 2022-06; Setting Fiscal Year 2023 Meeting Schedule..... Tab 03

7. CONSENT AGENDA

- A. Consideration of the Regular Meeting Minutes July 15, 2022.....Tab 04
- B. Consideration of Operations and Maintenance Expenditures July 2022.....Tab 05
- C. Review of Financial Statements Month Ending July 31, 2022.....Tab 06

8. STAFF REPORTS

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

9. SUPERVISOR REQUESTS

10. ADJOURNMENT

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

Sincerely,

Gene Roberts
District Manager

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of The Oaks at Shady Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for The Oaks

at Shady Creek Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$707,854.32 which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$289,110.32
Total Debt Service Funds	\$418,744.00
Total All Funds*	<u>\$707,854.32</u>

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and adopted on August 19th, 2022.

Attested By:

**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: FY 2022-2023 Adopted Budget

2023

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET



August 19, 2022

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

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August 19, 2022

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

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

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

Facilities of the District

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

Maintenance of the Facilities

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

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	253,110.32	250,302.75	2,807.57	253,110.32	0.00
TOTAL SPECIAL ASSESSMENTS	253,110.32	250,302.75	2,807.57	253,110.32	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	15.94	0.00	15.94	15.94
TOTAL INTEREST EARNINGS	0.00	15.94	0.00	15.94	15.94
TOTAL REVENUES	\$253,110.32	\$250,318.69	\$2,807.57	\$253,126.26	\$15.94
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	5,200.00	6,000.00	11,200.00	(800.00)
TOTAL LEGISLATIVE	12,000.00	5,200.00	6,000.00	11,200.00	(800.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	16,875.00	16,875.00	33,750.00	0.00
District Engineer	4,000.00	209.00	3,791.00	4,000.00	0.00
Disclosure Report	4,200.00	1,400.00	2,800.00	4,200.00	0.00
Trustees Fees	5,000.00	2,083.35	2,916.65	5,000.00	0.00
Auditing Services	4,300.00	0.00	4,300.00	4,300.00	0.00
Arbitrage Rebate Calculation	700.00	650.00	0.00	650.00	(50.00)
Postage, Phone, Faxes, Copies	1,000.00	380.86	381.14	762.00	(238.00)
Public Officials Insurance	2,363.00	0.00	2,363.00	2,363.00	0.00
Legal Advertising	2,500.00	442.42	442.58	885.00	(1,615.00)
Bank Fees	250.00	0.00	250.00	250.00	0.00
Dues, Licenses & Fees	200.00	175.00	0.00	175.00	(25.00)
Miscellaneous Fees	100.00	0.00	100.00	100.00	0.00
Office Supplies	250.00	0.00	0.00	0.00	(250.00)
Website Administration	1,500.00	750.00	750.00	1,500.00	0.00
ADA Website Compliance	1,800.00	1,100.00	700.00	1,800.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	61,913.00	24,065.63	35,669.37	59,735.00	(2,178.00)
LEGAL COUNSEL					
District Counsel	5,000.00	1,273.33	1,273.67	2,547.00	(2,453.00)
TOTAL LEGAL COUNSEL	5,000.00	1,273.33	1,273.67	2,547.00	(2,453.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	60,000.00	33,353.44	33,353.56	66,707.00	6,707.00
TOTAL ELECTRIC UTILITY SERVICES	60,000.00	33,353.44	33,353.56	66,707.00	6,707.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	5,000.00	1,305.86	1,305.86	2,611.72	(2,388.28)
TOTAL WATER-SEWER COMBINATION SERVICES	5,000.00	1,305.86	1,305.86	2,611.72	(2,388.28)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	5,280.00	2,300.00	2,980.00	5,280.00	0.00
Holiday Lighting	5,000.00	380.43	619.57	1,000.00	(4,000.00)
Property & Casualty Insurance	5,000.00	0.00	5,000.00	5,000.00	0.00
Entry & Walls Maintenance	5,709.00	(1,958.00)	7,667.00	5,709.00	0.00
Landscape Maintenance - Other	5,000.00	7,930.00	0.00	7,930.00	2,930.00
Landscape Maintenance - Contract	55,800.00	32,549.86	32,549.86	65,099.72	9,299.72
Plant Replacement Program	7,000.00	861.25	6,138.75	7,000.00	0.00
Irrigation Maintenance	10,000.00	751.53	9,248.47	10,000.00	0.00
Capital Reserve	10,408.32	0.00	3,306.82	3,306.82	(7,101.50)
TOTAL OTHER PHYSICAL ENVIRONMENT	109,197.32	42,815.07	67,510.47	110,325.54	1,128.22
TOTAL EXPENDITURES	\$253,110.32	\$108,013.33	\$145,112.93	\$253,126.26	\$15.94
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$142,305.36	(\$142,305.36)	\$0.00	(\$0.00)

