

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

**February 16, 2024**

**AGENDA PACKAGE**

**Teams Meeting Information**

**Meeting ID: 268 355 895 066**

**Passcode: XuKUg2**

[Click here to join the meeting](#)

**The Oaks at Shady Creek Community Development District  
Board of Supervisors**

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>□ Robin Lush, Chairperson</li><li>□ Michelle LeBeau-Elrod, Vice Chairperson</li><li>□ John Bentley, Secretary</li><li>□ Amy Brown, Assistant Secretary</li><li>□ Vivian Rothstein, Assistant Secretary</li></ul> | <ul style="list-style-type: none"><li>□ Gene Roberts, District Manager</li><li>□ John Vericker, District Counsel</li><li>□ Phil Chang, P.E. District Engineer</li></ul> |
|--|---|

**Agenda for Regular Meeting**  
Friday, February 16, 2024 – 10:00 A.M.

**Zoom Information**

Meeting ID: 268 355 895 066      Passcode: XuKUg2

[Click here to join the meeting](#)

*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.*

- 1. Call to Order/Roll Call**
- 2. Business Items**
- 3. Consent Agenda**
  - A. Consideration of Board of Supervisors’ Minutes of the January 19, 2024, Regular Meeting
  - B. Consideration of Operation and Maintenance Expenditures from December 2023
  - C. Acceptance of the Financials and Approval of the Check Register as of December 31, 2023
- 4. Staff Report**
  - A. District Counsel
  - B. District Manager
  - C. District Engineer
- 5. Board of Supervisors’ Requests and Comments**
- 6. Adjournment**

The next CDD Meeting is scheduled to be held on Friday, March 15, 2024 at 10:00 A.M.

**District Office:**

Inframark, Community Management Services  
210 North University Drive, Suite 702  
Coral Springs, Florida 33071  
954-603-0033

**Meeting Location:**

Carlton Lakes Clubhouse  
11404 Carlton Fields Drive,  
Riverview, Florida 33579

## **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, January 19, 2024 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
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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 a quorum was established.

## **SECOND ORDER OF BUSINESS** **Business Items**

- Mr. Roberts presented a proposal from *Illumination Holiday Lighting* to add permanent lights at the entrance. The Board requested a second proposal.

## **THIRD ORDER OF BUSINESS** **Consent Agenda**

### **A. Consideration of Minutes for the Regular Meeting on December 15, 2023**

On MOTION by Mrs. Lush seconded by Ms. Rothstein, with all in favor, the Minutes of the December 15, 2023 Regular Meeting were approved. 5-0

### **B. Consideration of Operation and Maintenance Expenditures November 2023**

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

### **C. Acceptance of the Financials and Approval of the Check Register for November 2023**

The Board had no questions.

January 19, 2024

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:

- Annuals at the entrance need to be changed.
- Trash in the ponds.
- Spanish moss in the Elm trees.
- Trash along the Boulevard.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

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

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

**3B.**

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	105799	\$7.56		DISRICT SERVICES NOVEMBER 2023
INFRAMARK LLC	107136	\$3,293.92	\$3,301.48	DISRICT INVOICE DECEMBER 2023
MAINSCAPE	1295734	\$5,028.47		LANDSCAPE MAINT. - DECEMBER 2023
<b>Monthly Contract Subtotal</b>		<b>\$8,329.95</b>		
<b>Variable Contract</b>				
AMY BROWN	AB 121523	\$200.00		SUPERVISOR FEE - 12/15/23
JOHN FRANK BENTLEY	JB 121523	\$200.00		SUPERVISOR FEE - 12/15/23
MICHELLE J. LEBEAU-ELROD	ML 121523	\$200.00		SUPERVISOR FEE - 12/15/23
ROBIN M. LUSH	RL 121523	\$200.00		SUPERVISOR FEE - 12/15/23
STRALEY ROBIN VERICKER	23911	\$257.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 12/08/23
VIVIAN ROTHSTEIN	VR 121523	\$200.00		SUPERVISOR FEE - 12/15/23
<b>Variable Contract Subtotal</b>		<b>\$1,257.50</b>		
<b>Utilities</b>				
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
AFFORDABLE BACKFLOW	20565	\$50.00		BACKFLOW TESTING
DON HARRISON ENTERPRISES	3057	\$529.00		CHRISTMAS LIGHTINGS
MAINSCAPE	1296022	\$2,100.00		LANDSCAPEING SYLVESTER PALM
MAINSCAPE	1296485	\$1,642.00	\$3,742.00	LANDSCAPE INSTALLATION
POOP 911	7715410	\$172.25		DOG STATIONS
THE OAKS AT SHADY CREEK CDD	11222023-01	\$8,231.99		SERIES 2015 FY24 TAX DIST ID 647
THE OAKS AT SHADY CREEK CDD	12052023-1	\$16,463.99		SERIES 2015 FY24 TAX DIST ID 649
THE OAKS AT SHADY CREEK CDD	12072023-01	\$355,151.69		SERIES 2015 FY24 TAX DIST ID 651
THE OAKS AT SHADY CREEK CDD	12152023-01	\$1,481.63	\$381,329.30	SERIES 2015 FY24 TAX DIST ID 652
<b>Regular Services Subtotal</b>		<b>\$385,822.55</b>		
<b>Additional Services</b>				
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$395,410.00</b>		



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

---

Signature:

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**

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

**INVOICE#**

#105799

**CUSTOMER ID**

C2315

**PO#****DATE**

11/30/2023

**NET TERMS**

Net 30

**DUE DATE**

12/30/2023

Services provided for the Month of: November 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	12	Ea	0.63		7.56
<b>Subtotal</b>					<b>7.56</b>

<b>Subtotal</b>	\$7.56
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<b>Tax</b>	\$0.00
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<b>Total Due</b>	\$7.56
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**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#107136

**DATE**

12/21/2023

**CUSTOMER ID**

C2315

**NET TERMS**

Net 30

**PO#**

**DUE DATE**

1/20/2024

**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: December 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	5	Ea	0.15		0.75
Postage	9	Ea	0.63		5.67
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	2,812.50		2,812.50
<b>Subtotal</b>					<b>3,293.92</b>

<b>Subtotal</b>	\$3,293.92
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,293.92

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

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*Please include the Customer ID and the Invoice Number on your form of payment.*



Mail payments to:

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

#### Invoice Information

**Invoice Number** 1295734  
**Payment Due** 12/31/2023  
**Invoice Date** 12/1/2023  
**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
DECEMBER 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** 1295734  
**Payment Due** 12/31/2023  
**Invoice Date** 12/1/2023  
**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 (December 2023 Installment)		\$5,028.47
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$5,028.47</b>






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

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






**The Oaks at Shady Creek CDD****MEETING DATE: December 15, 2023****AB 121523****DMS Staff Signature** 

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

**The Oaks at Shady Creek CDD****MEETING DATE: December 15, 2023****JB 121523****DMS Staff Signature** 

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

**The Oaks at Shady Creek CDD****MEETING DATE: December 15, 2023****ML 121523****DMS Staff Signature** 

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

# The Oaks at Shady Creek CDD

MEETING DATE: December 15, 2023

DMS Staff Signature

RL 121523

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Robin Lush	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Amy Brown	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
John Bentley	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Vivian Rothstein	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00



