

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 21, 2022**

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
OCTOBER 21, 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 Regular Meetings of the Board of Supervisors of the Oaks at Shady Creek Community Development District will be held on **Friday, October 21, 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. BUSINESS ITEMS

4. CONSENT AGENDA

- A. Consideration of the Regular Meeting Minutes September 16, 2022.....Tab 01
- B. Consideration of Operations and Maintenance Expenditures September 2022.....Tab 02
- C. Review of Financial Statements Month Ending September 30, 2022.....Tab 03

5. STAFF REPORTS

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

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

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

Sincerely,

Gene Roberts
District Manager

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

September 16, 2022, Minutes of the Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meetings of The Oaks at Shady Creek Community Development District was held on **Friday, September 16, 2022, at 10:00 a.m.** at the Carlton Lakes Clubhouse located at 11404 Carlton Lake Fields Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meetings of The Oaks at Shady Creek Community Development District to order on **Friday, September 16, 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
Vivian Rothstein	Supervisor

Staff Members Present:

Gene Roberts District Manager, Inframark

There was no audience member in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

7. BUSINESS ITEMS

A. Discussion on Mainscape Landscape Proposal

The Board reviewed and discussed the proposal. Mr. Roberts stated he has received two proposals from Mainscape. One to remove the white Fountain grass at the bus stop and replace with sod and the second to trim the Oak trees along purple Martin. The Board tabled the Oak tree trimming proposal.

MOTION TO:	Approve the Mainscape Landscape Proposal to remove the white fountain grass at the bus stop and replace with sod.
MADE BY:	Supervisor Lush
SECONDED BY:	Supervisor Brown
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

47 **8. CONSENT AGENDA**

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49 **A. Consideration of the Public Hearing and Regular Meeting Minutes August 19, 2022**

50

51 The Board reviewed the meeting minutes.

52

MOTION TO:	Approve the August 19, 2022, meeting minutes.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Rothstein
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

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B. Consideration of Operations and Maintenance Expenditures August 2022

61

62 The Board reviewed the O&Ms.

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MOTION TO:	Approve the August 2022 Operations and Maintenance Expenditures.
MADE BY:	Supervisor LeBeau-Elrod
SECONDED BY:	Supervisor Brown
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

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C. Review of Financial Statements Month Ending August 31, 2022

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74 The Board the reviewed the financials for month ending on August 31st of 2022 and had no
75 questions regarding the financials.

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78 **9. STAFF REPORTS**

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A. District Counsel

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82 There were no reports on behalf of the District Counsel currently.

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B. District Manager

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86 Mr. Roberts stated he has not received the proposal yet for the Holiday decorations but recommends
87 the Board to approve a do not exceed.

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92	MOTION TO:	Approve Holiday lighting and not to exceed amount
93		limit.
94	MADE BY:	Supervisor Lush
95	SECONDED BY:	Supervisor LeBeau-Elrod
96	DISCUSSION:	None Further
97	RESULT:	Called to Vote: Motion PASSED
98		4/0 – Motion Passed Unanimously

99
100 **C. District Engineer**

101
102 There were no reports on behalf of the District Engineer currently.

103
104 **10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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106 Supervisor Lush requested about the increase in the TECO invoices. She said the streetlight across
107 from the amenity center is staying on. She said two pond banks were not mowed last week and dirt
108 needs to be removed from the sidewalk along Purple Martin.

109
110 Supervisor Rothstein stated Mainscape has not been mowing close to her back fence.

111
112 **11. ADJOURNMENT**

113	MOTION TO:	Adjourn.
114	MADE BY:	Supervisor Brown
115	SECONDED BY:	Supervisor LeBeau-Elrod
116	DISCUSSION:	None Further
117	RESULT:	Called to Vote: Motion PASSED
118		4/0 – Motion Passed Unanimously

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139 **Please note the entire meeting is available on disc.*
140
141 **These minutes were done in a summary format.*
142
143 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
144 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
145 *including the testimony and evidence upon which such appeal is to be based.*