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	253,110.32	253,110.32	0.00	289,110.32	36,000.00
TOTAL SPECIAL ASSESSMENTS	253,110.32	253,110.32	0.00	289,110.32	36,000.00
INTEREST EARNINGS					
Interest Earnings	0.00	15.94	15.94	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	15.94	15.94	0.00	0.00
TOTAL REVENUES	\$253,110.32	\$253,126.26	\$15.94	\$289,110.32	\$36,000.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	11,200.00	(800.00)	12,000.00	0.00
TOTAL LEGISLATIVE	12,000.00	11,200.00	(800.00)	12,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	4,000.00	4,000.00	0.00	4,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	4,200.00	0.00
Trustees Fees	5,000.00	5,000.00	0.00	5,000.00	0.00
Auditing Services	4,300.00	4,300.00	0.00	4,500.00	200.00
Arbitrage Rebate Calculation	700.00	650.00	(50.00)	700.00	0.00
Postage, Phone, Faxes, Copies	1,000.00	762.00	(238.00)	800.00	(200.00)
Public Officials Insurance	2,363.00	2,363.00	0.00	2,674.00	311.00
Legal Advertising	2,500.00	885.00	(1,615.00)	2,000.00	(500.00)
Bank Fees	250.00	250.00	0.00	250.00	0.00
Dues, Licenses & Fees	200.00	175.00	(25.00)	200.00	0.00
Miscellaneous Fees	100.00	100.00	0.00	100.00	0.00
Office Supplies	250.00	0.00	(250.00)	0.00	(250.00)
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	1,800.00	1,800.00	0.00	1,800.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	61,913.00	59,735.00	(2,178.00)	61,474.00	(439.00)
LEGAL COUNSEL					
District Counsel	5,000.00	2,547.00	(2,453.00)	4,000.00	(1,000.00)
TOTAL LEGAL COUNSEL	5,000.00	2,547.00	(2,453.00)	4,000.00	(1,000.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	60,000.00	66,707.00	6,707.00	67,000.00	7,000.00
TOTAL ELECTRIC UTILITY SERVICES	60,000.00	66,707.00	6,707.00	67,000.00	7,000.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	5,000.00	2,611.72	(2,388.28)	4,000.00	(1,000.00)
TOTAL WATER-SEWER COMBINATION SERVICES	5,000.00	2,611.72	(2,388.28)	4,000.00	(1,000.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	5,280.00	5,280.00	0.00	5,280.00	0.00
Holiday Lighting	5,000.00	1,000.00	(4,000.00)	5,000.00	0.00
Property & Casualty Insurance	5,000.00	5,000.00	0.00	6,396.00	1,396.00
Entry & Walls Maintenance	5,709.00	5,709.00	0.00	5,000.00	(709.00)
Landscape Maintenance - Other	5,000.00	7,930.00	2,930.00	7,000.00	2,000.00
Landscape Maintenance - Contract	55,800.00	65,099.72	9,299.72	61,000.00	5,200.00
Plant Replacement Program	7,000.00	7,000.00	0.00	7,000.00	0.00
Irrigation Maintenance	10,000.00	10,000.00	0.00	4,000.00	(6,000.00)
Capital Reserve	10,408.32	3,306.82	(7,101.50)	39,960.32	29,552.00
TOTAL OTHER PHYSICAL ENVIRONMENT	109,197.32	110,325.54	1,128.22	140,636.32	31,439.00
TOTAL EXPENDITURES	\$253,110.32	\$253,126.26	\$15.94	\$289,110.32	\$36,000.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	(\$0.00)	\$0.00	\$0.00

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

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

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Irrigation Maintenance

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

Pool Maintenance

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

Clubhouse Maintenance

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

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

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

EXPENDITURES

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

ANALYSIS OF BONDS OUTSTANDING

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

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

			Fiscal Year 2022			Fiscal Year 2023			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2015 BONDS									
Single Family 50'	1.00	365	\$1,250.00	\$737.72	\$1,987.72	\$1,250.00	\$842.64	\$2,092.64	\$104.92

Notations:

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

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Oaks at Shady Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A** (“**FY 2022-2023 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2022-2023 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of

special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and adopted on August 19th, 2022.

Attested By:

**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: FY 2022-2023 Budget

2023

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET



August 19, 2022

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

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August 19, 2022

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

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

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

Facilities of the District

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

Maintenance of the Facilities

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

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	253,110.32	250,302.75	2,807.57	253,110.32	0.00
TOTAL SPECIAL ASSESSMENTS	253,110.32	250,302.75	2,807.57	253,110.32	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	15.94	0.00	15.94	15.94
TOTAL INTEREST EARNINGS	0.00	15.94	0.00	15.94	15.94
TOTAL REVENUES	\$253,110.32	\$250,318.69	\$2,807.57	\$253,126.26	\$15.94
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	5,200.00	6,000.00	11,200.00	(800.00)
TOTAL LEGISLATIVE	12,000.00	5,200.00	6,000.00	11,200.00	(800.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	16,875.00	16,875.00	33,750.00	0.00
District Engineer	4,000.00	209.00	3,791.00	4,000.00	0.00
Disclosure Report	4,200.00	1,400.00	2,800.00	4,200.00	0.00
Trustees Fees	5,000.00	2,083.35	2,916.65	5,000.00	0.00
Auditing Services	4,300.00	0.00	4,300.00	4,300.00	0.00
Arbitrage Rebate Calculation	700.00	650.00	0.00	650.00	(50.00)
Postage, Phone, Faxes, Copies	1,000.00	380.86	381.14	762.00	(238.00)
Public Officials Insurance	2,363.00	0.00	2,363.00	2,363.00	0.00
Legal Advertising	2,500.00	442.42	442.58	885.00	(1,615.00)
Bank Fees	250.00	0.00	250.00	250.00	0.00
Dues, Licenses & Fees	200.00	175.00	0.00	175.00	(25.00)
Miscellaneous Fees	100.00	0.00	100.00	100.00	0.00
Office Supplies	250.00	0.00	0.00	0.00	(250.00)
Website Administration	1,500.00	750.00	750.00	1,500.00	0.00
ADA Website Compliance	1,800.00	1,100.00	700.00	1,800.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	61,913.00	24,065.63	35,669.37	59,735.00	(2,178.00)
LEGAL COUNSEL					
District Counsel	5,000.00	1,273.33	1,273.67	2,547.00	(2,453.00)
TOTAL LEGAL COUNSEL	5,000.00	1,273.33	1,273.67	2,547.00	(2,453.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	60,000.00	33,353.44	33,353.56	66,707.00	6,707.00
TOTAL ELECTRIC UTILITY SERVICES	60,000.00	33,353.44	33,353.56	66,707.00	6,707.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	5,000.00	1,305.86	1,305.86	2,611.72	(2,388.28)
TOTAL WATER-SEWER COMBINATION SERVICES	5,000.00	1,305.86	1,305.86	2,611.72	(2,388.28)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	5,280.00	2,300.00	2,980.00	5,280.00	0.00
Holiday Lighting	5,000.00	380.43	619.57	1,000.00	(4,000.00)
Property & Casualty Insurance	5,000.00	0.00	5,000.00	5,000.00	0.00
Entry & Walls Maintenance	5,709.00	(1,958.00)	7,667.00	5,709.00	0.00
Landscape Maintenance - Other	5,000.00	7,930.00	0.00	7,930.00	2,930.00
Landscape Maintenance - Contract	55,800.00	32,549.86	32,549.86	65,099.72	9,299.72
Plant Replacement Program	7,000.00	861.25	6,138.75	7,000.00	0.00
Irrigation Maintenance	10,000.00	751.53	9,248.47	10,000.00	0.00
Capital Reserve	10,408.32	0.00	3,306.82	3,306.82	(7,101.50)
TOTAL OTHER PHYSICAL ENVIRONMENT	109,197.32	42,815.07	67,510.47	110,325.54	1,128.22
TOTAL EXPENDITURES	\$253,110.32	\$108,013.33	\$145,112.93	\$253,126.26	\$15.94
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$142,305.36	(\$142,305.36)	\$0.00	(\$0.00)

