

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, July 21, 2023, at 10:00 A.M.

The Regular Meeting of **The Oaks At Shady Creek Community Development District** will be held on **July 21, 2023, at 10:00 AM. 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: 856 2263 8915

Passcode: 982718

Zoom: <https://us06web.zoom.us/j/85622638915?pwd=cjRFSltdK1NjaUFWenlac0xHeVkwZdz09>

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 June 16, 2023,..... Tab 01

B. Consideration of Operations and Maintenance Expenditures June 2023,..... Tab 02

C. Review of Financial Statements through June 30, 2023, Tab 03

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

June 16, 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, June 16, 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, June 16, 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
Amy Brown	Supervisor
John Bentley	Supervisor
Vivian Rothstein	Supervisor

Staff Members Present:

Gene Roberts	District Manager, Inframark
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There were no audience members in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Maintenance Proposal

The Board reviewed and discussed the landscape proposals from Mainscape. It was decided to approve the four areas of Bahia sod along Purple Martin and clearing of the natural area across from the clubhouse.

MOTION TO:	Approve the four areas of Bahia sod along Purple Martin and clearing of the natural area across from the clubhouse.
MADE BY:	Supervisor Lush
SECONDED BY:	Supervisor Rothstein
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously.

B. General Matters of the District

There were no additional general matters of the District.

4. CONSENT AGENDA

A. Consideration of the Board of Supervisors Regular Meeting Minutes May 19, 2023

The Board reviewed the meeting minutes for May 19, 2023.

MOTION TO:	Approve the May 19, 2023, Regular meeting minutes.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bentley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously.

B. Consideration of Operations and Maintenance Expenditures May 2023

The Board reviewed the O&Ms for May 2023.

MOTION TO:	Approve the May 2023 Operations and Maintenance Expenditures.
MADE BY:	Supervisor LeBeau-Elrod
SECONDED BY:	Supervisor Rothstein
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously.

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

The Board reviewed the Financial Statements for Month Ending May 31, 2023, and had no questions.

5. SUPERVISOR REQUESTS

There's an area of dead sod near the bus stop Mainscape needs to replace.

Supervisor Bentley requested if Mainscape can improve the vigor and add more color to the annuals at the entrance. She asked to have a conversation with Mainscape regarding cleaning up the trash in the common areas when they service.

Supervisor LeBeau-Elrod told the Board that a homeless person was hanging around the entrance recently but before authorities could be notified, he moved on.

Supervisor Lush requested if staff could provide the Board a detailed District ownership map.

6. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

There were no staff reports currently.

7. ADJOURNMENT

MOTION TO:	Adjourn the regular meeting.
MADE BY:	Supervisor Bentley
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
Monthly Contract				
INFRAMARK LLC	96859	\$3,291.10		DISTRICT INVOICE JUNE 2023
MAINSCAPE	1288719	\$5,028.47		LANDSCAPE MAINT. JUNE 2023
Monthly Contract Subtotal		\$8,319.57		
Variable Contract				
AMY BROWN	AB 061623	\$200.00		SUPERVISOR FEE 06/16/23
JOHN FRANK BENTLEY	JB 061623	\$200.00		SUPERVISOR FEE 06/16/23
MICHELLE J. LEBEAU-ELROD	ME 061623	\$200.00		SUPERVISOR FEE 06/16/23
ROBIN M. LUSH	RL 061623	\$200.00		SUPERVISOR FEE 06/16/23
STRALEY ROBIN VERICKER	23263	\$1,516.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 05/15/23
VIVIAN ROTHSTEIN	VR 061623	\$200.00		SUPERVISOR FEE 06/16/23
Variable Contract Subtotal		\$2,516.50		
Utilities				
BOCC	9919 062123 ACH	\$340.12		WATER SERVICE 05/17/23-06/16/23
TECO	5159 062123 ACH	\$206.49		ELECTRICITY SERVICES 05/17/23-06/15/23
TECO	7436 062123 ACH	\$39.20		ELECTRICITY SERVICES 05/17/23-06/15/23
TECO	7634 062123 ACH	\$6,496.00	\$6,741.69	ELECTRICITY SERVICES 05/17/23-06/15/23
Utilities Subtotal		\$7,081.81		
Regular Services				
MAINSCAPE	1288563	\$218.54		IRRIGATION REPAIR
THE OAKS AT SHADY CREEK CDD	06062023-1	\$1,261.75		SERIES 2015 FY23 TAX DIST ID 624
THE OAKS AT SHADY CREEK CDD	06162023-1	\$2,523.50	\$3,785.25	SERIES 2015 FY23 TAX DIST ID 626
Regular Services Subtotal		\$4,003.79		
Additional Services				
TALLEY, INC.	13101	\$450.00		TREE REMOVAL - OAK
Additional Services Subtotal		\$450.00		
TOTAL		\$22,371.67		

Approved (with any necessary revisions noted):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

The Oaks at Shady Creek CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#

#96859

CUSTOMER ID

C2315

PO#**DATE**

6/23/2023

NET TERMS

Net 30

DUE DATE

7/23/2023

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,812.50		2,812.50
Website Maintenance / Admin	1	Ea	125.00		125.00
Postage	6	Ea	0.60		3.60
Dissemination Services	1	Ea	350.00		350.00
Subtotal					3,291.10