**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

December 18, 2023  
 Client: 001450  
 Matter: 000001  
 Invoice #: 23911

Page: 1

RE: General

For Professional Services Rendered Through December 08, 2023






**SERVICES**

<b>Date</b>	<b>Person</b>	<b>Description of Services</b>	<b>Hours</b>	<b>Amount</b>
10/18/2023	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2023.	0.3	\$52.50
10/19/2023	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING SAME.	0.3	\$91.50
10/20/2023	WAS	REVIEW QUARTERLY REPORT FOR SERIES 2015 BONDS FOR PERIOD ENDING SEPTEMBER 30, 2023.	0.2	\$61.00
10/25/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2023.	0.3	\$52.50
Total Professional Services			1.1	\$257.50

Total Services	\$257.50	
Total Disbursements	\$0.00	
Total Current Charges		\$257.50
Previous Balance		\$243.50
Less Payments		(\$243.50)
<b>PAY THIS AMOUNT</b>		<b>\$257.50</b>

*Please Include Invoice Number on all Correspondence*

**The Oaks at Shady Creek CDD****MEETING DATE: December 15, 2023****VR 121523****DMS Staff Signature** 

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

3423 Holland Dr.  
Brandon, FL 33511  
(813) 684-3386

NAME <b>The Oaks at Shady Creek CDD</b>		DATE OF ORDER <b>12-4-23</b>	
ADDRESS <b>Clo Inframark</b>		PHONE <b>397-5120</b>	
		DATE PROMISED	
JOB NAME / LOCATION <b>14099 Tropical Kingbird Way</b>		ORDER TAKEN BY	
DESCRIPTION OF WORK <b>Riverview</b>		<input type="checkbox"/> DAY WORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA AMOUNT <b>\$50.00</b>	
QTY. <b>1</b>	DESCRIPTION <b>Backflow Preventer Test</b>		PRICE
<b>gene.roberts@Inframark.com</b>			
LABOR	HOURS	RATE	AMOUNT
			TOTAL MATERIALS
			TOTAL LABOR
440-7096			
WORK ORDERED BY <b>Gene Roberts</b>		TOTAL LABOR	TAX
JOB INVOICE		DATE COMPLETED	<b>Thank You TOTAL \$50.00</b>
20565		SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.	



**Hillsborough  
County Florida**

Public Utilities Department  
Cross-Connection Control Unit  
PO Box 89547  
Tampa, Florida 33689-0401  
Fax: 813-635-1612  
[www.hillsboroughcounty.org/backflow](http://www.hillsboroughcounty.org/backflow)  
Email: [backflowprogram@hillsboroughcounty.org](mailto:backflowprogram@hillsboroughcounty.org)

Revision 06/01/2018

Current Date  Hazard #:   
☒ Existing ☐ Replaced ☐ New  
Please Note: The meter number is mandatory and if not included on this form it will not be accepted.

**Customer/Site Information**

Customer   
Mailing Address   
City  State  Zip   
Contact Person  Phone #   
Type Facility   
Site Address   
Location Details   
City  Zip   
Contact Person  Phone #

**Assembly Data**

Type of Service ☐ Domestic ☒ Irrigation ☐ Fire Line  
Size  Type of Assembly

**Assembly Data Existing**

Manufacturer  Size   
Model #  Serial #   
Meter #  Meter Size

**Assembly Data New**

Manufacturer  Size   
Model #  Serial #   
Meter #  Meter Size

Permit #

New Installation or Replacement by

Type of Assembly  Installation Date  Phone #

CHECK VALVE #1	CHECK VALVE #2	RELIEF VALVE	PRESSURE VACUUM BREAKER	PASS/FAIL/TEST DATE
<input type="radio"/> Leaked <input checked="" type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text" value="8.2"/>	<input type="radio"/> Leaked <input checked="" type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text" value="2.0"/>	Open @ <input type="text" value="2.5"/> Did Not Open <input type="checkbox"/>	Air Inlet Open @ <input type="text"/> Did Not Open <input type="checkbox"/> Check Valve Held @ <input type="text"/>	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail Test Date <input type="text" value="12-4-23"/>
Tester <input type="text" value="David Forrester"/> Certification # <input type="text" value="3913"/> Test Kit # <input type="text" value="157392"/> Test Kit exp date <input type="text" value="10-12-24"/>				

☐ Assembly Repaired Repair Date  Repair Cert #  Company

CHECK VALVE #1	CHECK VALVE #2	RELIEF VALVE	PRESSURE VACUUM BREAKER	PASS/FAIL/TEST DATE
<input type="radio"/> Leaked <input type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text"/>	<input type="radio"/> Leaked <input type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text"/>	Open @ <input type="text"/> Did Not Open <input type="checkbox"/>	Air Inlet Open @ <input type="text"/> Did Not Open <input type="checkbox"/> Check Valve Held @ <input type="text"/>	<input type="checkbox"/> Pass <input type="checkbox"/> Fail Test Date <input type="text"/>
Tester <input type="text"/> Certification # <input type="text"/> Test Kit # <input type="text"/> Test Kit exp date <input type="text"/>				

NO 3057

## Don Harrison Enterprises LLC

2510 Priscilla Ct. Lutz, FL 33559-5679  
(813) 363-6286

#00434 #13010124

DATE 12 | 08 | 23

NAME

The OAKS AT SHADY CREEK C.D.D.

STREET

8005 Pan Am Circle, Suite 300

PHONE

813-873-7300

CITY

Tampa

STATE

FL

33607

ZIP

JOB NAME/LOCATION

JOB PHONE

ADDRESS

Riverview, FL

SCHEDULED DATE/TIME

WORK TAKEN BY

Don

ORDERED BY

Gene Roberts

DESCRIPTION OF WORK

- 1) Checked Receptacles for Christmas Lighting and photo control for proper operation.
- 2) Replaced (1) large 200w L.E.D. Flood Fixture for Entrance Lighting.

TECHNICIAN

ARRIVE

LEAVE

TOTAL HRS.

RATE

TOTAL LABOR

Don

15

16.00

240.00

(Completed)

Received

DEC 11 2023

## ASK ABOUT OUR SERVICE CONTRACTS

TOTALS

☐ CC

CHARGES

AMOUNT

☐ BILL

PARTS

239.00

☐ \$

LABOR

240.00

☐ CK

SERVICE CALL

50.00

PREVENTIVE MAINTENANCE DISCOUNT

TOTAL  
AMOUNT DUE

\$ 529.00

**PARTS WARRANTY** - All parts as recorded are warranted as per manufacturer specifications.

**LABOR GUARANTEE** - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

**UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:**

**AUTHORIZATION FOR SERVICE:** The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge. If applicable, subject to the terms and condition herein. It is understood and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1 1/4% per month on all past due balances.