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	253,110.32	253,110.32	0.00	289,110.32	36,000.00
TOTAL SPECIAL ASSESSMENTS	253,110.32	253,110.32	0.00	289,110.32	36,000.00
INTEREST EARNINGS					
Interest Earnings	0.00	15.94	15.94	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	15.94	15.94	0.00	0.00
TOTAL REVENUES	\$253,110.32	\$253,126.26	\$15.94	\$289,110.32	\$36,000.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	11,200.00	(800.00)	12,000.00	0.00
TOTAL LEGISLATIVE	12,000.00	11,200.00	(800.00)	12,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	4,000.00	4,000.00	0.00	4,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	4,200.00	0.00
Trustees Fees	5,000.00	5,000.00	0.00	5,000.00	0.00
Auditing Services	4,300.00	4,300.00	0.00	4,500.00	200.00
Arbitrage Rebate Calculation	700.00	650.00	(50.00)	700.00	0.00
Postage, Phone, Faxes, Copies	1,000.00	762.00	(238.00)	800.00	(200.00)
Public Officials Insurance	2,363.00	2,363.00	0.00	2,674.00	311.00
Legal Advertising	2,500.00	885.00	(1,615.00)	2,000.00	(500.00)
Bank Fees	250.00	250.00	0.00	250.00	0.00
Dues, Licenses & Fees	200.00	175.00	(25.00)	200.00	0.00
Miscellaneous Fees	100.00	100.00	0.00	100.00	0.00
Office Supplies	250.00	0.00	(250.00)	0.00	(250.00)
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	1,800.00	1,800.00	0.00	1,800.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	61,913.00	59,735.00	(2,178.00)	61,474.00	(439.00)
LEGAL COUNSEL					
District Counsel	5,000.00	2,547.00	(2,453.00)	4,000.00	(1,000.00)
TOTAL LEGAL COUNSEL	5,000.00	2,547.00	(2,453.00)	4,000.00	(1,000.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	60,000.00	66,707.00	6,707.00	67,000.00	7,000.00
TOTAL ELECTRIC UTILITY SERVICES	60,000.00	66,707.00	6,707.00	67,000.00	7,000.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	5,000.00	2,611.72	(2,388.28)	4,000.00	(1,000.00)
TOTAL WATER-SEWER COMBINATION SERVICES	5,000.00	2,611.72	(2,388.28)	4,000.00	(1,000.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	5,280.00	5,280.00	0.00	5,280.00	0.00
Holiday Lighting	5,000.00	1,000.00	(4,000.00)	5,000.00	0.00
Property & Casualty Insurance	5,000.00	5,000.00	0.00	6,396.00	1,396.00
Entry & Walls Maintenance	5,709.00	5,709.00	0.00	5,000.00	(709.00)
Landscape Maintenance - Other	5,000.00	7,930.00	2,930.00	7,000.00	2,000.00
Landscape Maintenance - Contract	55,800.00	65,099.72	9,299.72	61,000.00	5,200.00
Plant Replacement Program	7,000.00	7,000.00	0.00	7,000.00	0.00
Irrigation Maintenance	10,000.00	10,000.00	0.00	4,000.00	(6,000.00)
Capital Reserve	10,408.32	3,306.82	(7,101.50)	39,960.32	29,552.00
TOTAL OTHER PHYSICAL ENVIRONMENT	109,197.32	110,325.54	1,128.22	140,636.32	31,439.00
TOTAL EXPENDITURES	\$253,110.32	\$253,126.26	\$15.94	\$289,110.32	\$36,000.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	(\$0.00)	\$0.00	\$0.00

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

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

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Irrigation Maintenance

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

Pool Maintenance

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

Clubhouse Maintenance

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

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

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

EXPENDITURES

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

ANALYSIS OF BONDS OUTSTANDING

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

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

			Fiscal Year 2022			Fiscal Year 2023			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2015 BONDS									
Single Family 50'	1.00	365	\$1,250.00	\$737.72	\$1,987.72	\$1,250.00	\$842.64	\$2,092.64	\$104.92

Notations:

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

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2022/2023, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

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

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2022/2023, shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19th DAY OF AUGUST 2022.

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

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

FISCAL YEAR 2022/2023

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

**All meetings will convene at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive,
Riverview, FL 33579**

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

July 15, 2022, Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of The Oaks at Shady Creek Community Development District was held on **Friday, July 15, 2022, at 10:00 a.m.** at the Carlton Lakes Clubhouse located at 11404 Carlton Lake Fields Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of The Oaks at Shady Creek Community Development District to order on **Friday, July 15, 2022, at 10:00 a.m.**

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

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

Staff Members Present:

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

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Mainscape Seed Proposal

The Board reviewed and discussed the proposal. The Board motioned to approve the Mainscape Seed Proposal.

MOTION TO:	Approve the Mainscape Seed Proposal.
MADE BY:	Supervisor Lush
SECONDED BY:	Supervisor Bentley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

4. CONSENT AGENDA

A. Consideration of the Regular Meeting Minutes June 17, 2022

The Board reviewed the meeting minutes.

MOTION TO:	Approve the June 17, 2022, minutes.
MADE BY:	Supervisor Rothstein
SECONDED BY:	Supervisor Brown
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures June 2022

The Board reviewed the O&Ms.