Subtotal

\$3,291.10

Tax

\$0.00

Total Due

\$3,291.10

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 1288719
Payment Due 7/8/2023
Invoice Date 6/8/2023
Terms Net 30 Days
Contract ID 67747
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
JUNE 2023 INSTALLMENT		\$5,028.47	\$0.00	\$5,028.47

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 1288719
Payment Due 7/8/2023
Invoice Date 6/8/2023
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

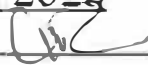
Description	PO#	Invoice Amount
2023-2024 LANDSCAPE MAINTENANCE (June 2023 Installment)		\$5,028.47
	Tax Amount	\$0.00
	Invoice Amount Due	\$5,028.47

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>

The Oaks at Shady Creek CDD

MEETING DATE: June 16, 2023

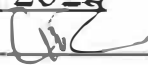
DMS Staff Signature 

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 061623

The Oaks at Shady Creek CDD

MEETING DATE: June 16, 2023

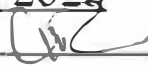
DMS Staff Signature 

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

JB 061623

The Oaks at Shady Creek CDD

MEETING DATE: June 16, 2023

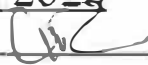
DMS Staff Signature 

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

ME 061623

The Oaks at Shady Creek CDD

MEETING DATE: June 16, 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

RL 061623

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

June 13, 2023

Client: 001450

Matter: 000001

Invoice #: 23263

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
4/20/2023	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.3	\$91.50
4/21/2023	WAS	PREPARE FOR, TRAVEL TO AND ATTEND BOARD OF SUPERVISORS MEETING.	1.2	\$366.00
4/21/2023	WAS	RESEARCH TOWING REQUIREMENTS AND REVIEW DISTRICT-OWNED PROPERTY, COMMUNICATIONS WITH G. ROBERTS REGARDING UNAUTHORIZED PARKING ON DISTRICT PROPERTY, BEGIN DRAFT OF RESOLUTION AND TOWING POLICY.	2.7	\$823.50
4/21/2023	WAS	REVIEW RESOLUTION ADOPTING PRELIMINARY BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING PUBLIC HEARING.	0.6	\$183.00
4/26/2023	LB	FINALIZE RESOLUTION APPROVING PROPOSED BUDGET FOR FY 2023/2024 AND SETTING PUBLIC HEARING; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
Total Professional Services			5.1	\$1,516.50

June 13, 2023
Client: 001450
Matter: 000001
Invoice #: 23263

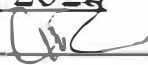
Page: 2

Total Services	\$1,516.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,516.50
Previous Balance		\$374.70
Less Payments		(\$374.70)
PAY THIS AMOUNT		\$1,516.50

Please Include Invoice Number on all Correspondence

The Oaks at Shady Creek CDD

MEETING DATE: June 16, 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

VR 061623



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	06/21/2023	07/12/2023

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	05/17/2023	25637	06/16/2023	26208	57100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$172.44
Water Base Charge	\$72.36
Water Usage Charge	\$90.04

Summary of Account Charges

Previous Balance	\$420.16
Net Payments - Thank You	\$-420.16
Total Account Charges	\$340.12

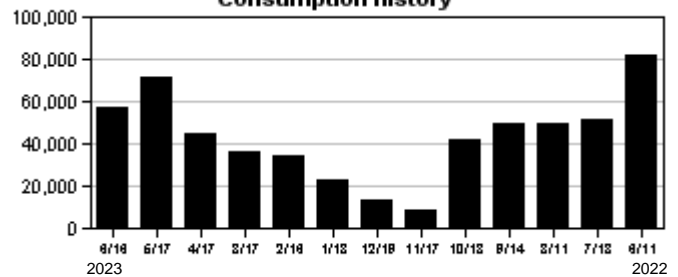
AMOUNT DUE	\$340.12
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Important Message

Code Inspectors uphold the County's water use restrictions ordinance. Avoid fines of up to \$500 by following the allowable irrigation days and times and additional rules found on HCFLGov.net/WaterRestrictions. Call (813) 224-8993 to report a violation.

This account has ACH payment method

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
Additional Information: HCFLGov.net/Water



THANK YOU!



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

1,607 8

DUE DATE	07/12/2023
AMOUNT DUE	\$340.12
AMOUNT PAID	

0070157299192 00000340125



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

Received

JUN 26 2023

Statement Date: June 21, 2023

Amount Due: \$206.49

Due Date: July 12, 2023

Account #: 211020235159

DO NOT PAY. Your account will be drafted on July 12, 2023

Account Summary

Current Service Period: May 17, 2023 - June 15, 2023

Previous Amount Due	\$196.11
Payment(s) Received Since Last Statement	-\$196.11

Current Month's Charges	\$206.49
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Amount Due by July 12, 2023	\$206.49
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Your average daily kWh used was **7.14% lower** than the same period last year.

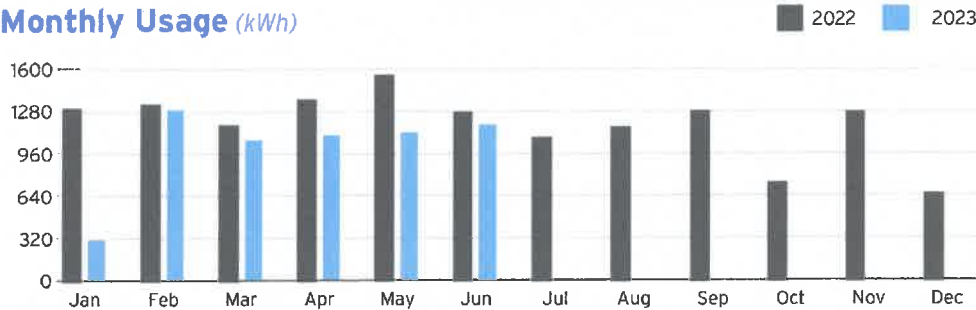


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number, register at TECOaccount.com.

