

# *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

## **Public Hearing & Regular Meeting Agenda**

Friday, August 18, 2023, at 10:00 A.M.

The Public Hearing & Regular Meeting of The Oaks At Shady Creek Community Development District will be held on **August 18, 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.*

**Zoom:** <https://us06web.zoom.us/j/85622638915?pwd=clRFSldtK1NjaUFWenlac0xHeVkdz09>

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

**Meeting ID:** 856 2263 8915

**Passcode:** 982718

### **PUBLIC HEARINGS AND REGULAR MEETINGS OF THE BOARD OF SUPERVISORS**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2024 FINAL BUDGET**
  - A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2023-04; Adopting Final Fiscal Year 2024 Budget .....Tab 01
  - E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2023-05; Levying O&M Assessments .....Tab 02
  - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
  - A. Consideration of Resolution 2023-06; Setting Fiscal Year 2024 Meeting Schedule.....Tab 03
  - B. General Matters of the District
- 8. CONSENT AGENDA**
  - A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting  
July 20, 2023, ..... Tab 04
  - B. Consideration of Operation and Maintenance Expenditures July 2023, ..... Tab 05
  - C. Review of Financial Statements Month Ending July 31, 2023, ..... Tab 06
- 9. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 10. ADJOURNMENT**

Sincerely,

*Gene Roberts*  
District Manager

## RESOLUTION 2023-04

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for The Oaks

at Shady Creek Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

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

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of **\$707,854.00**, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u><b>\$289,110.00</b></u>
Total Debt Service Funds	<u><b>\$418,744.00</b></u>
<b>Total All Funds*</b>	<u><b>\$707,854.00</b></u>

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

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

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

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

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

**Passed and Adopted on August 18, 2023.**

Attested By:

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Adopted Budget**

2024

# THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2024 FINAL ANNUAL OPERATING BUDGET



August 18, 2023

# THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2024 FINAL ANNUAL OPERATING BUDGET

### TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>PAGE</u></b>
I.	BUDGET INTRODUCTION .....	1
II.	FISCAL YEAR 2023 BUDGET ANALYSIS .....	2
III.	FINAL ANNUAL OPERATING BUDGET .....	3
IV.	GENERAL FUND 001 DESCRIPTIONS .....	4
V.	DEBT SERVICE FUND .....	6
VI.	SCHEDULE OF ANNUAL ASSESSMENTS .....	7

August 18, 2023

# THE OAKS AT SHADY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

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

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

#### **Facilities of the District**

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

#### **Maintenance of the Facilities**

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

# THE OAKS AT SHADY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Assmts-Tax Roll	289,110.00	285,149.00	3,961.00	289,110.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>289,110.00</b>	<b>285,149.00</b>	<b>3,961.00</b>	<b>289,110.00</b>	<b>0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	17.00	0.00	17.00	17.00
<b>TOTAL INTEREST EARNINGS</b>	<b>0.00</b>	<b>17.00</b>	<b>0.00</b>	<b>17.00</b>	<b>17.00</b>
<b>Misc Revenues</b>					
Other Miscellaneous Revenues	0.00	177.00	0.00	177.00	177.00
<b>TOTAL MISC REVENUES</b>	<b>0.00</b>	<b>177.00</b>	<b>0.00</b>	<b>177.00</b>	<b>177.00</b>
<b>TOTAL REVENUES</b>	<b>\$289,110.00</b>	<b>\$285,343.00</b>	<b>\$3,961.00</b>	<b>\$289,304.00</b>	<b>\$194.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	12,000.00	5,000.00	7,000.00	12,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>12,000.00</b>	<b>5,000.00</b>	<b>7,000.00</b>	<b>12,000.00</b>	<b>0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
ProfServ-Arbitrage Rebate	700.00	650.00	0.00	650.00	(50.00)
ProfServ-Trustee Fees	5,000.00	2,500.00	2,500.00	5,000.00	0.00
Disclosure Report	4,200.00	1,750.00	2,450.00	4,200.00	0.00
District Engineer	4,000.00	0.00	5,000.00	5,000.00	1,000.00
District Manager	33,750.00	14,063.00	0.00	14,063.00	(19,687.00)
Auditing Services	4,500.00	0.00	4,500.00	4,500.00	0.00
Website Compliance	1,800.00	1,100.00	700.00	1,800.00	0.00
Postage, Phone, Faxes, Copies	800.00	591.00	827.00	1,418.00	618.00
Public Officials Insurance	2,674.00	2,395.00	0.00	2,395.00	(279.00)
Legal Advertising	2,000.00	1,282.00	718.00	2,000.00	0.00
Bank Fees	250.00	0.00	250.00	250.00	0.00
Website Administration	1,500.00	625.00	875.00	1,500.00	0.00
Miscellaneous Expenses	100.00	0.00	100.00	100.00	0.00
Dues, Licenses, Subscriptions	200.00	175.00	0.00	175.00	(25.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>61,474.00</b>	<b>25,131.00</b>	<b>17,920.00</b>	<b>43,051.00</b>	<b>(18,423.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	4,000.00	442.00	618.00	1,060.00	(2,940.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>4,000.00</b>	<b>442.00</b>	<b>618.00</b>	<b>1,060.00</b>	<b>(2,940.00)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	67,000.00	31,757.00	44,459.00	76,216.00	9,216.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>67,000.00</b>	<b>31,757.00</b>	<b>44,459.00</b>	<b>76,216.00</b>	<b>9,216.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	4,000.00	909.00	1,272.00	2,181.00	(1,819.00)
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>4,000.00</b>	<b>909.00</b>	<b>1,272.00</b>	<b>2,181.00</b>	<b>(1,819.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management	5,280.00	2,300.00	2,980.00	5,280.00	0.00
Insurance -Property & Casualty	6,396.00	5,852.00	0.00	5,852.00	(544.00)
R&M-Other Landscape	7,000.00	986.00	6,014.00	7,000.00	0.00
R&M-Plant Replacement	7,000.00	0.00	7,000.00	7,000.00	0.00
R&M-Monument, Entrance & Wall	5,000.00	0.00	2,500.00	2,500.00	(2,500.00)
Landscape Maintenance	61,000.00	34,333.00	29,328.00	63,661.00	2,661.00
Irrigation Maintenance	4,000.00	231.00	1,000.00	1,231.00	(2,769.00)
Misc-Holiday Lighting	5,000.00	5,000.00	0.00	5,000.00	0.00
Capital Reserve	39,960.00	0.00	39,960.00	39,960.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>140,636.00</b>	<b>48,702.00</b>	<b>88,782.00</b>	<b>137,484.00</b>	<b>(3,152.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$289,110.00</b>	<b>\$111,941.00</b>	<b>\$160,051.00</b>	<b>\$271,992.00</b>	<b>(\$17,118.00)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$173,402.00</b>	<b>(\$156,090.00)</b>	<b>\$17,312.00</b>	<b>\$17,312.00</b>