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

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

The Board the reviewed the financials for month ending on June 30th of 2022. Mr. Lush asked if all the assessment money has been collected, and it has.

5. STAFF REPORTS

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

There were no staff reports currently.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Brown asked if the landscape along Purple Martin can be trimmed back away from the sidewalk.

Supervisor Lush asked staff to get a proposal from Steadfast to clean the ponds twice a month during the rainy season. She asked if the streetlights that stay on during the day have been repaired. Mr. Lush asked about the protocol if more than one CDD Board member is present at the HOA meeting regarding answering questions. He asked staff to confirm the brush has been cut back at the

bus stop to improve visibility for vehicles. Mr. Lush reminded Mr. Roberts to investigate getting free fish for the ponds to assist in mosquito control.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor LeBeau-Elrod
SECONDED BY:	Supervisor Bentley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in a summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice-Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	79423	\$ 3,314.46		District Management Services - June 2022
Monthly Contract Sub-Total		\$ 3,314.46		

Variable Contract				
Supervisor: Amy Brown	AB 071522	\$ 200.00		Supervisor Fee - 07/15/2022
Supervisor: John Bentley	JB 071522	200.00		Supervisor Fee - 07/15/2022
Supervisor: Michelle LeBeau-Flrod	ME 071522	200.00		Supervisor Fee - 07/15/2022
Supervisor: Robin Lush	RL 071522	200.00		Supervisor Fee - 07/15/2022
Supervisor: Vivian Rothstein	VR 071522	200.00		Supervisor Fee - 07/15/2022
Variable Contract Sub-Total		\$ 1,000.00		

Utilities				
BOCC	7015729919 072022	\$ 298.41		Water Service thru 07/13/2022
Tampa Electric	211005987436 072122	42.87		Electric Service thru 07/15/2022
Tampa Electric	211005987634 072122	5,958.05		Electric Service thru 07/15/2022
Tampa Electric	211020235159 072122	153.73	\$ 6,154.65	Electric Service thru 07/15/2022
Utilities Sub-Total		\$ 6,453.06		

Regular Services				
Grau & Associates	22902	\$ 3,300.00		Audit FYE 09/30/2021 - 7/01/22
Johnson Engineering Inc.	4	1,282.50		Professional Services thru 7/10/2022
Mainscape	1275327	1,943.00		Landscape Installation - 6/30/22
Mainscape	1275418	68.67		Irrigation Services (Repair Broken Drain Pipe) - 6/30/22
Mainscape	1275532	536.71	\$ 2,548.38	Landscape Installation - 6/30/22
Poop 911	5702899	172.25		Dog Waste Disposal (5 Stations emptied/filled) - 6/28/22

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Straley Robin Vericker	21666	1,269.40		Professional Services thru 06/15/2022
Straley Robin Vericker	21797	541.00	\$ 1,810.40	Professional Services thru 7/15/2022
Tampa Bay Times	44291 072022	2,338.95		Advertising Services thru 07/20/2022
Regular Services Sub-Total		\$ 11,452.48		

Additional Services				
Additional Services Sub-Total		\$ 0.00		

TOTAL:		\$ 22,220.00		
---------------	--	---------------------	--	--

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#79423

DATE

6/30/2022

CUSTOMER ID

C2315

NET TERMS

Net 30

PO#**DUE DATE**

7/30/2022

BILL TO

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

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies- May	7	Ea	0.50		3.50
Postage- May	12	Ea	0.53		6.36
B/W Copies- May	114	Ea	0.15		17.10
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	2,812.50		2,812.50
Subtotal					3,314.46

Subtotal

\$3,314.46

Tax

\$0.00

Total Due

\$3,314.46

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.

The Oaks at Shady Creek CDD

MEETING DATE: July 15, 2022


DMS Staff Signature Gene Roberts 

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

AB 071522

The Oaks at Shady Creek CDD

MEETING DATE: July 15, 2022

DMS Staff Signature Gene Roberts 

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

JB071522

The Oaks at Shady Creek CDD

MEETING DATE: July 15, 2022

DMS Staff Signature Gene Roberts




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

ME 071522

The Oaks at Shady Creek CDD

MEETING DATE: July 15, 2022


DMS Staff Signature Gene Roberts 

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

RL 071522

The Oaks at Shady Creek CDD

MEETING DATE: July 15, 2022

DMS Staff Signature Gene Roberts 

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

VR071522



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	07/20/2022	08/10/2022

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	06/11/2022	21402	07/13/2022	21913	51100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$154.32
Water Base Charge	\$68.27
Water Usage Charge	\$70.84

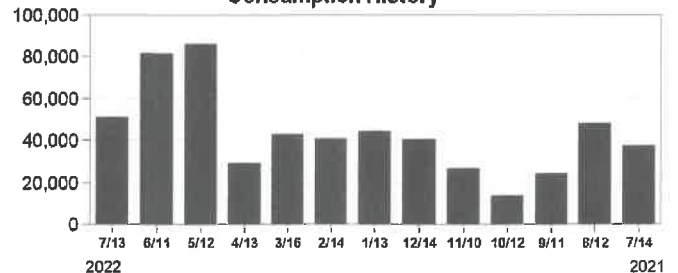
Summary of Account Charges

Previous Balance	\$463.04
Net Payments - Thank You	\$-463.04
Total Account Charges	\$298.41
AMOUNT DUE	\$298.41

Important Message

The 2021 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

Consumption History



Make checks payable to: BOCC

ACCOUNT NUMBER: 7015729919



Received
Jul 25 2022

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

1,441 8

DUE DATE	08/10/2022
AMOUNT DUE	\$298.41
AMOUNT PAID	

Statement Date: 07/21/2022

Account: 211005987436

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



Current month's charges:	\$42.87
Total amount due:	\$42.87
Payment Due By:	08/11/2022

Your Account Summary

Previous Amount Due	\$42.87
Payment(s) Received Since Last Statement	-\$42.87
Current Month's Charges	\$42.87
Total Amount Due	\$42.87