** 12-digit account number and zip code required.



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

Account #: 211020235159

Due Date: July 12, 2023



Pay your bill online at TampaElectric.com

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

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

00002109 02 AV 0.47 33607 FTECO106212323230910 00000 02 01000000 005 02 7893 006



OAKS AT SHADY CREEK COMM
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

Amount Due: \$206.49

Payment Amount: \$ _____

631630929043

Your account will be drafted on July 12, 2023

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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



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

Account #: 211020235159
Statement Date: June 21, 2023
Charges Due: July 12, 2023

Meter Read

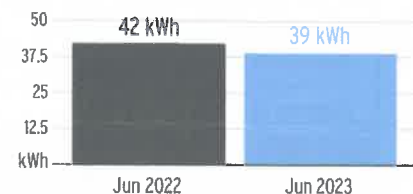
Service Period: May 17, 2023 - Jun 15, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	06/15/2023	48,325	47,142		1,183 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,183 kWh @ \$0.07990/kWh	\$94.52
Fuel Charge	1,183 kWh @ \$0.05239/kWh	\$61.98
Storm Protection Charge	1,183 kWh @ \$0.00400/kWh	\$4.73
Clean Energy Transition Mechanism	1,183 kWh @ \$0.00427/kWh	\$5.05
Storm Surcharge	1,183 kWh @ \$0.01061/kWh	\$12.55
Florida Gross Receipt Tax		\$5.16

Electric Service Cost

\$206.49

Total Current Month's Charges

\$206.49

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Received
JUN 26 2023

Statement Date: June 21, 2023

Amount Due: \$39.20

Due Date: July 12, 2023

Account #: 211005987436

DO NOT PAY. Your account will be drafted on July 12, 2023

Account Summary

Current Service Period: May 17, 2023 - June 15, 2023

Previous Amount Due \$38.58

Payment(s) Received Since Last Statement -\$38.58

Current Month's Charges \$39.20

Amount Due by July 12, 2023 \$39.20

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



Your average daily kWh used was 50% lower than the same period last year.

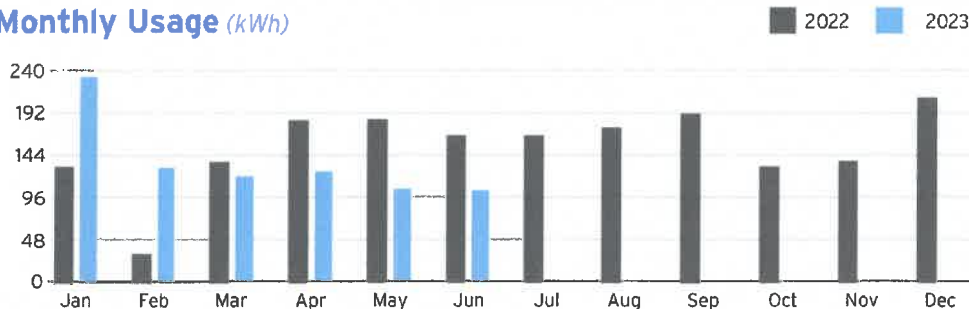


Your average daily kWh used was 25% lower than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211005987436

Due Date: July 12, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$39.20

Payment Amount: \$ _____

664964094690

Your account will be drafted on July 12, 2023

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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



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

Account #: 211005987436
Statement Date: June 21, 2023
Charges Due: July 12, 2023

Meter Read

Service Period: May 17, 2023 - Jun 15, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	06/15/2023	3,467	3,363		104 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Energy Charge	104 kWh @ \$0.07990/kWh	\$8.31
	Fuel Charge	104 kWh @ \$0.05239/kWh	\$5.45
	Storm Protection Charge	104 kWh @ \$0.00400/kWh	\$0.42
	Clean Energy Transition Mechanism	104 kWh @ \$0.00427/kWh	\$0.44
	Storm Surcharge	104 kWh @ \$0.01061/kWh	\$1.10
	Florida Gross Receipt Tax		\$0.98
	Electric Service Cost		\$39.20

Total Current Month's Charges

\$39.20

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

<p>Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.</p>	<p>In-Person Find list of Payment Agents at TampaElectric.com</p>	<p>Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.</p>	<p>Online: TampaElectric.com</p> <p>Phone: Commercial Customer Care: 866-832-6249 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)</p>	<p>Hearing Impaired/TTY: 7-1-1</p> <p>Power Outage: 877-588-1010</p> <p>Energy-Saving Programs: 813-275-3909</p>
<p>Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.</p>	<p>Phone Toll Free: 866-689-6469</p>	<p>All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111</p>		

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



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

Statement Date: June 21, 2023

Amount Due: \$6,496.00

Due Date: July 12, 2023

Account #: 211005987634

Received

JUN 26 2023

DO NOT PAY. Your account will be drafted on July 12, 2023

Account Summary

Current Service Period: May 17, 2023 - June 15, 2023

Previous Amount Due	\$6,497.14
Payment(s) Received Since Last Statement	-\$6,497.14

Current Month's Charges	\$6,496.00
-------------------------	------------

Amount Due by July 12, 2023	\$6,496.00
-----------------------------	------------

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



Scan here to view
your account online.

