

# *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, April 21, 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 **April 21, 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.*

**Call In Number:** 1 305 224 1968

**Meeting ID:** 875 0593 9505

**Passcode:** 635578

**Zoom:** <https://us06web.zoom.us/j/87505939505?pwd=aEpac01NRU1WM2ZjZlo5bmM2amtlOT09>

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

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

### **3. BUSINESS ITEMS**

A. General Matters of the District

### **4. CONSENT AGENDA**

A. Consideration of Board of Supervisors Regular Meeting Minutes March 17, 2023,.....Tab 01 Page 02

B. Consideration of Operations and Maintenance Expenditures February 2023 .....Tab 02 Page 06

C. Review of Financial Statements through February 28, 2023, .....Tab 03 Page 23

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

### **6. STAFF REPORTS**

A. District Counsel

B. District Engineer

C. District Manager

### **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**

March 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, March 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**

Gene Roberts called the Regular Meetings of The Oaks at Shady Creek Community Development District to order on Friday, March 17, 2023, 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
John Bentley	Supervisor
Vivian Rothstein	Supervisor

**Staff Members Present:**

Gene Roberts                      District Manager, Inframark

There were no audience members in attendance.

**2. PUBLIC COMMENTS ON AGENDA ITEMS**

There were no audience comments on agenda items.

**3. STAFF REPORTS**

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

There were no staff reports currently.

**4. BUSINESS ITEMS**

**A. General Matters of the District**

There were no general matters of the District.

**5. CONSENT AGENDA**

**A. Consideration of the Board of Supervisors Regular Meeting Minutes February 17, 2023**

The Board reviewed the meeting minutes for February 17, 2023.

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MOTION TO:	Approve the February 17, 2023, meeting minutes.
MADE BY:	Supervisor Lush
SECONDED BY:	Supervisor Bently
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures January 2023**

The Board reviewed the O&Ms for January 2023.

MOTION TO:	Approve the January 2023 Operations and Maintenance Expenditures.
MADE BY:	Supervisor Lush
SECONDED BY:	Supervisor Bently
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**C. Consideration of Operations and Maintenance Expenditures February 2023**

The Board reviewed the O&Ms for February 2023.

MOTION TO:	Approve the February 2023 Operations and Maintenance Expenditures.
MADE BY:	Supervisor Lush
SECONDED BY:	Supervisor Rothstein
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**D. Review of Financial Statements Month Ending February 28, 2022**

The Board reviewed the Financial Statements for Month Ending February 28, 2023, and had no questions.

**6. SUPERVISOR REQUESTS**

Supervisor Lush requested that staff get proposals to clean the conservation area across from the clubhouse and the ponds need to be cleaned of trash. Also an update of proposals to sod the banks along Purple Martin.

91 Supervisor LeBeau-Elrod requested staff to get a proposal to replace the leaning Oak tree along Purple  
92 Martin and to get additional proposals for the holiday decorations.

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94 Supervisor Bentley commented on the Oak tree at the Pocket Park is leaning again.

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96 **7. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Bentley
SECONDED BY:	Supervisor Rothstein
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

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

148 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
149 **noticed meeting held on \_\_\_\_\_.**

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151 \_\_\_\_\_  
152 **Signature**

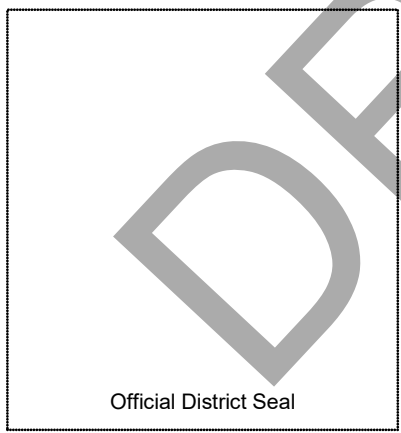
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151 \_\_\_\_\_  
152 **Signature**

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155 **Printed Name**

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155 **Printed Name**

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157 **Title:**  
158  **Chair**  
159  **Vice-Chair**

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157 **Title:**  
158  **Secretary**  
159  **Assistant Secretary**



*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

**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: \_\_\_\_\_

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

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

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

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

**The Oaks at Shady Creek CDD**

MEETING DATE: February 17, 2023

DMS Staff Signature *[Handwritten 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

*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 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

JB 021723

**The Oaks at Shady Creek CDD**

MEETING DATE: February 17, 2023

DMS Staff Signature *Paul R. Paine*

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

*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 *[Handwritten 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**

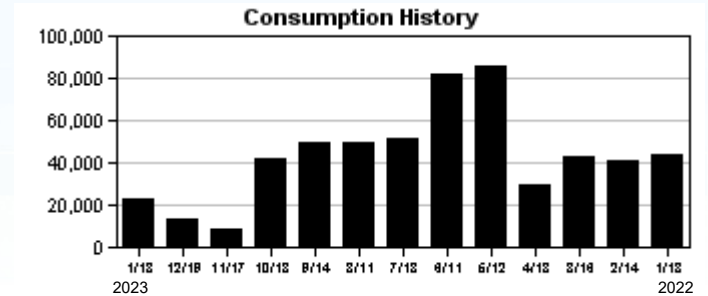
Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$83.05
Water Base Charge	\$86.83
Water Usage Charge	\$24.75

**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>
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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>

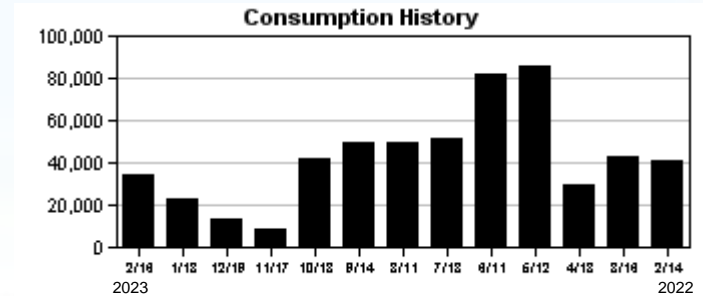
**Summary of Account Charges**

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

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DESCRIPTION	AMOUNT
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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
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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**

LFS3 WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

**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

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# 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%	40.27%	59.73%	59.73%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue			
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	2091
2/3/2023	4,019.55	1,618.55	1,618.55	2,401.00	2,401.00	-	610	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<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 Collection Surplus / (Deficit)</b>	717,984.78 (15,179.10)		289,109.78 (6,112.14)		428,875.00 (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			GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		SERIES 2015 DEBT SERVICE FUND	CAPITAL PROJECTS 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>\$ -</b>	<b>\$ 12,572,974</b>
<b>LIABILITIES</b>							
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>-</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			GENERAL LONG-TERM DEBT FUND	TOTAL
		SERIES 2015 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS 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><u>\$ 506</u></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><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></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><u>\$ 5,823,191</u></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

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