

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

SEPTEMBER 15, 2023

AGENDA PACKAGE



2005 PAM AN CIR TAMPA FL, 33607
SUITE 300

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, September 15, 2023, at 10:00 A.M.

The Regular Meeting of **The Oaks at Shady Creek Community Development District** will be held on **Friday, September 15, 2023, at 10:00 A.M.** at The Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579. Please let us know 24 hours before the meeting if you wish to call in for the meeting.

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

Join Zoom:

<https://us06web.zoom.us/j/85622638915?pwd=clRFSldtK1NjaUFWenlac0xHeVkwZdz09>

Call In Number: 1 305 224 1968

Meeting ID: 856 2263 8915

Passcode: 982718

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

3. BUSINESS ITEMS

- A. Discussion on Holiday Lighting ProposalTab 01
- B. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Public Hearing & Regular Meeting August 18, 2023, Tab 02
- B. Consideration of Operation and Maintenance Expenditures August 2023,..... Tab 03
- C. Review of Financial Statements Month Ending August 31, 2023,Tab 04

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please contact the office at 813-873-7300.

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

ILLUMINATIONS HOLIDAY LIGHTING**Proposal**

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Oaks at Shady Creek CDD
32711 Windelstraw Dr
Wesley Chapel, FL 33545
Attn: Gene Roberts

(877) 907-0256

JOB DESCRIPTION
Christmas Lighting for Oaks at Shady Creek

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Center Median	Front Entrance Install clear, twinkling warm white, mini lights across front entrance sign tree structure Note: will install lights on as many of the limbs as possible.	\$3,000.00
	Entrance / Exit Install warm white, red and green 3D Radiant starburst Note: starburst have multiple functions available; will drop them from tree limb structures. Note: other color combinations are available Requires 50% Deposit	\$3,000.00
TOTAL ESTIMATED JOB COST		\$6,000.00

- * Price includes rental of materials, lift, labor, installation and service.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Assumes adequate power available. If additional power needed Oaks at Shady Creek responsible for providing.
- * Loss of material due to theft or vandalism is reimbursable at cost
- * Remaining balance of project due upon receipt of invoice after installation.
- * Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay
PREPARED BY

8/11/2023
DATE

AUTHORIZED SIGNATURE FOR OAKS AT SHADY CREEK

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Oaks at Shady Creek only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

MINUTES OF PUBLIC HEARING AND REGULAR MEETING THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

The Public Hearing and regular meeting of the Board of Supervisors of The Oaks at Shady Creek Community Development District was held on Friday August 18, 2023 at 10:00 a.m. at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Dr., Riverview, FL 33579.

Present and constituting a quorum were:

Robin Lush	Chairperson
Michelle LeBeau-Elrod	Vice- Chairperson
Amy Brown	Assistant Secretary
John Bentley	Assistant Secretary
Vivian Rothstein	Assistant Secretary (Via Telephone Conference)

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 being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS

Recess to Public Hearings

The District Manager directed the Board to recess to the Public Hearings.

FOURTH ORDER OF BUSINESS

Public Hearing on Adopting Fiscal Year 2024 Final Budget

A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Ms. Lush seconded by Mr. Bentley, with all in favor, the Public Hearing to adopt Fiscal Year 2024 Final Budget was opened. 5-0

B. Staff Presentations

Mr. Roberts discussed the budget with the Board and stated there are no increases over the 2023 budget.

C. Public Comments

There being no comments from the Board or member of the public, the next item followed.

D. Consideration of Resolution 2023-04; Adopting Final Fiscal Year 2024 Budget

On MOTION by Ms. Lush seconded by Ms. LeBeau- Elrod, with all in favor, Resolution 2023-04; Adopting Final Fiscal Year 2024 Budget, was adopted. 5-0

E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. Bentley seconded by Ms. Brown, with all in favor, the Public Hearing on Adopting Fiscal Year 2024 Final Budget, was closed. 5-0

FIFTH ORDER OF BUSINESS

Public Hearing on Levying O&M Assessments

A. Open Public Hearing on Levying O&M Assessments

On MOTION by Ms. Brown seconded by Mr. Bentley, with all in favor, the Public Hearing on Levying O&M Assessments was opened. 5-0

B. Staff Presentations

Mr. Roberts discussed the assessments with the Board.

C. Public Comments

There being no comments from the Board or members of the public, the next item followed.