CUSTOMER SIGNATURE

I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.

DATE COMPLETED 12-07-23

TERMS: Net Due Upon Completion

CUSTOMER SIGNATURE



Mail payments to:

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

#### Invoice Information

Invoice Number	1296022
Payment Due	12/30/2023
Invoice Date	11/30/2023
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1658651

#### 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
LANDSCAPE INSTALLATION		\$2,100.00	\$0.00	\$2,100.00

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

Please remit top portion of invoice with payment



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

Invoice Number	1296022
Payment Due	12/30/2023
Invoice Date	11/30/2023
Terms	Net 30 Days
Complete Date	11/27/2023

#### 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

Description	PO#	Invoice Amount
LANDSCAPE INSTALLATION		\$2,100.00
Sylvester palm pruning on the main drive.		
	NonTaxable Sales	\$2,100.00
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$2,100.00

Questions or concerns about your bill, please contact Customer Service at 1-800-481-0096 or email [customerservice@mainscape.com](mailto:customerservice@mainscape.com).  
Feel free to pay your invoice online at [www.mainscape.com](http://www.mainscape.com). Fees may apply.

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



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** 1296485  
**Payment Due** 1/18/2024  
**Invoice Date** 12/19/2023  
**Terms** Net 30 Days  
**Contract ID** 64092  
**Work Order ID** 1663322

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
LANDSCAPE INSTALLATION		\$1,642.00	\$0.00	\$1,642.00

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

Please remit top portion of invoice with payment



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

**Invoice Number** 1296485  
**Payment Due** 1/18/2024  
**Invoice Date** 12/19/2023  
**Terms** Net 30 Days  
**Complete Date** 12/18/2023

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

Description	PO#	Invoice Amount
LANDSCAPE INSTALLATION		\$1,642.00
Sylvester palm removals on main drive		
	NonTaxable Sales	\$1,642.00
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$1,642.00</b>

Questions or concerns about your bill, please contact Customer Service at 1-800-481-0096 or email [customerservice@mainscape.com](mailto:customerservice@mainscape.com).  
Feel free to pay your invoice online at [www.mainscape.com](http://www.mainscape.com). Fees may apply.

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



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

Service Slip/Invoice

INVOICE:	7715410
DATE:	11/28/2023
ORDER:	7715410

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 Meritus  
13956 US-301  
RIVERVIEW, FL 33579

Work Date	Time	Target Pest	Technician		Time In
11/28/2023			BLAKEW	Blake Wanecski	01:50 PM
Purchase Order	Terms	Last Service	Map Code		Time Out
		11/28/2023			01:50 PM

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

AMOUNT DUE	\$172.25
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LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

\* 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:** 12/11/2023

**Invoice#:** 11222023-1

**Vendor#:** V00015

**Vendor Name:** The Oaks at Shady Creek

**Pay From:** Truist Acct# 3422

**Description:** Series 2015 - FY 24 Tax Dist ID 647

**Code to:** 203.103200.1000

**Amount:** \$8,231.99

**Requested By:** Teresa Farlow 12/11/2023

---

**THE OAKS AT SHADY CREEK CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 11/22/2023  
**Check Amount** \$8,231.99  
**Payable To** The Oaks at Shady Creek CDD  
**Check Description** Series 2015 - FY 24 Tax Dist. ID 647  
**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 #	<u>                    </u> Date <u>                    </u>

# THE OAKS AT SHADY CREEK CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 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

94%

Date Received	Amount Received	40.27%	40.27%	59.73%	59.73%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue			
11/8/2023	6,647.25	2,676.64	2,676.64	3,970.61	3,970.61	-	644	2219
11/17/2023	35,437.59	14,269.60	14,269.60	21,167.99	21,167.99	-	6+6	2219
11/22/2023	13,781.28	5,549.29	5,549.29	8,231.99	8,231.99	-	647	
12/5/2023	27,562.56	11,098.57	11,098.57	16,463.99	16,463.99	-	649	
12/7/2023	594,563.71	239,412.02	239,412.02	355,151.69	355,151.69	-	651	
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		-	-	-	-	-		
<b>TOTAL</b>	<b>677,992.39</b>	273,006.11	273,006.11	404,986.28	404,986.28	-		
<b>Net Total on Roll</b>	717,984.78		289,109.78		428,875.00			
<b>Collection Surplus / (Deficit)</b>	(39,992.39)		(16,103.67)		(23,888.72)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-27-2023 to 11-30-2023 dated 12-07-2023 - Run 12/06/2023 04:06PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	651	DD0132	BALLENTRAE HILLSBOROUGH CDD	731,612.14	0.00	0.00	0.00	-29,264.76	702,347.38	14,046.95	688,300.43
Real Estate Current	651	DD0133	WYNNMERE WEST CDD	716,564.45	0.00	0.00	0.00	-28,662.54	687,901.91	13,758.03	674,143.88
Real Estate Current	651	DD0134	RESERVE AT PRADERA CDD	811,515.82	0.00	0.00	0.00	-32,461.18	779,054.64	15,581.09	763,473.55
Real Estate Current	651	DD0135	CARLTON LAKES CDD	1,756,825.00	0.00	0.00	0.00	-70,272.93	1,686,552.07	33,731.04	1,652,821.03
Real Estate Current	651	DD0136	SUMMITAT FERN HILL CDD	608,980.91	0.00	0.00	0.00	-24,358.90	584,622.01	11,692.44	572,929.57
Real Estate Current	651	DD0137	OAKS AT SHADY CREEK CDD	631,977.28	0.00	0.00	0.00	-25,279.62	606,697.66	12,133.95	594,563.71
Real Estate Current	651	DD0138	RIVERBEND WEST CDD	730,534.47	0.00	0.00	0.00	-29,221.04	701,313.43	14,026.27	687,287.16
Real Estate Current	651	DD0139	WYNNMERE EAST CDD	494,552.19	0.00	0.00	0.00	-19,781.48	474,770.71	9,495.41	465,275.30
Real Estate Current	651	DD0140	SOUTH FORK III	2,932,590.18	0.00	0.00	0.00	-117,302.51	2,815,287.67	56,305.76	2,758,981.91
Real Estate Current	651	DD0141	K-BAR II CDD	1,898,582.04	0.00	0.00	0.00	-75,942.38	1,822,639.66	36,452.78	1,786,186.88
Real Estate Current	651	DD0142	WATERSET CENTRAL CDD	2,019,848.65	0.00	0.00	0.00	-80,793.82	1,939,054.83	38,781.10	1,900,273.73
Real Estate Current	651	DD0143	TOUCHSTONE CDD	2,111,325.96	0.00	0.00	0.00	-84,452.27	2,026,873.69	40,537.47	1,986,336.22
Real Estate Current	651	DD0144	VENTANA CDD	2,106,304.62	0.00	0.00	0.00	-84,251.83	2,022,052.79	40,441.05	1,981,611.74
Real Estate Installment	651	DD0144	VENTANA CDD	2,935.11	0.00	0.00	0.00	-66.68	2,868.43	57.37	2,811.06
Real Estate Current, Real Estate Installment	651	DD0144	VENTANA CDD	2,109,239.73	0.00	0.00	0.00	-84,318.51	2,024,921.22	40,498.42	1,984,422.80
Real Estate Current	651	DD0145	TIMBER CREEK CDD	781,471.89	0.00	0.00	0.00	-31,257.95	750,213.94	15,004.28	735,209.66
Real Estate Current	651	DD0146	SHERWOOD MANOR CDD	640,136.16	0.00	0.00	0.00	-25,606.03	614,530.13	12,290.60	602,239.53
Real Estate Current	651	DD0147	BOYETTE PARK CDD	374,034.20	0.00	0.00	0.00	-14,962.43	359,071.77	7,181.44	351,890.33
Real Estate Current	651	DD0148	SOUTHSHORE BAY CDD	36,884.27	0.00	0.00	0.00	-1,475.58	35,408.69	708.17	34,700.52
Real Estate Current	651	DD0149	CYPRESS MILL CDD	2,444,705.00	0.00	0.00	0.00	-97,788.18	2,346,916.82	46,938.33	2,299,978.49
Real Estate Current	651	DD0150	SPENCER CREEK	939,831.28	0.00	0.00	0.00	-37,593.93	902,237.35	18,044.75	884,192.60
Real Estate Current	651	DD0151	SHELL POINT CDD	1,408,002.97	0.00	0.00	0.00	-56,319.63	1,351,683.34	27,033.67	1,324,649.67

