

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

**DECEMBER 15, 2023
AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

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

District Staff

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

Meeting Agenda

Friday, December 15, 2023, at 10:00 A.M.

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting

Join Zoom:

<https://us06web.zoom.us/j/85622638915?pwd=c1RFSldtK1NjaUFWenlac0xHeVkwZz09>

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. BUSINESS ITEMS

3. CONSENT AGENDA

- A. Consideration of Meeting Minutes for the Regular Meeting on November 17, 2023
- B. Consideration of Operation and Maintenance Expenditures October 2023
- C. Acceptance of the Financials and Approval of the Check Register for October 2023

4. STAFF REPORTS

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

5. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

6. ADJOURNMENT

*Next regularly scheduled meeting is January 19, 2024 at 10:00 A.M.

Third Order of Business

3A.

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, November 17, 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
John Bentley	Assistant Secretary
Amy Brown	Assistant Secretary
Vivian Rothstein	Assistant Secretary

Also present was:

Gene Roberts	District Manager
--------------	------------------

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, a quorum was established.

SECOND ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Meeting Minutes for the Regular Meeting on October 20, 2023

- *Mr. Lush* should be *Mrs. Lush*, throughout the document.

On MOTION by Ms. Brown seconded by Ms. Rothstein, with all in favor, the Minutes of the October 20, 2023 Regular Meeting were approved as amended by Mrs. Lush applied. 5-0

B. Consideration of Operation and Maintenance Expenditures October 2023

- The Board questioned three months of *TECO* invoices.

On MOTION by Ms. Rothstein seconded by Ms. Brown, with all in favor, Operation and Maintenance Expenditures for October 2023, were approved. 5-0

C. Acceptance of the Financials and Approval of the Check Register for October 2023

This item was not ready for consideration. Therefore, the next order of business followed.

November 17, 2023

The Oaks at Shady Creek CDD

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Manager

C. District Engineer

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

FIFTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

The following requests or comments were addressed:

- The front entrance sign needs to be painted.
- Annuals need to be upgraded.
- There is a Broken drip line at the Pocket Park.
- The dog station is leaning.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bentley seconded by Ms. Brown, with all in favor, the meeting was adjourned. 5-0

Gene Roberts
District Manager

Robin Lush
Chairperson

3B.

October 2023 Meeting

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
MAINSCAPE	1293314	\$5,028.47		LANDSCAPE INSTALLMENT - OCTOBER 2023
Monthly Contract Subtotal		\$5,028.47		
Variable Contract				
AMY BROWN	AB 102023	\$200.00		SUPERVISOR FEE 10/20/23
JOHN FRANK BENTLEY	JB 102023	\$200.00		SUPERVISOR FEE 10/20/23
MICHELLE J. LEBEAU-ELROD	ME 102023	\$200.00		SUPERVISOR FEE 10/20/23
ROBIN M. LUSH	RL 102023	\$200.00		SUPERVISOR FEE 10/20/23
STRALEY ROBIN VERICKER	23698	\$122.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 09/15/23
VIVIAN ROTHSTEIN	VR 102023	\$200.00		SUPERVISOR FEE 10/20/23
Variable Contract Subtotal		\$1,122.00		
Utilities				
BOCC	9919 101923 ACH	\$218.68		WATER SERVICE - 09/18/23-10/17/23
TECO	5159 082123 ACH	\$215.81		ELECTRICITY SERVICE - 07/18/23-08/15/23
TECO	5159 092123 ACH	\$217.96		ELECTRICITY SERVICE - 08/16/23-09/15/23
TECO	5159 102023 ACH	\$245.10		ELECTRICITY SERVICE - 09/16/23-10/16/23
TECO	7436 082123 ACH	\$38.28		ELECTRICITY SERVICE - 07/18/23-08/15/23
TECO	7436 092123 ACH	\$41.99		ELECTRICITY SERVICE - 08/16/23-09/15/23
TECO	7436 102023 ACH	\$43.54		ELECTRICITY SERVICE - 09/16/23-10/16/23
TECO	7634 082123 ACH	\$6,496.00		ELECTRICITY SERVICE - 07/18/23-08/15/23
TECO	7634 092123 ACH	\$6,496.00		ELECTRICITY SERVICE - 08/16/23-09/15/23
TECO	7634 102023 ACH	\$6,496.00	\$20,290.68	ELECTRICITY SERVICE - 09/16/23-10/16/23
Utilities Subtotal		\$20,509.36		
Regular Services				
ADA SITE COMPLIANCE	2976	\$1,100.00		COMPLIANCE
DEPARTMENT OF ECONOMIC OPPORTY	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
EGIS INSURANCE	20189	\$10,454.00		POLICY RENEWAL
MAINSCAPE	1293676	\$301.24		IRRIGATION SERVICES
POOP 911	7477159	\$172.25		STATIONS EMPTIED/FILLED
TIMES PUBLISHING COM	303596 100423	\$444.42		MEETING SCHEDULE AD
Regular Services Subtotal		\$12,646.91		
Additional Services		\$0.00		

October 2023 Meeting

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Subtotal		\$0.00		
TOTAL		\$39,306.74		