D. Consideration of Resolution 2023-05; Levying O&M Assessments

On MOTION by Ms. LeBeau-Elrod seconded by Mr. Bentley, with all in favor, Resolution 2023-05; Levying O&M Assessments was adopted. 5-0

E. Close Public Hearing on Levying O&M Assessments

On MOTION by Mr. Bentley seconded by Ms. Brown, with all in favor, the Public Hearing on Levying O&M Assessments was closed. 5-0

SIXTH ORDER OF BUSINESS

Return to Regular Meeting

Mr. Bentley directed the Board of Supervisors to proceed to the regular meeting.

SEVENTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2023-06; Setting Fiscal Year 2024 Meeting Schedule

On MOTION by Mr. Bentley seconded by Ms. Rothstein, with all in favor, Resolution 2023-06 Setting Fiscal Year 2024 Meeting Schedule was adopted. 5-0

B. General Matters of the District

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Board of Supervisors' Meeting Minutes of the Regular Meeting July 21, 2023

On MOTION by Ms. Lush seconded by Ms. Brown, with all in favor, the Board of Supervisors Meeting Minutes of the Regular Meeting of July 21, 2023, were approved. 5-0

B. Consideration of Operation and Maintenance Expenditures July 2023

On MOTION by Ms. Lush seconded by Ms. Brown, with all in favor, the Operation and Maintenance Expenditures July 2023 were approved. 5-0

C. Review of Financial Statements Month Ending July 31, 2023

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

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no staff reports, the next order of business followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Lush seconded by Ms. Brown, 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
Monthly Contract				
INFRAMARK LLC	100133	\$3,292.48		DISTRICT INVOICE AUGUST 2023
Monthly Contract Subtotal		\$3,292.48		
Variable Contract				
AMY BROWN	AB 081823	\$200.00		SUPERVISOR FEE 08/18/23
JOHN FRANK BENTLEY	JB 081823	\$200.00		SUPERVISOR FEE 08/18/23
MICHELLE J. LEBEAU-ELROD	ME 081823	\$200.00		SUPERVISOR FEE 08/18/23
ROBIN M. LUSH	RL 081823	\$200.00		SUPERVISOR FEE 08/18/23
STRALEY ROBIN VERICKER	23544	\$674.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 08/15/23
VIVIAN ROTHSTEIN	VR 081823	\$200.00		SUPERVISOR FEE 08/18/23
Variable Contract Subtotal		\$1,674.50		
Utilities				
BOCC	9919 072523 ACH	\$416.85		WATER SERVICE 06/16/23-07/20/23
BOCC	9919 081823 ACH	\$341.23	\$758.08	WATER SERVICE 07/20/23-08/17/23
Utilities Subtotal		\$758.08		
Regular Services				
POOP 911	7229190	\$172.25		5 STATIONS EMPTIED/FILLED
POOP 911	7352275	\$172.25	\$344.50	PET STATIONS
THE OAKS AT SHADY CREEK CDD	07252023-1	\$6.61		SERIES 2015 FY23 TAX DIST ID
TIMES PUBLISHING COM	297469 080223	\$365.00		BUDGET HEARING AD
Regular Services Subtotal		\$716.11		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$6,441.17		

Approved (with any necessary revisions noted):



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#100133

DATE

8/28/2023

CUSTOMER ID

C2315

NET TERMS

Net 30

PO#**DUE DATE**

9/27/2023

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: August 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	8	Ea	0.62		4.98
Dissemination Services	1	Ea	350.00		350.00
Subtotal					3,292.48

Subtotal

\$3,292.48

Tax

\$0.00

Total Due

\$3,292.48

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.

The Oaks at Shady Creek CDD

MEETING DATE: August 18, 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

AB 081823

The Oaks at Shady Creek CDD

MEETING DATE: August 18, 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 081823

The Oaks at Shady Creek CDD

MEETING DATE: August 18, 2023

DMS Staff Signature 






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

ME 081823

The Oaks at Shady Creek CDD

MEETING DATE: August 18, 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 081823