Received
JUL 25 2022



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005987436

Current month's charges:	\$42.87
Total amount due:	\$42.87
Payment Due By:	08/11/2022

Amount Enclosed \$
648914626307

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

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

Account: 211005987436
Statement Date: 07/21/2022
Current month's charges due 08/11/2022



Details of Charges – Service from 06/16/2022 to 07/15/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	07/15/2022	1,813		1,648		165 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	165 kWh @ \$0.07035/kWh	\$11.61
Fuel Charge	165 kWh @ \$0.04126/kWh	\$6.81
Storm Protection Charge	165 kWh @ \$0.00315/kWh	\$0.52
Clean Energy Transition Mechanism	165 kWh @ \$0.00402/kWh	\$0.66
Florida Gross Receipt Tax		\$1.07

Electric Service Cost

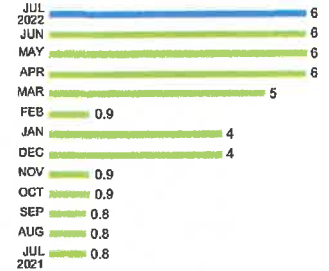
\$42.87

Total Current Month's Charges

\$42.87

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 07/21/2022

Account: 211005987634

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

Current month's charges:	\$5,958.05
Total amount due:	\$5,958.05
Payment Due By:	08/11/2022

Your Account Summary

Previous Amount Due	\$5,942.65
Payment(s) Received Since Last Statement	-\$5,942.65
Current Month's Charges	\$5,958.05
Total Amount Due	\$5,958.05

Received
JUL 25 2022



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005987634

Current month's charges:	\$5,958.05
Total amount due:	\$5,958.05
Payment Due By:	08/11/2022

Amount Enclosed \$

648914626308

Received
JUL 25 2022

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

Account: 211005987634
Statement Date: 07/21/2022
Current month's charges due 08/11/2022



Details of Charges – Service from 06/16/2022 to 07/15/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	3272 kWh @ \$0.03079/kWh	\$100.74
Fixture & Maintenance Charge	118 Fixtures	\$2138.94
Lighting Pole / Wire	117 Poles	\$3543.93
Lighting Fuel Charge	3272 kWh @ \$0.04060/kWh	\$132.84
Storm Protection Charge	3272 kWh @ \$0.01028/kWh	\$33.64
Clean Energy Transition Mechanism	3272 kWh @ \$0.00033/kWh	\$1.08
Florida Gross Receipt Tax		\$6.88

Lighting Charges **\$5,958.05**

Total Current Month's Charges **\$5,958.05**

Statement Date: 07/21/2022

Account: 211020235159

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



Current month's charges:	\$153.73
Total amount due:	\$153.73
Payment Due By:	08/11/2022

Your Account Summary

Previous Amount Due	\$177.49
Payment(s) Received Since Last Statement	-\$177.49
Current Month's Charges	\$153.73
Total Amount Due	\$153.73

Received
JUL 25 2022



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

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

SCAM ALERT!



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- If you think a call is a scam, hang up and call us.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211020235159

Current month's charges:	\$153.73
Total amount due:	\$153.73
Payment Due By:	08/11/2022
Amount Enclosed	\$

651383746783

Received
JUL 25 2022

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

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

Account: 211020235159
Statement Date: 07/21/2022
Current month's charges due 08/11/2022



Details of Charges – Service from 06/16/2022 to 07/15/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	07/15/2022	37,158		36,083		1,075 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	1,075 kWh @ \$0.07035/kWh	\$75.63
Fuel Charge	1,075 kWh @ \$0.04126/kWh	\$44.35
Storm Protection Charge	1,075 kWh @ \$0.00315/kWh	\$3.39
Clean Energy Transition Mechanism	1,075 kWh @ \$0.00402/kWh	\$4.32
Florida Gross Receipt Tax		\$3.84

Electric Service Cost

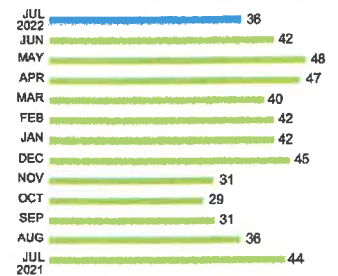
\$153.73

Total Current Month's Charges

\$153.73

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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. 22902
Date 07/01/2022

SERVICE

AMOUNT

Audit FYE 09/30/2021

\$ 3,300.00

Current Amount Due

\$ 3,300.00

51300 3202
GR

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,300.00	0.00	0.00	0.00	0.00	3,300.00

Payment due upon receipt.

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Invoice

July 20, 2022

Project No: 20203281-001

Invoice No: 4

Project Manager Philip Chang

FEID #59-1173834

Gene Roberts

Oaks at Shady Creek Community Development District

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Project 20203281-001

Oaks at Shady Creek CDD Water Management System Report

20203281-001

Oaks at Shady Creek CDD WM System Report

**** FINAL INVOICE ****

Professional Services through July 10, 2022

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.0	Analysis	2,090.00	LS	100 %	2,090.00	1,567.50	522.50	0.00
2.0	Report	1,520.00	LS	100 %	1,520.00	760.00	760.00	0.00
Totals		3,610.00			3,610.00	2,327.50	1,282.50	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

1,282.50

INVOICE TOTAL:

1,282.50

51300 - 3103
WR



Mail payments to:

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

Invoice Information

Invoice Number 1275327
Payment Due 7/30/2022
Invoice Date 6/30/2022
Terms Net 30 Days
Contract ID 64092
Work Order ID 1545012

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		\$1,943.00	\$0.00	\$1,943.00

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

Please remit top portion of invoice with payment

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

Invoice Number 1275327
Payment Due 7/30/2022
Invoice Date 6/30/2022
Terms Net 30 Days
Complete Date 6/27/2022

Billing Address

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

Service Location

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

Invoice Detail

Description	PO#	Invoice Amount
LANDSCAPE INSTALLATION		\$1,943.00
We will be prunning the Sylvester palms on the main drive.		
	NonTaxable Sales	\$1,943.00
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$1,943.00

53900-4605
42

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

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



Mail payments to:

