

# ***The Oaks At Shady Creek Community Development District***

## **Board of Supervisors**

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

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

## **Regular Meeting Agenda**

Friday, March 17, 2023, at 10:00 a.m.

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The Regular Meeting of **The Oaks At Shady Creek Community Development District** will be held on **March 17, 2023, at 10:00 A.M.** at the **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.

*All cellular phones and pagers must be turned off during the meeting.*

### **1. CALL TO ORDER/ROLL CALL**

### **2. PUBLIC COMMENT ON AGENDA ITEMS**

### **3. STAFF REPORTS**

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

### **4. BUSINESS ITEMS**

- A. General Matters of the District

### **5. CONSENT AGENDA**

- A. Consideration of Board of Supervisors Regular Meeting Minutes February 17, 2023,.....Tab 01
- B. Consideration of Operations and Maintenance Expenditures January 2023.....Tab 02
- C. Consideration of Operations and Maintenance Expenditures February 2023 .....Tab 03
- D. Review of Financial Statements through February 28, 2023, .....Tab 04

### **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

### **7. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do.  
Sincerely,

*Gene Roberts*

District Manager

## **District Office**

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

## **Meeting Location:**

Carlton Lakes Clubhouse  
11404 Carlton Fields Drive,  
Riverview FL 33579

# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

February 17, 2023, 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, February 17, 2023, 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

Rick Reidt called the Regular Meetings of The Oaks at Shady Creek Community Development District to order on Friday, February 17, 2023, at 10:00 a.m.

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

Robin Lush	Chair	(via conference call)
Michelle LeBeau-Elrod	Vice-Chair	
Amy Brown	Supervisor	(via conference call)
John Bentley	Supervisor	
Vivian Rothstein	Supervisor	

#### Staff Members Present:

Rick Reidt District Manager, Inframark

There were no audience members in attendance.

### 2. AUDIENCE QUESTIONS & COMMENTS ON AGENDA ITEMS

There were no audience comments on agenda items.

### 3. BUSINESS ITEMS

#### A. Discussion on Tree Trimming Proposals

The Board reviewed and discussed the proposal from Mainscape and Carson's for tree trimming.

MOTION TO:	Approve the proposals from Mainscape for \$9,412.00 and Carson's for \$6,750.00.
MADE BY:	Supervisor Bentley
SECONDED BY:	Supervisor Rothstein
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

**4. CONSENT AGENDA**

**A. Consideration of the Board of Supervisors Regular Meeting Minutes January 20, 2023**

The Board reviewed the meeting minutes.

MOTION TO:	Approve the January 20, 2023, meeting minutes.
MADE BY:	Supervisor Bently
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures December 2022**

The Board reviewed the O&Ms for December 2022.

MOTION TO:	Approve the December 2022 Operations and Maintenance Expenditures.
MADE BY:	Supervisor Rothstein
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 December 31, 2022**

The Financial Statements for Month Ending December 31, 2022 were not available. Mr. Roberts to have them be emailed to the Board for review when available.

**5. STAFF REPORTS**

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

The District Counsel or Manager were not present, and no staff reports correctly.

Mr. Reidt thanked the Board for allowing him to conduct the meeting and reported the next meeting will be March 17th.

**6. SUPERVISOR REQUESTS**

Mr. Bentley expressed concern over pocket park lack of edging, weeds in turf and need for mulch. Please have Mr. Roberts address with the landscaper.

Ms. Brown commented on the Dog Stations is running out of bags and the Board gets the feeling they are not being serviced per contract. Board requested contract be emailed to them for review and they would like corrected and will review performance in the next meeting.

Ms. Brown and Ms. Rothstein both expressed concern over plant material growing over the entry sign which needs to be cut back.

## 7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Bently
SECONDED BY:	Supervisor LeBeau-Elrod
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

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
MAINSCAPE	1280354	\$4,882.00		LANDSCAPE MAINT. NOV. 2022
MAINSCAPE	1282670	\$4,882.00	\$9,764.00	LANDSCAPE MAINT. JAN. 2023
<b>Monthly Contract Subtotal</b>		<b>\$9,764.00</b>		
<b>Variable Contract</b>				
AMY BROWN	AB 012023	\$200.00		SUPERVISOR FEE 01/20/23
JOHN FRANK BENTLEY	JB 012023	\$200.00		SUPERVISOR FEE 01/20/23
MICHELLE J. LEBEAU-ELROD	ME 012023	\$200.00		SUPERVISOR FEE 01/20/23
ROBIN M. LUSH	RL 012023	\$200.00		SUPERVISOR FEE 01/20/23
VIVIAN ROTHSTEIN	VR 012023	\$200.00		SUPERVISOR FEE 01/20/23
<b>Variable Contract Subtotal</b>		<b>\$1,000.00</b>		
<b>Utilities</b>				
BOCC	7015729919 011923	\$199.91		WATER SERVICE 12/13/22-01/18/23
<b>Utilities Subtotal</b>		<b>\$199.91</b>		
<b>Regular Services</b>				
MAINSCAPE	1282267	\$1,015.00		ARBORJET - 12/27/22
MAINSCAPE	1282489	\$6,015.00	\$7,030.00	LANDSCAPE INSTALLATION
POOP 911	6369739	\$172.25		5 STATIONS EMPTIED/FILLED
THE OAKS AT SHADY CREEK CDD	01052023-1	\$2,971.45		SERIES 2015 FY23 TAX DIST ID 606
THE OAKS AT SHADY CREEK CDD	12132022-32	\$3,540.25	\$6,511.70	SERIES 2015 - FY 23 TAX DIST. ID 604
<b>Regular Services Subtotal</b>		<b>\$13,713.95</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>TOTAL</b>		<b>\$24,677.86</b>		