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

August 29, 2023

Client: 001450

Matter: 000001

Invoice #: 23544

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
7/14/2023	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE BONDS.	0.3	\$52.50
7/31/2023	WAS	REVIEW AND REVISE QUARTERLY REPORT FOR SERIES 2015 BONDS FOR PERIOD ENDING JUNE 30, 2023.	0.3	\$91.50
8/3/2023	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED JUNE 30, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
8/14/2023	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2022; PREPARE DRAFT AUDIT RESPONSE LETTER TO SAME.	0.5	\$87.50
8/15/2023	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	1.1	\$390.50
Total Professional Services			2.5	\$674.50

August 29, 2023
Client: 001450
Matter: 000001
Invoice #: 23544

Page: 2






Total Services	\$674.50	
Total Disbursements	\$0.00	
Total Current Charges		\$674.50
Previous Balance		\$1,098.50
Less Payments		(\$1,098.50)
PAY THIS AMOUNT		\$674.50

Please Include Invoice Number on all Correspondence

The Oaks at Shady Creek CDD

MEETING DATE: August 18, 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

VR 081823



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	07/25/2023	08/15/2023

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

AUG 3 2023

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	06/16/2023	26208	07/20/2023	26918	71000 GAL	ESTIMATED	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$214.42
Water Base Charge	\$72.36
Water Usage Charge	\$124.79

Summary of Account Charges

Previous Balance	\$340.12
Net Payments - Thank You	\$-340.12
Total Account Charges	\$416.85
AMOUNT DUE	\$416.85

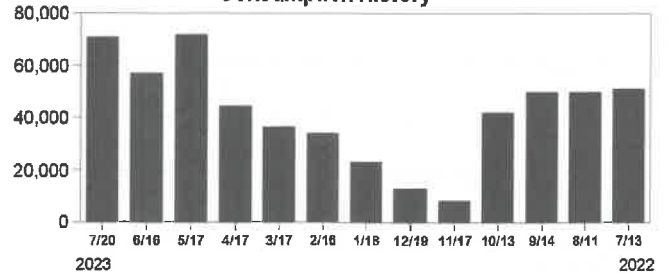
Important Message

This account has ACH payment method

Notice

An estimated read was used to calculate your bill

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

978

DUE DATE	08/15/2023
AMOUNT DUE	\$416.85
AMOUNT PAID	



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	08/18/2023	09/08/2023

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	07/20/2023	26918	08/17/2023	27491	57300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$173.05
Water Base Charge	\$72.36
Water Usage Charge	\$90.54

Summary of Account Charges

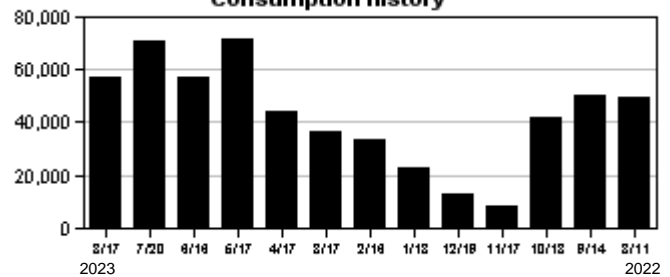
Previous Balance	\$416.85
Net Payments - Thank You	\$-416.85
Total Account Charges	\$341.23

AMOUNT DUE	\$341.23
-------------------	-----------------

Important Message

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

1,151 8

DUE DATE	09/08/2023
AMOUNT DUE	\$341.23
AMOUNT PAID	

0070157299192 00000341230

Service Slip/Invoice

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

INVOICE: 7229190
DATE: 7/25/2023
ORDER: 7229190

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
7/25/2023			BLAKEW	Blake Wanecski
Purchase Order	Terms	Last Service	Map Code	Time Out
		7/25/2023		

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

* 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

Service Slip/Invoice

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

INVOICE: 7352275
DATE: 8/22/2023
ORDER: 7352275

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
8/22/2023			BLAKEW	Blake Wanecski
Purchase Order	Terms	Last Service	Map Code	Time Out
		8/22/2023		

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

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

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

PLEASE PAY FROM THIS INVOICE

CHECK REQUEST FORM
The Oaks at Shady Creek

Date:	8/3/2023
Invoice#:	07252023-1
Vendor#:	V00015
Vendor Name:	The Oaks at Shady Creek
Pay From:	Truist Acct# 3422
Description:	Series 2015 - FY 23 Tax Dist. ID
Code to:	203.103200.1000
Amount:	\$6.61
Requested By:	<div>8/3/2023</div> <div><u>Teresa Farlow</u></div>

