

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

**March 15, 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**

Agenda Page 2

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

**Agenda for Regular Meeting**  
Friday, March 15, 2024 – 10:00 A.M.

**Teams Meeting 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**

- A. Resolution 2024-01; Requesting the Supervisor of Elections to Conduct 2024 General Election

**3. Consent Agenda**

- A. Consideration of Board of Supervisors' Minutes of the February 16, 2024, Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures from January and February 2024
- C. Acceptance of the Financials and Approval of the Check Register as of January 31, 2024 and February 29, 2024

**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, April 19, 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

## **Second Order of Business**

**2A.**



## RESOLUTION 2024-01

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

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

**WHEREAS**, the Board of Supervisors of the Oaks At Shady Creek Community Development District (hereinafter the "Board") seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

**WHEREAS**, the Supervisor has requested the District adopt a Resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

**WHEREAS**, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

**Section 1.** The Board is currently made up of the following individuals: Michelle LeBeau Elrod, Robin Lush, Amy Brown, John Bentley, and Vivian Rothstein.

**Section 2.** The term of office for each member of the Board is as follows:

Michelle LeBeau-Elrod	Seat 1	four year - expires 11/2024
Robin Lush	Seat 2	four year – expires 11/2024
Amy Brown	Seat 3	four year – expires 11/2026
John Bentley	Seat 4	four year – expires 11/2026(Continue as Landowner)
Vivian Rothstein	Seat 5	four year – expires 11/2026

**Section 3.** Seat 1 currently held by Michelle LeBeau-Elrod, and Seat 2 currently held by Robin Lush, are scheduled for the General Election in November 2024.

**Section 4.** Pursuant to Section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

**Section 5.** The term of office for the individuals to be elected to the Board in the November 2024 General Election is four years.

**Section 6.** The new Board members shall assume office on the second Tuesday following their election.

**Section 7.** The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**PASSED AND ADOPTED THIS 15<sup>TH</sup> DAY OF MARCH 2024.**

**ATTEST:**

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

---

Gene Roberts  
District Manager

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Robin Lush  
Chairperson

## **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, February 16, 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
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.

- No audience members present.

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

There being none, the next order of business followed.

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

**A. Consideration of Board Supervisors Minutes of the January 19, 2024 Meeting**

On MOTION by Mrs. Lush seconded by Mr. Bentley, with all in favor, the Minutes of the January 19, 2024 Meeting, were approved.  
4-0

**B. Consideration of Operation and Maintenance Expenditures from December 2023**

On MOTION by Mrs. Lush seconded by Ms. Rothstein, with all in favor, the Operation and Maintenance Expenditures for December 2023, were approved. 4-0

**C. Acceptance of the Financials and Approval of the Check Register as of December 2023**

February 16, 2024

The Oaks at Shady Creek CDD

On MOTION by Mrs. Lush seconded by Ms. Rothstein, with all in favor, the December 2023 Financials were accepted and the Check Register for December 2023, was approved. 4-0

**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:

- Dog Stations need bags replenished.
- Relocate ferns to front of the conservation areas.
- Have the moss removed from the trees across from Amenity Center.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Bentley seconded by Ms. LeBeau-Elrod, with all in favor, the meeting was adjourned. 4-0

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

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

**3B.**

<b>THE OAKS AT SHADY CREEK CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
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Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	108629	\$350.00		DISTRICT INVOICE JANUARY 2024
INFRAMARK LLC	108629	\$2,812.50		DISTRICT INVOICE JANUARY 2024
INFRAMARK LLC	108629	\$125.00	\$3,287.50	DISTRICT INVOICE JANUARY 2024
MAINSCAPE	1296948	\$5,028.47		LANDSCAPE MAINT. - JANUARY 2024
STEADFAST ENVIRONMENTAL, LLC	SE-22385	\$290.00		AQUATIC MAINT. - JUNE 2023
STEADFAST ENVIRONMENTAL, LLC	SE-22503	\$290.00		AQUATIC MAINT. - JULY 2023
STEADFAST ENVIRONMENTAL, LLC	SE-22632	\$290.00		AQUATIC MAINT. - AUGUST 2023
STEADFAST ENVIRONMENTAL, LLC	SE-22893	\$290.00		AQUATIC MAINT. - OCTOBER 2023
STEADFAST ENVIRONMENTAL, LLC	SE-23107	\$290.00		AQUATIC MAINT. - NOVEMBER 2023
STEADFAST ENVIRONMENTAL, LLC	SE-23223	\$290.00	\$1,740.00	AQUATIC MAINT. - DECEMBER 2023
<b>Monthly Contract Subtotal</b>		<b>\$10,055.97</b>		
<b>Variable Contract</b>				
AMY BROWN	AB 011924	\$200.00		SUPERVISOR FEE - 01/19/24
JOHN FRANK BENTLEY	JB 011924	\$200.00		SUPERVISOR FEE - 01/19/24
MICHELLE J. LEBEAU-ELROD	ML 011924	\$200.00		SUPERVISOR FEE - 01/19/24
ROBIN M. LUSH	RL 011924	\$200.00		SUPERVISOR FEE - 01/19/24
VIVIAN ROTHSTEIN	VR 011924	\$200.00		SUPERVISOR FEE - 01/19/24
<b>Variable Contract Subtotal</b>		<b>\$1,000.00</b>		
<b>Utilities</b>				
BOCC	9919 012424 ACH	\$1,489.74		WATER - 11/15/23-01/18/24
TECO	5159 122023 ACH	\$205.88		ELECTRICITY SERVICE - 11/15/23-12/14/23
TECO	5159-112023 ACH	\$244.65		ELECTRICITY SERVICE - 10/17/23-11/14/23
TECO	7436 122023 ACH	\$55.96		ELECTRICITY SERVICE - 11/15/23-12/14/23
TECO	7436-112023 ACH	\$42.62		ELECTRICITY SERVICE - 10/17/23-11/14/23



<b>THE OAKS AT SHADY CREEK CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
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Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TECO	87634-112023 ACH	\$6,496.00		ELECTRICITY SERVICE - 10/17/23-11/14/23
TECO	87634-122023 ACH	\$6,496.00	\$13,541.11	ELECTRICITY SERVICE - 10/17/23-11/14/23
<b>Utilities Subtotal</b>		<b>\$15,030.85</b>		
<b>Regular Services</b>				
FIELDS CONSULTING GROUP, LLC	3245	\$350.00		NO PARKING SIGNS
FLORIDA NATIVES NURSERY, INC.	19418	\$425.00		QUARTERLY MITIGATION MAINT.
MAINSCAPE	1297231	\$167.11		IRRIGATION - REPAIRS
POOP 911	8052845	\$172.25		PET STATIONS
THE OAKS AT SHADY CREEK CDD	01052024-01	\$4,575.07		SERIES 2015 FY24 TAX DIST ID 655
<b>Regular Services Subtotal</b>		<b>\$5,689.43</b>		
<b>Additional Services</b>				
CARLTON LAKES CDD	OASC 012424	\$100.00		ROOM RENTAL
ILLUMINATIONS HOLIDAY LIGHTING	193124	\$3,000.00		LIGHTING
<b>Additional Services Subtotal</b>		<b>\$3,100.00</b>		
<b>TOTAL</b>		<b>\$34,876.25</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

<b>THE OAKS AT SHADY CREEK CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

**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#**  
#108629

**CUSTOMER ID**  
C2315

**PO#**

**DATE**  
1/24/2024

**NET TERMS**  
Net 30

**DUE DATE**  
2/23/2024

Services provided for the Month of: January 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	2,812.50		2,812.50
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>3,287.50</b>

<b>Subtotal</b>	\$3,287.50
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,287.50