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number,
register at TECOaccount.com.

** 12-digit account number and
zip code required.

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



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

Account #: 211005987634

Due Date: July 12, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$6,496.00

Payment Amount: \$ _____

664964094691

Your account will be
drafted on July 12, 2023

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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



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

Account #: 211005987634
Statement Date: June 21, 2023
Charges Due: July 12, 2023

Service Period: May 17, 2023 - Jun 15, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	3198 kWh @ \$0.03511/kWh	\$112.28
Fixture & Maintenance Charge	117 Fixtures	\$2295.02
Lighting Pole / Wire	117 Poles	\$3856.32
Lighting Fuel Charge	3198 kWh @ \$0.05169/kWh	\$165.30
Storm Protection Charge	3198 kWh @ \$0.01466/kWh	\$46.88
Clean Energy Transition Mechanism	3198 kWh @ \$0.00036/kWh	\$1.15
Storm Surcharge	3198 kWh @ \$0.00326/kWh	\$10.43
Florida Gross Receipt Tax		\$8.62

Lighting Charges **\$6,496.00**

Total Current Month's Charges

\$6,496.00

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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 1288563
Payment Due 7/6/2023
Invoice Date 5/31/2023
Terms Net 30 Days
Contract ID 64092
Work Order ID 1589629

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		\$218.54	\$0.00	\$218.54

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 1288563
Payment Due 7/6/2023
Invoice Date 5/31/2023
Terms Net 30 Days
Complete Date 5/30/2023

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		\$218.54
PURPLE MARTIN- SOUTH SIDE- REPLACED 6" SPRAY, 2 NOZZLES, REPAIRED 2 DRIP LINE LEAKS- PURPLE MARTIN- NORTH SIDE- REPLACED 6" SPRAY, NOZZLE, REPAIRED DRIP LINE LEAK- MAIN ENTRANCE- LOCATED 2 BROOKEN POC'S CAUSING VERY LOW PRESSURE ON ZONE, REPAIRED, ADDED 2 MAXIJETS FOR BETTER COVERAGE OF ANNUALS-		
NonTaxable Sales		\$218.54
Taxable Sales		\$0.00
Tax Amount		\$0.00
Invoice Amount Due		\$218.54

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>

CHECK REQUEST FORM
The Oaks at Shady Creek

Date:	6/19/2023
Invoice#:	06062023-1
Vendor#:	V00015
Vendor Name:	The Oaks at Shady Creek
Pay From:	Truist Acct# 3422
Description:	Series 2015 - FY 23 Tax Dist. ID 624
Code to:	203.103200.1000
Amount:	\$1,261.75
Requested By:	<div>6/19/2023</div> <div>Toni Campbell</div>

THE OAKS AT SHADY CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 6/6/2023
Check Amount \$1,261.75
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 23 Tax Dist. ID 624
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	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
1/5/2023	303.95	122.39	122.39	181.56	181.56	-		
2/3/2023	4,019.55	1,618.55	1,618.55	2,401.00	2,401.00	-	610	2094
4/5/2023	10,396.70	4,186.42	4,186.42	6,210.28	6,210.28	-	616	2124
6/6/2023	2,112.31	850.56	850.56	1,261.75	1,261.75	-	624	
6/16/2023	4,224.62	1,701.12	1,701.12	2,523.50	2,523.50	-	626	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	719,843.26	289,858.13	289,858.13	429,985.13	429,985.13	-		
Net Total on Roll	717,984.78		289,109.78		428,875.00			
Collection Surplus / (Deficit)	1,858.48		748.35		1,110.13			