# THE OAKS AT SHADY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 Proposed Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
<b>REVENUES</b>							
<b>SPECIAL ASSESSMENTS</b>							
Operations & Maintenance Assmts-Tax Roll	289,110.00	285,149.00	3,961.00	289,110.00	0.00	289,110.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>289,110.00</b>	<b>285,149.00</b>	<b>3,961.00</b>	<b>289,110.00</b>	<b>0.00</b>	<b>289,110.00</b>	<b>0.00</b>
<b>INTEREST EARNINGS</b>							
Interest Earnings	0.00	17.00	0.00	17.00	17.00	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>0.00</b>	<b>17.00</b>	<b>0.00</b>	<b>17.00</b>	<b>17.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Misc Revenues</b>							
Other Miscellaneous Revenues	0.00	177.00	0.00	177.00	177.00	0.00	0.00
<b>TOTAL MISC REVENUES</b>	<b>0.00</b>	<b>177.00</b>	<b>0.00</b>	<b>177.00</b>	<b>177.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>\$289,110.00</b>	<b>\$285,343.00</b>	<b>\$3,961.00</b>	<b>\$289,304.00</b>	<b>\$194.00</b>	<b>\$289,110.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>							
<b>LEGISLATIVE</b>							
Supervisor Fees	12,000.00	5,000.00	7,000.00	12,000.00	0.00	12,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>12,000.00</b>	<b>5,000.00</b>	<b>7,000.00</b>	<b>12,000.00</b>	<b>0.00</b>	<b>12,000.00</b>	<b>0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>							
ProfServ-Arbitrage Rebate	700.00	650.00	0.00	650.00	(50.00)	700.00	0.00
ProfServ-Trustee Fees	5,000.00	2,500.00	2,500.00	5,000.00	0.00	5,000.00	0.00
Disclosure Report	4,200.00	1,750.00	2,450.00	4,200.00	0.00	4,200.00	0.00
District Engineer	4,000.00	0.00	5,000.00	5,000.00	1,000.00	5,000.00	1,000.00
District Manager	33,750.00	14,063.00	0.00	14,063.00	(19,687.00)	35,100.00	1,350.00
Auditing Services	4,500.00	0.00	4,500.00	4,500.00	0.00	4,500.00	0.00
Website Compliance	1,800.00	1,100.00	700.00	1,800.00	0.00	1,800.00	0.00
Postage, Phone, Faxes, Copies	800.00	591.00	827.00	1,418.00	618.00	600.00	(200.00)
Public Officials Insurance	2,674.00	2,395.00	0.00	2,395.00	(279.00)	3,075.00	401.00
Legal Advertising	2,000.00	1,282.00	718.00	2,000.00	0.00	2,000.00	0.00
Bank Fees	250.00	0.00	250.00	250.00	0.00	250.00	0.00
Website Administration	1,500.00	625.00	875.00	1,500.00	0.00	1,500.00	0.00
Miscellaneous Expenses	100.00	0.00	100.00	100.00	0.00	100.00	0.00
Dues, Licenses, Subscriptions	200.00	175.00	0.00	175.00	(25.00)	200.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>61,474.00</b>	<b>25,131.00</b>	<b>17,920.00</b>	<b>43,051.00</b>	<b>(18,423.00)</b>	<b>64,025.00</b>	<b>2,551.00</b>
<b>LEGAL COUNSEL</b>							
District Counsel	4,000.00	442.00	618.00	1,060.00	(2,940.00)	4,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>4,000.00</b>	<b>442.00</b>	<b>618.00</b>	<b>1,060.00</b>	<b>(2,940.00)</b>	<b>4,000.00</b>	<b>0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>							
Electric Utility Services	67,000.00	31,757.00	44,459.00	76,216.00	9,216.00	77,000.00	10,000.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>67,000.00</b>	<b>31,757.00</b>	<b>44,459.00</b>	<b>76,216.00</b>	<b>9,216.00</b>	<b>77,000.00</b>	<b>10,000.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>							
Water Utility Services	4,000.00	909.00	1,272.00	2,181.00	(1,819.00)	3,000.00	(1,000.00)
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>4,000.00</b>	<b>909.00</b>	<b>1,272.00</b>	<b>2,181.00</b>	<b>(1,819.00)</b>	<b>3,000.00</b>	<b>(1,000.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>							
Waterway Management	5,280.00	2,300.00	2,980.00	5,280.00	0.00	5,280.00	0.00
Insurance -Property & Casualty	6,396.00	5,852.00	0.00	5,852.00	(544.00)	7,355.00	959.00
R&M-Other Landscape	7,000.00	986.00	6,014.00	7,000.00	0.00	7,000.00	0.00
R&M-Plant Replacement	7,000.00	0.00	7,000.00	7,000.00	0.00	7,000.00	0.00
R&M-Monument, Entrance & Wall	5,000.00	0.00	2,500.00	2,500.00	(2,500.00)	4,000.00	(1,000.00)
Landscape Maintenance	61,000.00	34,333.00	29,328.00	63,661.00	2,661.00	61,000.00	0.00
Irrigation Maintenance	4,000.00	231.00	1,000.00	1,231.00	(2,769.00)	4,000.00	0.00
Misc-Holiday Lighting	5,000.00	5,000.00	0.00	5,000.00	0.00	6,000.00	1,000.00
Capital Reserve	39,960.00	0.00	39,960.00	39,960.00	0.00	27,450.00	(12,510.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>140,636.00</b>	<b>48,702.00</b>	<b>88,782.00</b>	<b>137,484.00</b>	<b>(3,152.00)</b>	<b>129,085.00</b>	<b>(11,551.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$289,110.00</b>	<b>\$111,941.00</b>	<b>\$160,051.00</b>	<b>\$271,992.00</b>	<b>(\$17,118.00)</b>	<b>\$289,110.00</b>	<b>\$0.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$173,402.00</b>	<b>(\$156,090.00)</b>	<b>\$17,312.00</b>	<b>\$17,312.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