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

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

**INVOICE#**  
#108629

**CUSTOMER ID**  
C2315

**PO#**

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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** 1296948  
**Payment Due** 2/2/2024  
**Invoice Date** 1/3/2024  
**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
JANUARY 2024 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** 1296948  
**Payment Due** 2/2/2024  
**Invoice Date** 1/3/2024  
**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 (January 2024 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>



## Steadfast Environmental, LLC

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576  
813-836-7940 | office@steadfastenv.com

## Invoice

Date	Invoice #
6/1/2023	SE-22385

### Bill To

The Oaks at Shady Creek CDD  
Inframark  
2005 Pan Am Circle Drive  
Suite 300  
Tampa, FL 33607

Please make all Checks payable to:  
Steadfast Environmental

### Ship To

SE1027  
10779 Purple Martin Blvd  
Riverview, Florida 33579  
United States

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SE1027 The Oaks at Shady Creek CDD A...	
Quantity	Description		U/M	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.			290.00		290.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

**Project Total Balance** \$1,740.00      **Customer Total Balance** \$3,680.00

<b>Total</b>	\$290.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$290.00



## Steadfast Environmental, LLC

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576  
813-836-7940 | office@steadfastenv.com

## Invoice

Date	Invoice #
7/1/2023	SE-22503

### Bill To

The Oaks at Shady Creek CDD  
Inframark  
2005 Pan Am Circle Drive  
Suite 300  
Tampa, FL 33607

Please make all Checks payable to:  
Steadfast Environmental

### Ship To

SE1027  
10779 Purple Martin Blvd  
Riverview, Florida 33579  
United States

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1027 The Oaks at Shady Creek CDD A...
Quantity	Description	U/M	Rate	Serviced Date	Amount
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<b>Balance Due</b>	\$290.00



**Steadfast Environmental, LLC**

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576  
813-836-7940 | office@steadfastenv.com

Date	Invoice #
8/1/2023	SE-22632

**Bill To**

The Oaks at Shady Creek CDD  
Inframark  
2005 Pan Am Circle Drive  
Suite 300  
Tampa, FL 33607

**Please make all Checks payable to:  
Steadfast Environmental**

**Ship To**

SE1027  
10779 Purple Martin Blvd  
Riverview, Florida 33579  
United States

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SE1027 The Oaks at Shady Creek CDD A...	
Quantity	Description		U/M	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.			290.00		290.00

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<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$290.00</b>



## Steadfast Environmental, LLC

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576  
813-836-7940 | office@steadfastenv.com

## Invoice

Date	Invoice #
10/1/2023	SE-22893

### Bill To

The Oaks at Shady Creek CDD  
Inframark  
2005 Pan Am Circle Drive  
Suite 300  
Tampa, FL 33607

Please make all Checks payable to:  
Steadfast Environmental

### Ship To

SE1027  
10779 Purple Martin Blvd  
Riverview, Florida 33579  
United States

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SE1027 The Oaks at Shady Creek CDD A...	
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<b>Balance Due</b>	\$290.00



## Steadfast Environmental, LLC

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576  
813-836-7940 | office@steadfastenv.com

## Invoice

Date	Invoice #
11/1/2023	SE-23107

### Bill To

The Oaks at Shady Creek CDD  
Inframark  
2005 Pan Am Circle Drive  
Suite 300  
Tampa, FL 33607

Please make all Checks payable to:  
Steadfast Environmental

### Ship To

SE1027  
10779 Purple Martin Blvd  
Riverview, Florida 33579  
United States

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SE1027 The Oaks at Shady Creek CDD A...	
Quantity	Description		U/M	Rate	Serviced Date	Amount
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<b>Balance Due</b>	\$290.00



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30435 Commerce Drive, Suite 102 | San Antonio, FL 33576  
813-836-7940 | office@steadfastenv.com

## Invoice

Date	Invoice #
12/1/2023	SE-23223

### Bill To

The Oaks at Shady Creek CDD  
Inframark  
2005 Pan Am Circle Drive  
Suite 300  
Tampa, FL 33607

**Please make all Checks payable to:  
Steadfast Environmental**

### Ship To

SE1027  
10779 Purple Martin Blvd  
Riverview, Florida 33579  
United States

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
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<b>Total</b>	\$290.00
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<b>Balance Due</b>	\$290.00

**The Oaks at Shady Creek CDD**

MEETING DATE: Friday, January 19, 2024 at

**AB 011924**DMS Staff Signature 






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

**The Oaks at Shady Creek CDD**






**MEETING DATE: Friday, January 19, 2024 at**

**JB 011924**






**DMS Staff Signature**  \_\_\_\_\_

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

**The Oaks at Shady Creek CDD****MEETING DATE: Friday, January 19, 2024 at****DMS Staff Signature** **ML 011924**

<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: Friday, January 19, 2024 at****DMS Staff Signature** **RL 011924**

<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: Friday, January 19, 2024 at

DMS Staff Signature 

VR 011924

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



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	01/24/2024	02/14/2024

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	11/15/2023	28476	01/18/2024	30907	243100 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$734.16
Water Base Charge	\$164.49
Water Usage Charge	\$585.46

#### Summary of Account Charges

Previous Balance	\$85.51
Net Payments - Thank You	\$-85.51
Total Account Charges	\$1,489.74

AMOUNT DUE	\$1,489.74
------------	------------

#### Important Message

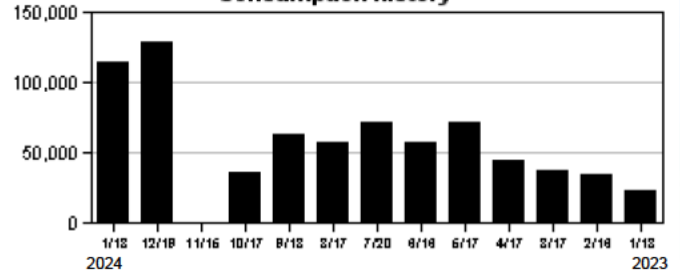
This account has ACH payment method

Based on a recent meter reading, it appears there may have been a change in your water consumption. More information is at our website:

<http://www.hillsboroughcounty.org/en/residents/property-owners-and-renters/water-and-sewer/consumption-usage-and-tips>

The Southwest Florida Water Management District (SWFWMD) has issued a Water Shortage Order effective Dec. 1, 2023, limiting lawn and landscape watering to one day per week. Find your allowable day on [HCFLGov.net/WaterRestrictions](http://HCFLGov.net/WaterRestrictions) or call (813) 275-7094.

Consumption History



Hillsborough  
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 7015729919



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



THANK YOU!



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

2.222 8

DUE DATE	02/14/2024
AMOUNT DUE	\$1,489.74
AMOUNT PAID	

0070157299192 00001489749



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

Statement Date: December 20, 2023  
Agenda Page 31

Amount Due: \$205.88

Due Date: January 10, 2024

Account #: 211020235159

DO NOT PAY. Your account will be drafted on January 10, 2024

## Account Summary

Current Service Period: November 15, 2023 - December 14, 2023

Previous Amount Due \$244.65

Payment(s) Received Since Last Statement -\$244.65

Current Month's Charges \$205.88

Amount Due by January 10, 2024 \$205.88

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 **77.27% higher** than the same period last year.