THE OAKS AT SHADY CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 7/25/2023
Check Amount **\$6.61**
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 23 Tax Dist. ID
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	2145
6/16/2023	4,224.62	1,701.12	1,701.12	2,523.50	2,523.50	-	626	2145
7/25/2023	11.07	4.46	4.46	6.61	6.61	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	719,854.33	289,862.59	289,862.59	429,991.74	429,991.74	-		
Net Total on Roll	717,984.78		289,109.78		428,875.00			
Collection Surplus / (Deficit)	1,869.55		752.81		1,116.74			



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	
08/ 2/23	THE OAKS AT SHADY CREEK CDD	
Billing Date	Sales Rep	Customer Account
08/02/2023	Deirdre Bonett	44291
Total Amount Due		Ad Number
\$365.00		0000297469

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/02/23	08/02/23	0000297469	Times	Legals CLS	Budget Hearing	1	2x51 L	\$361.00
08/02/23	08/02/23	0000297469	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x51 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

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Thank you for your business.

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08/02/2023	Deirdre Bonett	44291
Total Amount Due		Ad Number
\$365.00		0000297469

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

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: Budget Hearing** was published in said newspaper by print in the issues of: **8/2/23** 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 nor 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

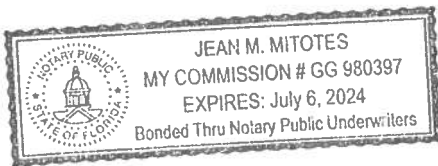
Sworn to and subscribed before me this **08/02/2023**

[Signature]

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. 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 and the agenda may be viewed on the District's website at least 2 days before the meeting www.theoaksatshadycreekcdd.org, or may be obtained by contacting the District Manager's office via email at gene.roberts@inframark.com or via phone at 813-873-7300.

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 48 hours 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 Roberts
 District Manager

Run Date: August 02, 2023

0000297469

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 August 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		
ASSETS							
Cash - Operating Account	\$ 303,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 303,175
Cash in Transit	-	15,375	-	-	-	-	15,375
Accounts Receivable - Other	128	-	-	-	-	-	128
Due From Other Funds	-	3,620	-	-	-	-	3,620
Investments:							
Acquisition & Construction Account	-	-	519	-	-	-	519
Interest Account	-	71	-	-	-	-	71
Reserve Fund	-	115,197	-	-	-	-	115,197
Revenue Fund	-	374,762	-	-	-	-	374,762
Sinking fund	-	46	-	-	-	-	46
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	\$ 309,915	\$ 509,071	\$ 519	\$ 5,823,191	\$ 5,725,153	\$ -	\$ 12,367,849
LIABILITIES							
Accounts Payable	\$ 4,139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,139
Bonds Payable	-	-	-	-	5,725,153	-	5,725,153
Due To Other Funds	3,620	-	-	-	-	-	3,620
TOTAL LIABILITIES	7,759	-	-	-	5,725,153	-	5,732,912
FUND BALANCES							
Restricted for:							
Debt Service	-	509,071	-	-	-	-	509,071
Capital Projects	-	-	519	-	-	-	519
Unassigned:	302,156	-	-	5,823,191	-	-	6,125,347
TOTAL FUND BALANCES	302,156	509,071	519	5,823,191	-	-	6,634,937
TOTAL LIABILITIES & FUND BALANCES	\$ 309,915	\$ 509,071	\$ 519	\$ 5,823,191	\$ 5,725,153	\$ -	\$ 12,367,849

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 36	\$ 36	0.00%
Special Assmnts- Tax Collector	289,110	291,891	2,781	100.96%
Other Miscellaneous Revenues	-	177	177	0.00%
TOTAL REVENUES	289,110	292,104	2,994	101.04%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	10,600	1,400	88.33%
ProfServ-Arbitrage Rebate	700	650	50	92.86%
ProfServ-Trustee Fees	5,000	7,500	(2,500)	150.00%
Disclosure Report	4,200	3,850	350	91.67%
District Counsel	4,000	4,198	(198)	104.95%
District Engineer	4,000	-	4,000	0.00%
District Manager	33,750	30,938	2,812	91.67%
Auditing Services	4,500	-	4,500	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	800	648	152	81.00%
Public Officials Insurance	2,674	2,395	279	89.57%
Legal Advertising	2,000	3,986	(1,986)	199.30%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,375	125	91.67%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	77,474	67,415	10,059	87.02%
<u>Electric Utility Services</u>				
Utility - Electric	67,000	65,179	1,821	97.28%
Total Electric Utility Services	67,000	65,179	1,821	97.28%
<u>Water-Sewer Comb Services</u>				
Utility - Water	4,000	2,930	1,070	73.25%
Total Water-Sewer Comb Services	4,000	2,930	1,070	73.25%