# THE OAKS AT SHADY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### Financial & Administrative

##### District Manager

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

##### District Engineer

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

##### Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

##### Trustees Fees

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

##### Auditing Services

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

##### Postage, Phone, Fax, Copies

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

##### Public Officials Insurance

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

##### Legal Advertising

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

##### Bank Fees

The District operates a checking account for expenditures and receipts.

##### Dues, Licenses & Fees

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

##### Miscellaneous Fees

To provide for unbudgeted administrative expenses.

##### Office Supplies

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

#### Legal Counsel

##### District Counsel

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

# THE OAKS AT SHADY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Electric Utility Services**

##### **Electric Utility Services**

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

#### **Garbage/Solid Waste Control Services**

##### **Garbage Collection**

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

#### **Water-Sewer Combination Services**

##### **Water Utility Services**

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

#### **Other Physical Environment**

##### **Waterway Management System**

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

##### **Property & Casualty Insurance**

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

##### **Entry & Walls Maintenance**

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

##### **Landscape Maintenance**

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

##### **Miscellaneous Landscape**

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

##### **Plant Replacement Program**

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

##### **Irrigation Maintenance**

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

##### **Pool Maintenance**

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

##### **Clubhouse Maintenance**

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

##### **Security System**

This item is for the alarm system and monitoring at the clubhouse.

# THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

### REVENUES

CDD Debt Service Assessments	\$	418,744
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>418,744</b>

### EXPENDITURES

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

### ANALYSIS OF BONDS OUTSTANDING

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

# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

## SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

			Fiscal Year 2023			Fiscal Year 2024				
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment	Total Increase / (Decrease) in Annual Assmt	Percentage of Increase / (Decrease) in Annual Assmt
<b>SERIES 2015 BONDS</b>										
<b>Single Family 50'</b>	1.00	365	\$1,250.00	\$842.64	<b>\$2,092.64</b>	\$1,250.00	\$842.64	<b>\$2,092.64</b>	\$0.00	0.00%

**Notations:**

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

## RESOLUTION 2023-05

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

**WHEREAS**, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

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

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

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

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

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

**Passed and Adopted on August 18, 2023.**

Attested By:

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Budget**



**RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2023/2024, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

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

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

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

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

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

**Section 1.** Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2023/2024, shall be held as provided on the schedule attached as **Exhibit A**.

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

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

**PASSED AND ADOPTED THIS 18<sup>th</sup> DAY OF AUGUST 2023.**

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

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**CHAIRMAN/VICE-CHAIRMAN**

**ATTEST:**

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**SECRETARY**

**EXHIBIT A**

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

**FISCAL YEAR 2023/2024**

<b>October 20, 2023</b>	<b>10:00 a.m.</b>
<b>November 17, 2023</b>	<b>10:00 a.m.</b>
<b>December 15, 2023</b>	<b>10:00 a.m.</b>
<b>January 19, 2024</b>	<b>10:00 a.m.</b>
<b>February 16, 2024</b>	<b>10:00 a.m.</b>
<b>March 15, 2024</b>	<b>10:00 a.m.</b>
<b>April 19, 2024</b>	<b>10:00 a.m.</b>
<b>May 17, 2024</b>	<b>10:00 a.m.</b>
<b>June 21, 2024</b>	<b>10:00 a.m.</b>
<b>July 19, 2024</b>	<b>10:00 a.m.</b>
<b>August 16, 2024</b>	<b>10:00 a.m.</b>
<b>September 20, 2024</b>	<b>10:00 a.m.</b>

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

**MINUTES OF MEETING  
THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of The Board of Supervisors of The Oaks at Shady Creek Community Development District was held on Friday July 21, 2023 at 10:00 a.m. at the Carlton Lakes Clubhouse located at 11404 Carlton Lake Fields Dr., Riverview, FL 33579.