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-11-2023 to 11-18-2023 dated 11-22-2023 - Run 11/21/2023 03:34PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	647	DD0133	WYNNMERE WEST CDD	2,618.26	0.00	0.00	0.00	-104.73	2,513.53	50.27	2,463.26
Real Estate Current	647	DD0134	RESERVE AT PRADERA CDD	18,707.98	0.00	0.00	0.00	-748.34	17,959.64	359.19	17,600.45
Real Estate Current	647	DD0135	CARLTON LAKES CDD	45,326.07	0.00	0.00	0.00	-1,813.04	43,513.03	870.26	42,642.77
Real Estate Current	647	DD0136	SUMMITAT FERN HILL CDD	26,097.00	0.00	0.00	0.00	-1,043.87	25,053.13	501.06	24,552.07
Real Estate Current	647	DD0137	OAKS AT SHADY CREEK CDD	14,648.48	0.00	0.00	0.00	-585.95	14,062.53	281.25	13,781.28
Real Estate Current	647	DD0138	RIVERBEND WEST CDD	2,345.12	0.00	0.00	0.00	-93.81	2,251.31	45.03	2,206.28
Real Estate Current	647	DD0139	WYNNMERE EAST CDD	1,931.81	0.00	0.00	0.00	-77.27	1,854.54	37.09	1,817.45
Real Estate Current	647	DD0140	SOUTH FORK III	60,609.56	0.00	0.00	0.00	-2,424.37	58,185.19	1,163.70	57,021.49
Real Estate Current	647	DD0141	K-BAR II CDD	79,631.02	0.00	0.00	0.00	-3,185.19	76,445.83	1,528.93	74,916.90
Real Estate Current	647	DD0142	WATERSET CENTRAL CDD	59,530.55	0.00	0.00	0.00	-2,381.24	57,149.31	1,142.98	56,006.33
Real Estate Current	647	DD0143	TOUCHSTONE CDD	76,229.33	0.00	0.00	0.00	-3,049.14	73,180.19	1,463.60	71,716.59
Real Estate Current	647	DD0144	VENTANA CDD	55,354.89	0.00	0.00	0.00	-2,214.17	53,140.72	1,062.81	52,077.91
Real Estate Current	647	DD0145	TIMBER CREEK CDD	13,966.20	0.00	0.00	0.00	-558.63	13,407.57	268.16	13,139.41
Real Estate Current	647	DD0146	SHERWOOD MANOR CDD	18,769.47	0.00	0.00	0.00	-750.77	18,018.70	360.38	17,658.32
Real Estate Current	647	DD0147	BOYETTE PARK CDD	15,878.90	0.00	0.00	0.00	-635.20	15,243.70	304.88	14,938.82
Real Estate Current	647	DD0148	SOUTHSHORE BAY CDD	7,459.74	0.00	0.00	0.00	-298.42	7,161.32	143.22	7,018.10
Real Estate Current	647	DD0149	CYPRESS MILL CDD	18,001.40	0.00	0.00	0.00	-706.41	17,294.99	345.90	16,949.09
Real Estate Current	647	DD0150	SPENCER CREEK	5,002.06	0.00	0.00	0.00	-200.09	4,801.97	96.04	4,705.93
Real Estate Current	647	DD0151	SHELL POINT CDD	28,451.53	0.00	0.00	0.00	-1,138.07	27,313.46	546.27	26,767.19
Real Estate Current	647	DD0152	CREEK PRESERVE CDD	19,935.72	0.00	0.00	0.00	-797.44	19,138.28	382.77	18,755.51
Real Estate Installment	647	DD0152	CREEK PRESERVE CDD	1,691.39	0.00	0.00	0.00	-25.37	1,666.02	33.32	1,632.70
Real Estate Current, Real Estate Installment	647	DD0152	CREEK PRESERVE CDD	21,627.11	0.00	0.00	0.00	-822.81	20,804.30	416.09	20,388.21

**CHECK REQUEST FORM**  
**The Oaks at Shady Creek**

**Date:** 12/6/2023

**Invoice#:** 12052023-1

**Vendor#:** V00015

**Vendor Name:** The Oaks at Shady Creek

**Pay From:** Truist Acct# 3422

**Description:** Series 2015 - FY 24 Tax Dist ID 649

**Code to:** 203.103200.1000

**Amount:** \$16,463.99

**Requested By:**

12/6/2023

Teresa Farlow

**THE OAKS AT SHADY CREEK CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 12/5/2023  
**Check Amount** \$16,463.99  
**Payable To** The Oaks at Shady Creek CDD  
**Check Description** Series 2015 - FY 24 Tax Dist. ID 649  
**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 #	<u>                    </u> Date <u>                    </u>



# THE OAKS AT SHADY CREEK CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	\$ 289,109.78	40.27%	0.402700
Net DS 15	\$ 428,875.00	59.73%	0.597300
Net Total	717,984.78	100.00%	1.000000

Date Received	Amount Received	40.27%	40.27%	59.73%	59.73%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue			
11/8/2023	6,647.25	2,676.64	2,676.64	3,970.61	3,970.61	-	644	2219
11/17/2023	35,437.59	14,269.60	14,269.60	21,167.99	21,167.99	-	6+6	2219
12/5/2023	27,562.56	11,098.57	11,098.57	16,463.99	16,463.99	-	649	
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		-	-	-	-	-		
<b>TOTAL</b>	<b>69,647.40</b>	28,044.81	28,044.81	41,602.59	41,602.59	-		
<b>Net Total on Roll</b>	717,984.78		289,109.78		428,875.00			
<b>Collection Surplus / (Deficit)</b>	(648,337.38)		(261,064.97)		(387,272.41)			