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



Mail payments to:

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

Invoice Information

Invoice Number 1293314
Payment Due 10/31/2023
Invoice Date 10/1/2023
Terms Net 30 Days
Contract ID 67747
Work Order ID

Billing Address

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

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
OCTOBER 2023 INSTALLMENT		\$5,028.47	\$0.00	\$5,028.47

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

Please remit top portion of invoice with payment



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

Invoice Number 1293314
Payment Due 10/31/2023
Invoice Date 10/1/2023
Terms Net 30 Days

Billing Address

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

Service Location

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

Invoice Detail

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






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

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

The Oaks at Shady Creek CDD

MEETING DATE: October 20, 2023

DMS Staff Signature Ch






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 102023

The Oaks at Shady Creek CDD

MEETING DATE: October 20, 2023

DMS Staff Signature CA

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 102023

The Oaks at Shady Creek CDD

MEETING DATE: October 20, 2023

DMS Staff Signature RL

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 10 20 23

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

October 13, 2023

Client: 001450

Matter: 000001

Invoice #: 23698

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
8/17/2023	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING AND HEARING ON ADOPTION OF FINAL BUDGET, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING SAME.	0.4	\$122.00
Total Professional Services			0.4	\$122.00
Total Services			\$122.00	
Total Disbursements			\$0.00	
Total Current Charges				\$122.00
Previous Balance				\$674.50
Less Payments				(\$674.50)
PAY THIS AMOUNT				\$122.00

Please Include Invoice Number on all Correspondence

The Oaks at Shady Creek CDD

MEETING DATE: October 20, 2023

DMS Staff Signature CR

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 102023



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	10/19/2023	11/09/2023

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	09/18/2023	28118	10/17/2023	28469	35100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$106.00
Water Base Charge	\$72.36
Water Usage Charge	\$35.04

Summary of Account Charges

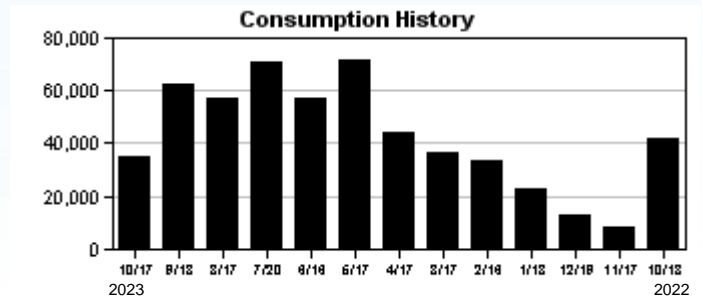
Previous Balance	\$371.03
Net Payments - Thank You	\$-371.03
Total Account Charges	\$218.68

AMOUNT DUE	\$218.68
-------------------	-----------------

Important Message

This account has ACH payment method

BOCC approved rate increases are effective Oct. 1, 2023. Residential customers using 6,000 gallons of water monthly will have an average bill increase of approximately \$5.00 per month. Visit HCFLGov.net/Water, Water Rates & Fees tab for details.



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

1,559 8

DUE DATE	11/09/2023
AMOUNT DUE	\$218.68
AMOUNT PAID	

0070157299192 00000218685

Statement Date: August 21, 2023



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

Amount Due: **\$215.81**

Due Date: September 11, 2023

Account #: 211020235159

DO NOT PAY. Your account will be drafted on September 11, 2023**Your Energy Insight**

Your average daily kWh used was **16.22% higher** than the same period last year.



Your average daily kWh used was **10.26% higher** than it was in your previous period.



Scan here to view your account online.

Account Summary

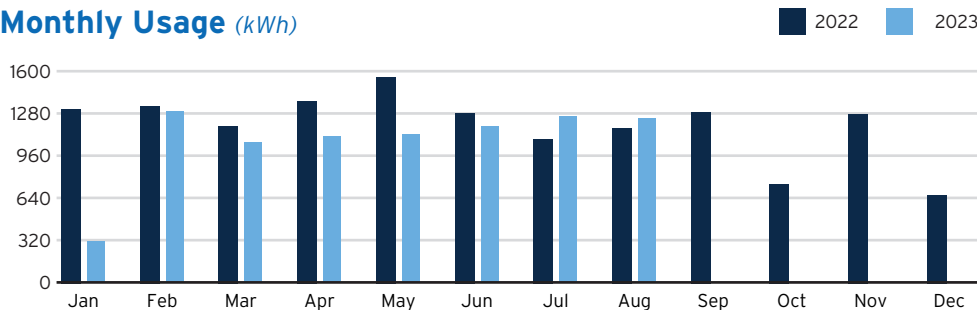
Current Service Period: July 18, 2023 - August 15, 2023

Previous Amount Due	\$220.11
Payment(s) Received Since Last Statement	-\$220.11

Current Month's Charges	\$215.81
-------------------------	----------

Amount Due by September 11, 2023	\$215.81
-----------------------------------------	-----------------

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

Monthly Usage (kWh)Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com**One Less Worry :)**

Go paperless and get payment reminders so you never lose track of your bill.