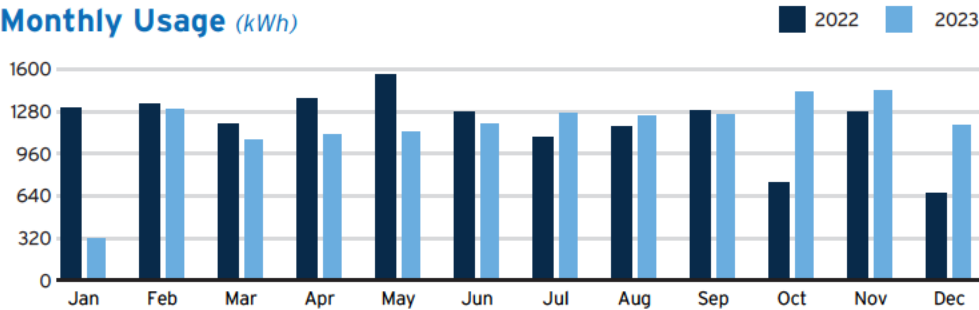


Your average daily kWh used was **20.41% lower** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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



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

Account #: 211020235159

Due Date: January 10, 2024



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

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

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

Amount Due: \$205.88

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

626692784116

Your account will be  
drafted on January 10, 2024

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:** December 20, 2023  
**Charges Due:** January 10, 2024


## Meter Read

**Service Period:** Nov 15, 2023 - Dec 14, 2023

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	12/14/2023	56,126		54,947		1,179 kWh	1	30 Days

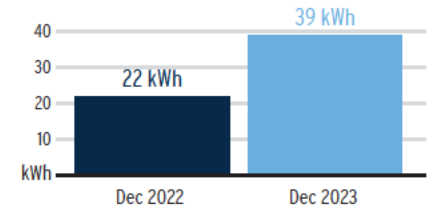
## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Energy Charge	1,179 kWh @ \$0.07990/kWh	\$94.20
	Fuel Charge	1,179 kWh @ \$0.05239/kWh	\$61.77
	Storm Protection Charge	1,179 kWh @ \$0.00400/kWh	\$4.72
	Clean Energy Transition Mechanism	1,179 kWh @ \$0.00427/kWh	\$5.03
	Storm Surcharge	1,179 kWh @ \$0.01061/kWh	\$12.51
	Florida Gross Receipt Tax		\$5.15
	<b>Electric Service Cost</b>		<b>\$205.88</b>

**Total Current Month's Charges**

**\$205.88**

## 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.

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

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### In-Person

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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### Phone

Toll Free:  
**866-689-6469**

### All Other

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

## Contact Us

### Online:

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

### Phone:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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**Service For:**

10707 PURPLE MARTIN BLVD  
RIVERVIEW, FL 33579-0000

**Account #: 211020235159****Statement Date: December 20, 2023****Charges Due: January 10, 2024****Lower bills starting January 2024**

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

**Important Rate Information for Lighting Customers**

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2024.



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

Statement Date: November 20, 2023  
Agenda Page 34

Amount Due: \$244.65

Due Date: December 11, 2023

Account #: 211020235159

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

## Account Summary

Current Service Period: October 17, 2023 - November 14, 2023

Previous Amount Due	\$245.10
Payment(s) Received Since Last Statement	-\$245.10

Current Month's Charges	\$244.65
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Amount Due by December 11, 2023 \$244.65

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 **19.51% higher** than the same period last year.



Your average daily kWh used was **6.52% higher** than it was in your previous period.



Scan here to view your account online.



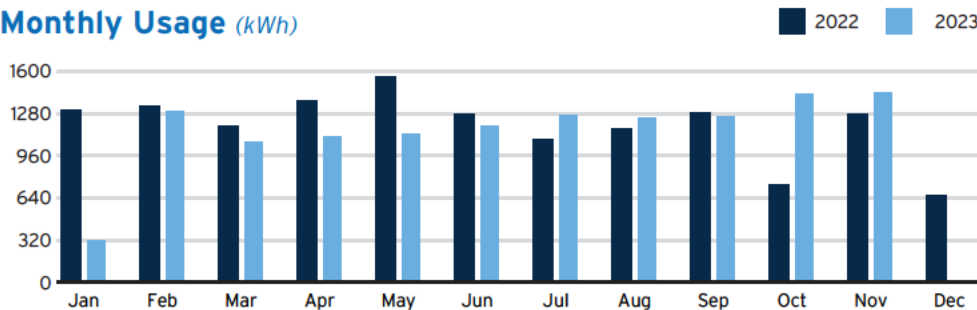
**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

## Monthly Usage (kWh)



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

Account #: 211020235159

Due Date: December 11, 2023



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

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

Amount Due: \$244.65

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

648914904738

Your account will be  
drafted on December 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:** November 20, 2023  
**Charges Due:** December 11, 2023


## Meter Read

**Service Period:** Oct 17, 2023 - Nov 14, 2023

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	11/14/2023	54,947		53,513		1,434 kWh	1	29 Days

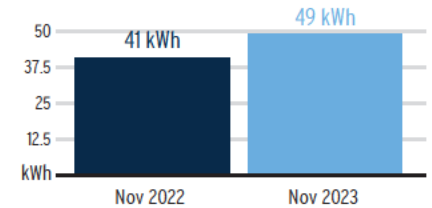
## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	1,434 kWh @ \$0.07990/kWh	\$114.58
	Fuel Charge	1,434 kWh @ \$0.05239/kWh	\$75.13
	Storm Protection Charge	1,434 kWh @ \$0.00400/kWh	\$5.74
	Clean Energy Transition Mechanism	1,434 kWh @ \$0.00427/kWh	\$6.12
	Storm Surcharge	1,434 kWh @ \$0.01061/kWh	\$15.21
	Florida Gross Receipt Tax		\$6.12
	<b>Electric Service Cost</b>		<b>\$244.65</b>

**Total Current Month's Charges**

**\$244.65**

## Avg kWh Used Per Day



## Important Messages

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## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

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

## Contact Us

### Online:

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

### Phone:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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**Service For:**

10707 PURPLE MARTIN BLVD  
RIVERVIEW, FL 33579-0000

**Account #: 211020235159****Statement Date: November 20, 2023****Charges Due: December 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 Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.





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

Statement Date: December 20, 2023  
Agenda Page 37

Amount Due: \$55.96

Due Date: January 10, 2024

Account #: 211005987436

DO NOT PAY. Your account will be drafted on January 10, 2024

## Account Summary

Current Service Period: November 15, 2023 - December 14, 2023

Previous Amount Due	\$42.62
Payment(s) Received Since Last Statement	-\$42.62

Current Month's Charges	\$55.96
-------------------------	---------

Amount Due by January 10, 2024	\$55.96
--------------------------------	---------

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

## Your Energy Insight

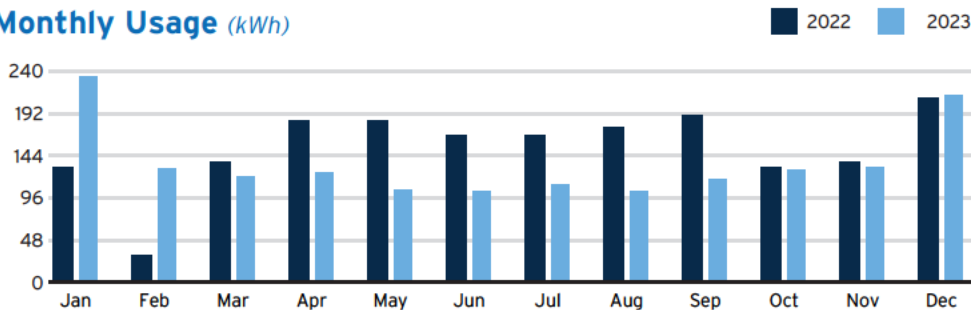
Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **40% 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](https://TECOaccount.com)



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

Account #: 211005987436

Due Date: January 10, 2024



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

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

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

Amount Due: \$55.96

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

643976683367

Your account will be  
drafted on January 10, 2024

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:** December 20, 2023  
**Charges Due:** January 10, 2024

## Meter Read

**Service Period:** Nov 15, 2023 - Dec 14, 2023

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	12/14/2023	4,268		4,056		212 kWh	1	30 Days