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

Invoice Information

Invoice Number	1275418
Payment Due	7/30/2022
Invoice Date	6/30/2022
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1520450

Billing Address

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

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
IRRIGATION SERVICES - REPAIR		\$68.67	\$0.00	\$68.67

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	1275418
Payment Due	7/30/2022
Invoice Date	6/30/2022
Terms	Net 30 Days
Complete Date	6/30/2022

Billing Address

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

Service Location

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

Invoice Detail

Description	PO#	Invoice Amount
IRRIGATION SERVICES - REPAIR		\$68.67
FRONT CONTROLLER, MAIN BLVD- ZONE 5- REPAIRED BROKEN DRIP POC- ZONE 14- REPLACED CLOGGED NOZZLE-		
<div>Received JUL 11 2022</div> <div>53966-4611 4K</div>		NonTaxable Sales
		\$68.67
		Taxable Sales
		\$0.00
		Tax Amount
		\$0.00
		Invoice Amount Due
		\$68.67

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

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



Mail payments to:

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

Invoice Information

Invoice Number 1275532
Payment Due 7/30/2022
Invoice Date 6/30/2022
Terms Net 30 Days
Contract ID 64092
Work Order ID 1567865

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		\$536.71	\$0.00	\$536.71

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 1275532
Payment Due 7/30/2022
Invoice Date 6/30/2022
Terms Net 30 Days
Complete Date 6/8/2022

Billing Address

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

Service Location

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

Invoice Detail

Description	PO#	Invoice Amount
LANDSCAPE INSTALLATION		\$536.71
Mow pond with bush hog		
NonTaxable Sales		\$536.71
Taxable Sales		\$0.00
Tax Amount		\$0.00
Invoice Amount Due		\$536.71

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: 5702899
DATE: 6/28/2022
ORDER: 5702899

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

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

Work Date	Time	Target Pest	Technician	Time In
6/28/2022			BLAKEW	
Purchase Order	Terms	Last Service	Map Code	Time Out
		6/28/2022		

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

53900 4605
Lr

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. 53

PLEASE PAY FROM THIS INVOICE

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

June 27, 2022

Client: 001450

Matter: 000001

Invoice #: 21666

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
5/16/2022	DCC	REVIEW AGENDA; FOLLOW UP WITH DISTRICT MANAGER; REVISE RESOLUTION FOR LANDOWNER ELECTION; PREPARE FOR UPCOMING MEETING.	0.5	\$152.50
5/19/2022	DCC	FOLLOW UP WITH F. PINO BY PHONE AND EMAIL REGARDING REVISED RESOLUTION ON LANDOWNER'S ELECTION; PREPARE FOR MEETING.	0.3	\$91.50
5/20/2022	DCC	ATTEND BOARD MEETING.	0.7	\$213.50
6/6/2022	DCC	REVIEW AND FINALIZE BUDGET DOCUMENTS.	0.5	\$152.50
6/6/2022	LB	REVIEW AUDITOR LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2021; PREPARE DRAFT RESPONSE LETTER RE SAME.	0.5	\$82.50
6/6/2022	MS	PREPARE PUBLICATION NOTICES AND MAILED NOTICE LETTER FOR 2022/2023 BUDGET; FINALIZE AND PROCESS PUBLICATION NOTICES AND MAILED NOTICE LETTER.	1.4	\$231.00
6/7/2022	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	0.8	\$284.00
6/10/2022	DCC	REVIEW AGENDA AND FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	\$61.00
Total Professional Services			4.9	\$1,268.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/15/2022	Photocopies	\$0.90

June 27, 2022

Client: 001450

Matter: 000001

Invoice #: 21666

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
	Total Disbursements	\$0.90
	Total Services	\$1,268.50
	Total Disbursements	\$0.90
	Total Current Charges	\$1,269.40
	Previous Balance	\$16.50
	Less Payments	(\$16.50)
	PAY THIS AMOUNT	\$1,269.40

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

July 21, 2022

Client: 001450

Matter: 000001

Invoice #: 21797

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
6/29/2022	MS	PREPARE BUDGET RESOLUTIONS.	1.0	\$165.00
7/6/2022	MS	REVIEW AND PREPARE BUDGET RESOLUTIONS.	0.2	\$33.00
7/7/2022	DCC	REVIEW AND FINALIZE BUDGET DOCUMENTS FOR AUGUST MEETING.	0.3	\$91.50
7/8/2022	DCC	REVIEW AGENDA; FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	\$61.00
7/11/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE 2015 BONDS.	0.2	\$33.00
7/11/2022	MS	FINALIZE AND TRANSMIT 2022/2023 BUDGET RESOLUTIONS TO DM.	0.2	\$33.00
7/12/2022	DCC	REVIEW AND FINALIZE DISSEMINATION REPORT.	0.3	\$91.50
7/15/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT.	0.2	\$33.00
Total Professional Services			2.6	\$541.00

51400 - 3107

July 21, 2022
Client: 001450
Matter: 000001
Invoice #: 21797

Page: 2

Total Services	\$541.00	
Total Disbursements	\$0.00	
Total Current Charges		\$541.00
Previous Balance		\$1,269.40
Less Payments		(\$1,269.40)
PAY THIS AMOUNT		\$541.00

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/20/22	THE OAKS AT SHADY CREEK CDD	
Billing Date	Sales Rep	Customer Account
07/20/2022	Deirdre Bonett	44291
Total Amount Due		Ad Number
\$2,338.95		0000235604

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/20/22	07/20/22	0000235604	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$2,334.95
07/20/22	07/20/22	0000235604	Tampabay.com	Legals CLS	O&M Assessments	1	4x10.25 IN	\$0.00
					AffidavitMaterial			\$4.00
					51300 - 484 40			

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/20/22	THE OAKS AT SHADY CREEK CDD	
Billing Date	Sales Rep	Customer Account
07/20/2022	Deirdre Bonett	44291
Total Amount Due		Ad Number
\$2,338.95		0000235604