Present and constituting a quorum were:

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

Also present was:

Gene Roberts	District Manager
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*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS                      Call to Order/Roll Call**

Mr. Roberts called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS                      Public Comment On Agenda Items**

There were no members of the public present, the next item followed.

**THIRD ORDER OF BUSINESS                      Business Items**

**A.        Business Matters of District**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS                      Consent Agenda**

**A.    Consideration of Board of Supervisors Regular Meeting Minutes June 16, 2023**

On MOTION by Mr. Bentley seconded by Ms. Rothstein with all in favor Regular Meeting Minutes of June 16, 2023 were approved. 5/0
--

**A. Consideration of Operations and Maintenance Expenditures June 2023**

The Board reviewed the O&Ms for June 2023.

On MOTION by Mr. Bentley seconded by Ms. Rothstein with all in favor Operations and Maintenance Expenditures for June 2023 were approved. 5/0

**C. Review of Financial Statements Through June 30, 2023**

The Board reviewed the Financial Statements for Month Ending June 30, 2023, and had no questions.

**FIFTH ORDER OF BUSINESS****Supervisor Requests and Audience Comments**

The Supervisors requested *Mainscape* pick up trash along Purple Martin when they service the community.

**SIXTH ORDER OF BUSINESS****Staff Reports**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

There being no report, the next order of business followed.

**SEVENTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Bentley seconded by Ms. Rothstein with all in favor the meeting was adjourned. 5/0

\_\_\_\_\_  
Gene Roberts  
District Manager

\_\_\_\_\_  
Robin Lush  
Chairperson

**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>				
INFRAMARK LLC	98317	\$3,297.37		DISTRICT INVOICE JULY 2023
<b>Monthly Contract Subtotal</b>		<b>\$3,297.37</b>		
<b>Variable Contract</b>				
AMY BROWN	AB 072123	\$200.00		SUPERVISOR FEE 07/21/23
JOHN FRANK BENTLEY	JB 072123	\$200.00		SUPERVISOR FEE 07/21/23
MICHELLE J. LEBEAU-ELROD	ML 072123	\$200.00		SUPERVISOR FEE 07/21/23
ROBIN M. LUSH	RL 072123	\$200.00		SUPERVISOR FEE 07/21/23
STRALEY ROBIN VERICKER	23411	\$1,098.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 07/11/23
VIVIAN ROTHSTEIN	VR 072123	\$200.00		SUPERVISOR FEE 07/21/23
<b>Variable Contract Subtotal</b>		<b>\$2,098.50</b>		
<b>Utilities</b>				
TECO	5159 072123 ACH	\$220.11		ELECTRICITY SERVICES 06/16/23-07/17/23
TECO	7436 072123 ACH	\$41.83		ELECTRICITY SERVICES 06/16/23-07/17/23
TECO	7634 072123 ACH	\$6,496.00	\$6,757.94	ELECTRICITY SERVICES 06/16/23-07/17/23
<b>Utilities Subtotal</b>		<b>\$6,757.94</b>		
<b>Regular Services</b>				
FLORIDA NATIVES NURSERY, INC.	19160	\$425.00		QUARTERLY MITIGATION MAINT.
MAINSCAPE	1289919	\$243.40		IRRIGATION REPAIR
POOP 911	7102219	\$172.25		DOG STATIONS EMPTIED
TIMES PUBLISHING COM	44291 072623	\$2,338.95		O&M ASSESSMENT
<b>Regular Services Subtotal</b>		<b>\$3,179.60</b>		
<b>Additional Services</b>				
CARLTON LAKES CDD	CL 070523	\$100.00		CLUBHOUSE RENTAL - CDD MEETINGS
<b>Additional Services Subtotal</b>		<b>\$100.00</b>		
<b>TOTAL</b>		<b>\$15,433.41</b>		

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

**INVOICE#**

#98317

**CUSTOMER ID**

C2315

**PO#**

# INVOICE

**DATE**

7/19/2023

**NET TERMS**

Net 30

**DUE DATE**

8/18/2023

**BILL TO**

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

Services provided for the Month of: July 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
B/W Copies	2	Ea	0.15		0.30
Color Copies	3	Ea	0.39		1.17
Postage	14	Ea	0.60		8.40
Dissemination Services	1	Ea	350.00		350.00
<b>Subtotal</b>					<b>3,297.37</b>

<b>Subtotal</b>	\$3,297.37
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<b>Tax</b>	\$0.00
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<b>Total Due</b>	\$3,297.37
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**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.*