TampaElectric.com/Paperless

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

Account #: 211020235159

Due Date: September 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 to enroll now.Amount Due: **\$215.81**

Payment Amount: \$ _____

606939656017

Your account will be
drafted on September 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:
10707 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579-0000

Account #: 211020235159
Statement Date: August 21, 2023
Charges Due: September 11, 2023


Meter Read

Service Period: Jul 18, 2023 - Aug 15, 2023

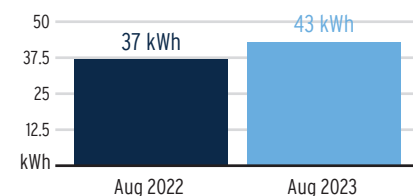
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	08/15/2023	50,834		49,586		1,248 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	1,248 kWh @ \$0.07990/kWh	\$99.72
	Fuel Charge	1,248 kWh @ \$0.05239/kWh	\$65.38
	Storm Protection Charge	1,248 kWh @ \$0.00400/kWh	\$4.99
	Clean Energy Transition Mechanism	1,248 kWh @ \$0.00427/kWh	\$5.33
	Storm Surcharge	1,248 kWh @ \$0.01061/kWh	\$13.24
	Florida Gross Receipt Tax		\$5.40
	Electric Service Cost		\$215.81

Avg kWh Used Per Day



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

Total Current Month's Charges

\$215.81

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: September 21, 2023



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

Amount Due: \$217.96

Due Date: October 12, 2023

Account #: 211020235159

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

Your Energy Insight



Your average daily kWh used was **2.44% lower** than the same period last year.



Your average daily kWh used was **6.98% lower** than it was in your previous period.



Scan here to view your account online.

Account Summary

Current Service Period: August 16, 2023 - September 15, 2023

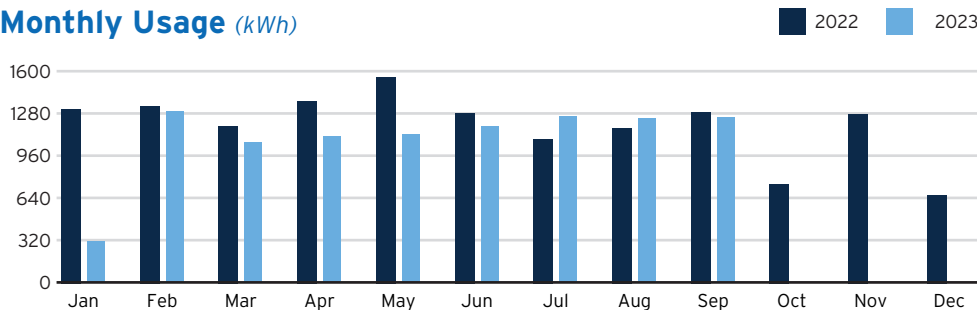
Previous Amount Due	\$215.81
Payment(s) Received Since Last Statement	-\$215.81

Current Month's Charges	\$217.96
-------------------------	----------

Amount Due by October 12, 2023	\$217.96
--------------------------------	----------

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

Monthly Usage (kWh)

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

SEE HOW YOU CAN SAVE

with tips from our energy experts.


TampaElectric.com/BizSavingsTips


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

Account #: 211020235159

Due Date: October 12, 2023

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$217.96

Payment Amount: \$ _____

609408815707

Your account will be
drafted on October 12, 2023

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211020235159
Statement Date: September 21, 2023
Charges Due: October 12, 2023

Meter Read

Service Period: Aug 16, 2023 - Sep 15, 2023

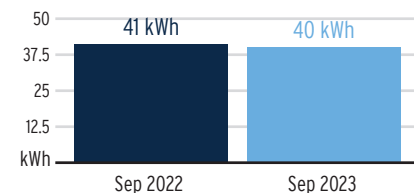
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	09/15/2023	52,086		50,834		1,252 kWh	1	31 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
	Energy Charge	1,252 kWh @ \$0.07990/kWh	\$100.03
	Fuel Charge	1,252 kWh @ \$0.05239/kWh	\$65.59
	Storm Protection Charge	1,252 kWh @ \$0.00400/kWh	\$5.01
	Clean Energy Transition Mechanism	1,252 kWh @ \$0.00427/kWh	\$5.35
	Storm Surcharge	1,252 kWh @ \$0.01061/kWh	\$13.28
	Florida Gross Receipt Tax		\$5.45
	Electric Service Cost		\$217.96

Avg kWh Used Per Day



Important Messages

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

Total Current Month's Charges

\$217.96

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Page 22
Statement Date: October 20, 2023

Amount Due: \$245.10

Due Date: November 10, 2023

Account #: 211020235159

DO NOT PAY. Your account will be drafted on November 10, 2023

Account Summary

Current Service Period: September 16, 2023 - October 16, 2023

Previous Amount Due	\$217.96
Payment(s) Received Since Last Statement	-\$217.96

Current Month's Charges	\$245.10
-------------------------	----------

Amount Due by November 10, 2023	\$245.10
---------------------------------	----------

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 **84% higher** than the same period last year.

Your average daily kWh used was **15% higher** than it was in your previous period.