Hillsborough County Tax Collector - Distribution of Tax Certificate Sale of 05-27-2023 Summary by Agency dated 06-16-2023 - Run 06/15/2023 12:16PM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
626	DN022118	FNSD 00118	MAGNOLIA PARK CDD	4,702.10	0.00	0.00	141.07	0.00	4,843.17	96.86	4,746.31
626	DN022120	FNSD 00119	TRIPLE CREEK CDD	25,353.14	0.00	0.00	760.58	0.00	26,113.72	522.28	25,591.44
626	DN022121	FNSD 00096	CORDOBA RANCH CDD	14,752.84	0.00	0.00	442.60	0.00	15,195.44	303.91	14,891.53
626	DN022124	FNSD 00124	FISHHAWK IV CDD	11,375.96	0.00	0.00	341.27	0.00	11,717.23	234.35	11,482.88
626	DN022125	FNSD 00125	PARK CREEK CDD	8,078.07	0.00	0.00	242.34	0.00	8,320.41	166.41	8,154.00
626	DN022126	FNSD 00126	HIDDEN CREEK CDD	7,692.17	0.00	0.00	230.77	0.00	7,922.94	158.46	7,764.48
626	DN022128	FNSD 00128	BULLFROG CREEK CDD	6,004.90	0.00	0.00	180.14	0.00	6,185.04	123.70	6,061.34
626	DN022129	FNSD 00129	DG FARMS CDD	10,967.12	0.00	0.00	329.01	0.00	11,296.13	225.93	11,070.20
626	DN022130	FNSD 00130	ENCORE CDD	4,710.00	0.00	0.00	141.30	0.00	4,851.30	97.03	4,754.27
626	DN022131	FNSD 00131	LA COLLINA CDD	6,290.34	0.00	0.00	188.71	0.00	6,479.05	129.58	6,349.47
626	DN022132	FNSD 00132	BALLENTRAE HILLSBOROUGH CDD	4,265.96	0.00	0.00	127.98	0.00	4,393.94	87.88	4,306.06
626	DN022133	FNSD 00133	WYNNMERE WEST CDD	2,453.66	0.00	0.00	73.61	0.00	2,527.27	50.55	2,476.72
626	DN022134	FNSD 00134	RESERVE AT PRADERA CDD	2,265.06	0.00	0.00	67.95	0.00	2,333.01	46.66	2,286.35
626	DN022135	FNSD 00135	CARLTON LAKES CDD	13,473.90	0.00	0.00	404.22	0.00	13,878.12	277.56	13,600.56
626	DN022137	FNSD 00137	OAKS AT SHADY CREEK CDD	4,185.28	0.00	0.00	125.56	0.00	4,310.84	86.22	4,224.62
626	DN022138	FNSD 00138	RIVERBEND WEST CDD	7,035.36	0.00	0.00	211.06	0.00	7,246.42	144.92	7,101.50
626	DN022139	FNSD 00139	WYNNMERE EAST CDD	3,863.62	0.00	0.00	115.91	0.00	3,979.53	79.59	3,899.94
626	DN022140	FNSD 00140	SOUTH FORK III	17,589.87	0.00	0.00	527.71	0.00	18,117.58	362.35	17,755.23
626	DN022141	FNSD 00141	K-BAR II CDD	20,485.84	0.00	0.00	614.58	0.00	21,100.42	422.00	20,678.42
626	DN022142	FNSD 00142	WATERSET CENTRAL CDD	12,824.00	0.00	0.00	384.72	0.00	13,208.72	264.18	12,944.54
626	DN022143	FNSD 00143	TOUCHSTONE CDD	5,171.00	0.00	0.00	155.13	0.00	5,326.13	106.52	5,219.61
626	DN022145	FNSD 00145	TIMBER CREEK CDD	1,959.19	0.00	0.00	58.78	0.00	2,017.97	40.36	1,977.61

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 05-01-2023 to 05-31-2023 dated 06-06-2023 - Run 06/04/2023 10:30PM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
624	DN022099	FNSD 00099	BELMONT CDD	8,506.58	0.00	0.00	255.20	0.00	8,761.78	175.23	8,586.55
624	DN022103	FNSD 00103	MIRABELLA CDD	670.29	0.00	0.00	0.00	0.00	670.29	13.41	656.88
624	DN022105	FNSD 00105	K-BAR RANCH CDD	1,857.62	0.00	0.00	55.73	0.00	1,913.35	38.27	1,875.08
624	DN022106	FNSD 00106	EASTON PARK CDD	3,533.04	0.00	0.00	105.99	0.00	3,639.03	72.78	3,566.25
624	DN022108	FNSD 00108	WATERLEAF CDD	916.24	0.00	0.00	27.49	0.00	943.73	18.88	924.85
624	DN022110	FNSD 00110	HAWK'S POINT CDD	3,700.37	0.00	0.00	111.01	0.00	3,811.38	76.23	3,735.15
624	DN022114	FNSD 00114	FOREST BROOKE CDD	10,850.61	0.00	0.00	325.51	0.00	11,176.12	223.53	10,952.59
624	DN022115	FNSD 00115	SPRING LAKE CDD	9,795.58	0.00	0.00	293.87	0.00	10,089.45	201.79	9,887.66
624	DN022116	FNSD 00116	WATERSET NORTH CDD	12,662.08	0.00	0.00	379.86	0.01	13,041.95	260.83	12,781.12
624	DN022118	FNSD 00118	MAGNOLIA PARK CDD	949.46	0.00	0.00	28.48	0.00	977.94	19.56	958.38
624	DN022120	FNSD 00119	TRIPLE CREEK CDD	2,750.00	0.00	0.00	82.50	0.00	2,832.50	56.65	2,775.85
624	DN022121	FNSD 00096	CORDOBA RANCH CDD	3,688.21	0.00	0.00	110.65	0.00	3,798.86	75.98	3,722.88
624	DN022124	FNSD 00124	FISHHAWK IV CDD	5,416.14	0.00	0.00	162.48	0.00	5,578.62	111.57	5,467.05
624	DN022125	FNSD 00125	PARK CREEK CDD	1,574.09	0.00	0.00	47.22	0.00	1,621.31	32.43	1,588.88
624	DN022126	FNSD 00126	HIDDEN CREEK CDD	2,248.53	0.00	0.00	67.46	0.00	2,315.99	46.32	2,269.67
624	DN022128	FNSD 00128	BULLFROG CREEK CDD	1,834.63	0.00	0.00	55.04	0.00	1,889.67	37.80	1,851.87
624	DN022129	FNSD 00129	DG FARMS CDD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624	DN022132	FNSD 00132	BALLENTAE HILLSBOROUGH CDD	2,132.98	0.00	0.00	63.99	0.00	2,196.97	43.94	2,153.03
624	DN022134	FNSD 00134	RESERVE AT PRADERA CDD	2,454.18	0.00	0.00	73.62	0.00	2,527.80	50.56	2,477.24
624	DN022135	FNSD 00135	CARLTON LAKES CDD	6,175.76	0.00	0.00	206.28	0.00	7,082.04	141.64	6,940.40
624	DN022137	FNSD 00137	OAKS AT SHADY CREEK CDD	2,392.64	0.00	0.00	62.78	0.00	2,155.42	43.11	2,112.31
624	DN022139	FNSD 00139	WYNNMERE EAST CDD	1,598.79	0.00	0.00	47.96	0.00	1,646.75	32.94	1,613.81