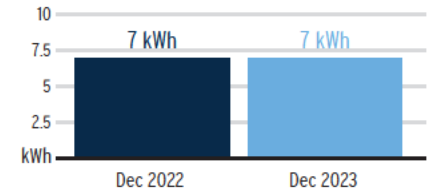
## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	212 kWh @ \$0.07990/kWh		\$16.94
Fuel Charge	212 kWh @ \$0.05239/kWh		\$11.11
Storm Protection Charge	212 kWh @ \$0.00400/kWh		\$0.85
Clean Energy Transition Mechanism	212 kWh @ \$0.00427/kWh		\$0.91
Storm Surcharge	212 kWh @ \$0.01061/kWh		\$2.25
Florida Gross Receipt Tax			\$1.40
<b>Electric Service Cost</b>			<b>\$55.96</b>

**Total Current Month's Charges**

**\$55.96**

## Avg kWh Used Per Day



## Important Messages

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P.O. Box 31318  
Tampa, FL 33631-3318  
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### Phone

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**866-689-6469**

### All Other

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Tampa Electric  
P.O. Box 111  
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7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

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**Service For:**

10508 PURPLE MARTIN BLVD  
RIVERVIEW, FL 33579-0000

**Account #: 211005987436****Statement Date: December 20, 2023****Charges Due: January 10, 2024****Lower bills starting January 2024**

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**Important Rate Information for Lighting Customers**

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

Statement Date: November 20, 2023  
Agenda Page 40

Amount Due: \$42.62

Due Date: December 11, 2023

Account #: 211005987436

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

## Your Energy Insight



Your average daily kWh used was **25% higher** than the same period last year.



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



Scan here to view your account online.



## DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

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## Account Summary

Current Service Period: October 17, 2023 - November 14, 2023

Previous Amount Due	\$43.54
Payment(s) Received Since Last Statement	-\$43.54

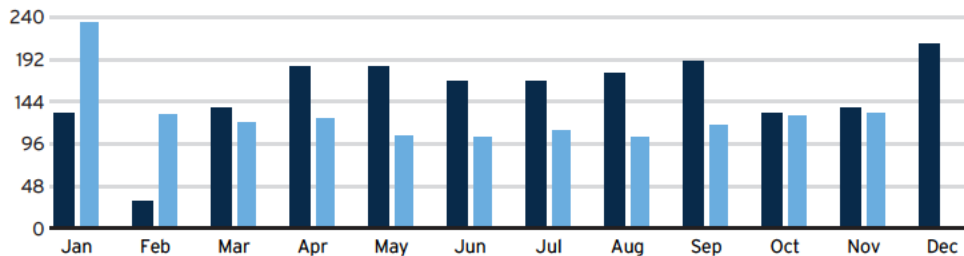
Current Month's Charges	\$42.62
-------------------------	---------

Amount Due by December 11, 2023	\$42.62
---------------------------------	---------

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## Monthly Usage (kWh)

2022 2023



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

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

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

Account #: 211005987436

Due Date: December 11, 2023

Amount Due: \$42.62

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

647680346166

Your account will be  
drafted on December 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:** November 20, 2023  
**Charges Due:** December 11, 2023


## Meter Read

**Service Period:** Oct 17, 2023 - Nov 14, 2023

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	11/14/2023	4,056		3,925		131 kWh	1	29 Days

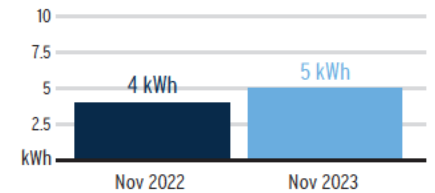
## Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75	
Energy Charge	131 kWh @ \$0.07990/kWh	\$10.47	
Fuel Charge	131 kWh @ \$0.05239/kWh	\$6.86	
Storm Protection Charge	131 kWh @ \$0.00400/kWh	\$0.52	
Clean Energy Transition Mechanism	131 kWh @ \$0.00427/kWh	\$0.56	
Storm Surcharge	131 kWh @ \$0.01061/kWh	\$1.39	
Florida Gross Receipt Tax		\$1.07	
<b>Electric Service Cost</b>		<b>\$42.62</b>	

**Total Current Month's Charges**

**\$42.62**

## Avg kWh Used Per Day



## Important Messages

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://www.tampaelectric.com)

### Phone:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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**Service For:**

10508 PURPLE MARTIN BLVD  
RIVERVIEW, FL 33579-0000

**Account #: 211005987436****Statement Date: November 20, 2023****Charges Due: December 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 Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.





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

Statement Date: November 20, 2023  
Agenda Page 43

Amount Due: \$6,496.00

Due Date: December 11, 2023

Account #: 211005987634

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

## Account Summary

**Current Service Period:** October 17, 2023 - November 14, 2023

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

<b>Current Month's Charges</b>	<b>\$6,496.00</b>
--------------------------------	-------------------

<b>Amount Due by December 11, 2023</b>	<b>\$6,496.00</b>
--	-------------------

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



Scan here to view  
your account online.



## DOWNED IS DANGEROUS!

If you see a downed power line, move  
a safe distance away and call 911.

For more safety tips, visit

[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

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



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

Account #: 211005987634

Due Date: December 11, 2023



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

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

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

Amount Due: \$6,496.00

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

647680346167

Your account will be  
drafted on December 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:** November 20, 2023  
**Charges Due:** December 11, 2023

**Service Period:** Oct 17, 2023 - Nov 14, 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

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### In-Person

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### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other Correspondences:

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

## Contact Us

### Online:

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

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: December 20, 2023  
Agenda Page 45

Amount Due: \$6,496.00

Due Date: January 10, 2024

Account #: 211005987634

DO NOT PAY. Your account will be drafted on January 10, 2024

## Account Summary

Current Service Period: November 15, 2023 - December 14, 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 January 10, 2024	\$6,496.00
--------------------------------	------------

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



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



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

Account #: 211005987634

Due Date: January 10, 2024



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

Amount Due: \$6,496.00

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

643976683368

Your account will be  
drafted on January 10, 2024

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:** December 20, 2023  
**Charges Due:** January 10, 2024

**Service Period:** Nov 15, 2023 - Dec 14, 2023

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

Lighting Energy Charge	3198 kWh @ \$0.03511/kWh	\$112.28
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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**

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### Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](http://TampaElectric.com/RateCommunications) to learn more.

### Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit [TampaElectric.com/RateCommunications](http://TampaElectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2024.

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

## Ways To Pay Your Bill



### Bank Draft

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P.O. Box 31318  
Tampa, FL 33631-3318  
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### Phone

Toll Free:  
**866-689-6469**

### All Other

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

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813-275-3909

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11749 Crestridge Loop  
Trinity, FL 34655



# Invoice

Date	Invoice #
1/18/2024	3245

Bill To
Inframark Oaks at Shady Creek CDD Attn: Gene Roberts 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	"No Parking On CDD Property" sign -- Durable (18x24) metal (.080) with reflective black and white print and rounded corners. (2) post clamps. Includes installation. Welded the bolt hardware.	2	175.00	350.00

**Subtotal** \$350.00

**Sales Tax (7.0%)** \$0.00

**Total** \$350.00

**Payments/Credits** \$0.00

**Balance Due** \$350.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

<b>Date</b>	<b>Invoice #</b>
1/3/2024	19418

The Oaks at Shady Creek CDD  
c/o Inframark  
2005 Pan Am Circle Suite 300T  
ampa, FL 33607

## December Maint

[illegible]

Total	\$425.00
-------	----------

Payments/Credits	\$0.00
------------------	--------

**Balance Due** \$425.00



Mail payments to:

Agenda Page 49

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

#### Invoice Information

**Invoice Number** 1297231  
**Payment Due** 1/30/2024  
**Invoice Date** 12/31/2023  
**Terms** Net 30 Days  
**Contract ID** 64092  
**Work Order ID** 1659033

#### 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		\$167.11	\$0.00	\$167.11

**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** 1297231  
**Payment Due** 1/30/2024  
**Invoice Date** 12/31/2023  
**Terms** Net 30 Days  
**Complete Date** 12/27/2023