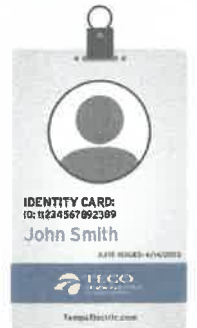


Scan here to view your account online.

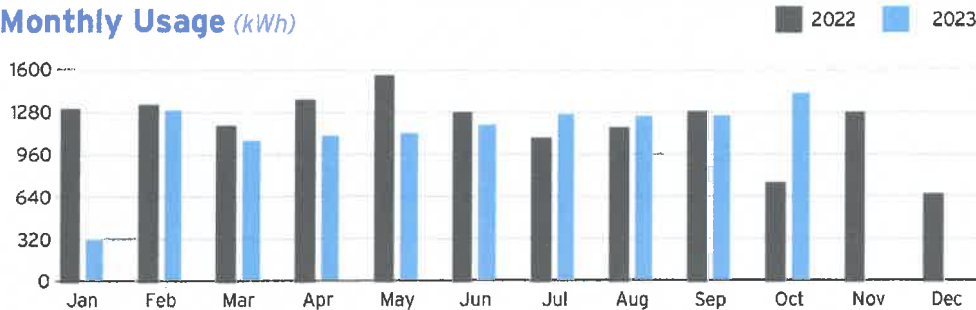
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



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



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

Received
OCT 27 2023

Account #: 211020235159

Due Date: November 10, 2023

Amount Due: \$245.10

Payment Amount: \$ _____

610643391237

Your account will be
drafted on November 10, 2023



Pay your bill online at TampaElectric.com

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

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

00006066 FTECO110202323455510 00000 02 00000000 12956 006

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

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: October 20, 2023
Charges Due: November 10, 2023

Meter Read

Service Period: Sep 16, 2023 - Oct 16, 2023

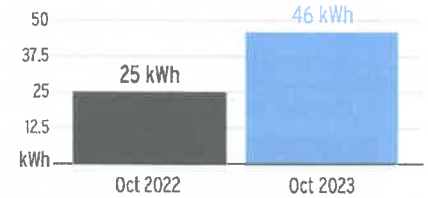
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	10/16/2023	53,513	52,086		1,427 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	1,427 kWh @ \$0.07990/kWh	\$114.02
Fuel Charge	1,427 kWh @ \$0.05239/kWh	\$74.76
Storm Protection Charge	1,427 kWh @ \$0.00400/kWh	\$5.71
Clean Energy Transition Mechanism	1,427 kWh @ \$0.00427/kWh	\$6.09
Storm Surcharge	1,427 kWh @ \$0.01061/kWh	\$15.14
Florida Gross Receipt Tax		\$6.13
Electric Service Cost		\$245.10

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Don't get "tricked" by scammers. October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

Total Current Month's Charges

\$245.10

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free:
866-689-6469

Contact Us

- Online:**
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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

Statement Date: August 21, 2023



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

Amount Due: **\$38.28**

Due Date: September 11, 2023

Account #: 211005987436

DO NOT PAY. Your account will be drafted on September 11, 2023**Your Energy Insight**

Your average daily kWh used was **33.33% lower** than the same period last year.



Your average daily kWh used was **33.33% higher** than it was in your previous period.



Scan here to view your account online.

Account Summary

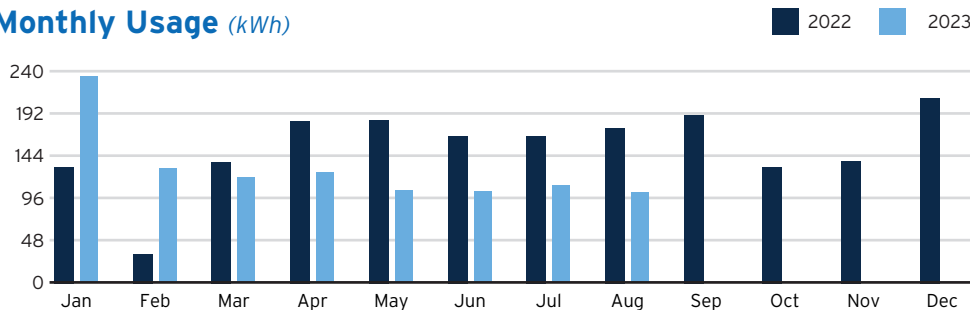
Current Service Period: July 18, 2023 - August 15, 2023

Previous Amount Due	\$41.83
Payment(s) Received Since Last Statement	-\$41.83

Current Month's Charges	\$38.28
-------------------------	----------------

Amount Due by September 11, 2023	\$38.28
-----------------------------------------	----------------

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

Monthly Usage (kWh)Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com**One Less Worry :)**

Go paperless and get payment reminders so you never lose track of your bill.