CHECK REQUEST FORM
The Oaks at Shady Creek

Date:	6/19/2023
Invoice#:	06162023-1
Vendor#:	V00015
Vendor Name:	The Oaks at Shady Creek
Pay From:	Truist Acct# 3422
Description:	Series 2015 - FY 23 Tax Dist. ID 626
Code to:	203.103200.1000
Amount:	\$2,523.50
Requested By:	<div>6/19/2023</div> <div>Teresa Farlow</div>

THE OAKS AT SHADY CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 6/16/2023
Check Amount \$2,523.50
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 23 Tax Dist. ID 626
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
1/5/2023	303.95	122.39	122.39	181.56	181.56	-		
2/3/2023	4,019.55	1,618.55	1,618.55	2,401.00	2,401.00	-	610	2094
4/5/2023	10,396.70	4,186.42	4,186.42	6,210.28	6,210.28	-	616	2124
6/6/2023	2,112.31	850.56	850.56	1,261.75	1,261.75	-	624	
6/16/2023	4,224.62	1,701.12	1,701.12	2,523.50	2,523.50	-	626	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	719,843.26	289,858.13	289,858.13	429,985.13	429,985.13	-		
Net Total on Roll	717,984.78		289,109.78		428,875.00			
Collection Surplus / (Deficit)	1,858.48		748.35		1,110.13			

Hillsborough County Tax Collector - Distribution of Tax Certificate Sale of 05-27-2023 Summary by Agency dated 06-16-2023 - Run 06/15/2023 12:16PM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
626	DN022118	FNSD 00118	MAGNOLIA PARK CDD	4,702.10	0.00	0.00	141.07	0.00	4,843.17	96.86	4,746.31
626	DN022120	FNSD 00119	TRIPLE CREEK CDD	25,353.14	0.00	0.00	760.58	0.00	26,113.72	522.28	25,591.44
626	DN022121	FNSD 00096	CORDOBA RANCH CDD	14,752.84	0.00	0.00	442.60	0.00	15,195.44	303.91	14,891.53
626	DN022124	FNSD 00124	FISHHAWK IV CDD	11,375.96	0.00	0.00	341.27	0.00	11,717.23	234.35	11,482.88
626	DN022125	FNSD 00125	PARK CREEK CDD	8,078.07	0.00	0.00	242.34	0.00	8,320.41	166.41	8,154.00
626	DN022126	FNSD 00126	HIDDEN CREEK CDD	7,692.17	0.00	0.00	230.77	0.00	7,922.94	158.46	7,764.48
626	DN022128	FNSD 00128	BULLFROG CREEK CDD	6,004.90	0.00	0.00	180.14	0.00	6,185.04	123.70	6,061.34
626	DN022129	FNSD 00129	DG FARMS CDD	10,967.12	0.00	0.00	329.01	0.00	11,296.13	225.93	11,070.20
626	DN022130	FNSD 00130	ENCORE CDD	4,710.00	0.00	0.00	141.30	0.00	4,851.30	97.03	4,754.27
626	DN022131	FNSD 00131	LA COLLINA CDD	6,290.34	0.00	0.00	188.71	0.00	6,479.05	129.58	6,349.47
626	DN022132	FNSD 00132	BALLENTAE HILLSBOROUGH CDD	4,265.96	0.00	0.00	127.98	0.00	4,393.94	87.88	4,306.06
626	DN022133	FNSD 00133	WYNNMERE WEST CDD	2,453.66	0.00	0.00	73.61	0.00	2,527.27	50.55	2,476.72
626	DN022134	FNSD 00134	RESERVE AT PRADERA CDD	2,265.06	0.00	0.00	67.95	0.00	2,333.01	46.66	2,286.35
626	DN022135	FNSD 00135	CARLTON LAKES CDD	13,473.90	0.00	0.00	404.22	0.00	13,878.12	277.56	13,600.56
626	DN022137	FNSD 00137	OAKS AT SHADY CREEK CDD	4,185.28	0.00	0.00	125.56	0.00	4,310.84	86.22	4,224.62
626	DN022138	FNSD 00138	RIVERBEND WEST CDD	7,035.36	0.00	0.00	211.06	0.00	7,246.42	144.92	7,101.50
626	DN022139	FNSD 00139	WYNNMERE EAST CDD	3,863.62	0.00	0.00	115.91	0.00	3,979.53	79.59	3,899.94
626	DN022140	FNSD 00140	SOUTH FORK III	17,589.87	0.00	0.00	527.71	0.00	18,117.58	362.35	17,755.23
626	DN022141	FNSD 00141	K-BAR II CDD	20,485.84	0.00	0.00	614.58	0.00	21,100.42	422.00	20,678.42
626	DN022142	FNSD 00142	WATERSET CENTRAL CDD	12,824.00	0.00	0.00	384.72	0.00	13,208.72	264.18	12,944.54
626	DN022143	FNSD 00143	TOUCHSTONE CDD	5,171.00	0.00	0.00	155.13	0.00	5,326.13	106.52	5,219.61
626	DN022145	FNSD 00145	TIMBER CREEK CDD	1,959.19	0.00	0.00	58.78	0.00	2,017.97	40.36	1,977.61