AB 072123

**The Oaks at Shady Creek CDD**

MEETING DATE: July 21, 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




**The Oaks at Shady Creek CDD**  
**MEETING DATE:** July 21, 2023  
**DMS Staff Signature** 






**JB 072123**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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

**The Oaks at Shady Creek CDD**






MEETING DATE: July 21, 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

**The Oaks at Shady Creek CDD**  
**MEETING DATE: July 21, 2023**  
**DMS Staff Signature** 

**RL 072123**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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

# 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

July 25, 2023

Client: 001450

Matter: 000001

Invoice #: 23411

Page: 1

RE: General

For Professional Services Rendered Through July 11, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/25/2023	LB	REVIEW APPROVED PROPOSED BUDGET RE NO INCREASE.	0.2	\$35.00
5/26/2023	WAS	DRAFT PUBLICATIONS ADS FOR PUBLIC HEARING ON PROPOSED 2023-2024 BUDGET.	0.6	\$183.00
5/31/2023	WAS	REVIEW LANDSCAPE MAINTENANCE CONTRACT AND PROPOSAL FROM CONTRACTOR, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING AMENDING LANDSCAPE MAINTENANCE CONTRACT.	0.2	\$61.00
5/31/2023	LB	FINALIZE PUBLICATION ADS FOR FY 2023/2024 O&M ASSESSMENTS AND BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
6/12/2023	WAS	DRAFT AMENDMENT TO LANDSCAPE MAINTENANCE AGREEMENT.	0.8	\$244.00
6/15/2023	WAS	REVIEW AND REVISE FIRST AMENDMENT TO LANDSCAPE MAINTENANCE AGREEMENT WITH MAINSCAPE; COMMUNICATIONS TO DISTRICT MANAGER REGARDING AGENDA FOR BOARD OF SUPERVISORS MEETING.	0.7	\$213.50
6/26/2023	WAS	DRAFT RESOLUTION ADOPTING FISCAL YEAR 2023-2024 BUDGET; DRAFT RESOLUTION LEVYING O&M ASSESSMENTS FOR FISCAL YEAR 2023-2024.	0.9	\$274.50
6/27/2023	LB	PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE RESOLUTION FOR ADOPTING FY 2023/2024 BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR FY 2023/2024.	0.2	\$35.00
Total Professional Services			3.9	\$1,098.50

July 25, 2023  
Client: 001450  
Matter: 000001  
Invoice #: 23411

Page: 2






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Total Services	\$1,098.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,098.50
Previous Balance		\$1,516.50
Less Payments		(\$1,516.50)
<b>PAY THIS AMOUNT</b>		<b>\$1,098.50</b>

***Please Include Invoice Number on all Correspondence***

**The Oaks at Shady Creek CDD**  
**MEETING DATE:** July 21, 2023  
**DMS Staff Signature** 

VR 072123

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



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

Statement Date: July 21, 2023

Amount Due: \$220.11

Due Date: August 11, 2023

Account #: 211020235159

DO NOT PAY. Your account will be drafted on August 11, 2023

## Account Summary

Current Service Period: June 16, 2023 - July 17, 2023

Previous Amount Due \$206.49

Payment(s) Received Since Last Statement -\$206.49

Current Month's Charges \$220.11

Amount Due by August 11, 2023 \$220.11

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

## Your Energy Insight



Your average daily kWh used was **8.33% higher** 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.



**ACT NOW FOR FREE INSTALL!**

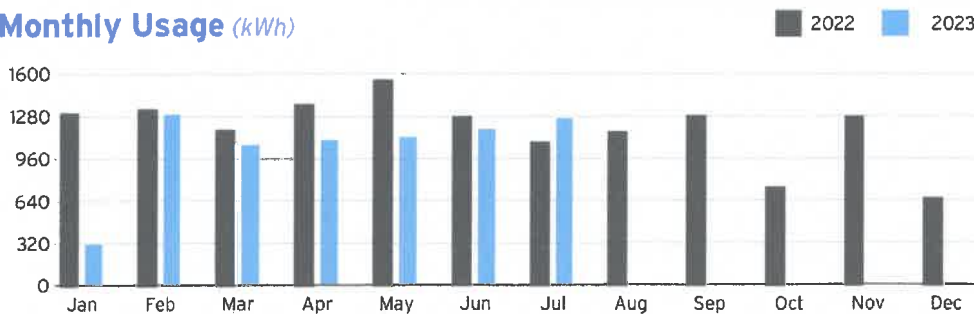
Keep your business running by protecting your equipment from harmful surges.

[TampaElectric.com/SurgeProtection](https://TampaElectric.com/SurgeProtection)

Zap Cap  
SYSTEMS™



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



Account #: 211020235159

Due Date: August 11, 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](https://TampaElectric.com/Paperless) to enroll now.

00000184 02 AV 0.49 33607 FTECO107212323230710 00000 02 01000000 002 02 6596 006



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

Amount Due: \$220.11

Payment Amount: \$ \_\_\_\_\_

606939637876

Your account will be  
drafted on August 11, 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: July 21, 2023  
Charges Due: August 11, 2023

## Meter Read

**Service Period:** Jun 16, 2023 - Jul 17, 2023

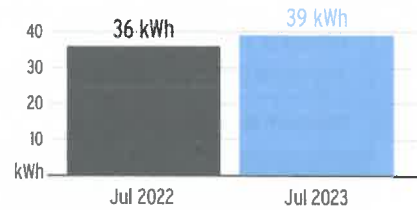
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	07/17/2023	49,586	48,325		1,261 kWh	1	32 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	1,261 kWh @ \$0.07990/kWh	\$100.75
Fuel Charge	1,261 kWh @ \$0.05239/kWh	\$66.06
Storm Protection Charge	1,261 kWh @ \$0.00400/kWh	\$5.04
Clean Energy Transition Mechanism	1,261 kWh @ \$0.00427/kWh	\$5.38
Storm Surcharge	1,261 kWh @ \$0.01061/kWh	\$13.38
Florida Gross Receipt Tax		\$5.50
<b>Electric Service Cost</b>		<b>\$220.11</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$220.11**

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](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.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](https://www.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

Statement Date: July 21, 2023

Amount Due: \$41.83

Due Date: August 11, 2023  
Account #: 211005987436

Received  
JUL 26 2023

DO NOT PAY. Your account will be drafted on August 11, 2023

## Account Summary

Current Service Period: June 16, 2023 - July 17, 2023

Previous Amount Due	\$39.20
Payment(s) Received Since Last Statement	-\$39.20

Current Month's Charges \$41.83

Amount Due by August 11, 2023 \$41.83

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

## Your Energy Insight



Your average daily kWh used was **50% 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.