Approved (with any necessary revisions noted):

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Signature:

**Title (Check one):**

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



Mail payments to:

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

#### Invoice Information

**Invoice Number** 1280354  
**Payment Due** 12/1/2022  
**Invoice Date** 11/1/2022  
**Terms** Net 30 Days  
**Contract ID** 65972  
**Work Order ID**

#### Billing Address

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

#### Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
NOVEMBER 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** 1280354  
**Payment Due** 12/1/2022  
**Invoice Date** 11/1/2022  
**Terms** Net 30 Days

#### Billing Address

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

#### Service Location

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

#### Invoice Detail

Description	PO#	Invoice Amount
2022-2023 LANDSCAPE MAINTENANCE (November 2022 Installment)		\$4,882.00
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$4,882.00</b>

Questions or concerns about your bill, please contact Customer Service at **1-800-481-0096** or email [customerservice@mainscape.com](mailto:customerservice@mainscape.com).  
Feel free to pay your invoice online at [www.mainscape.com](http://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** 1282670  
**Payment Due** 2/3/2023  
**Invoice Date** 1/4/2023  
**Terms** Net 30 Days  
**Contract ID** 65972  
**Work Order ID**

#### Billing Address

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

#### Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
JANUARY 2023 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** 1282670  
**Payment Due** 2/3/2023  
**Invoice Date** 1/4/2023  
**Terms** Net 30 Days

#### Billing Address

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

#### Service Location

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

#### Invoice Detail

Description	PO#	Invoice Amount
2022-2023 LANDSCAPE MAINTENANCE (January 2023 Installment)		\$4,882.00
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$4,882.00</b>

Questions or concerns about your bill, please contact Customer Service at **1-800-481-0096** or email [customerservice@mainscape.com](mailto:customerservice@mainscape.com).  
Feel free to pay your invoice online at [www.mainscape.com](http://www.mainscape.com). Fees may apply.

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

**The Oaks at Shady Creek CDD**

MEETING DATE: January 20, 2023

DMS Staff Signature                     

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Robin Lush	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Amy Brown	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
John Bentley	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Vivian Rothstein	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00

AB 012023

**The Oaks at Shady Creek CDD**

MEETING DATE: January 20, 2023


DMS Staff Signature                     






SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Robin Lush	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Amy Brown	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
John Bentley	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Vivian Rothstein	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00

JB 012023

**The Oaks at Shady Creek CDD**

MEETING DATE: January 20, 2023

DMS Staff Signature 

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 01/20/23

**The Oaks at Shady Creek CDD**

MEETING DATE: January 20, 2023

DMS Staff Signature RL

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Robin Lush	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Amy Brown	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
John Bentley	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Vivian Rothstein	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00

RL 012023

**The Oaks at Shady Creek CDD**

MEETING DATE: January 20, 2023

DMS Staff Signature VR

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Robin Lush	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Amy Brown	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
John Bentley	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Vivian Rothstein	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00

VR 012023



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	01/19/2023	02/09/2023

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	12/13/2022	23498	01/18/2023	23773	27500 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$83.05
Water Base Charge	\$86.83
Water Usage Charge	\$24.75

#### Summary of Account Charges

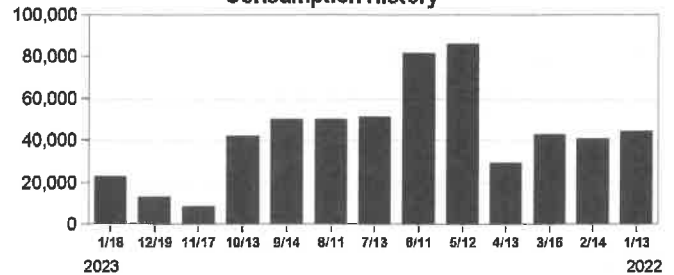
Previous Balance	\$234.29
Net Payments - Thank You	\$-110.57
Past Due Amount	\$123.72
Total Account Charges	\$199.91

AMOUNT DUE	\$323.63
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Received