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 05-01-2023 to 05-31-2023 dated 06-06-2023 - Run 06/04/2023 10:30PM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
624	DN022099	FNSD 00099	BELMONT CDD	8,506.58	0.00	0.00	255.20	0.00	8,761.78	175.23	8,586.55
624	DN022103	FNSD 00103	MIRABELLA CDD	670.29	0.00	0.00	0.00	0.00	670.29	13.41	656.88
624	DN022105	FNSD 00105	K-BAR RANCH CDD	1,857.62	0.00	0.00	55.73	0.00	1,913.35	38.27	1,875.08
624	DN022106	FNSD 00106	EASTON PARK CDD	3,533.04	0.00	0.00	105.99	0.00	3,639.03	72.78	3,566.25
624	DN022108	FNSD 00108	WATERLEAF CDD	916.24	0.00	0.00	27.49	0.00	943.73	18.88	924.85
624	DN022110	FNSD 00110	HAWK'S POINT CDD	3,700.37	0.00	0.00	111.01	0.00	3,811.38	76.23	3,735.15
624	DN022114	FNSD 00114	FOREST BROOKE CDD	10,850.61	0.00	0.00	325.51	0.00	11,176.12	223.53	10,952.59
624	DN022115	FNSD 00115	SPRING LAKE CDD	9,795.58	0.00	0.00	293.87	0.00	10,089.45	201.79	9,887.66
624	DN022116	FNSD 00116	WATERSET NORTH CDD	12,662.08	0.00	0.00	379.86	0.01	13,041.95	260.83	12,781.12
624	DN022118	FNSD 00118	MAGNOLIA PARK CDD	949.46	0.00	0.00	28.48	0.00	977.94	19.56	958.38
624	DN022120	FNSD 00119	TRIPLE CREEK CDD	2,750.00	0.00	0.00	82.50	0.00	2,832.50	56.65	2,775.85
624	DN022121	FNSD 00096	CORDOBA RANCH CDD	3,688.21	0.00	0.00	110.65	0.00	3,798.86	75.98	3,722.88
624	DN022124	FNSD 00124	FISHHAWK IV CDD	5,416.14	0.00	0.00	162.48	0.00	5,578.62	111.57	5,467.05
624	DN022125	FNSD 00125	PARK CREEK CDD	1,574.09	0.00	0.00	47.22	0.00	1,621.31	32.43	1,588.88
624	DN022126	FNSD 00126	HIDDEN CREEK CDD	2,248.53	0.00	0.00	67.46	0.00	2,315.99	46.32	2,269.67
624	DN022128	FNSD 00128	BULLFROG CREEK CDD	1,834.63	0.00	0.00	55.04	0.00	1,889.67	37.80	1,851.87
624	DN022129	FNSD 00129	DG FARMS CDD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624	DN022132	FNSD 00132	BALLENTAE HILLSBOROUGH CDD	2,132.98	0.00	0.00	63.99	0.00	2,196.97	43.94	2,153.03
624	DN022134	FNSD 00134	RESERVE AT PRADERA CDD	2,454.18	0.00	0.00	73.62	0.00	2,527.80	50.56	2,477.24
624	DN022135	FNSD 00135	CARLTON LAKES CDD	6,875.76	0.00	0.00	206.28	0.00	7,082.04	141.64	6,940.40
624	DN022137	FNSD 00137	OAKS AT SHADY CREEK CDD	2,092.64	0.00	0.00	62.78	0.00	2,155.42	43.11	2,112.31
624	DN022139	FNSD 00139	WYNNMERE EAST CDD	1,598.79	0.00	0.00	47.96	0.00	1,646.75	32.94	1,613.81

INVOICE

Bill To

The Oaks at Shady Creek CDD
The Oaks At Shady Creek
Riverview , Fl

Talley Inc.

21430 Draycottway
Land O Lakes, Florida 34637
Phone: (813) 784-7287
Email: scotr.talley@gmail.com

Payment terms	Due upon receipt
Invoice #	13101
Date	05/30/2023

[illegible]