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

148
149 _____
150 **Signature**

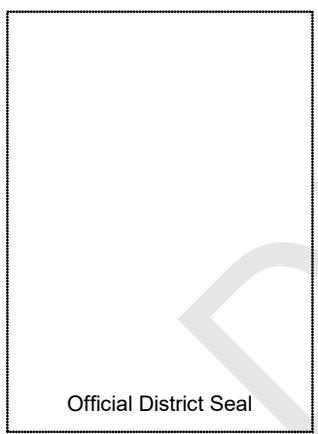
148
149 _____
150 **Signature**

151
152 _____
153 **Printed Name**

151
152 _____
153 **Printed Name**

154
155 **Title:**
156 **Chair**
157 **Vice-Chair**

154
155 **Title:**
156 **Secretary**
157 **Assistant Secretary**



158
159
160 *Recorded by Records Administrator*

161
162
163 _____
164 *Signature*

165
166 _____
Date

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	81974	\$ 3,361.14		District Invoices - August
Mainscape	1275255	4,882.00		Landscape - July
Mainscape	1276556	4,882.00	\$ 9,764.00	Landscape - August
SteadFast	21432	290.00		Aquatic Service - 09/01/22
Monthly Contract Sub-Total		\$ 13,415.14		
Variable Contract				
Supervisor: Amy Brown	AM 091622	\$ 200.00		Supervisor Fee - 09/16/22
Supervisor: Michelle LeBeaue-Elrod	ME 091622	200.00		Supervisor Fee - 09/16/22
Supervisor: Robin Lush	RL 091622	200.00		Supervisor Fee - 09/16/22
Supervisor: Vivian Rothstein	VR 091622	200.00		Supervisor Fee - 09/16/22
Variable Contract Sub-Total		\$ 800.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Mainscape	1274128	\$ 4,882.00		Landscape - June
Mainscape	1278081	93.00		Irrigation Services - 08/31/22
Mainscape	1277814	4,882.00	\$ 9,857.00	Installment - September
Poop 911	5931373	172.25		5 stations Emptied - 08/23/22
Regular Services Sub-Total		\$ 10,029.25		
Additional Services				
Straley Robin Vericker	21938	\$ 61.00		Professional Service - Thru 08/15/22
Additional Services Sub-Total		\$ 61.00		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 24,305.39		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#81974

DATE
8/25/2022

CUSTOMER ID
C2315

NET TERMS
Net 30

PO#

DUE DATE
9/24/2022

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: August 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage - Postage- July	14	Ea	0.57		7.94
Copies - B/W Copies- July	438	Ea	0.15		65.70
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services - Dissemination Services	1	Ea	350.00		350.00
District Management Services - District Management	1	Ea	2,812.50		2,812.50
Subtotal					3,361.14

Subtotal	\$3,361.14
Tax	\$0.00
Total Due	\$3,361.14

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



Mail payments to:

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

Invoice Information

Invoice Number 1275255
Payment Due 7/31/2022
Invoice Date 7/1/2022
Terms Net 30 Days
Contract ID 65972
Work Order ID

Received 08/31/2022

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

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

 Please remit top portion of invoice with payment



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

Invoice Number 1275255
Payment Due 7/31/2022
Invoice Date 7/1/2022
Terms Net 30 Days

Billing Address

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

Service Location

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

Invoice Detail

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

53960-4604
 CR

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

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



Mail payments to:

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

Invoice Information

Invoice Number 1276556
Payment Due 8/31/2022
Invoice Date 8/1/2022
Terms Net 30 Days
Contract ID 65972
Work Order ID

Billing Address

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

Received 08/31/2022

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
AUGUST 2022 INSTALLMENT		\$4,882.00	\$0.00	\$4,882.00

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

 Please remit top portion of invoice with payment



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

Invoice Number 1276556
Payment Due 8/31/2022
Invoice Date 8/1/2022
Terms Net 30 Days

Billing Address

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

Service Location

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

Invoice Detail

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

53900-4604
 42

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**Steadfast Environmental, LLC
AKA Flatwoods Environmental**

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

Invoice

Date	Invoice #
9/1/2022	SE-21432

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

Please make all Checks payable to:
Steadfast Environmental

Ship To
SE1027 Purple Martin Blvd Riverview, Florida 33579 United States

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1027 The Oaks at Shady Creek CDD A...