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	649	DD0126	HIDDEN CREEK CDD	92,298.70	0.00	0.00	0.00	-3,692.01	88,606.69	1,772.13	86,834.56
Real Estate Current	649	DD0128	BULLFROG CREEK CDD	33,131.97	0.00	0.00	0.00	-1,325.28	31,806.69	636.14	31,170.55
Real Estate Current	649	DD0129	DG FARMS CDD	78,906.70	0.00	0.00	0.00	-3,156.25	75,750.45	1,515.01	74,235.44
Real Estate Current	649	DD0130	ENCORE CDD	38,986.55	0.00	0.00	0.00	-1,559.46	37,427.09	748.54	36,678.55
Real Estate Current	649	DD0131	LA COLLINA CDD	52,471.37	0.00	0.00	0.00	-2,098.85	50,372.52	1,007.46	49,365.06
Real Estate Current	649	DD0132	BALLENTAE HILLSBOROUGH CDD	57,590.46	0.00	0.00	0.00	-2,303.84	55,286.62	1,105.73	54,181.09
Real Estate Current	649	DD0133	WYNNMERE WEST CDD	2,608.69	0.00	0.00	0.00	-104.35	2,504.34	50.09	2,454.25
Real Estate Current	649	DD0134	RESERVE AT PRADERA CDD	86,594.19	0.00	0.00	0.00	-3,483.80	83,130.39	1,662.61	81,467.78
Real Estate Current	649	DD0135	CARLTON LAKES CDD	147,626.04	0.00	0.00	0.00	-5,905.04	141,721.00	2,834.42	138,886.58
Real Estate Current	649	DD0136	SUMMITAT FERN HILL CDD	56,045.11	0.00	0.00	0.00	-2,241.76	53,803.35	1,076.07	52,727.28
Real Estate Current	649	DD0137	OAKS AT SHADY CREEK CDD	29,296.96	0.00	0.00	0.00	-1,171.89	28,125.07	562.51	27,562.56
Real Estate Current	649	DD0138	RIVERBEND WEST CDD	21,123.49	0.00	0.00	0.00	-844.93	20,278.56	405.57	19,872.99
Real Estate Current	649	DD0139	WYNNMERE EAST CDD	23,181.72	0.00	0.00	0.00	-927.24	22,254.48	445.09	21,809.39
Real Estate Current	649	DD0140	SOUTH FORK III	114,945.08	0.00	0.00	0.00	-4,597.75	110,347.33	2,206.94	108,140.39
Real Estate Current	649	DD0141	K-BAR II CDD	319,374.85	0.00	0.00	0.00	-12,774.88	306,599.97	6,132.00	300,467.97
Real Estate Current	649	DD0142	WATERSET CENTRAL CDD	313,114.00	0.00	0.00	0.00	-12,524.46	300,589.54	6,011.79	294,577.75
Real Estate Current	649	DD0143	TOUCHSTONE CDD	95,675.91	0.00	0.00	0.00	-3,627.02	91,848.89	1,836.98	90,011.91
Real Estate Current	649	DD0144	VENTANA CDD	141,039.83	0.00	0.00	0.00	-5,641.55	135,398.28	2,707.97	132,690.31
Real Estate Current	649	DD0145	TIMBER CREEK CDD	27,548.11	0.00	0.00	0.00	-1,101.89	26,446.22	528.93	25,917.29
Real Estate Current	649	DD0146	SHERWOOD MANOR CDD	26,178.45	0.00	0.00	0.00	-1,047.16	25,131.29	502.62	24,628.67
Real Estate Current	649	DD0147	BOYETTE PARK CDD	47,116.60	0.00	0.00	0.00	-1,884.76	45,231.84	904.63	44,327.21
Real Estate Current	649	DD0148	SOUTHSHORE BAY CDD	4,973.16	0.00	0.00	0.00	-198.94	4,774.22	95.49	4,678.73

**CHECK REQUEST FORM**  
**The Oaks at Shady Creek**

<b>Date:</b>	12/11/2023
<b>Invoice#:</b>	12072023-01
<b>Vendor#:</b>	V00015
<b>Vendor Name:</b>	The Oaks at Shady Creek
<b>Pay From:</b>	Truist Acct# 3422
<b>Description:</b>	Series 2015 - FY 24 Tax Dist ID 651
<b>Code to:</b>	203.103200.1000
<b>Amount:</b>	\$355,151.69
<b>Requested By:</b>	12/11/2023 Teresa Farlow

**THE OAKS AT SHADY CREEK CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 12/7/2023  
**Check Amount** \$355,151.69  
**Payable To** The Oaks at Shady Creek CDD  
**Check Description** Series 2015 - FY 24 Tax Dist. ID 651  
**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 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 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