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

}ss

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

**Signature Affiant**

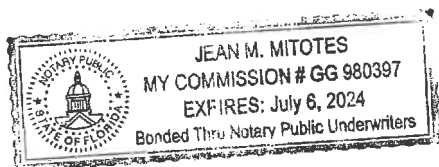
Sworn to and subscribed before me this 07/20/2022

mt

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced



Notice of Public Hearing and Board of Supervisors Meeting of The Oaks at Shady Creek Community Development District

The Board of Supervisors (the "Board") of The Oaks at Shady Creek Community Development District (the "District") will hold a public hearing and a meeting on **Friday August 19, 2022, at 10:00 a.m. at the Carlton Lakes Clubhouse, 11404 Carlton Fields Drive, Riverview, Florida 33579.**

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget,

provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <http://theoaksatshadycreekcdd.org/>, or may be obtained by contacting the District Manager's office via email at gene.roberts@niframark.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EBU Value	Unit Count	Fiscal Year 2022			Fiscal Year 2023			Total Increase / (Decrease) in Annual Assmt
			Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	
			SERIES 2015 BONDS						
Single Family 50'	1.00	365	\$1,250.00	\$737.72	\$1,987.72	\$1,250.00	\$842.64	\$2,092.64	\$104.92

Notes:

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

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

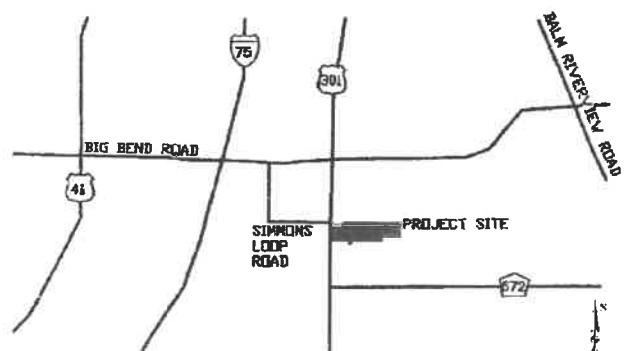
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the Clubhouse or by conference line. Please advise staff 24 hours in advance of the meeting if you wish to call in for the meeting and check the District's website at <http://theoaksatshadycreekcdd.org/>, prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Gene Roberts
District Manager



The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2022



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

The Oaks at Shady Creek CDD

Balance Sheet

As of 7/31/2022

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long- Term Debt	Total
Assets						
Cash-Operating Account	275,102.00	0.00	0.00	0.00	0.00	275,102.00
Cash - Revenue - Series 2015 #7000	0.00	352,734.00	0.00	0.00	0.00	352,734.00
Cash - Reserve - Series 2015 #7004	0.00	110,678.00	0.00	0.00	0.00	110,678.00
Cash - Interest - Series 2015 #7002	0.00	86.00	0.00	0.00	0.00	86.00
Cash - Principal - Series 2015 #7001	0.00	0.00	0.00	0.00	0.00	0.00
Cash - Sinking Fund - Series 2015	0.00	13.00	0.00	0.00	0.00	13.00
#7005						
Cash - Acq/Construction Gen Fund - Series 2015 #7010	0.00	0.00	499.00	0.00	0.00	499.00
Accounts Receivable - Other	128.00	0.00	0.00	0.00	0.00	128.00
Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00
Due From General Fund	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Expense	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Public Officials Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	3,749.00	0.00	0.00	0.00	0.00	3,749.00
Prepaid Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	6,612.00	0.00	0.00	0.00	0.00	6,612.00
Construction Work In Progress	0.00	0.00	0.00	5,823,191.00	0.00	5,823,191.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	415,384.00	415,384.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	5,309,769.00	5,309,769.00
Other	0.00	0.00	0.00	0.00	0.00	0.00
Total Assets	285,591.00	463,511.00	499.00	5,823,191.00	5,725,153.00	12,297,944.00
Liabilities						
Accounts Payable	3,719.00	0.00	0.00	0.00	0.00	3,719.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	0.00	0.00	0.00	0.00	0.00	0.00
Due to Developer	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Bond Payable - Series 2015	0.00	0.00	0.00	0.00	5,725,153.00	5,725,153.00
Other	0.00	0.00	0.00	0.00	0.00	0.00

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long- Term Debt	Total
Total Liabilities	3,719.00	0.00	0.00	0.00	5,725,153.00	5,728,872.00
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0.00	450,495.00	498.00	0.00	0.00	450,993.00
Fund Balance-Unreserved	208,407.00	0.00	0.00	0.00	0.00	208,407.00
Retained Earnings-Unreserved	0.00	0.00	0.00	0.00	0.00	0.00
Investment In General Fixed Assets	0.00	0.00	0.00	5,823,191.00	0.00	5,823,191.00
Other	73,465.00	13,016.00	1.00	0.00	0.00	86,482.00
Total Fund Equity & Other Credits	281,872.00	463,511.00	499.00	5,823,191.00	0.00	6,569,072.00
Total Liabilities & Fund Equity	285,591.00	463,511.00	499.00	5,823,191.00	5,725,153.00	12,297,944.00