JAN 23 2023

Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919



#### ELECTRONIC PAYMENTS BY CHECK OR

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



**\*\* NOTICE \*\* THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE**



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

1,676 8

DUE DATE	02/09/2023
AMOUNT DUE	\$323.63
AMOUNT PAID	

0070157299192 00000323634<sup>15</sup>



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	1282267
Payment Due	1/30/2023
Invoice Date	12/31/2022
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1543785

#### Billing Address

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

#### Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
ARBORJET		\$1,015.00	\$0.00	\$1,015.00

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

Please remit top portion of invoice with payment



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

Invoice Number	1282267
Payment Due	1/30/2023
Invoice Date	12/31/2022
Terms	Net 30 Days
Complete Date	12/27/2022

#### 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
ARBORJET		\$1,015.00
OTC Treatment for Lethal Bronzing Disease (fourth injection)		

NonTaxable Sales	\$1,015.00
Taxable Sales	\$0.00
Tax Amount	\$0.00
Invoice Amount Due	\$1,015.00

Received  
JAN 01 2023

Questions or concerns about your bill, please contact Customer Service at 1-800-481-0096 or email [customerservice@mainscape.com](mailto:customerservice@mainscape.com).  
Feel free to pay your invoice online at [www.mainscape.com](http://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** 1282489  
**Payment Due** 1/30/2023  
**Invoice Date** 12/31/2022  
**Terms** Net 30 Days  
**Contract ID** 64092  
**Work Order ID** 1574972

#### 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		\$6,015.00	\$0.00	\$6,015.00

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

Please remit top portion of invoice with payment



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

**Invoice Number** 1282489  
**Payment Due** 1/30/2023  
**Invoice Date** 12/31/2022  
**Terms** Net 30 Days  
**Complete Date** 12/30/2022

#### 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
LANDSCAPE INSTALLATION		\$6,015.00
Removing 5 landscape beds with ornamental and converting them to sod and conversion of irrigation system from drip to spray. Demo of all plant material, disposal and site prep. Sod installation on all 5 landscape beds. Irrigation adjustments conversion from drips to sprays.		
	NonTaxable Sales	\$6,015.00
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$6,015.00</b>

Questions or concerns about your bill, please contact Customer Service at 1-800-481-0096 or email [customerservice@mainscape.com](mailto:customerservice@mainscape.com).  
Feel free to pay your invoice online at [www.mainscape.com](http://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:** 6369739  
**DATE:** 12/27/2022  
**ORDER:** 6369739

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

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

Work Date	Time	Target Pest	Technician	Time In
12/27/2022			BLAKEW	Blake Wanecski
Purchase Order	Terms	Last Service	Map Code	Time Out
		12/27/2022		

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

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

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

PLEASE PAY FROM THIS INVOICE

**CHECK REQUEST FORM**  
**The Oaks at Shady Creek**

<b>Date:</b>	1/26/2023
<b>Invoice#:</b>	01052023-1
<b>Vendor#:</b>	V00015
<b>Vendor Name:</b>	The Oaks at Shady Creek
<b>Pay From:</b>	Truist Acct# 3422
<b>Description:</b>	Series 2015 - FY 23 Tax Dist. ID 606
<b>Code to:</b>	203.131000.1000
<b>Amount:</b>	\$2,971.45
<b>Requested By:</b>	<div>1/26/2023</div> <div>Toni Campbell</div>

# THE OAKS AT SHADY CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 1/5/2023  
**Check Amount** \$2,971.45  
**Payable To** The Oaks at Shady Creek CDD  
**Check Description** Series 2015 - FY 23 Tax Dist. ID 606  
**Special Instructions** Do not mail. Please give to Eric

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

*Eric*

\_\_\_\_\_  
Authorization

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

# THE OAKS AT SHADY CREEK CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 289,109.78	40.27%	0.402700
Net DS 15	\$ 428,875.00	59.73%	0.597300
Net Total	717,984.78	100.00%	1.000000

Date Received	Amount Received	40.27% Raw Numbers Operations Revenue	40.27% Rounded Operations Revenue	59.73% Raw Numbers 2015 Debt Service Revenue	59.73% Rounded 2015 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/3/2022	4,726.78	1,903.32	1,903.32	2,823.46	2,823.46	-	595	2055
11/16/2022	31,500.08	12,684.09	12,684.09	18,815.99	18,815.99	-	598	2055
11/22/2022	11,812.54	4,756.54	4,756.54	7,056.00	7,056.00	-	599	2068
11/28/2022	39,375.09	15,855.10	15,855.10	23,519.99	23,519.99	-	600	2068
12/6/2022	600,470.33	241,790.43	241,790.43	358,679.90	358,679.90	-	602	2062
12/13/2022	5,926.77	2,386.52	2,386.52	3,540.25	3,540.25	-	604	2081
1/5/2023	4,974.54	2,003.09	2,003.09	2,971.45	2,971.45	-	606	
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<b>TOTAL</b>	<b>698,786.13</b>	281,379.09	281,379.09	417,407.04	417,407.04	-		
<b>Net Total on Roll</b>	717,984.78		289,109.78		428,875.00			
<b>Collection Surplus / (Deficit)</b>	(19,198.65)		(7,730.69)		(11,467.96)			