TampaElectric.com/Paperless

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

Account #: 211005987436

Due Date: September 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 to enroll now.Amount Due: **\$38.28**

Payment Amount: \$ _____

662495005445

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

Meter Read

Service Period: Jul 18, 2023 - Aug 15, 2023

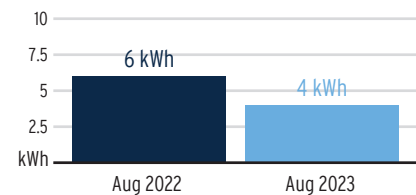
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	08/15/2023	3,681		3,578		103 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	103 kWh @ \$0.07990/kWh		\$8.23
Fuel Charge	103 kWh @ \$0.05239/kWh		\$5.40
Storm Protection Charge	103 kWh @ \$0.00400/kWh		\$0.41
Clean Energy Transition Mechanism	103 kWh @ \$0.00427/kWh		\$0.44
Storm Surcharge	103 kWh @ \$0.01061/kWh		\$1.09
Florida Gross Receipt Tax			\$0.96
Electric Service Cost			\$38.28

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Total Current Month's Charges

\$38.28

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Account #: 211005987436
Statement Date: August 21, 2023
Charges Due: September 11, 2023

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

Statement Date: September 21, 2023



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

Amount Due: \$41.99

Due Date: October 12, 2023

Account #: 211005987436

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

Account Summary

Current Service Period: August 16, 2023 - September 15, 2023

Previous Amount Due	\$38.28
Payment(s) Received Since Last Statement	-\$38.28

Current Month's Charges	\$41.99
-------------------------	---------

Amount Due by October 12, 2023	\$41.99
--------------------------------	---------

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 **33.33% lower** than the same period last year.

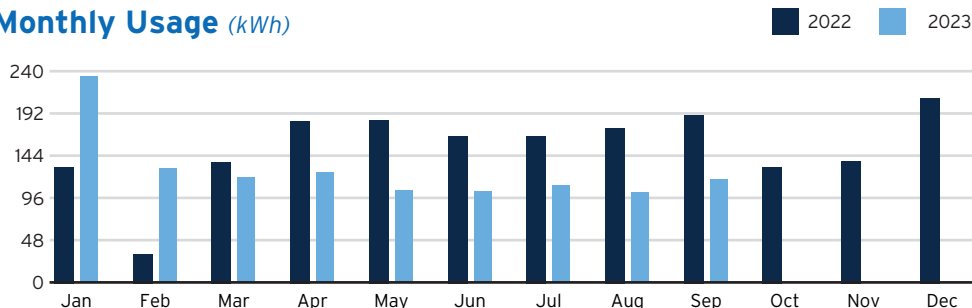


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)

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

SEE HOW YOU CAN SAVE

with tips from our energy experts.


TampaElectric.com/BizSavingsTips


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

Account #: 211005987436

Due Date: October 12, 2023

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$41.99

Payment Amount: \$ _____

668667829561

Your account will be
drafted on October 12, 2023

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211005987436
Statement Date: September 21, 2023
Charges Due: October 12, 2023

Meter Read

Service Period: Aug 16, 2023 - Sep 15, 2023

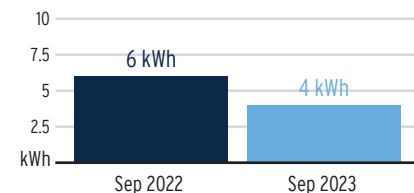
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	09/15/2023	3,798		3,681		117 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000		\$23.25
Energy Charge	117 kWh @ \$0.07990/kWh		\$9.35
Fuel Charge	117 kWh @ \$0.05239/kWh		\$6.13
Storm Protection Charge	117 kWh @ \$0.00400/kWh		\$0.47
Clean Energy Transition Mechanism	117 kWh @ \$0.00427/kWh		\$0.50
Storm Surcharge	117 kWh @ \$0.01061/kWh		\$1.24
Florida Gross Receipt Tax			\$1.05
Electric Service Cost			\$41.99

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

Total Current Month's Charges

\$41.99

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Amount Due: \$43.54

Due Date: November 10, 2023

Account #: 211005987436

DO NOT PAY. Your account will be drafted on November 10, 2023

Account Summary

Current Service Period: September 16, 2023 - October 16, 2023


Previous Amount Due	\$41.99
Payment(s) Received Since Last Statement	-\$41.99


Current Month's Charges	\$43.54
--------------------------------	----------------

Amount Due by November 10, 2023 \$43.54

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 **0% higher** than the same period last year.

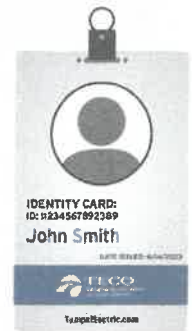
 Your average daily kWh used was **0% higher** than it was in your previous period.



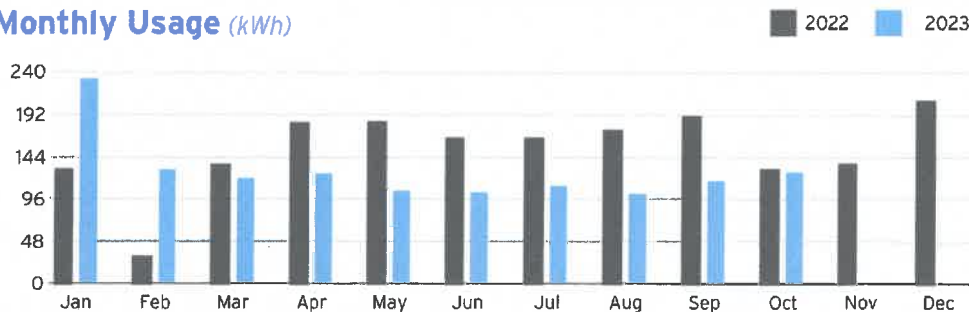
Scan here to view your account online.