The Oaks at Shady Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	253,110.00	253,633.00	523.00	0 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>30.00</u>	<u>30.00</u>	<u>0 %</u>
Total Revenues	<u>253,110.00</u>	<u>253,663.00</u>	<u>553.00</u>	<u>0 %</u>
Expenditures				
Legislative				
Supervisor Fees	12,000.00	8,800.00	3,200.00	27 %
Financial & Administrative				
District Manager	33,750.00	25,313.00	8,438.00	25 %
District Engineer	4,000.00	3,653.00	348.00	9 %
Disclosure Report	4,200.00	2,450.00	1,750.00	42 %
Trustees Fees	5,000.00	3,751.00	1,249.00	25 %
Auditing Services	4,300.00	4,300.00	0.00	0 %
Arbitrage Rebate Calculation	700.00	650.00	50.00	7 %
Postage, Phone, Faxes, Copies	1,000.00	442.00	558.00	56 %
Public Officials Insurance	2,363.00	2,228.00	135.00	6 %
Legal Advertising	2,500.00	3,522.00	(1,022.00)	(41)%
Bank Fees	250.00	0.00	250.00	100 %
Dues, Licenses & Fees	200.00	175.00	25.00	13 %
Miscellaneous Fees	100.00	0.00	100.00	100 %
Office Supplies	250.00	107.00	143.00	57 %
Website Administration	1,500.00	1,125.00	375.00	25 %
ADA Website Compliance	1,800.00	1,100.00	700.00	39 %
Legal Counsel				
District Counsel	5,000.00	3,462.00	1,538.00	31 %
Electric Utility Services				
Electric Utility Services	60,000.00	55,118.00	4,883.00	8 %
Water-Sewer Combination Services				
Water Utility Services	5,000.00	2,659.00	2,341.00	47 %
Other Physical Environment				
Waterway Management Program	5,280.00	3,885.00	1,395.00	26 %
Holiday Lighting	5,000.00	0.00	5,000.00	100 %
Property & Casualty Insurance	5,709.00	3,413.00	2,296.00	40 %
Entry & Walls Maintenance	5,000.00	8,805.00	(3,805.00)	(76)%
Landscape Maintenance - Contract	55,800.00	37,200.00	18,600.00	33 %
Landscape Maintenance - Other	7,000.00	6,060.00	940.00	13 %
Plant Replacement Program	10,000.00	752.00	9,248.00	92 %
Irrigation Maintenance	5,000.00	931.00	4,069.00	81 %
Capital Reserve	<u>10,408.00</u>	<u>2,500.00</u>	<u>7,908.00</u>	<u>76 %</u>
Total Expenditures	<u>253,110.00</u>	<u>182,399.00</u>	<u>70,711.00</u>	<u>28 %</u>
Excess Revenues Over (Under) Expenses	<u>0.00</u>	<u>71,264.00</u>	<u>71,264.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	<u>0.00</u>	<u>208,407.00</u>	<u>208,407.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>208,407.00</u>	<u>208,407.00</u>	<u>0 %</u>

The Oaks at Shady Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

Fund Balance, End of Period	<u>0.00</u>	<u>279,671.00</u>	<u>279,671.00</u>	<u>0 %</u>
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The Oaks at Shady Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

203 - Debt Service - Series 2015
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	419,694.00	429,894.00	10,200.00	2 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>684.00</u>	<u>684.00</u>	<u>0 %</u>
Total Revenues	<u>419,694.00</u>	<u>430,578.00</u>	<u>10,884.00</u>	<u>3 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2015	279,694.00	282,563.00	(2,869.00)	(1)%
Principal-Series 2015	<u>140,000.00</u>	<u>135,000.00</u>	<u>5,000.00</u>	<u>4 %</u>
Total Expenditures	<u>419,694.00</u>	<u>417,563.00</u>	<u>2,131.00</u>	<u>1 %</u>
Excess Revenues Over (Under) Expenses	<u>0.00</u>	<u>13,016.00</u>	<u>13,016.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	<u>0.00</u>	<u>450,495.00</u>	<u>450,495.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>450,495.00</u>	<u>450,495.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>463,511.00</u>	<u>463,511.00</u>	<u>0 %</u>

The Oaks at Shady Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

303 - Capital Project - Series 2015
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>1.00</u>	<u>1.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>1.00</u>	<u>1.00</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0.00</u>	<u>1.00</u>	<u>1.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	<u>0.00</u>	<u>498.00</u>	<u>498.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>498.00</u>	<u>498.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>499.00</u>	<u>499.00</u>	<u>0 %</u>

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked

Bank Balance	291,955.94
Less Outstanding Checks/Vouchers	16,853.47
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	275,102.47
Balance Per Books	<u>275,102.47</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1837	8/26/2021	System Generated Check/Voucher	200.00	Timothy Wersinger
1837	10/1/2021	System Generated Check/Voucher	(200.00)	Timothy Wersinger
1982	6/17/2022	Series 2015 FY22 Tax Dist ID 578	2,523.50	The Oaks at Shady Creek CDD
1991	7/7/2022	System Generated Check/Voucher	3,314.46	Inframark LLC
1997	7/21/2022	System Generated Check/Voucher	200.00	John Frank Bentley
2000	7/21/2022	System Generated Check/Voucher	200.00	Vivian Rothstein
2001	7/27/2022	System Generated Check/Voucher	298.41	BOCC
2002	7/27/2022	System Generated Check/Voucher	1,282.50	Johnson Engineering, Inc.
2003	7/27/2022	System Generated Check/Voucher	541.00	Straley Robin Vericker
2004	7/27/2022	System Generated Check/Voucher	2,338.95	Times Publishing Company
2005	7/27/2022	System Generated Check/Voucher	<u>6,154.65</u>	TECO
Outstanding Checks/Vouchers			<u>16,853.47</u>	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1988	6/23/2022	System Generated Check/Voucher	200.00	Vivian Rothstein
1989	6/30/2022	System Generated Check/Voucher	463.04	BOCC
1990	6/30/2022	System Generated Check/Voucher	6,163.01	TECO
1992	7/7/2022	System Generated Check/Voucher	1,269.40	Straley Robin Vericker
1993	7/14/2022	System Generated Check/Voucher	3,300.00	Grau and Associates
1994	7/14/2022	System Generated Check/Voucher	2,548.38	Mainscape
1995	7/14/2022	System Generated Check/Voucher	172.25	POOP 911
1996	7/21/2022	System Generated Check/Voucher	200.00	Amy Brown
1998	7/21/2022	System Generated Check/Voucher	200.00	Michelle J. LeBeau-Elrod
1999	7/21/2022	System Generated Check/Voucher	<u>200.00</u>	Robin M. Lush
Cleared Checks/Vouchers			<u>14,716.08</u>	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
038	7/20/2022	Reimbursement 20% TECO Bills - 7.20./22 CK#1912 - \$115.67	115.67	
043	7/29/2022	INTEREST PAYMENT FOR PERIOD 7.29.22	2.53	
044	7/31/2022	July Bank Adjustment Case# 0003637055001	<u>5,521.21</u>	
Cleared Deposits			<u>5,639.41</u>	