94%

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 #
11/8/2023	6,647.25	2,676.64	2,676.64	3,970.61	3,970.61	-	644	2219
11/17/2023	35,437.59	14,269.60	14,269.60	21,167.99	21,167.99	-	6+6	2219
11/22/2023	13,781.28	5,549.29	5,549.29	8,231.99	8,231.99	-	647	
12/5/2023	27,562.56	11,098.57	11,098.57	16,463.99	16,463.99	-	649	
12/7/2023	594,563.71	239,412.02	239,412.02	355,151.69	355,151.69	-	651	
		-	-	-	-	-		
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		-	-	-	-	-		
<b>TOTAL</b>	<b>677,992.39</b>	273,006.11	273,006.11	404,986.28	404,986.28	-		
<b>Net Total on Roll</b>	717,984.78		289,109.78		428,875.00			
<b>Collection Surplus / (Deficit)</b>	(39,992.39)		(16,103.67)		(23,888.72)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-27-2023 to 11-30-2023 dated 12-07-2023 - Run 12/06/2023 04:06PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	651	DD0132	BALLENTAE HILLSBOROUGH CDD	731,612.14	0.00	0.00	0.00	-29,264.76	702,347.38	14,046.95	688,300.43
Real Estate Current	651	DD0133	WYNNMERE WEST CDD	716,564.45	0.00	0.00	0.00	-28,662.54	687,901.91	13,758.03	674,143.88
Real Estate Current	651	DD0134	RESERVE AT PRADERA CDD	811,515.82	0.00	0.00	0.00	-32,461.18	779,054.64	15,581.09	763,473.55
Real Estate Current	651	DD0135	CARLTON LAKES CDD	1,756,825.00	0.00	0.00	0.00	-70,272.93	1,686,552.07	33,731.04	1,652,821.03
Real Estate Current	651	DD0136	SUMMITAT FERN HILL CDD	608,980.91	0.00	0.00	0.00	-24,358.90	584,622.01	11,692.44	572,929.57
Real Estate Current	651	DD0137	OAKS AT SHADY CREEK CDD	631,977.28	0.00	0.00	0.00	-25,279.62	606,697.66	12,133.95	594,563.71
Real Estate Current	651	DD0138	RIVERBEND WEST CDD	730,534.47	0.00	0.00	0.00	-29,221.04	701,313.43	14,026.27	687,287.16
Real Estate Current	651	DD0139	WYNNMERE EAST CDD	494,552.19	0.00	0.00	0.00	-19,781.48	474,770.71	9,495.41	465,275.30
Real Estate Current	651	DD0140	SOUTH FORK III	2,932,590.18	0.00	0.00	0.00	-117,302.51	2,815,287.67	56,305.76	2,758,981.91
Real Estate Current	651	DD0141	K-BAR II CDD	1,898,582.04	0.00	0.00	0.00	-75,942.38	1,822,639.66	36,452.78	1,786,186.88
Real Estate Current	651	DD0142	WATERSET CENTRAL CDD	2,019,848.65	0.00	0.00	0.00	-80,793.82	1,939,054.83	38,781.10	1,900,273.73
Real Estate Current	651	DD0143	TOUCHSTONE CDD	2,111,325.96	0.00	0.00	0.00	-84,452.27	2,026,873.69	40,537.47	1,986,336.22
Real Estate Current	651	DD0144	VENTANA CDD	2,106,304.62	0.00	0.00	0.00	-84,251.83	2,022,052.79	40,441.05	1,981,611.74
Real Estate Installment	651	DD0144	VENTANA CDD	2,935.11	0.00	0.00	0.00	-66.68	2,868.43	57.37	2,811.06
Real Estate Current, Real Estate Installment	651	DD0144	VENTANA CDD	2,109,239.73	0.00	0.00	0.00	-84,318.51	2,024,921.22	40,498.42	1,984,422.80
Real Estate Current	651	DD0145	TIMBER CREEK CDD	781,471.89	0.00	0.00	0.00	-31,257.95	750,213.94	15,004.28	735,209.66
Real Estate Current	651	DD0146	SHERWOOD MANOR CDD	640,136.16	0.00	0.00	0.00	-25,606.03	614,530.13	12,290.60	602,239.53
Real Estate Current	651	DD0147	BOYETTE PARK CDD	374,034.20	0.00	0.00	0.00	-14,962.43	359,071.77	7,181.44	351,890.33
Real Estate Current	651	DD0148	SOUTHSHORE BAY CDD	36,884.27	0.00	0.00	0.00	-1,475.58	35,408.69	708.17	34,700.52
Real Estate Current	651	DD0149	CYPRESS MILL CDD	2,444,705.00	0.00	0.00	0.00	-97,788.18	2,346,916.82	46,938.33	2,299,978.49
Real Estate Current	651	DD0150	SPENCER CREEK	939,831.28	0.00	0.00	0.00	-37,593.93	902,237.35	18,044.75	884,192.60
Real Estate Current	651	DD0151	SHELL POINT CDD	1,408,002.97	0.00	0.00	0.00	-56,319.63	1,351,683.34	27,033.67	1,324,649.67

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-11-2023 to 11-18-2023 dated 11-22-2023 - Run 11/21/2023 03:34PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	647	DD0133	WYNNMERE WEST CDD	2,618.26	0.00	0.00	0.00	-104.73	2,513.53	50.27	2,463.26
Real Estate Current	647	DD0134	RESERVE AT PRADERA CDD	18,707.98	0.00	0.00	0.00	-748.34	17,959.64	359.18	17,600.45
Real Estate Current	647	DD0135	CARLTON LAKES CDD	45,326.07	0.00	0.00	0.00	-1,813.04	43,513.03	870.26	42,642.77
Real Estate Current	647	DD0136	SUMMITAT FERN HILL CDD	26,097.00	0.00	0.00	0.00	-1,043.87	25,053.13	501.06	24,552.07
Real Estate Current	647	DD0137	OAKS AT SHADY CREEK CDD	14,648.48	0.00	0.00	0.00	-585.95	14,062.53	281.25	13,781.28
Real Estate Current	647	DD0138	RIVERBEND WEST CDD	2,345.12	0.00	0.00	0.00	-93.81	2,251.31	45.03	2,206.28
Real Estate Current	647	DD0139	WYNNMERE EAST CDD	1,931.81	0.00	0.00	0.00	-77.27	1,854.54	37.09	1,817.45
Real Estate Current	647	DD0140	SOUTH FORK III	60,609.56	0.00	0.00	0.00	-2,424.37	58,185.19	1,163.70	57,021.49
Real Estate Current	647	DD0141	K-BAR II CDD	79,631.02	0.00	0.00	0.00	-3,185.19	76,445.83	1,528.93	74,916.90
Real Estate Current	647	DD0142	WATERSET CENTRAL CDD	59,530.55	0.00	0.00	0.00	-2,381.24	57,149.31	1,142.98	56,006.33
Real Estate Current	647	DD0143	TOUCHSTONE CDD	76,229.33	0.00	0.00	0.00	-3,049.14	73,180.19	1,463.60	71,716.59
Real Estate Current	647	DD0144	VENTANA CDD	55,354.89	0.00	0.00	0.00	-2,214.17	53,140.72	1,062.81	52,077.91
Real Estate Current	647	DD0145	TIMBER CREEK CDD	13,966.20	0.00	0.00	0.00	-558.63	13,407.57	268.16	13,139.41
Real Estate Current	647	DD0146	SHERWOOD MANOR CDD	18,769.47	0.00	0.00	0.00	-750.77	18,018.70	360.38	17,658.32
Real Estate Current	647	DD0147	BOYETTE PARK CDD	15,878.90	0.00	0.00	0.00	-635.20	15,243.70	304.88	14,938.82
Real Estate Current	647	DD0148	SOUTHSHORE BAY CDD	7,459.74	0.00	0.00	0.00	-298.42	7,161.32	143.22	7,018.10
Real Estate Current	647	DD0149	CYPRESS MILL CDD	18,001.40	0.00	0.00	0.00	-706.41	17,294.99	345.90	16,949.09
Real Estate Current	647	DD0150	SPENCER CREEK	5,002.06	0.00	0.00	0.00	-200.09	4,801.97	96.04	4,705.93
Real Estate Current	647	DD0151	SHELL POINT CDD	28,451.53	0.00	0.00	0.00	-1,138.07	27,313.46	546.27	26,767.19
Real Estate Current	647	DD0152	CREEK PRESERVE CDD	19,935.72	0.00	0.00	0.00	-797.44	19,138.28	382.77	18,755.51
Real Estate Installment	647	DD0152	CREEK PRESERVE CDD	1,691.39	0.00	0.00	0.00	-25.37	1,666.02	33.32	1,632.70
Real Estate Current, Real Estate Installment	647	DD0152	CREEK PRESERVE CDD	21,627.11	0.00	0.00	0.00	-822.81	20,804.30	416.09	20,388.21