**CHECK REQUEST FORM**  
**The Oaks at Shady Creek**

**Date:** 12/28/2022

**Invoice#:** 12132022-32

**Vendor#:** V00015

**Vendor Name:** The Oaks at Shady Creek

**Pay From:** Truist Acct# 3422

**Description:** Series 2015 - FY 23 Tax Dist. ID 604

**Code to:** 203.131000.1000

**Amount:** \$3,540.25

**Requested By:** Toni Campbell 12/28/2022

# THE OAKS AT SHADY CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 12/13/2022  
**Check Amount** \$3,540.25  
**Payable To** The Oaks at Shady Creek CDD  
**Check Description** Series 2015 - FY 23 Tax Dist. ID 604  
**Special Instructions** Do not mail. Please give to Eric

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

*Eric*

\_\_\_\_\_  
Authorization

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

# THE OAKS AT SHADY CREEK CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 289,109.78	40.27%	0.402700
Net DS 15	\$ 428,875.00	59.73%	0.597300
Net Total	717,984.78	100.00%	1.000000

Date Received	Amount Received	40.27% Raw Numbers Operations Revenue	40.27% Rounded Operations Revenue	59.73% Raw Numbers 2015 Debt Service Revenue	59.73% Rounded 2015 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/3/2022	4,726.78	1,903.32	1,903.32	2,823.46	2,823.46	-	595	2055
11/16/2022	31,500.08	12,684.09	12,684.09	18,815.99	18,815.99	-	598	2055
11/22/2022	11,812.54	4,756.54	4,756.54	7,056.00	7,056.00	-	599	
11/28/2022	39,375.09	15,855.10	15,855.10	23,519.99	23,519.99	-	600	
12/6/2022	600,470.33	241,790.43	241,790.43	358,679.90	358,679.90	-	602	
12/13/2022	5,926.77	2,386.52	2,386.52	3,540.25	3,540.25	-	604	
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<b>TOTAL</b>	<b>693,811.59</b>	279,376.00	279,376.00	414,435.59	414,435.59	-		
<b>Net Total on Roll</b>	717,984.78		289,109.78		428,875.00			
<b>Collection Surplus / (Deficit)</b>	(24,173.19)		(9,733.78)		(14,439.41)			



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
MAINSCAPE	1283669	\$4,882.00		LANDSCAPE MAINT. FEBRUARY 2023
STEADFAST ENVIRONMENTAL, LLC	SE-21939	\$290.00		AQUATIC MAINT. FEBRUARY 2023
<b>Monthly Contract Subtotal</b>		<b>\$5,172.00</b>		
<b>Variable Contract</b>				
AMY BROWN	AB 021723	\$200.00		SUPERVISOR FEE 02/17/23
JOHN FRANK BENTLEY	JB 021723	\$200.00		SUPERVISOR FEE 02/17/23
MICHELLE J. LEBEAU-ELROD	ME 021723	\$200.00		SUPERVISOR FEE 02/17/23
ROBIN M. LUSH	RL 021723	\$200.00		SUPERVISOR FEE 02/17/23
STRALEY ROBIN VERICKER	22701	\$33.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/15/23
VIVIAN ROTHSTEIN	VR 021723	\$200.00		SUPERVISOR FEE 02/17/23
<b>Variable Contract Subtotal</b>		<b>\$1,033.00</b>		
<b>Utilities</b>				
BOCC	7015729919 011923A	\$123.72		NOVEMBER SERVICE - BOCC DID NOT SUBMIT A BILL FOR NOVEMBER
BOCC	7015729919 021723	\$212.06	\$335.78	WATER SERVICE 01/18/23-02/16/23
<b>Utilities Subtotal</b>		<b>\$335.78</b>		
<b>Regular Services</b>				
LLS TAX SOLUTION, INC.	002861	\$650.00		ARBITRAGE SERVICES - NOV 2022
POOP 911	6479955	\$172.25		5 STATIONS EMPTIED/FILLED
THE OAKS AT SHADY CREEK CDD	02032023-1	\$2,401.00		SERIES 2015 FY23 TAX DIST ID 610
<b>Regular Services Subtotal</b>		<b>\$3,223.25</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$9,764.03</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

<p align="center"><b>THE OAKS AT SHADY CREEK CDD</b></p> <p align="center"><b>Summary of Operations and Maintenance Invoices</b></p>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

**Title (Check one):**

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



Mail payments to:

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

#### Invoice Information

**Invoice Number** 1283669  
**Payment Due** 3/3/2023  
**Invoice Date** 2/1/2023  
**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
FEBRUARY 2023 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** 1283669  
**Payment Due** 3/3/2023  
**Invoice Date** 2/1/2023  
**Terms** Net 30 Days

#### Billing Address

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

#### Service Location

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

#### Invoice Detail

Description	PO#	Invoice Amount
2022-2023 LANDSCAPE MAINTENANCE (February 2023 Installment)		\$4,882.00
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$4,882.00</b>

Questions or concerns about your bill, please contact Customer Service at **1-800-481-0096** or email [customerservice@mainscape.com](mailto:customerservice@mainscape.com).  
Feel free to pay your invoice online at [www.mainscape.com](http://www.mainscape.com). Fees may apply.