SAFETY TIP: Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



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



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

Account #: 211005987436

Due Date: November 10, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$43.54

Payment Amount: \$ _____

647680328722

Your account will be
drafted on November 10, 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: October 20, 2023
Charges Due: November 10, 2023

Meter Read

Service Period: Sep 16, 2023 - Oct 16, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497017	10/16/2023	3,925	3,798	127 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Don't get "tricked" by scammers. October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

00000066-0013778-Page 6 of 12

Electric Charges

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	127 kWh @ \$0.07990/kWh	\$10.15
Fuel Charge	127 kWh @ \$0.05239/kWh	\$6.65
Storm Protection Charge	127 kWh @ \$0.00400/kWh	\$0.51
Clean Energy Transition Mechanism	127 kWh @ \$0.00427/kWh	\$0.54
Storm Surcharge	127 kWh @ \$0.01061/kWh	\$1.35
Florida Gross Receipt Tax		\$1.09

Electric Service Cost

\$43.54

Total Current Month's Charges

\$43.54

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: August 21, 2023



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

Amount Due: \$6,496.00

Due Date: September 11, 2023

Account #: 211005987634

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

Account Summary

Current Service Period: July 18, 2023 - August 15, 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 September 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.

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

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

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

Account #: 211005987634

Due Date: September 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 to enroll now.

Amount Due: \$6,496.00

Payment Amount: \$ _____

662495005446

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

Service Period: Jul 18, 2023 - Aug 15, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

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

Lighting Charges **\$6,496.00**

Total Current Month's Charges

\$6,496.00

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: September 21, 2023



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

Amount Due: **\$6,496.00**

Due Date: October 12, 2023

Account #: 211005987634

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

Account Summary

Current Service Period: August 16, 2023 - September 15, 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 October 12, 2023	\$6,496.00
--------------------------------	------------

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



Scan here to view your account online.

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

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

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

Account #: 211005987634

Due Date: October 12, 2023

Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.Amount Due: **\$6,496.00**

Payment Amount: \$ _____

668667829562

Your account will be drafted on October 12, 2023

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211005987634
Statement Date: September 21, 2023
Charges Due: October 12, 2023

Service Period: Aug 16, 2023 - Sep 15, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

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

Lighting Charges **\$6,496.00**

Total Current Month's Charges

\$6,496.00

Important Messages

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Amount Due: \$6,496.00

Due Date: November 10, 2023

Account #: 211005987634

DO NOT PAY. Your account will be drafted on November 10, 2023

Account Summary

Current Service Period: September 16, 2023 - October 16, 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 November 10, 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.

SAFETY TIP: Ask for identification

Please remember,
if someone visits
your home or
business and claims
to be an employee
of Tampa Electric,
ask to see his or her
company badge.



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



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

Account #: 211005987634

Due Date: November 10, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$6,496.00

Payment Amount: \$ _____

647680328723

Your account will be
drafted on November 10, 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: October 20, 2023
Charges Due: November 10, 2023

Service Period: Sep 16, 2023 - Oct 16, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Don't get "tricked" by scammers. October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

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

Lighting Charges

\$6,496.00

Total Current Month's Charges

\$6,496.00

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO
The Oaks at Shady Tree CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2976	10/12/2023	\$1,100.00	10/26/2023	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,100.00	1,100.00

BALANCE DUE

\$1,100.00

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89174
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001202

Oaks at Shady Creek Community Development District

Mr. Brian K. Lamb

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



Received

OCT 05 2023

2. Telephone: 813-873-7300 Ext:
3. Fax: 813-873-7070
4. Email: brian.lamb@inframark.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: theoaksatshadycreekcdd.org
8. County(ies): Hillsborough
9. Special Purpose(s): Community Development
10. Boundary Map on File: 07/09/2015
11. Creation Document on File: 07/09/2015
12. Date Established: 12/10/2014
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance 14-38
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/30/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

INVOICE



The Oaks at Shady Creek Community Development District
c/o Inframark
2005 Pan Am Circle, Ste 300
Tampa 33607

Customer	The Oaks at Shady Creek Community Development District
Acct #	761
Date	09/25/2023
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 10,454.00
Payment Amount	
Payment for:	Invoice#20189
100123706	

Thank You

Please detach and return with payment



Customer: The Oaks at Shady Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
20189	10/01/2023	Renew policy	Policy #100123706 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/25/2023	10,454.00
				Total
				\$ 10,454.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

sclimer@egisadvisors.com

09/25/2023



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	1293676
Payment Due	10/30/2023
Invoice Date	9/30/2023
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1638853

Billing Address

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

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
IRRIGATION SERVICES - REPAIR		\$301.24	\$0.00	\$301.24

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

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

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



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

Invoice Number

1293676

Payment Due

10/30/2023

Invoice Date

9/30/2023

Terms

Net 30 Days

Complete Date

9/29/2023

Billing Address

THE OAKS AT SHADY CREEK CDD
c/o Inframark
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