#### Billing Address

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

#### Service Location

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

#### Invoice Detail

Description	PO#	Invoice Amount
IRRIGATION SERVICES - REPAIR		\$167.11
ZONE 4- ANNUALS CENTER MEDIAN- MICOR JET NOT WORKING, REPAIRD- ZONE 7- DRIP ON ENTRY SIDE LEAKING & BLOCKED, REPAIRD- REPLACED 4 MICRO JETS, 4 STAKES, 4 COUPLERS-		
	NonTaxable Sales	\$167.11
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$167.11</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>

Service Slip/Invoice

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

INVOICE:	8052845
DATE:	12/31/2023
ORDER:	8052845

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
12/31/2023			BLAKEW	12:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
		1/2/2024		12:00 AM

Service	Description	Price
SPECPRICE	5 stations emptied/filled	\$172.25
Customer Phone Number: 813-397-5120		
		<b>SUBTOTAL</b> \$172.25
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$172.25
		<b>AMOUNT DUE</b> \$172.25

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:** 1/8/2024

**Invoice#:** 01052024-01

**Vendor#:** V00015

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

**Pay From:** Truist Acct# 3422

**Description:** Series 2015 - FY 24 Tax Dist ID 655

**Code to:** 203.103200.1000

**Amount:** \$4,575.07

**Requested By:**

1/8/2024

Teresa Farlow

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

**Today's Date** 1/5/2024  
**Check Amount** \$4,575.07  
**Payable To** The Oaks at Shady Creek CDD  
**Check Description** Series 2015 - FY 24 Tax Dist. ID 655  
**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

96%

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	2233
12/5/2023	27,562.56	11,098.57	11,098.57	16,463.99	16,463.99	-	649	110369318
12/7/2023	594,563.71	239,412.02	239,412.02	355,151.69	355,151.69	-	651	2233
12/15/2023	2,480.42	998.79	998.79	1,481.63	1,481.63	-	652	2233
1/5/2024	7,659.18	3,084.11	3,084.11	4,575.07	4,575.07	-	655	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	<b>688,131.99</b>	277,089.01	277,089.01	411,042.98	411,042.98	-		
<b>Net Total on Roll</b>	717,984.78		289,109.78		428,875.00			
<b>Collection Surplus / (Deficit)</b>	(29,852.79)		(12,020.77)		(17,832.02)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 12-11-2023 to 12-31-2023 dated 01-05-2024 - Run 01/04/2024 12:50PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	655	DD0136	SUMMITAT FERN HILL CDD	4,913.16	0.00	0.00	0.00	-147.40	4,765.76	95.31	4,670.45
Real Estate Current	655	DD0137	OAKS AT SHADY CREEK CDD	5,201.06	0.00	0.00	0.00	-125.56	5,075.50	101.51	4,973.99
Real Estate Installment	655	DD0137	OAKS AT SHADY CREEK CDD	2,829.97	0.00	0.00	0.00	-89.98	2,739.99	54.80	2,685.19
Real Estate Current, Real Estate Installment	655	DD0137	OAKS AT SHADY CREEK CDD	8,031.03	0.00	0.00	0.00	-215.54	7,815.49	156.31	7,659.18
Real Estate Installment	655	DD0138	RIVERBEND WEST CDD	604.98	0.00	0.00	0.00	-18.15	586.83	11.74	575.09
Real Estate Current	655	DD0139	WYNNMERE EAST CDD	3,863.62	0.00	0.00	0.00	-115.90	3,747.72	74.95	3,672.77
Real Estate Installment	655	DD0139	WYNNMERE EAST CDD	517.84	0.00	0.00	0.00	-15.53	502.31	10.05	492.26
Real Estate Current, Real Estate Installment	655	DD0139	WYNNMERE EAST CDD	4,381.46	0.00	0.00	0.00	-131.43	4,250.03	85.00	4,165.03
Real Estate Current	655	DD0140	SOUTH FORK III	20,535.64	0.00	0.00	0.00	-647.34	19,888.30	397.76	19,490.54
Real Estate Installment	655	DD0140	SOUTH FORK III	4,744.60	0.00	0.00	0.00	-142.32	4,602.28	92.05	4,510.23
Real Estate Current, Real Estate Installment	655	DD0140	SOUTH FORK III	25,280.24	0.00	0.00	0.00	-789.66	24,490.58	489.81	24,000.77
Real Estate Current	655	DD0141	K-BAR II CDD	42,288.80	0.00	0.00	0.00	-1,303.51	40,985.29	819.71	40,165.58
Real Estate Installment	655	DD0141	K-BAR II CDD	5,528.64	0.00	0.00	0.00	-182.33	5,346.31	106.92	5,239.39
Real Estate Current, Real Estate Installment	655	DD0141	K-BAR II CDD	47,817.44	0.00	0.00	0.00	-1,485.84	46,331.60	926.63	45,404.97
Real Estate Current	655	DD0142	WATERSET CENTRAL CDD	28,982.45	0.00	0.00	0.00	-876.21	28,106.24	562.14	27,544.10
Real Estate Installment	655	DD0142	WATERSET CENTRAL CDD	7,610.23	0.00	0.00	0.00	-206.99	7,403.24	148.05	7,255.19
Real Estate Current, Real Estate Installment	655	DD0142	WATERSET CENTRAL CDD	36,592.68	0.00	0.00	0.00	-1,083.20	35,509.48	710.19	34,799.29
Real Estate Current	655	DD0143	TOUCHSTONE CDD	31,846.11	0.00	0.00	0.00	-955.38	30,890.73	617.82	30,272.91
Real Estate Installment	655	DD0143	TOUCHSTONE CDD	1,667.46	0.00	0.00	0.00	-57.83	1,609.63	32.19	1,577.44
Real Estate Current, Real Estate Installment	655	DD0143	TOUCHSTONE CDD	33,513.57	0.00	0.00	0.00	-1,013.21	32,500.36	650.01	31,850.35

## DISTRICT CHECK REQUEST FORM

**Today's Date**                      1/24/24

**District Name**                      The Oaks at Shady Creek CDD

**Check Amount**                      \$100

**Payable:**                              Carlton Lakes CDD

**Mailing Address**                      2005 Pan Am Circle  
Tampa Fl

Room rental for December and January

### Special Instructions

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

**Approved Signature**

DM	GR
Fund	—
G/L	
Object Cd	

**ILLUMINATIONS HOLIDAY LIGHTING**

Invoice 193124

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

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

(877) 907-0256

JOB DESCRIPTION
Christmas Lighting for Oaks at Shady Creek

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

\* Price includes rental of materials, lift, labor, installation and service.

\* Loss of material due to theft or vandalism is reimbursable at cost

\* Remaining balance of project due upon receipt of invoice after installation.