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



**Steadfast Environmental, LLC**  
**AKA Flatwoods Environmental**

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

**Invoice**

Date	Invoice #
2/1/2023	SE-21939

**Bill To**

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

**Please make all Checks payable to:  
Steadfast Environmental**

**Ship To**

SE1027  
10779 Purple Martin Blvd  
Riverview, Florida 33579  
United States

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

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

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

<b>Total</b>	<b>\$290.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$290.00</b>

**The Oaks at Shady Creek CDD**

MEETING DATE: February 17, 2023

DMS Staff Signature 

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

AB 021723

**The Oaks at Shady Creek CDD**

MEETING DATE: February 17, 2023

DMS Staff Signature 

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

JB 021723

**The Oaks at Shady Creek CDD**

MEETING DATE: February 17, 2023

DMS Staff Signature *[Signature]*

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

ME 021723

**The Oaks at Shady Creek CDD**

MEETING DATE: February 17, 2023

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	Yes	Salary Accepted	\$200.00
Robin Lush	Yes None	Salary Accepted	\$200.00
Amy Brown	Yes None	Salary Accepted	\$200.00
John Bentley	Yes	Salary Accepted	\$200.00
Vivian Rothstein	Yes	Salary Accepted	\$200.00

RL 021723



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

February 08, 2023

Client: 001450

Matter: 000001

Invoice #: 22701

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
1/10/2023	MS	PREPARE QUARTERLY REPORT FOR PERIOD ENDING 12/31/2022.	0.2	\$33.00
Total Professional Services			0.2	\$33.00
Total Services			\$33.00	
Total Disbursements			\$0.00	
Total Current Charges				\$33.00
Previous Balance				\$284.92
Less Payments				(\$284.92)
<b>PAY THIS AMOUNT</b>				<b>\$33.00</b>

*Please Include Invoice Number on all Correspondence*

**The Oaks at Shady Creek CDD**

MEETING DATE: February 17, 2023

DMS Staff Signature *[Signature]*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	<i>Yes</i>	Salary Accepted	\$200.00
Robin Lush	<i>Yes None</i>	Salary Accepted	\$200.00
Amy Brown	<i>Yes None</i>	Salary Accepted	\$200.00
John Bentley	<i>Yes</i>	Salary Accepted	\$200.00
Vivian Rothstein	<i>Yes</i>	Salary Accepted	\$200.00

VR 021723



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	01/19/2023	02/09/2023

Service Address: 14099 TROPICAL KINGBIRD WAY

7015729919 011923A

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	12/13/2022	23498	01/18/2023	23773	27500 GAL	ACTUAL	WATER

#### Service Address Charges

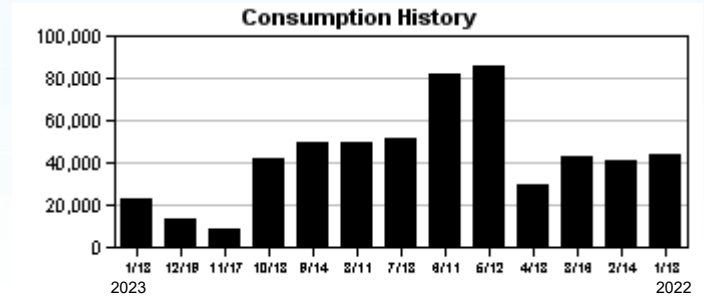
Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$83.05
Water Base Charge	\$86.83
Water Usage Charge	\$24.75

#### Summary of Account Charges

Previous Balance	\$234.29
Net Payments - Thank You	\$-110.57
Past Due Amount	\$123.72
Total Account Charges	\$199.91

<b>AMOUNT DUE</b>	<b>\$323.63</b>
-------------------	-----------------

Please pay \$123.72 - per BOCC they did not submit an invoice for November 2022.