**CHECK REQUEST FORM**  
**The Oaks at Shady Creek**

**Date:** 12/15/2023

**Invoice#:** 12152023-01

**Vendor#:** V00015

**Vendor Name:** The Oaks at Shady Creek

**Pay From:** Truist Acct# 3422

**Description:** Series 2015 - FY 24 Tax Dist ID 652

**Code to:** 203.103200.1000

**Amount:** \$1,481.63

**Requested By:**

12/15/2023

Teresa Farlow



**THE OAKS AT SHADY CREEK CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 12/15/2023

**Check Amount** **\$1,481.63**

**Payable To** The Oaks at Shady Creek CDD

**Check Description** Series 2015 - FY 24 Tax Dist. ID 652

**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 #	<u>                    </u> Date <u>                    </u>

# THE OAKS AT SHADY CREEK CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 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

95%

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 #
11/8/2023	6,647.25	2,676.64	2,676.64	3,970.61	3,970.61	-	644	2219
11/17/2023	35,437.59	14,269.60	14,269.60	21,167.99	21,167.99	-	6+6	2219
11/22/2023	13,781.28	5,549.29	5,549.29	8,231.99	8,231.99	-	647	
12/5/2023	27,562.56	11,098.57	11,098.57	16,463.99	16,463.99	-	649	2227
12/7/2023	594,563.71	239,412.02	239,412.02	355,151.69	355,151.69	-	651	
12/15/2023	2,480.42	998.79	998.79	1,481.63	1,481.63	-	652	
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<b>TOTAL</b>	<b>680,472.81</b>	274,004.90	274,004.90	406,467.91	406,467.91	-		
<b>Net Total on Roll</b>	717,984.78		289,109.78		428,875.00			
<b>Collection Surplus / (Deficit)</b>	(37,511.97)		(15,104.88)		(22,407.09)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 12-01-2023 to 12-10-2023 dated 12-15-2023 - Run 12/14/2023 03:38PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current, Real Estate Installment	652	DD0137	OAKS AT SHADY CREEK CDD	2,630.90	0.00	0.00	0.00	-99.86	2,531.04	50.62	2,480.42
Real Estate Current	652	DD0138	RIVERBEND WEST CDD	7,052.77	0.00	0.00	0.00	-258.66	6,794.11	135.88	6,658.23
Real Estate Current	652	DD0139	WYNNMERE EAST CDD	55,022.49	0.00	0.00	0.00	-2,240.83	53,781.66	1,075.63	52,706.03
Real Estate Current	652	DD0140	SOUTH FORK III	33,292.28	0.00	0.00	0.00	-1,303.07	31,989.21	639.78	31,349.43
Real Estate Installment	652	DD0140	SOUTH FORK III	5,842.15	0.00	0.00	0.00	-154.12	5,688.03	113.76	5,574.27
Real Estate Current, Real Estate Installment	652	DD0140	SOUTH FORK III	39,134.43	0.00	0.00	0.00	-1,457.19	37,677.24	753.54	36,923.70
Real Estate Current	652	DD0141	K-BAR II CDD	35,646.77	0.00	0.00	0.00	-1,297.03	34,349.74	687.00	33,662.74
Real Estate Installment	652	DD0141	K-BAR II CDD	3,331.71	0.00	0.00	0.00	-99.95	3,231.76	64.64	3,167.12
Real Estate Current, Real Estate Installment	652	DD0141	K-BAR II CDD	38,978.48	0.00	0.00	0.00	-1,396.98	37,581.50	751.64	36,829.86
Real Estate Current	652	DD0142	WATERSET CENTRAL CDD	31,122.47	0.00	0.00	0.00	-1,139.55	29,982.92	599.67	29,383.25
Real Estate Installment	652	DD0142	WATERSET CENTRAL CDD	1,142.55	0.00	0.00	0.00	-34.27	1,108.28	22.16	1,086.12
Real Estate Current, Real Estate Installment	652	DD0142	WATERSET CENTRAL CDD	32,265.02	0.00	0.00	0.00	-1,173.82	31,091.20	621.83	30,469.37
Real Estate Current	652	DD0143	TOUCHSTONE CDD	10,214.87	0.00	0.00	0.00	-381.42	9,833.45	196.67	9,636.78
Real Estate Installment	652	DD0143	TOUCHSTONE CDD	3,306.02	0.00	0.00	0.00	-82.93	3,223.09	64.46	3,158.63
Real Estate Current, Real Estate Installment	652	DD0143	TOUCHSTONE CDD	13,520.89	0.00	0.00	0.00	-464.35	13,056.54	261.13	12,795.41
Real Estate Current	652	DD0144	VENTANA CDD	14,761.29	0.00	0.00	0.00	-580.45	14,170.84	283.42	13,887.42
Real Estate Current	652	DD0145	TIMBER CREEK CDD	4,655.40	0.00	0.00	0.00	-186.21	4,469.19	89.39	4,379.80
Real Estate Installment	652	DD0145	TIMBER CREEK CDD	612.71	0.00	0.00	0.00	-18.38	594.33	11.88	582.45
Real Estate Current, Real Estate Installment	652	DD0145	TIMBER CREEK CDD	5,268.11	0.00	0.00	0.00	-204.59	5,063.52	101.27	4,962.25
Real Estate Current	652	DD0146	SHERWOOD MANOR CDD	44,947.92	0.00	0.00	0.00	-1,773.25	43,174.67	863.50	42,311.17

**3C**

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

Financial Statements  
(Unaudited)

Period Ending  
December 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 December 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015	CAPITAL	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<b>ASSETS</b>						
Cash - Operating Account	\$ 480,186	\$ -	\$ -	\$ -	\$ -	\$ 480,186
Cash in Transit	-	381,329	-	-	-	381,329
Accounts Receivable - Other	128	-	-	-	-	128
Due From Other Funds	-	3,620	-	-	-	3,620
Investments:						
Acquisition & Construction Account	-	-	528	-	-	528
Interest Account	-	111	-	-	-	111
Reserve Fund	-	117,216	-	-	-	117,216
Revenue Fund	-	126,795	-	-	-	126,795
Sinking fund	-	88	-	-	-	88
Deposits	6,612	-	-	-	-	6,612
Fixed Assets						
Construction Work In Process	-	-	-	5,823,191	-	5,823,191
Amount Avail In Debt Services	-	-	-	-	415,384	415,384
Amount To Be Provided	-	-	-	-	5,309,769	5,309,769
<b>TOTAL ASSETS</b>	<b>\$ 486,926</b>	<b>\$ 629,159</b>	<b>\$ 528</b>	<b>\$ 5,823,191</b>	<b>\$ 5,725,153</b>	<b>\$ 12,664,957</b>

## LIABILITIES

Accounts Payable	\$ 15,031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,031
Bonds Payable	-	-	-	-	5,725,153	-	-	5,725,153
Due To Other Funds	3,620	-	-	-	-	-	-	3,620
<b>TOTAL LIABILITIES</b>	<b>18,651</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,725,153</b>	<b>-</b>	<b>-</b>	<b>5,743,804</b>

# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of December 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015	SERIES 2015	GENERAL	GENERAL	TOTAL
		DEBT SERVICE	CAPITAL	FIXED ASSETS	LONG-TERM	
		FUND	FUND	FUND	DEBT FUND	
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	629,159	-	-	-	629,159
Capital Projects	-	-	528	-	-	528
Unassigned:	468,275	-	-	5,823,191	-	6,291,466
<b>TOTAL FUND BALANCES</b>	<b>468,275</b>	<b>629,159</b>	<b>528</b>	<b>5,823,191</b>	<b>-</b>	<b>6,921,153</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 486,926</b>	<b>\$ 629,159</b>	<b>\$ 528</b>	<b>\$ 5,823,191</b>	<b>\$ 5,725,153</b>	<b>\$ 12,664,957</b>

# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

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

For the Period Ending December 31, 2023

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Special Assmnts- Tax Collector	\$ 289,110	\$ 274,005	\$ (15,105)	94.78%
<b>TOTAL REVENUES</b>	<b>289,110</b>	<b>274,005</b>	<b>(15,105)</b>	<b>94.78%</b>
<b>EXPENDITURES</b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ-Arbitrage Rebate	700	-	700	0.00%
ProfServ-Trustee Fees	5,000	-	5,000	0.00%
Disclosure Report	4,200	1,050	3,150	25.00%
District Counsel	4,000	501	3,499	12.53%
District Engineer	5,000	-	5,000	0.00%
District Manager	35,100	8,438	26,662	24.04%
Auditing Services	4,500	-	4,500	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	600	18	582	3.00%
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	399	1,101	26.60%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	175	25	87.50%
<b>Total Administration</b>	<b>80,025</b>	<b>17,604</b>	<b>62,421</b>	<b>22.00%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	77,000	20,195	56,805	26.23%
<b>Total Electric Utility Services</b>	<b>77,000</b>	<b>20,195</b>	<b>56,805</b>	<b>26.23%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	3,000	304	2,696	10.13%
<b>Total Water-Sewer Comb Services</b>	<b>3,000</b>	<b>304</b>	<b>2,696</b>	<b>10.13%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management	5,280	1,295	3,985	24.53%
Insurance -Property & Casualty	7,355	7,975	(620)	108.43%
R&M-Other Landscape	7,000	517	6,483	7.39%
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	18,827	42,173	30.86%
Irrigation Maintenance	4,000	405	3,595	10.13%



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

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

For the Period Ending December 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
Misc-Holiday Lighting	6,000	529	5,471	8.82%
Capital Reserve	27,450	50	27,400	0.18%
<b>Total Other Physical Environment</b>	<b>129,085</b>	<b>29,598</b>	<b>99,487</b>	<b>22.93%</b>
<b>TOTAL EXPENDITURES</b>	<b>289,110</b>	<b>67,701</b>	<b>221,409</b>	<b>23.42%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	206,304	206,304	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>261,971</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 468,275</b>		

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

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

For the Period Ending December 31, 2023

Series 2015 Debt Service Fund (203)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,222	\$ 5,222	0.00%
Special Assmnts- Tax Collector	418,744	406,468	(12,276)	97.07%
<b>TOTAL REVENUES</b>	<b>418,744</b>	<b>411,690</b>	<b>(7,054)</b>	<b>98.32%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	145,000	-	100.00%
Interest Expense	273,744	136,872	136,872	50.00%
<b>Total Debt Service</b>	<b>418,744</b>	<b>281,872</b>	<b>136,872</b>	<b>67.31%</b>
<b>TOTAL EXPENDITURES</b>	<b>418,744</b>	<b>281,872</b>	<b>136,872</b>	<b>67.31%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	129,818	129,818	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>499,341</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 629,159</b>		

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2023

Series 2015 Capital Projects Fund (303)

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 6	\$ 6	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>6</b>	<b>6</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	6	6	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>522</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 528</b>		

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2023

General Fixed Assets Fund (900)

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>5,823,191</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 5,823,191</b>		

# THE OAKS AT SHADY CREEK CDD

## Bank Reconciliation

Bank Account No. 3422 TRUIST - GF Operating  
Statement No. 12-23  
Statement Date 12/31/2023

G/L Balance (LCY)	480,185.88	Statement Balance	845,780.19
G/L Balance	480,185.88	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	845,780.19
Subtotal	480,185.88	Outstanding Checks	365,594.31
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	480,185.88	Ending Balance	480,185.88
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
11/22/2023	Payment	2218	INFRAMARK LLC	3,287.50	3,287.50	0.00
11/22/2023	Payment	2219	THE OAKS AT SHADY CREEK CDD	25,138.60	25,138.60	0.00
12/13/2023	Payment	2220	AMY BROWN	200.00	200.00	0.00
12/13/2023	Payment	2221	ILLUMINATIONS HOLIDAY LIGHTING	3,000.00	3,000.00	0.00
12/13/2023	Payment	2222	INFRAMARK LLC	7.56	7.56	0.00
12/13/2023	Payment	2224	MAINSCAPE	5,028.47	5,028.47	0.00
12/13/2023	Payment	2225	MICHELLE J. LEBEAU-ELROD	200.00	200.00	0.00
12/13/2023	Payment	2226	ROBIN M. LUSH	200.00	200.00	0.00
12/13/2023	Payment	2227	THE OAKS AT SHADY CREEK CDD	16,463.99	16,463.99	0.00
12/13/2023	Payment	2228	VIVIAN ROTHSTEIN	200.00	200.00	0.00
12/21/2023	Payment	2229	AFFORDABLE BACKFLOW	50.00	50.00	0.00
12/21/2023	Payment	2231	MAINSCAPE	2,100.00	2,100.00	0.00
12/21/2023	Payment	2232	POOP 911	172.25	172.25	0.00
12/1/2023	Payment	DD132	Payment of Invoice 000490	85.51	85.51	0.00
12/12/2023	Payment	DD133	Payment of Invoice 000566	244.65	244.65	0.00
12/12/2023	Payment	DD134	Payment of Invoice 000567	42.62	42.62	0.00
12/12/2023	Payment	DD135	Payment of Invoice 000569	6,496.00	6,496.00	0.00
Total Checks				62,917.15	62,917.15	0.00

## Deposits

12/5/2023		JE000173	Debt Service/ Tax Revenue	G/L	27,562.56	27,562.56	0.00
12/7/2023		JE000174	Debt Service/ Tax Revenue	G/L	594,563.71	594,563.71	0.00
12/15/2023		JE000175	Debt Service/ Tax Revenue	G/L	2,480.42	2,480.42	0.00
Total Deposits					624,606.69	624,606.69	0.00

## Outstanding Checks

12/13/2023	Payment	2223	JOHN FRANK BENTLEY	200.00	0.00	200.00
12/21/2023	Payment	2230	DON HARRISON ENTERPRISES	529.00	0.00	529.00
12/21/2023	Payment	2233	THE OAKS AT SHADY CREEK CDD	364,865.31	0.00	364,865.31

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Outstanding Checks.....				365,594.31		365,594.31