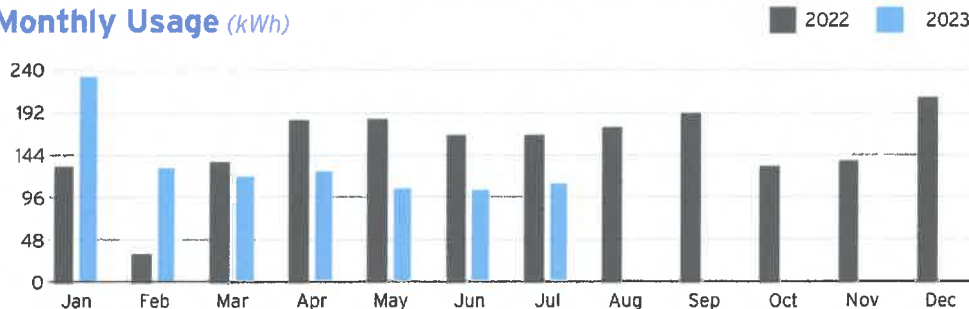
ACT NOW FOR FREE INSTALL!

Keep your business running by protecting your equipment from harmful surges.  
[TampaElectric.com/SurgeProtection](https://TampaElectric.com/SurgeProtection)

Zap Cap  
SYSTEMS



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



Account #: 211005987436

Due Date: August 11, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$41.83

Payment Amount: \$ \_\_\_\_\_

667433229476

Your account will be  
drafted on August 11, 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: July 21, 2023  
Charges Due: August 11, 2023

## Meter Read

**Service Period:** Jun 16, 2023 - Jul 17, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497017	07/17/2023	3,578	3,467	111 kWh	1	32 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	111 kWh @ \$0.07990/kWh	\$8.87
Fuel Charge	111 kWh @ \$0.05239/kWh	\$5.82
Storm Protection Charge	111 kWh @ \$0.00400/kWh	\$0.44
Clean Energy Transition Mechanism	111 kWh @ \$0.00427/kWh	\$0.47
Storm Surcharge	111 kWh @ \$0.01061/kWh	\$1.18
Florida Gross Receipt Tax		\$1.05
<b>Electric Service Cost</b>		<b>\$41.83</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$41.83**

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](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://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](https://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](https://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  
301 US HIGHWAY 301 S  
TAMPA, FL 33619

Received  
JUL 26 2023

Statement Date: July 21, 2023

Amount Due: \$6,496.00

Due Date: August 11, 2023

Account #: 211005987634

DO NOT PAY. Your account will be drafted on August 11, 2023

## Account Summary

Current Service Period: June 16, 2023 - July 17, 2023

Previous Amount Due	\$6,496.00
Payment(s) Received Since Last Statement	-\$6,496.00

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

Amount Due by August 11, 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.



ACT NOW FOR FREE INSTALL!

Keep your business running by protecting  
your equipment from harmful surges.

TampaElectric.com/SurgeProtection

Zap Cap  
SYSTEMS™



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



Account #: 211005987634

Due Date: August 11, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$6,496.00

Payment Amount: \$ \_\_\_\_\_

667433229477

Your account will be  
drafted on August 11, 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:** July 21, 2023  
**Charges Due:** August 11, 2023

**Service Period:** Jun 16, 2023 - Jul 17, 2023

**Rate Schedule:** Lighting Service

**Charge Details**

**Important Messages**

	<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>			
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
<b>Lighting Charges</b>			<b>\$6,496.00</b>

**Total Current Month's Charges** **\$6,496.00**

00000184-0000417-Page 6 of 12

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

**Ways To Pay Your Bill**

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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

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Mail payments to:

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

#### Invoice Information

Invoice Number	1289919
Payment Due	7/30/2023
Invoice Date	6/30/2023
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1631144

#### 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		\$243.40	\$0.00	\$243.40

**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	1289919
Payment Due	7/30/2023
Invoice Date	6/30/2023
Terms	Net 30 Days
Complete Date	6/30/2023

#### 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		\$243.40
PURPLE MARTIN SOUTH SIDE- REPLACED 4- 6" SPRAYS, 8 NOZZLES, REPAIRED LATERAL LINE BREAK- PURPLE MARTIN NORTH SIDE- REPLACED 2- 6" SPRAYS, 6 NOZZLES-		
	NonTaxable Sales	\$243.40
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$243.40

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:** 7102219  
**DATE:** 6/27/2023  
**ORDER:** 7102219

**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
6/27/2023			BLAKEW	Blake Wanecski
Purchase Order	Terms	Last Service	Map Code	Time Out
		6/27/2023		