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**\*\* NOTICE \*\* THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE**



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

5,666 8

<b>DUE DATE</b>	02/09/2023
<b>AMOUNT DUE</b>	\$323.63
<b>AMOUNT PAID</b>	

0070157299192 00000323634



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	02/17/2023	03/10/2023

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	01/18/2023	23773	02/16/2023	24112	33900 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$102.38
Water Base Charge	\$72.36
Water Usage Charge	\$32.04

#### Miscellaneous Charges

Late Payment Charge	\$6.19
<b>Total Miscellaneous Charges</b>	<b>\$6.19</b>

#### Summary of Account Charges

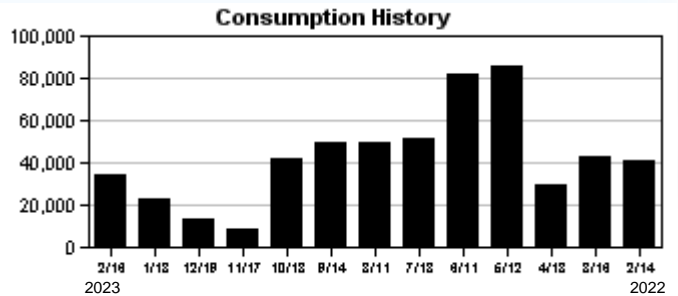
Previous Balance	\$323.63
Net Payments - Thank You	\$-199.91
Past Due Amount	\$123.72
Bill Adjustments	\$6.19
<b>Total Account Charges</b>	<b>\$212.06</b>

<b>AMOUNT DUE</b>	<b>\$341.97</b>
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#### Important Message

This account has ACH payment method

Worried about wasting water from an inefficient irrigation system?  
To see if you qualify for a free irrigation evaluation that can help  
you conserve water, call UF/IFAS Extension Hillsborough County,  
813-744-5519 X 54142.



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919



#### ELECTRONIC PAYMENTS BY CHECK OR

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



**\*\* NOTICE \*\* THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID  
DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00  
P.M. ON THE DUE DATE**



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

1,694 8

<b>DUE DATE</b>	03/10/2023
<b>AMOUNT DUE</b>	\$341.97
<b>AMOUNT PAID</b>	

0070157299192 00000341974

LLS Tax Solutions Inc.  
2172 W Nine Mile Rd., #352  
Pensacola, FL 32534  
850-754-0311  
liscott@llstax.com



## INVOICE

### BILL TO

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

INVOICE # 002861

DATE 12/01/2022

DUE DATE 12/31/2022

TERMS Net 30

---

DESCRIPTION	AMOUNT
-------------	--------

Total Billing for Arbitrage Services in connection with the  
\$6,600,000 The Oaks at Shady Creek Community Development  
District Special Assessment Bonds, Series 2015 – Rebate  
Requirement Calculation for the period ended November 1, 2022.

650.00

---

BALANCE DUE

**\$650.00**

# Service Slip/Invoice

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

**INVOICE:** 6479955  
**DATE:** 1/24/2023  
**ORDER:** 6479955

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

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

Work Date	Time	Target Pest	Technician	Time In
1/24/2023			BLAKEW	Blake Wanecski
Purchase Order	Terms	Last Service	Map Code	Time Out
		1/24/2023		

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

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

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

PLEASE PAY FROM THIS INVOICE

**CHECK REQUEST FORM**  
**The Oaks at Shady Creek**

**Date:** 2/7/2023

**Invoice#:** 02032023-1

**Vendor#:** V00015

**Vendor Name:** The Oaks at Shady Creek

**Pay From:** Truist Acct# 3422

**Description:** Series 2015 - FY 23 Tax Dist. ID 610

**Code to:** 203.103200.1000

**Amount:** \$2,401.00

**Requested By:** Toni Campbell 2/7/2023

# THE OAKS AT SHADY CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 2/3/2023  
**Check Amount** \$2,401.00  
**Payable To** The Oaks at Shady Creek CDD  
**Check Description** Series 2015 - FY 23 Tax Dist. ID 610  
**Special Instructions** Do not mail. Please give to Eric

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

*Eric*

\_\_\_\_\_  
Authorization

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



# THE OAKS AT SHADY CREEK CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 289,109.78	40.27%	0.402700
Net DS 15	\$ 428,875.00	59.73%	0.597300
Net Total	717,984.78	100.00%	1.000000

Date Received	Amount Received	40.27% Raw Numbers Operations Revenue	40.27% Rounded Operations Revenue	59.73% Raw Numbers 2015 Debt Service Revenue	59.73% Rounded 2015 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
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11/16/2022	31,500.08	12,684.09	12,684.09	18,815.99	18,815.99	-	598	2055
11/22/2022	11,812.54	4,756.54	4,756.54	7,056.00	7,056.00	-	599	2068
11/28/2022	39,375.09	15,855.10	15,855.10	23,519.99	23,519.99	-	600	2068
12/6/2022	600,470.33	241,790.43	241,790.43	358,679.90	358,679.90	-	602	2062
12/13/2022	5,926.77	2,386.52	2,386.52	3,540.25	3,540.25	-	604	2081
1/5/2023	4,974.54	2,003.09	2,003.09	2,971.45	2,971.45	-	606	2091
2/3/2023	4,019.55	1,618.55	1,618.55	2,401.00	2,401.00	-	610	
		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	<b>702,805.68</b>	282,997.64	282,997.64	419,808.04	419,808.04	-		
<b>Net Total on Roll</b>	717,984.78		289,109.78		428,875.00			
<b>Collection Surplus / (Deficit)</b>	(15,179.10)		(6,112.14)		(9,066.96)			