**\* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay  
PREPARED BY

1/18/2024  
DATE

**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	108883	\$8.19		DISTRICT SERVICES JANUARY 2024
INFRAMARK LLC	110078	\$3,287.50	\$3,295.69	DISTRICT INVOICE FEBRUARY 2024
MAINSCAPE	1298163	\$5,028.47		LANDSCAPE - FEBRUARY 2024
<b>Monthly Contract Subtotal</b>		<b>\$8,324.16</b>		
<b>Variable Contract</b>				
JOHN FRANK BENTLEY	JB 021624	\$200.00		SUPERVISOR FEE - 02/16/24
MICHELLE J. LEBEAU-ELROD	ML 021624	\$200.00		SUPERVISOR FEE - 02/16/24
ROBIN M. LUSH	RL 021624	\$200.00		SUPERVISOR FEE - 02/16/24
STRALEY ROBIN VERICKER	24164	\$349.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/31/24
VIVIAN ROTHSTEIN	VR 021624	\$200.00		SUPERVISOR FEE - 02/16/24
<b>Variable Contract Subtotal</b>		<b>\$1,149.00</b>		
<b>Utilities</b>				
BOCC	9919 022024 ACH	\$378.87		WATER - 01/18/24-02/16/24
TECO	5159 012324 ACH	\$249.01		ELECTRIC - 12/15/23-01/17/24
TECO	5159 022124 ACH	\$35.02		ELECTRIC - 01/18/24-02/15/24
TECO	7236 022124 ACH	\$50.19		ELECTRIC - 01/18/24-02/15/24
TECO	7436 012324 ACH	\$66.33		ELECTRIC - 12/15/23-01/17/24
TECO	7634 012324 ACH	\$6,632.94		ELECTRIC - 12/15/23-01/17/24
TECO	7634 022124 ACH	\$6,628.96	\$13,662.45	ELECTRIC - 01/18/24-02/15/24
<b>Utilities Subtotal</b>		<b>\$14,041.32</b>		
<b>Regular Services</b>				
MAINSCAPE	1298713	\$93.75		IRRIGATION REPIARS
MAINSCAPE	1298714	\$882.00		IRRIGATION SERVICES
MAINSCAPE	1298858	\$3,132.87	\$4,108.62	IRRIGATION SERVICES
POOP 911	3623C	\$172.25		DOG STATIONS
THE OAKS AT SHADY CREEK CDD	02022024-01	\$454.90		SERIES 2015 FY24 TAX DIST ID INT 02/02/2024
THE OAKS AT SHADY CREEK CDD	02072024-01	\$1,200.50	\$1,655.40	SERIES 2015 FY24 TAX DIST ID 662
<b>Regular Services Subtotal</b>		<b>\$5,936.27</b>		
<b>Additional Services</b>				
CARLTON LAKES CDD	OASC 022023	\$50.00		ROOM RENTAL RETURN

<b>THE OAKS AT SHADY CREEK CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
CARLTON LAKES CDD	OASC 012424	\$100.00	\$150.00	ROOM RENTAL
<b>Additional Services Subtotal</b>		<b>\$150.00</b>		
<b>TOTAL</b>		<b>\$29,600.75</b>		

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#**  
#108883

**CUSTOMER ID**  
C2315

**PO#**

**DATE**  
1/30/2024

**NET TERMS**  
Net 30

**DUE DATE**  
2/29/2024

Services provided for the Month of: January 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	13	Ea	0.63		8.19
<b>Subtotal</b>					<b>8.19</b>

<b>Subtotal</b>	\$8.19
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$8.19</b>

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

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

**INVOICE#**  
#110078

**CUSTOMER ID**  
C2315

**PO#**

**DATE**  
2/6/2024

**NET TERMS**  
Net 30

**DUE DATE**  
3/7/2024

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	2,812.50		2,812.50
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>3,287.50</b>

<b>Subtotal</b>	\$3,287.50
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,287.50

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  
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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.





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

## Invoice Information

**Invoice Number** 1298163  
**Payment Due** 3/2/2024  
**Invoice Date** 2/1/2024  
**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
FEBRUARY 2024 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** 1298163  
**Payment Due** 3/2/2024  
**Invoice Date** 2/1/2024  
**Terms** Net 30 Days

## Billing Address

THE OAKS AT SHADY CREEK CDD  
 c/o [REDACTED]  
 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 (February 2024 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>

JB 021624


**The Oaks at Shady Creek CDD****MEETING DATE: Friday, February 16, 2024****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

ML 021624

**The Oaks at Shady Creek CDD**


**MEETING DATE: Friday, February 16, 2024**





**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**      **RL 021624**

**MEETING DATE: Friday, February 16, 2024**

**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

**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

February 09, 2024

Client: 001450

Matter: 000001

Invoice #: 24164

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2024

**SERVICES**


<b>Date</b>	<b>Person</b>	<b>Description of Services</b>	<b>Hours</b>	<b>Amount</b>
12/11/2023	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING SAME.	0.4	\$122.00
1/15/2024	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023.	0.3	\$52.50
1/29/2024	WAS	REVIEW QUARTERLY REPORT FOR SERIES 2015 BONDS.	0.4	\$122.00
1/29/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
Total Professional Services			1.4	\$349.00

Total Services	\$349.00	
Total Disbursements	\$0.00	
Total Current Charges		\$349.00
Previous Balance		\$257.50
Less Payments		(\$257.50)
<b>PAY THIS AMOUNT</b>		<b>\$349.00</b>





*Please Include Invoice Number on all Correspondence*

The Oaks at Shady Creek CDD

MEETING DATE: Friday, February 16, 2024

DMS Staff Signature 

VR 021624

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



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	02/20/2024	03/12/2024

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	01/18/2024	30907	02/16/2024	31527	62000 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$187.24
Water Base Charge	\$77.10
Water Usage Charge	\$108.90

#### Summary of Account Charges

Previous Balance	\$1,489.74
Net Payments - Thank You	\$-1,489.74
Total Account Charges	\$378.87

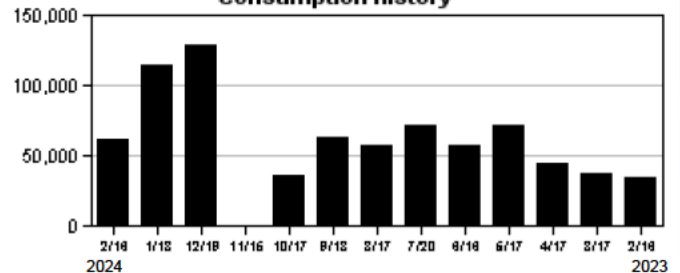
AMOUNT DUE	\$378.87
------------	----------

#### Important Message

This account has ACH payment method

The Southwest Florida Water Management District (SWFWMD) has issued a Water Shortage Order effective Dec. 1, 2023, limiting lawn and landscape watering to one day per week. Find your allowable day on [HCFLGov.net/WaterRestrictions](http://HCFLGov.net/WaterRestrictions) or call (813) 275-7094.

Consumption History



Hillsborough  
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 7015729919



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



THANK YOU!



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

1,617 8

DUE DATE	03/12/2024
AMOUNT DUE	\$378.87
AMOUNT PAID	

0070157299192 00000378877





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

Statement Date: January 23, 2024  
Agenda Page 69

Amount Due: \$249.01

Due Date: February 13, 2024

Account #: 211020235159

DO NOT PAY. Your account will be drafted on February 13, 2024

## Account Summary

Current Service Period: December 15, 2023 - January 17, 2024

Previous Amount Due	\$205.88
Payment(s) Received Since Last Statement	-\$196.31
Miscellaneous Credits	-\$9.57
Current Month's Charges	\$249.01

Amount Due by February 13, 2024 \$249.01

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 **422.22% higher** than the same period last year.



Your average daily kWh used was **20.51% higher** than it was in your previous period.



Scan here to view your account online.