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**



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/26/23	THE OAKS AT SHADY CREEK CDD	
Billing Date	Sales Rep	Customer Account
07/26/2023	Deirdre Bonett	44291
Total Amount Due		Ad Number
\$2,338.95		0000297471

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/26/23	07/26/23	0000297471	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$2,334.95
07/26/23	07/26/23	0000297471	Tampabay.com	Legals CLS	O&M Assessments	1	4x10.25 IN	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/26/23	THE OAKS AT SHADY CREEK CDD	
Billing Date	Sales Rep	Customer Account
07/26/2023	Deirdre Bonett	44291
Total Amount Due		Ad Number
\$2,338.95		0000297471

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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



**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Hillsborough

 $\}_{SS}$ 

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of **7/26/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

DB

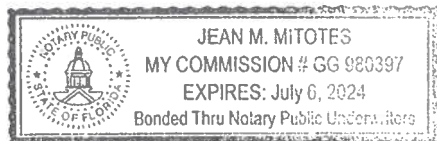
**Signature Affiant**

Sworn to and subscribed before me this 07/26/2023

  
Signature of Notary Public

Personally known	X	or produced identification
------------------	---	----------------------------

Type of identification produced \_\_\_\_\_



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

The Board of Supervisors (the "**Board**") of The Oaks at Shady Creek Community Development District (the "**District**") will hold a public hearing and a meeting on Friday, August 18, 2023, at 10:00 a.m. at the Carlton Lakes Clubhouse, 11404 Carlton Fields Drive, Riverview, Florida 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

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

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

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

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

## SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

Fiscal Year 2023						Fiscal Year 2024			Total Increase / (Decrease) in Annual Assmt	Percentage of Increase / (Decrease) in Annual Assmt
Lot Size	EBI Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment		
SERIES 2015 BONDS										
Single Family 50'	1.00	365	\$1,250.00	\$842.64	\$2,092.64	\$1,250.00	\$842.64	\$2,092.64	\$0.00	0.00%

### Notations:

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

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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

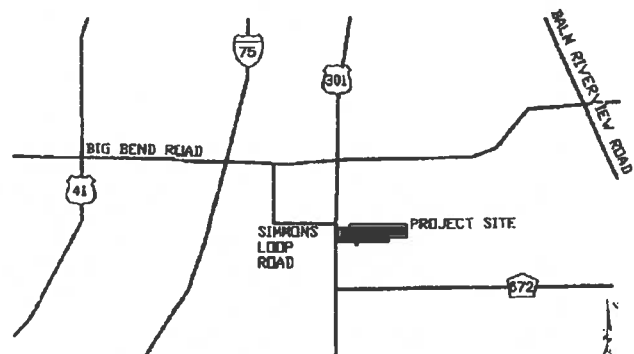
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business

days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Gene Robert  
District Manager



THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT  
GENERAL VICINITY MAP

## DISTRICT CHECK REQUEST FORM

**Today's Date**                7/5/23

**District Name**             The Oaks at Shady Creek

**Check Amount**            \$100

**Payable:**                    Carlton Lakes CDD

**Mailing Address**        **2005 Pan Am Circle**  
                                 **Suite 300**  
                                 **Tampa Fl 33607**

**Check Description: Clubhouse Rental for May and June CDD Meetings**

### Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

**Approved Signature**

DM	_____	GR
Fund	—	

G/L Object Cd CK # _____ Date <u>7/5/23</u>
---

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

Financial Statements  
(Unaudited)

Period Ending  
July 31, 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 July 31, 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		
<b>ASSETS</b>							
Cash - Operating Account	\$ 320,699	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320,699
Cash in Transit	-	15,368	-	-	-	-	15,368
Accounts Receivable - Other	128	-	-	-	-	-	128
Due From Other Funds	-	3,627	-	-	-	-	3,627
Investments:							
Acquisition & Construction Account	-	-	517	-	-	-	517
Interest Account	-	71	-	-	-	-	71
Reserve Fund	-	114,708	-	-	-	-	114,708
Revenue Fund	-	373,173	-	-	-	-	373,173
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
<b>TOTAL ASSETS</b>	<b>\$ 327,439</b>	<b>\$ 506,992</b>	<b>\$ 517</b>	<b>\$ 5,823,191</b>	<b>\$ 5,725,153</b>	<b>\$ -</b>	<b>\$ 12,383,292</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 10,195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,195
Bonds Payable	-	-	-	-	5,725,153	-	5,725,153
Due To Other Funds	3,627	-	-	-	-	-	3,627
<b>TOTAL LIABILITIES</b>	<b>13,822</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,725,153</b>	<b>-</b>	<b>5,738,975</b>
<b>FUND BALANCES</b>							
Restricted for:							
Debt Service	-	506,992	-	-	-	-	506,992
Capital Projects	-	-	517	-	-	-	517
Unassigned:	313,617	-	-	5,823,191	-	-	6,136,808
<b>TOTAL FUND BALANCES</b>	<b>313,617</b>	<b>506,992</b>	<b>517</b>	<b>5,823,191</b>	<b>-</b>	<b>-</b>	<b>6,644,317</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 327,439</b>	<b>\$ 506,992</b>	<b>\$ 517</b>	<b>\$ 5,823,191</b>	<b>\$ 5,725,153</b>	<b>\$ -</b>	<b>\$ 12,383,292</b>