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

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2023

Prepared by:



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

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

**Balance Sheet**

As of February 28, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015	SERIES 2015	GENERAL	GENERAL	TOTAL
		DEBT SERVICE	CAPITAL	FIXED ASSETS	LONG-TERM	
		FUND	PROJECTS	FUND	DEBT FUND	
<b>ASSETS</b>						
Cash - Operating Account	\$ 411,403	\$ -	\$ -	\$ -	\$ -	\$ 411,403
Cash in Transit	-	5,372	-	-	-	5,372
Accounts Receivable - Other	128	-	-	-	-	128
Due From Other Funds	-	3,620	-	-	-	3,620
Investments:						
Acquisition & Construction Account	-	-	506	-	-	506
Interest Account	-	45	-	-	-	45
Reserve Fund	-	112,149	-	-	-	112,149
Revenue Fund	-	484,751	-	-	-	484,751
Sinking fund	-	44	-	-	-	44
Deposits	6,612	-	-	-	-	6,612
Fixed Assets						
Construction Work In Process	-	-	-	5,823,191	-	5,823,191
Amount Avail In Debt Services	-	-	-	-	415,384	415,384
Amount To Be Provided	-	-	-	-	5,309,769	5,309,769
<b>TOTAL ASSETS</b>	<b>\$ 418,143</b>	<b>\$ 605,981</b>	<b>\$ 506</b>	<b>\$ 5,823,191</b>	<b>\$ 5,725,153</b>	<b>\$ 12,572,974</b>

**LIABILITIES**

Accounts Payable	\$ 3,897	\$ -	\$ -	\$ -	\$ -	\$ 3,897
Bonds Payable	-	-	-	-	5,725,153	5,725,153
Due To Other Funds	3,620	-	-	-	-	3,620
<b>TOTAL LIABILITIES</b>	<b>7,517</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,725,153</b>	<b>5,732,670</b>

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

**Balance Sheet**

As of February 28, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015				TOTAL
		SERIES 2015	CAPITAL	GENERAL	GENERAL	
		DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	DEBT FUND	
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	605,981	-	-	-	605,981
Capital Projects	-	-	506	-	-	506
Unassigned:	410,626	-	-	5,823,191	-	6,233,817
<b>TOTAL FUND BALANCES</b>	<b>410,626</b>	<b>605,981</b>	<b>506</b>	<b>5,823,191</b>	<b>-</b>	<b>6,840,304</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 418,143</b>	<b>\$ 605,981</b>	<b>\$ 506</b>	<b>\$ 5,823,191</b>	<b>\$ 5,725,153</b>	<b>\$ 12,572,974</b>

# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2023

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 17	\$ 17	0.00%
Special Assmnts- Tax Collector	289,110	285,149	(3,961)	98.63%
Other Miscellaneous Revenues	-	177	177	0.00%
<b>TOTAL REVENUES</b>	<b>289,110</b>	<b>285,343</b>	<b>(3,767)</b>	<b>98.70%</b>

### **EXPENDITURES**

#### **Administration**

Supervisor Fees	12,000	5,000	7,000	41.67%
ProfServ-Arbitrage Rebate	700	650	50	92.86%
ProfServ-Trustee Fees	5,000	2,500	2,500	50.00%
Disclosure Report	4,200	1,750	2,450	41.67%
District Counsel	4,000	442	3,558	11.05%
District Engineer	4,000	-	4,000	0.00%
District Manager	33,750	14,063	19,687	41.67%
Auditing Services	4,500	-	4,500	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	800	591	209	73.88%
Public Officials Insurance	2,674	2,395	279	89.57%
Legal Advertising	2,000	1,282	718	64.10%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	625	875	41.67%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	175	25	87.50%
<b>Total Administration</b>	<b>77,474</b>	<b>30,573</b>	<b>46,901</b>	<b>39.46%</b>

#### **Electric Utility Services**

Utility - Electric	67,000	31,757	35,243	47.40%
<b>Total Electric Utility Services</b>	<b>67,000</b>	<b>31,757</b>	<b>35,243</b>	<b>47.40%</b>

#### **Water-Sewer Comb Services**

Utility - Water	4,000	909	3,091	22.73%
<b>Total Water-Sewer Comb Services</b>	<b>4,000</b>	<b>909</b>	<b>3,091</b>	<b>22.73%</b>