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<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	11,770	(4,770)	168.14%
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	64,064	(3,064)	105.02%
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%
Total Other Physical Environment	140,636	91,648	48,988	65.17%
TOTAL EXPENDITURES	289,110	227,172	61,938	78.58%
Excess (deficiency) of revenues				
Over (under) expenditures	-	64,932	64,932	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		237,224		
FUND BALANCE, ENDING		\$ 302,156		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 17,692	\$ 17,692	0.00%
Special Assmnts- Tax Collector	418,744	433,430	14,686	103.51%
Special Assmnts- CDD Collected	-	15,368	15,368	0.00%
TOTAL REVENUES	418,744	466,490	47,746	111.40%
<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	-	49,771	49,771	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		459,300		
FUND BALANCE, ENDING		\$ 509,071		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 19	\$ 19	0.00%
TOTAL REVENUES	-	19	19	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	19	19	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		500		
FUND BALANCE, ENDING		<u>\$ 519</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<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. 08-23
Statement Date 8/31/2023

G/L Balance (LCY)	303,175.46	Statement Balance	304,182.07
G/L Balance	303,175.46	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	304,182.07
Subtotal	303,175.46	Outstanding Checks	1,006.61
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	303,175.46	Ending Balance	303,175.46
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
6/22/2023	Payment	2147	JOHN FRANK BENTLEY	200.00	200.00	0.00
7/27/2023	Payment	2160	AMY BROWN	200.00	200.00	0.00
7/27/2023	Payment	2162	JOHN FRANK BENTLEY	200.00	200.00	0.00
7/27/2023	Payment	2164	ROBIN M. LUSH	200.00	200.00	0.00
7/27/2023	Payment	2165	VIVIAN ROTHSTEIN	200.00	200.00	0.00
8/3/2023	Payment	2166	MAINSCAPE	5,028.47	5,028.47	0.00
8/3/2023	Payment	2167	STRALEY ROBIN VERICKER	1,098.50	1,098.50	0.00
8/3/2023	Payment	2168	TIMES PUBLISHING COM	2,338.95	2,338.95	0.00
8/3/2023	Payment	2170	POOP 911	172.25	172.25	0.00
8/3/2023	Payment	2171	TIMES PUBLISHING COM	365.00	365.00	0.00
8/24/2023	Payment	2172	AMY BROWN	200.00	200.00	0.00
8/24/2023	Payment	2174	MICHELLE J. LEBEAU-ELROD	200.00	200.00	0.00
8/14/2023	Payment	DD116	Payment of Invoice 000370	416.85	416.85	0.00
8/14/2023	Payment	DD117	Payment of Invoice 000359	41.83	41.83	0.00
8/14/2023	Payment	DD118	Payment of Invoice 000360	6,496.00	6,496.00	0.00
8/14/2023	Payment	DD119	Payment of Invoice 000376	341.23	341.23	0.00
8/14/2023	Payment	DD120	Payment of Invoice 000358	220.11	220.11	0.00
Total Checks				17,919.19	17,919.19	0.00

Deposits

8/31/2023		JE000126	Bank Interest	G/L	2.64	2.64	0.00
Total Deposits					2.64	2.64	0.00

Outstanding Checks

6/1/2023	Payment	2142	ROBIN M. LUSH	200.00	0.00	200.00
6/22/2023	Payment	2151	ROBIN M. LUSH	200.00	0.00	200.00
8/8/2023	Payment	2169	THE OAKS AT SHADY CREEK CDD	6.61	0.00	6.61
8/24/2023	Payment	2173	JOHN FRANK BENTLEY	200.00	0.00	200.00
8/24/2023	Payment	2175	ROBIN M. LUSH	200.00	0.00	200.00
8/24/2023	Payment	2176	VIVIAN ROTHSTEIN	200.00	0.00	200.00

THE OAKS AT SHADY CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Outstanding Checks.....				1,006.61		1,006.61