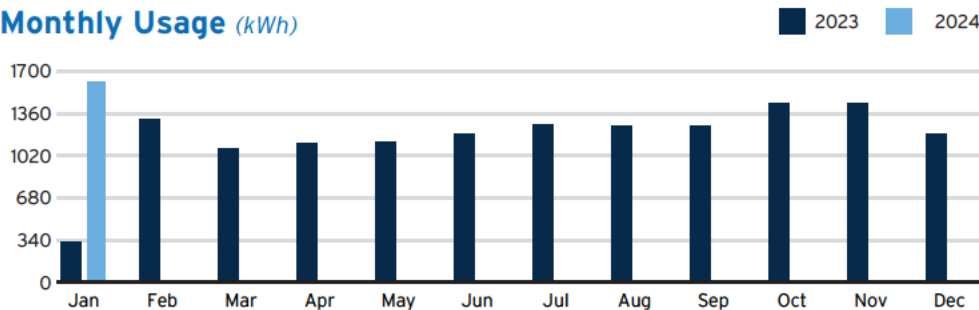
**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

[TampaElectric.com/PowerLineSafety](https://www.tampaelectric.com/PowerLineSafety)

## Monthly Usage (kWh)



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

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



Account #: 211020235159

Due Date: February 13, 2024



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

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

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

Amount Due: \$249.01

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

625458225877

Your account will be  
drafted on February 13, 2024

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: January 23, 2024  
Charges Due: February 13, 2024

Meter Read

Service Period: Dec 15, 2023 - Jan 17, 2024      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	01/17/2024	57,740		56,126		1,614 kWh	1	34 Days

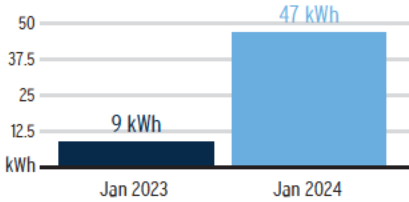
Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	34 days @ \$0.75000	\$25.50
	Energy Charge	1,614 kWh @ \$0.08192/kWh	\$132.22
	Fuel Charge	1,614 kWh @ \$0.03843/kWh	\$62.03
	Storm Protection Charge	1,614 kWh @ \$0.00775/kWh	\$12.51
	Clean Energy Transition Mechanism	1,614 kWh @ \$0.00427/kWh	\$6.89
	Storm Surcharge	1,614 kWh @ \$0.00225/kWh	\$3.63
	Florida Gross Receipt Tax		\$6.23
	<b>Electric Service Cost</b>		<b>\$249.01</b>

**Total Current Month's Charges**      **\$249.01**

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit - Electric	-\$9.57
	<b>Total Current Month's Credits</b>	<b>-\$9.57</b>

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.

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

Ways To Pay Your Bill

**Bank Draft**  
Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.

**In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)

**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.  
  
**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](https://TECOaccount.com). Convenience fee will be charged.

**Phone**  
Toll Free: **866-689-6469**

Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)  
**Phone:**  
Commercial Customer Care: 866-832-6249  
Residential Customer Care: 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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



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

Statement Date: February 21, 2024  
Agenda Page 71

Amount Due: \$35.02

Due Date: March 13, 2024

Account #: 211020235159

DO NOT PAY. Your account will be drafted on March 13, 2024

## Account Summary

Current Service Period: January 18, 2024 - February 15, 2024

Previous Amount Due	\$249.01
Payment(s) Received Since Last Statement	-\$249.01

Current Month's Charges	\$35.02
-------------------------	---------

Amount Due by March 13, 2024	\$35.02
------------------------------	---------

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 **93.33% lower** than the same period last year.

Your average daily kWh used was **93.62% lower** than it was in your previous period.



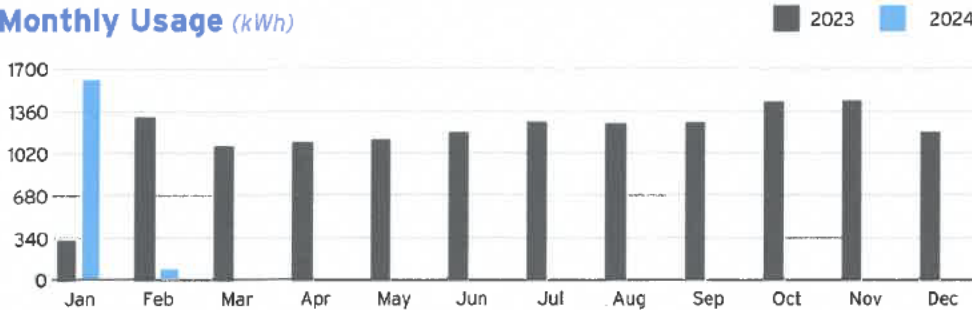
Scan here to view your account online.

## An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave

## Monthly Usage (kWh)



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

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



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

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

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

Account #: 211020235159

Due Date: March 13, 2024

Amount Due: \$35.02

Payment Amount: \$

624223691685

Your account will be drafted on March 13, 2024

00005946 FTECO102212423055910 00000 02 00000000 12851 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: February 21, 2024  
Charges Due: March 13, 2024

## Meter Read

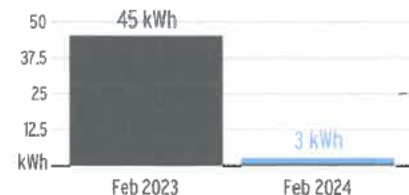
**Service Period:** Jan 18, 2024 - Feb 15, 2024

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	02/15/2024	57,832	57,740		92 kWh	1	29 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.

### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	92 kWh @ \$0.08192/kWh	\$7.54
Fuel Charge	92 kWh @ \$0.03843/kWh	\$3.54
Storm Protection Charge	92 kWh @ \$0.00775/kWh	\$0.71
Clean Energy Transition Mechanism	92 kWh @ \$0.00427/kWh	\$0.39
Storm Surcharge	92 kWh @ \$0.00225/kWh	\$0.21
Florida Gross Receipt Tax		\$0.88

### Electric Service Cost

**\$35.02**

**Total Current Month's Charges**

**\$35.02**

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

## Ways To Pay Your Bill

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

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



Statement Date: February 21, 2024  
Agenda Page 73

Amount Due: \$50.19

Due Date: March 13, 2024

Account #: 211005987436

DO NOT PAY. Your account will be drafted on March 13, 2024

## Account Summary

Current Service Period: January 18, 2024 - February 15, 2024

Previous Amount Due	\$66.33
Payment(s) Received Since Last Statement	-\$66.33

Current Month's Charges	\$50.19
-------------------------	---------

Amount Due by March 13, 2024	\$50.19
------------------------------	---------

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 **75% higher** than the same period last year.

Your average daily kWh used was **22.22% lower** than it was in your previous period.



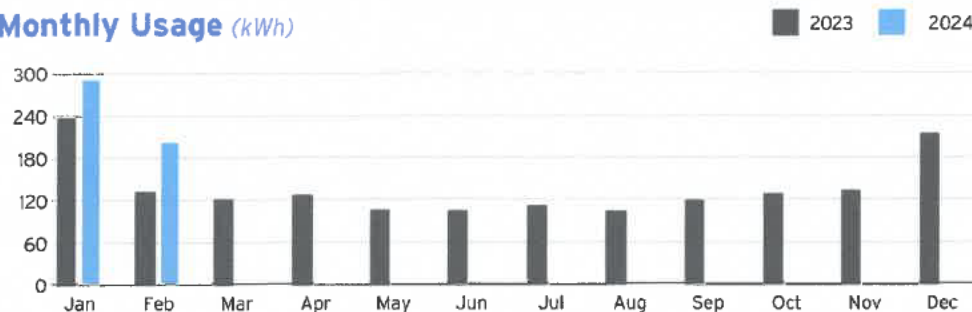
Scan here to view your account online.

## An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave

## Monthly Usage (kWh)



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

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

Account #: 211005987436

Due Date: March 13, 2024

Amount Due: \$50.19

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

650149532053

Your account will be drafted on March 13, 2024



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

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

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

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: February 21, 2024  
Charges Due: March 13, 2024

Meter Read

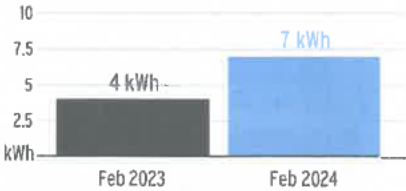
Service Period: Jan 18, 2024 - Feb 15, 2024      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000497017	02/15/2024	4,761	4,559	202 kWh	1	29 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	202 kWh @ \$0.08192/kWh	\$16.55
Fuel Charge	202 kWh @ \$0.03843/kWh	\$7.76
Storm Protection Charge	202 kWh @ \$0.00775/kWh	\$1.57
Clean Energy Transition Mechanism	202 kWh @ \$0.00427/kWh	\$0.86
Storm Surcharge	202 kWh @ \$0.00225/kWh	\$0.45
Florida Gross Receipt Tax		\$1.25
<b>Electric Service Cost</b>		<b>\$50.19</b>

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      **\$50.19**


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


Ways To Pay Your Bill

**Bank Draft**  
Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.

**In-Person**  
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**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](https://TECOaccount.com). Convenience fee will be charged.