<u>Description</u>	<u>PO#</u>	<u>Invoice Amount</u>
IRRIGATION SERVICES - REPAIR		\$301.24
ZONE 10- EXIT SIDE NTRANCE- REPAIRED POC DRIP LINE-		
ZONE 13- ACROSS FROM SHADY BRANCH DR- REPAIRED POC DRIP LINE-		
ZONE 6- ENTRANCE- REPLACED 2 NOZZLES-		
ZONE 14- EXIT- REPLACED 2- 6" SPRAYS-		
BACK-		
ZONE 3/4- REPLACED 3 CLOGGED NOZZLES-		
FRONT-		
ZONE 3- REPAIRED 3 CUTS IN DRIP LINE-		
ZONE 5- REPAIRED 3 CUTS IN DRIP LINE, REPLACED INJECTOR-		
ZONE 7- REPAIRED 4 CUTS IN DRIP LINE, REPLACED INJECTOR-		
ZONE 18- REPAIRED BROKEN POC DTIP LINE-		
	NonTaxable Sales	\$301.24
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$301.24

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

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

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

Service Slip/Invoice

INVOICE: 7477159
DATE: 9/26/2023
ORDER: 7477159

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

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

Work Date	Time	Target Pest	Technician		Time In
9/26/2023			BLAKEW	Blake Wanecski	01:55 PM
Purchase Order	Terms	Last Service	Map Code		Time Out
		9/26/2023			01:55 PM

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

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

Tampa Bay Times

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	
10/ 4/23	THE OAKS AT SHADY CREEK CDD	
Billing Date	Sales Rep	Customer Account
10/04/2023	Deirdre Bonett	44291
Total Amount Due		Ad Number
\$444.42		0000303596

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/04/23	10/04/23	0000303596	Times	Legals CLS	Meetings Schedule	1	2x61 L	\$440.42
10/04/23	10/04/23	0000303596	Tampabay.com	Legals CLS	Meetings Schedule AffidavitMaterial	1	2x61 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

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	
10/ 4/23	THE OAKS AT SHADY CREEK CDD	
Billing Date	Sales Rep	Customer Account
10/04/2023	Deirdre Bonett	44291
Total Amount Due		Ad Number
\$444.42		0000303596

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

THE OAKS AT SHADY CREEK CDD

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

0000303596-01

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: Meetings Schedule** was published in said newspaper by print in the issues of **10/ 4/23** 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.

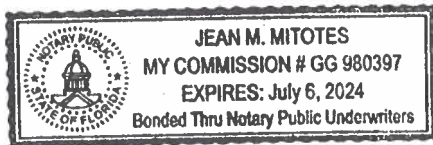
Signature Affiant

Sworn to and subscribed before me this 10/04/2023

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



**NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2024
THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Oaks at Shady Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2023 to be held at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579 on the following dates at 10:00 a.m.:

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Gene Roberts
District Manager

Run Date: 10/04/2023

0000303596

3C

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2015					
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 248,878	\$ -	\$ -	\$ -	\$ -	\$ 248,878
Cash in Transit	-	7	-	-	-	7
Accounts Receivable - Other	128	-	-	-	-	128
Due From Other Funds	-	7,097	-	-	-	7,097
Investments:						
Acquisition & Construction Account	-	-	522	-	-	522
Interest Account	-	71	-	-	-	71
Reserve Fund	-	115,705	-	-	-	115,705
Revenue Fund	-	376,415	-	-	-	376,415
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	\$ 255,618	\$ 499,341	\$ 522	\$ 5,823,191	\$ 5,725,153	\$ 12,303,825
LIABILITIES						
Accounts Payable	\$ 15,098	\$ -	\$ -	\$ -	\$ -	\$ 15,098
Bonds Payable	-	-	-	-	5,725,153	5,725,153
Due To Other Funds	7,097	-	-	-	-	7,097
TOTAL LIABILITIES	22,195	-	-	-	5,725,153	5,747,348

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2015					
	GENERAL	SERIES 2015	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	DEBT FUND	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	499,341	-	-	-	499,341
Capital Projects	-	-	522	-	-	522
Unassigned:	233,423	-	-	5,823,191	-	6,056,614
TOTAL FUND BALANCES	233,423	499,341	522	5,823,191	-	6,556,477
TOTAL LIABILITIES & FUND BALANCES	\$ 255,618	\$ 499,341	\$ 522	\$ 5,823,191	\$ 5,725,153	\$ 12,303,825