Quantity	Description	U/M	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		290.00		290.00
	53960 - 1307 (w)				


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

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

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

The Oaks at Shady Creek CDD

MEETING DATE: September 16, 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

Am 091622

The Oaks at Shady Creek CDD

MEETING DATE: September 16, 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 091622

The Oaks at Shady Creek CDD

MEETING DATE: September 16, 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 091622

The Oaks at Shady Creek CDD

MEETING DATE: September 16, 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

VR 091622



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	1274128
Payment Due	7/1/2022
Invoice Date	6/1/2022
Terms	Net 30 Days
Contract ID	65972

Billing Address

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

RECEIVED 08/31/2022

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
JUNE 2022 INSTALLMENT		\$4,882.00	\$0.00	\$4,882.00

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

 Please remit top portion of invoice with payment



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

Invoice Number	1274128
Payment Due	7/1/2022
Invoice Date	6/1/2022
Terms	Net 30 Days

Billing Address

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

Service Location

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

Invoice Detail

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

53900.4604
 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 1278081
Payment Due 9/30/2022
Invoice Date 8/31/2022
Terms Net 30 Days
Contract ID 64092
Work Order ID 1520452

Received
 SEP 12 2022

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		\$93.00	\$0.00	\$93.00

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 1278081
Payment Due 9/30/2022
Invoice Date 8/31/2022
Terms Net 30 Days
Complete Date 8/31/2022

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		\$93.00
TROUBLESHOOTING ZONE 6 THAT WAS NOT WORKING FROM CONTROLLER- FOUND & REPLACED SHORTED SOLENOID-		
	NonTaxable Sales	\$93.00
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$93.00

53900-4611
 42

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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 1277814
Payment Due 10/1/2022
Invoice Date 9/1/2022
Terms Net 30 Days
Contract ID 65972
Work Order ID

Billing Address

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

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
SEPTEMBER 2022 INSTALLMENT		\$4,882.00	\$0.00	\$4,882.00

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

 Please remit top portion of invoice with payment



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

Invoice Number 1277814
Payment Due 10/1/2022
Invoice Date 9/1/2022
Terms Net 30 Days

Billing Address

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

Service Location

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

Invoice Detail

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

53900-4604
 WR

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 Feel free to pay your invoice online at www.mainscape.com. Fees may apply.

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Service Slip/Invoice

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

INVOICE: 5931373
DATE: 8/23/2022
ORDER: 5931373

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
8/23/2022			BLAKEW	
			Blake Wanecski	
Purchase Order	Terms	Last Service	Map Code	Time Out
		8/23/2022		

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
 42

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

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

PLEASE PAY FROM THIS INVOICE

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 24, 2022

Client: 001450

Matter: 000001

Invoice #: 21938

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
8/12/2022	DCC	REVIEW AGENDA FOR UPCOMING MEETING; FOLLOW UP WITH DISTRICT MANAGER REGARDING MEETING.	0.2	\$61.00
Total Professional Services			0.2	\$61.00
Total Services				\$61.00
Total Disbursements				\$0.00
Total Current Charges				\$61.00
Previous Balance				\$541.00
<i>Less Payments</i>				<i>(\$541.00)</i>
PAY THIS AMOUNT				\$61.00

51460 - 3107
CR

Please Include Invoice Number on all Correspondence

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 9/30/2022

(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	239,086.00	0.00	0.00	0.00	0.00	239,086.00
Cash - Revenue - Series 2015 #7000	0.00	353,727.00	0.00	0.00	0.00	353,727.00
Cash - Reserve - Series 2015 #7004	0.00	110,996.00	0.00	0.00	0.00	110,996.00
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 #7005	0.00	13.00	0.00	0.00	0.00	13.00
Cash - Acq/Construction Gen Fund - Series 2015 #7010	0.00	0.00	500.00	0.00	0.00	500.00
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	2,500.00	0.00	0.00	0.00	0.00	2,500.00
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	248,326.00	464,821.00	500.00	5,823,191.00	5,725,153.00	12,261,991.00
Liabilities						
Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00
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	0.00	0.00	0.00	0.00	5,725,153.00	5,725,153.00
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	39,919.00	14,327.00	2.00	0.00	0.00	54,248.00
Total Fund Equity & Other Credits	248,326.00	464,821.00	500.00	5,823,191.00	0.00	6,536,838.00
Total Liabilities & Fund Equity	248,326.00	464,821.00	500.00	5,823,191.00	5,725,153.00	12,261,991.00