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 34	\$ 34	0.00%
Special Assmnts- Tax Collector	289,110	291,891	2,781	100.96%
Other Miscellaneous Revenues	-	177	177	0.00%
<b>TOTAL REVENUES</b>	<b>289,110</b>	<b>292,102</b>	<b>2,992</b>	<b>101.03%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	9,600	2,400	80.00%
ProfServ-Arbitrage Rebate	700	650	50	92.86%
ProfServ-Trustee Fees	5,000	7,500	(2,500)	150.00%
Disclosure Report	4,200	3,500	700	83.33%
District Counsel	4,000	3,524	476	88.10%
District Engineer	4,000	-	4,000	0.00%
District Manager	33,750	28,125	5,625	83.33%
Auditing Services	4,500	-	4,500	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	800	643	157	80.38%
Public Officials Insurance	2,674	2,395	279	89.57%
Legal Advertising	2,000	3,621	(1,621)	181.05%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,250	250	83.33%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	175	25	87.50%
<b>Total Administration</b>	<b>77,474</b>	<b>62,083</b>	<b>15,391</b>	<b>80.13%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	67,000	65,179	1,821	97.28%
<b>Total Electric Utility Services</b>	<b>67,000</b>	<b>65,179</b>	<b>1,821</b>	<b>97.28%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	4,000	2,172	1,828	54.30%
<b>Total Water-Sewer Comb Services</b>	<b>4,000</b>	<b>2,172</b>	<b>1,828</b>	<b>54.30%</b>

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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	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	59,036	1,964	96.78%
Irrigation Maintenance	4,000	842	3,158	21.05%
Misc-Holiday Lighting	5,000	5,000	-	100.00%
Capital Reserve	39,960	100	39,860	0.25%
<b>Total Other Physical Environment</b>	<b>140,636</b>	<b>86,275</b>	<b>54,361</b>	<b>61.35%</b>
<b>TOTAL EXPENDITURES</b>	<b>289,110</b>	<b>215,709</b>	<b>73,401</b>	<b>74.61%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	76,393	76,393	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>237,224</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 313,617</b>		



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

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

For the Period Ending July 31, 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	\$ -	\$ 15,613	\$ 15,613	0.00%
Special Assmnts- Tax Collector	418,744	433,430	14,686	103.51%
Special Assmnts- CDD Collected	-	15,368	15,368	0.00%
<b>TOTAL REVENUES</b>	<b>418,744</b>	<b>464,411</b>	<b>45,667</b>	<b>110.91%</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	276,719	(2,975)	101.09%
<b>Total Debt Service</b>	<b>418,744</b>	<b>416,719</b>	<b>2,025</b>	<b>99.52%</b>
<b>TOTAL EXPENDITURES</b>	<b>418,744</b>	<b>416,719</b>	<b>2,025</b>	<b>99.52%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	47,692	47,692	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>459,300</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 506,992</b>		

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

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

For the Period Ending July 31, 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	\$ -	\$ 17	\$ 17	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>17</b>	<b>17</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	-	17	17	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>500</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 517</u></b>		

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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>		5,823,191		
<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. 07-23  
Statement Date 7/31/2023

G/L Balance (LCY)	320,698.62	Statement Balance	322,098.62
G/L Balance	320,698.62	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	322,098.62
Subtotal	320,698.62	Outstanding Checks	1,400.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	320,698.62	Ending Balance	320,698.62
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
6/22/2023	Payment	2154	VIVIAN ROTHSTEIN	200.00	200.00	0.00
6/29/2023	Payment	2155	INFRAMARK LLC	3,291.10	3,291.10	0.00
7/13/2023	Payment	2156	CARLTON LAKES CDD	100.00	100.00	0.00
7/13/2023	Payment	2157	FLORIDA NATIVES NURSERY, INC.	425.00	425.00	0.00
7/13/2023	Payment	2158	MAINSCAPE	5,271.87	5,271.87	0.00
7/13/2023	Payment	2159	POOP 911	172.25	172.25	0.00
7/13/2023	Payment	DD112	Payment of Invoice 000324	340.12	340.12	0.00
7/13/2023	Payment	DD113	Payment of Invoice 000330	39.20	39.20	0.00
7/13/2023	Payment	DD114	Payment of Invoice 000331	206.49	206.49	0.00
7/13/2023	Payment	DD115	Payment of Invoice 000332	6,496.00	6,496.00	0.00
7/27/2023	Payment	2161	INFRAMARK LLC	3,297.37	3,297.37	0.00
7/27/2023	Payment	2163	MICHELLE J. LEBEAU-ELROD	200.00	200.00	0.00
Total Checks				20,039.40	20,039.40	0.00
<b>Deposits</b>						
7/25/2023		JE000118	CK#2026### - Reimb from HOA for Elec	G/L 119.72	119.72	0.00
7/25/2023		JE000119	Special Assmnts- Tax Collector	G/L 11.07	11.07	0.00
7/31/2023		JE000120	Interest - Investments	G/L 2.83	2.83	0.00
Total Deposits				133.62	133.62	0.00
<b>Outstanding Checks</b>						
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
7/27/2023	Payment	2160	AMY BROWN	200.00	0.00	200.00
7/27/2023	Payment	2162	JOHN FRANK BENTLEY	200.00	0.00	200.00
7/27/2023	Payment	2164	ROBIN M. LUSH	200.00	0.00	200.00
7/27/2023	Payment	2165	VIVIAN ROTHSTEIN	200.00	0.00	200.00
Total Outstanding Checks.....				1,400.00		1,400.00