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

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 28, 2023

General Fund (001)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	5,280	2,300	2,980	43.56%
Insurance -Property & Casualty	6,396	5,852	544	91.49%
R&M-Other Landscape	7,000	986	6,014	14.09%
R&M-Plant Replacement	7,000	-	7,000	0.00%
R&M-Monument, Entrance & Wall	5,000	-	5,000	0.00%
Landscape Maintenance	61,000	34,333	26,667	56.28%
Irrigation Maintenance	4,000	231	3,769	5.78%
Misc-Holiday Lighting	5,000	5,000	-	100.00%
Capital Reserve	39,960	-	39,960	0.00%
<b>Total Other Physical Environment</b>	<b>140,636</b>	<b>48,702</b>	<b>91,934</b>	<b>34.63%</b>
<b>TOTAL EXPENDITURES</b>	<b>289,110</b>	<b>111,941</b>	<b>177,169</b>	<b>38.72%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	173,402	173,402	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>237,224</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 410,626</b>		

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

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 28, 2023

Series 2015 Debt Service Fund (203)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,100	\$ 3,100	0.00%
Special Assmnts- Tax Collector	418,744	423,428	4,684	101.12%
<b>TOTAL REVENUES</b>	<b>418,744</b>	<b>426,528</b>	<b>7,784</b>	<b>101.86%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	140,000	5,000	96.55%
Interest Expense	273,744	139,847	133,897	51.09%
<b>Total Debt Service</b>	<b>418,744</b>	<b>279,847</b>	<b>138,897</b>	<b>66.83%</b>
<b>TOTAL EXPENDITURES</b>	<b>418,744</b>	<b>279,847</b>	<b>138,897</b>	<b>66.83%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	146,681	146,681	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>459,300</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 605,981</b>		

# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2023

Series 2015 Capital Projects Fund (303)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 6	\$ 6	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>6</b>	<b>6</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	6	6	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>500</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 506</b>		



# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2023

General Fixed Assets Fund (900)

(In Whole Numbers)

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

# THE OAKS AT SHADY CREEK CDD

## Bank Reconciliation

Bank Account No. 3422 TRUIST - GF Operating  
Statement No. 02-23  
Statement Date 2/28/2023

G/L Balance (LCY)	411,402.95	Statement Balance	413,052.95
G/L Balance	411,402.95	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	413,052.95
Subtotal	411,402.95	Outstanding Checks	1,650.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	411,402.95	Ending Balance	411,402.95
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
1/27/2023	Payment	2085	MAINSCAPE	6,015.00	6,015.00	0.00
2/2/2023	Payment	2086	BOCC	199.91	199.91	0.00
2/3/2023	Payment	2087	AMY BROWN	200.00	200.00	0.00
2/3/2023	Payment	2089	MICHELLE J. LEBEAU-ELROD	200.00	200.00	0.00
2/3/2023	Payment	2090	ROBIN M. LUSH	200.00	200.00	0.00
2/3/2023	Payment	2091	THE OAKS AT SHADY CREEK CDD	2,971.45	2,971.45	0.00
2/3/2023	Payment	2092	VIVIAN ROTHSTEIN	200.00	200.00	0.00
2/10/2023	Payment	2093	TECO	6,484.80	6,484.80	0.00
2/10/2023	Payment	2094	THE OAKS AT SHADY CREEK CDD	2,401.00	2,401.00	0.00
2/16/2023	Payment	2095	INFRAMARK LLC	4,037.15	4,037.15	0.00
2/16/2023	Payment	2096	MAINSCAPE	6,810.00	6,810.00	0.00
2/16/2023	Payment	2097	POOP 911	172.25	172.25	0.00
2/16/2023	Payment	2098	STEADFAST ENVIRONMENTAL, LLC	290.00	290.00	0.00
2/16/2023	Payment	2099	STRALEY ROBIN VERICKER	33.00	33.00	0.00
2/23/2023	Payment	2101	BOCC	335.78	335.78	0.00
2/23/2023	Payment	2105	ROBIN M. LUSH	200.00	200.00	0.00
2/28/2023		JE000031	Electricity Service	6,484.80	6,484.80	0.00
Total Checks				37,235.14	37,235.14	0.00
<b>Deposits</b>						
2/9/2023		JE000027	CK#1984### REIMB %TECO	G/L 176.54	176.54	0.00
2/28/2023		JE000032	Debt Service/ Tax Revenue	G/L 4,019.55	4,019.55	0.00
2/28/2023		JE000033	Truist Bank - Interest Income	G/L 3.31	3.31	0.00
Total Deposits				4,199.40	4,199.40	0.00
<b>Outstanding Checks</b>						
2/3/2023	Payment	2088	JOHN FRANK BENTLEY	200.00	0.00	200.00
2/23/2023	Payment	2100	AMY BROWN	200.00	0.00	200.00
2/23/2023	Payment	2102	JOHN FRANK BENTLEY	200.00	0.00	200.00
2/23/2023	Payment	2103	LLS TAX SOLUTION, INC.	650.00	0.00	650.00
2/23/2023	Payment	2104	MICHELLE J. LEBEAU-ELROD	200.00	0.00	200.00

THE OAKS AT SHADY CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
2/23/2023	Payment	2106	VIVIAN ROTHSTEIN	200.00	0.00	200.00
Total Outstanding Checks.....				1,650.00		1,650.00