The Oaks at Shady Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

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>34.00</u>	<u>34.00</u>	<u>0 %</u>
Total Revenues	<u>253,110.00</u>	<u>253,667.00</u>	<u>557.00</u>	<u>0 %</u>
Expenditures				
Legislative				
Supervisor Fees	12,000.00	10,600.00	1,400.00	12 %
Financial & Administrative				
District Manager	33,750.00	30,938.00	2,813.00	8 %
District Engineer	4,000.00	3,653.00	348.00	9 %
Disclosure Report	4,200.00	3,150.00	1,050.00	25 %
Trustees Fees	5,000.00	5,002.00	(2.00)	(0)%
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	548.00	452.00	45 %
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	(2.00)	252.00	101 %
Dues, Licenses & Fees	200.00	175.00	25.00	13 %
Miscellaneous Fees	100.00	(5,521.00)	5,621.00	5,621 %
Office Supplies	250.00	107.00	143.00	57 %
Website Administration	1,500.00	1,375.00	125.00	8 %
ADA Website Compliance	1,800.00	1,100.00	700.00	39 %
Legal Counsel				
District Counsel	5,000.00	3,523.00	1,477.00	30 %
Electric Utility Services				
Electric Utility Services	60,000.00	61,267.00	(1,267.00)	(2)%
Water-Sewer Combination Services				
Water Utility Services	5,000.00	2,951.00	2,049.00	41 %
Other Physical Environment				
Waterway Management Program	5,280.00	4,465.00	815.00	15 %
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	56,728.00	(928.00)	(2)%
Landscape Maintenance - Other	7,000.00	6,404.00	596.00	9 %
Plant Replacement Program	10,000.00	752.00	9,248.00	92 %
Irrigation Maintenance	5,000.00	1,119.00	3,881.00	78 %
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>213,751.00</u>	<u>39,359.00</u>	<u>16 %</u>
Excess Revenues Over (Under) Expenses	<u>0.00</u>	<u>39,917.00</u>	<u>39,917.00</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 9/30/2022

Fund Balance, End of Period	<u>0.00</u>	<u>248,324.00</u>	<u>248,324.00</u>	<u>0 %</u>
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The Oaks at Shady Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

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>1,995.00</u>	<u>1,995.00</u>	<u>0 %</u>
Total Revenues	<u>419,694.00</u>	<u>431,889.00</u>	<u>12,195.00</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>14,327.00</u>	<u>14,327.00</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>464,821.00</u>	<u>464,821.00</u>	<u>0 %</u>

The Oaks at Shady Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

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>2.00</u>	<u>2.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>2.00</u>	<u>2.00</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0.00</u>	<u>2.00</u>	<u>2.00</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>500.00</u>	<u>500.00</u>	<u>0 %</u>

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	244,365.57
Less Outstanding Checks/Vouchers	5,282.00
Plus Deposits in Transit	2.37
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	239,085.94
Balance Per Books	<u>239,085.94</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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2025	9/21/2022	System Generated Check/Voucher	200.00	Michelle J. LeBeau-Elrod
2026	9/21/2022	System Generated Check/Voucher	200.00	Robin M. Lush
2028	9/30/2022	System Generated Check/Voucher	<u>4,882.00</u>	Mainscape
Outstanding Checks/Vouchers			<u>5,282.00</u>	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
046	9/6/2022	August Interest Payment	<u>2.37</u>	
Outstanding Deposits			<u>2.37</u>	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1997	7/21/2022	System Generated Check/Voucher	200.00	John Frank Bentley
2011	8/28/2022	System Generated Check/Voucher	200.00	Amy Brown
2012	8/28/2022	System Generated Check/Voucher	291.96	BOCC
2013	8/28/2022	System Generated Check/Voucher	200.00	John Frank Bentley
2014	8/28/2022	System Generated Check/Voucher	200.00	Michelle J. LeBeau-Elrod
2015	8/28/2022	System Generated Check/Voucher	200.00	Robin M. Lush
2016	8/28/2022	System Generated Check/Voucher	6,149.49	TECO
2017	8/28/2022	System Generated Check/Voucher	200.00	Vivian Rothstein
2018	9/8/2022	System Generated Check/Voucher	3,361.14	Inframark LLC
2019	9/8/2022	System Generated Check/Voucher	14,646.00	Mainscape
2020	9/8/2022	System Generated Check/Voucher	61.00	Straley Robin Vericker
2021	9/15/2022	System Generated Check/Voucher	93.00	Mainscape
2022	9/15/2022	System Generated Check/Voucher	172.25	POOP 911
2023	9/15/2022	System Generated Check/Voucher	290.00	Steadfast Environmental, LLC
2024	9/21/2022	System Generated Check/Voucher	200.00	Amy Brown
2027	9/21/2022	System Generated Check/Voucher	<u>200.00</u>	Vivian Rothstein
Cleared Checks/Vouchers			<u>26,664.84</u>	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
056	9/30/2022	Sept Bank Interest	<u>2.08</u>	
Cleared Deposits			<u>2.08</u>	