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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
REVENUES				
Special Assmnts- Tax Collector	\$ 289,110	\$ -	\$ (289,110)	0.00%
TOTAL REVENUES	289,110	-	(289,110)	0.00%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	12,000	1,000	11,000	8.33%
ProfServ-Arbitrage Rebate	700	-	700	0.00%
ProfServ-Trustee Fees	5,000	-	5,000	0.00%
Disclosure Report	4,200	350	3,850	8.33%
District Counsel	4,000	244	3,756	6.10%
District Engineer	5,000	-	5,000	0.00%
District Manager	35,100	2,813	32,287	8.01%
Auditing Services	4,500	-	4,500	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	600	4	596	0.67%
Public Officials Insurance	3,075	2,479	596	80.62%
Legal Advertising	2,000	444	1,556	22.20%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	149	1,351	9.93%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	80,025	8,758	71,267	10.94%
<u>Electric Utility Services</u>				
Utility - Electric	77,000	6,654	70,346	8.64%
Total Electric Utility Services	77,000	6,654	70,346	8.64%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,000	219	2,781	7.30%
Total Water-Sewer Comb Services	3,000	219	2,781	7.30%

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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	425	4,855	8.05%
Insurance -Property & Casualty	7,355	7,975	(620)	108.43%
R&M-Other Landscape	7,000	172	6,828	2.46%
R&M-Plant Replacement	7,000	-	7,000	0.00%
R&M-Monument, Entrance & Wall	4,000	-	4,000	0.00%
Landscape Maintenance	61,000	5,028	55,972	8.24%
Irrigation Maintenance	4,000	188	3,812	4.70%
Misc-Holiday Lighting	6,000	-	6,000	0.00%
Capital Reserve	27,450	-	27,450	0.00%
Total Other Physical Environment	129,085	13,788	115,297	10.68%
TOTAL EXPENDITURES	289,110	29,419	259,691	10.18%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(29,419)	(29,419)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		262,842		
FUND BALANCE, ENDING		\$ 233,423		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2023

Series 2015 Debt Service Fund (203)

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 418,744	\$ -	\$ (418,744)	0.00%
TOTAL REVENUES	418,744	-	(418,744)	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	273,744	-	273,744	0.00%
Total Debt Service	418,744	-	418,744	0.00%
TOTAL EXPENDITURES	418,744	-	418,744	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		499,341		
FUND BALANCE, ENDING		\$ 499,341		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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>				
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, 2023)		522		
FUND BALANCE, ENDING		<u>\$ 522</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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, 2023)		5,823,191		
FUND BALANCE, ENDING		<u>\$ 5,823,191</u>		

THE OAKS AT SHADY CREEK CDD

Bank Reconciliation

Bank Account No. 3422 TRUIST - GF Operating
Statement No. 10-23
Statement Date 10/31/2023

G/L Balance (LCY)	248,877.65	Statement Balance	248,884.26
G/L Balance	248,877.65	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	248,884.26
Subtotal	248,877.65	Outstanding Checks	6.61
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	248,877.65	Ending Balance	248,877.65
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/14/2023	Payment	2181	INFRAMARK LLC	3,287.50	3,287.50	0.00
9/28/2023	Payment	2192	AMY BROWN	200.00	200.00	0.00
9/28/2023	Payment	2193	CARLTON LAKES CDD	100.00	100.00	0.00
9/28/2023	Payment	2194	INFRAMARK LLC	1.26	1.26	0.00
9/28/2023	Payment	2195	JOHN FRANK BENTLEY	200.00	200.00	0.00
9/28/2023	Payment	2196	MICHELLE J. LEBEAU-ELROD	200.00	200.00	0.00
9/28/2023	Payment	2197	ROBIN M. LUSH	200.00	200.00	0.00
9/28/2023	Payment	2198	VIVIAN ROTHSTEIN	200.00	200.00	0.00
9/29/2023	Payment	DD121	Payment of Invoice 000417	371.03	371.03	0.00
10/12/2023	Payment	2199	EGIS INSURANCE	10,454.00	10,454.00	0.00
10/12/2023	Payment	2200	FLORIDA NATIVES NURSERY, INC.	425.00	425.00	0.00
10/12/2023	Payment	2201	MAINSCAPE	5,329.71	5,329.71	0.00
10/12/2023	Payment	2202	POOP 911	172.25	172.25	0.00
10/12/2023	Payment	2203	TIMES PUBLISHING COM	444.42	444.42	0.00
10/12/2023	Payment	DD125	Payment of Invoice 000436	217.96	217.96	0.00
10/13/2023		JE000132	Interest Revenue	0.58	0.58	0.00
10/13/2023	Payment	DD126	Payment of Invoice 000444	6,496.00	6,496.00	0.00
10/13/2023	Payment	DD127	Payment of Invoice 000445	41.99	41.99	0.00
10/23/2023	Payment	2204	ADA SITE COMPLIANCE	1,100.00	1,100.00	0.00
10/23/2023	Payment	2205	STRALEY ROBIN VERICKER	122.00	122.00	0.00
Total Checks				29,563.70	29,563.70	0.00
Deposits						
10/13/2023		JE000132	Interest Revenue	G/L 0.58	0.58	0.00
10/25/2023		JE000144	CK#2053### - Reimb Elect	G/L 130.77	130.77	0.00
10/31/2023		JE000146	FY23 Excess Fees	G/L 5,820.81	5,820.81	0.00
Total Deposits				5,952.16	5,952.16	0.00
Outstanding Checks						
8/8/2023	Payment	2169	THE OAKS AT SHADY CREEK CDD	6.61	0.00	6.61

THE OAKS AT SHADY CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Outstanding Checks.....				6.61		6.61