The Oaks at Shady Creek CDD

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 June 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2015						TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS							
Cash - Operating Account	\$ 337,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337,913
Cash in Transit	-	15,368	-	-	-	-	15,368
Accounts Receivable - Other	128	-	-	-	-	-	128
Due From Other Funds	-	3,620	-	-	-	-	3,620
Investments:							
Acquisition & Construction Account	-	-	515	-	-	-	515
Interest Account	-	70	-	-	-	-	70
Reserve Fund	-	114,244	-	-	-	-	114,244
Revenue Fund	-	371,675	-	-	-	-	371,675
Sinking fund	-	45	-	-	-	-	45
Deposits	6,612	-	-	-	-	-	6,612
Fixed Assets							
Construction Work In Process	-	-	-	5,823,191	-	-	5,823,191
Amount Avail In Debt Services	-	-	-	-	415,384	-	415,384
Amount To Be Provided	-	-	-	-	5,309,769	-	5,309,769
TOTAL ASSETS	\$ 344,653	\$ 505,022	\$ 515	\$ 5,823,191	\$ 5,725,153	\$ -	\$ 12,398,534
LIABILITIES							
Accounts Payable	\$ 7,922	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,922
Bonds Payable	-	-	-	-	5,725,153	-	5,725,153
Due To Other Funds	3,620	-	-	-	-	-	3,620
TOTAL LIABILITIES	11,542	-	-	-	5,725,153	-	5,736,695
FUND BALANCES							
Restricted for:							
Debt Service	-	505,022	-	-	-	-	505,022
Capital Projects	-	-	515	-	-	-	515
Unassigned:	333,111	-	-	5,823,191	-	-	6,156,302
TOTAL FUND BALANCES	333,111	505,022	515	5,823,191	-	-	6,661,839
TOTAL LIABILITIES & FUND BALANCES	\$ 344,653	\$ 505,022	\$ 515	\$ 5,823,191	\$ 5,725,153	\$ -	\$ 12,398,534

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 29	\$ 29	0.00%
Special Assmnts- Tax Collector	289,110	291,887	2,777	100.96%
Other Miscellaneous Revenues	-	177	177	0.00%
TOTAL REVENUES	289,110	292,093	2,983	101.03%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	8,600	3,400	71.67%
ProfServ-Arbitrage Rebate	700	650	50	92.86%
ProfServ-Trustee Fees	5,000	7,500	(2,500)	150.00%
Disclosure Report	4,200	3,150	1,050	75.00%
District Counsel	4,000	2,425	1,575	60.63%
District Engineer	4,000	-	4,000	0.00%
District Manager	33,750	25,313	8,437	75.00%
Auditing Services	4,500	-	4,500	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	800	633	167	79.13%
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	1,125	375	75.00%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	77,474	54,348	23,126	70.15%
<u>Electric Utility Services</u>				
Utility - Electric	67,000	58,540	8,460	87.37%
Total Electric Utility Services	67,000	58,540	8,460	87.37%
<u>Water-Sewer Comb Services</u>				
Utility - Water	4,000	2,172	1,828	54.30%
Total Water-Sewer Comb Services	4,000	2,172	1,828	54.30%

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>Other Physical Environment</u>				
Waterway Management	5,280	4,020	1,260	76.14%
Insurance -Property & Casualty	6,396	5,852	544	91.49%
R&M-Other Landscape	7,000	11,425	(4,425)	163.21%
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	54,007	6,993	88.54%
Irrigation Maintenance	4,000	842	3,158	21.05%
Misc-Holiday Lighting	5,000	5,000	-	100.00%
Capital Reserve	39,960	-	39,960	0.00%
Total Other Physical Environment	140,636	81,146	59,490	57.70%
TOTAL EXPENDITURES	289,110	196,206	92,904	67.87%
Excess (deficiency) of revenues				
Over (under) expenditures	-	95,887	95,887	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		237,224		
FUND BALANCE, ENDING		\$ 333,111		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13,649	\$ 13,649	0.00%
Special Assmnts- Tax Collector	418,744	433,424	14,680	103.51%
Special Assmnts- CDD Collected	-	15,368	15,368	0.00%
TOTAL REVENUES	418,744	462,441	43,697	110.44%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	140,000	5,000	96.55%
Interest Expense	273,744	276,719	(2,975)	101.09%
Total Debt Service	418,744	416,719	2,025	99.52%
TOTAL EXPENDITURES	418,744	416,719	2,025	99.52%
Excess (deficiency) of revenues				
Over (under) expenditures	-	45,722	45,722	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		459,300		
FUND BALANCE, ENDING		\$ 505,022		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15	\$ 15	0.00%
TOTAL REVENUES	-	15	15	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	15	15	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		500		
FUND BALANCE, ENDING		<u>\$ 515</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		5,823,191		
FUND BALANCE, ENDING		<u><u>\$ 5,823,191</u></u>		

THE OAKS AT SHADY CREEK CDD

Bank Reconciliation

Bank Account No. 3422 TRUIST - GF Operating
Statement No. 06-23A
Statement Date 6/30/2023

G/L Balance (LCY)	337,913.30	Statement Balance	342,004.40
G/L Balance	337,913.30	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	342,004.40
Subtotal	337,913.30	Outstanding Checks	4,091.10
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	337,913.30	Ending Balance	337,913.30
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
4/30/2023	Payment	DD105	Payment of Invoice 000228	6350.18	6,350.18	0.00
4/30/2023	Payment	DD106	Payment of Invoice 000231	39.45	39.45	0.00
4/30/2023	Payment	DD107	Payment of Invoice 000232	16.93	16.93	0.00
Total Checks				6,406.56	6,406.56	0.00
Outstanding Checks						
6/1/2023	Payment	2142	ROBIN M. LUSH	200.00	0.00	200.00
6/22/2023	Payment	2147	JOHN FRANK BENTLEY	200.00	0.00	200.00
6/22/2023	Payment	2151	ROBIN M. LUSH	200.00	0.00	200.00
6/22/2023	Payment	2154	VIVIAN ROTHSTEIN	200.00	0.00	200.00
6/29/2023	Payment	2155	INFRAMARK LLC	3,291.10	0.00	3,291.10
Total Outstanding Checks.....				4,091.10		4,091.10