**Phone**  
Toll Free: **866-689-6469**

Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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

Statement Date: January 23, 2024  
Agenda Page 75

Amount Due: \$66.33

Due Date: February 13, 2024

Account #: 211005987436

DO NOT PAY. Your account will be drafted on February 13, 2024

## Account Summary

Current Service Period: December 15, 2023 - January 17, 2024

Previous Amount Due	\$55.96
Payment(s) Received Since Last Statement	-\$54.73
Miscellaneous Credits	-\$1.23
Current Month's Charges	\$66.33

Amount Due by February 13, 2024 \$66.33

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

## Your Energy Insight

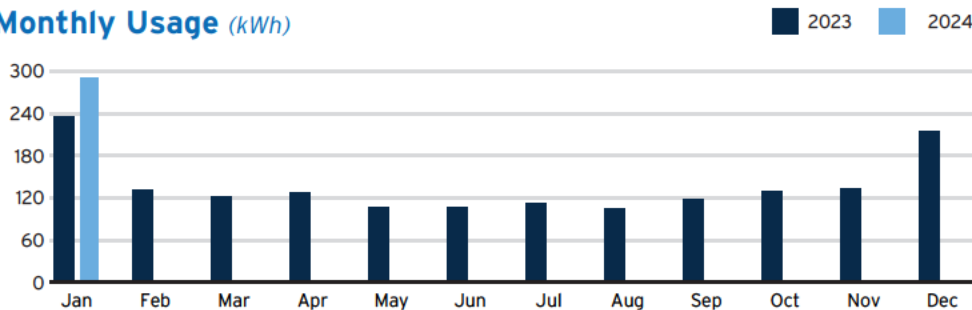
Your average daily kWh used was **28.57% higher** than the same period last year.

Your average daily kWh used was **28.57% 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](https://TECOaccount.com)



**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

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



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

Account #: 211005987436

Due Date: February 13, 2024

Amount Due: \$66.33

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

647680382137

Your account will be drafted on February 13, 2024



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

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

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

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: January 23, 2024  
Charges Due: February 13, 2024

Meter Read

Service Period: Dec 15, 2023 - Jan 17, 2024      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	01/17/2024	4,559		4,268		291 kWh	1	34 Days

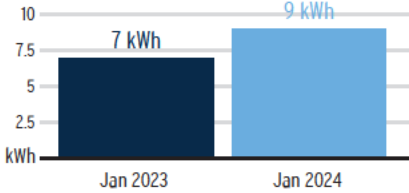
Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	34 days @ \$0.75000	\$25.50
	Energy Charge	291 kWh @ \$0.08192/kWh	\$23.84
	Fuel Charge	291 kWh @ \$0.03843/kWh	\$11.18
	Storm Protection Charge	291 kWh @ \$0.00775/kWh	\$2.26
	Clean Energy Transition Mechanism	291 kWh @ \$0.00427/kWh	\$1.24
	Storm Surcharge	291 kWh @ \$0.00225/kWh	\$0.65
	Florida Gross Receipt Tax		\$1.66
	<b>Electric Service Cost</b>		<b>\$66.33</b>

**Total Current Month's Charges**      **\$66.33**

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit - Electric	-\$1.23
	<b>Total Current Month's Credits</b>	<b>-\$1.23</b>

Avg kWh Used Per Day



Important Messages

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**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

Ways To Pay Your Bill

**Bank Draft**  
Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.

**In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)

**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.  
  
**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](https://TECOaccount.com). Convenience fee will be charged.

**Phone**  
Toll Free: **866-689-6469**

Contact Us

**Online:** [TampaElectric.com](https://TampaElectric.com)  
**Phone:**  
Commercial Customer Care: 866-832-6249  
Residential Customer Care: 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

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

Statement Date: January 23, 2024  
Agenda Page 77

Amount Due: \$6,632.94

Due Date: February 13, 2024

Account #: 211005987634

**DO NOT PAY. Your account will be drafted on February 13, 2024**

## Account Summary

**Current Service Period:** December 15, 2023 - January 17, 2024

Previous Amount Due	\$6,496.00
Payment(s) Received Since Last Statement	-\$6,285.61
Miscellaneous Credits	-\$210.39
<b>Current Month's Charges</b>	<b>\$6,632.94</b>

**Amount Due by February 13, 2024 \$6,632.94**

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



Scan here to view  
your account online.



**DOWNED IS  
DANGEROUS!**

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a safe distance away and call 911.

For more safety tips, visit

[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

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



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

**Account #:** 211005987634

**Due Date:** February 13, 2024



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

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

Amount Due: \$6,632.94

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

647680382138

Your account will be  
drafted on February 13, 2024

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:** January 23, 2024  
**Charges Due:** February 13, 2024

**Service Period:** Dec 15, 2023 - Jan 17, 2024

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	3198 kWh @ \$0.03406/kWh	\$108.92
Fixture & Maintenance Charge	117 Fixtures	\$2335.58
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	3198 kWh @ \$0.03806/kWh	\$121.72
Storm Protection Charge	3198 kWh @ \$0.03877/kWh	\$123.99
Clean Energy Transition Mechanism	3198 kWh @ \$0.00036/kWh	\$1.15
Storm Surcharge	3198 kWh @ \$0.00074/kWh	\$2.37
Florida Gross Receipt Tax		\$9.18

**Lighting Charges** **\$6,632.94**

## Total Current Month's Charges

**\$6,632.94**



### Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$210.39

**Total Current Month's Credits** **-\$210.39**

## Important Messages

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**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

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### In-Person

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### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://www.tampaelectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Amount Due: \$6,628.96

Due Date: March 13, 2024

Account #: 211005987634

DO NOT PAY. Your account will be drafted on March 13, 2024

## Account Summary

Current Service Period: January 18, 2024 - February 15, 2024

Previous Amount Due	\$6,632.94
Payment(s) Received Since Last Statement	-\$6,632.94

Current Month's Charges	\$6,628.96
-------------------------	------------

Amount Due by March 13, 2024	\$6,628.96
------------------------------	------------

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



Scan here to view  
 your account online.

## An audit you can look forward to.

Schedule a FREE energy audit and  
 one of our certified auditors will  
 identify ways you can save energy  
 and money.

TampaElectric.com/BizSave

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

Account #: 211005987634

Due Date: March 13, 2024

Amount Due: \$6,628.96

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

650149532054

Your account will be  
 drafted on March 13, 2024



**Pay your bill online at TampaElectric.com**

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

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

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: February 21, 2024  
Charges Due: March 13, 2024

**Service Period:** Jan 18, 2024 - Feb 15, 2024

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

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### We continue to add more solar to our fuel mix

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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



### Electric Charges

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

Lighting Energy Charge	3122 kWh @ \$0.03406/kWh	\$106.34
Fixture & Maintenance Charge	117 Fixtures	\$2340.34
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	3122 kWh @ \$0.03806/kWh	\$118.82
Storm Protection Charge	3122 kWh @ \$0.03877/kWh	\$121.04
Clean Energy Transition Mechanism	3122 kWh @ \$0.00036/kWh	\$1.12
Storm Surcharge	3122 kWh @ \$0.00074/kWh	\$2.31
Florida Gross Receipt Tax		\$8.96

#### Lighting Charges

**\$6,628.96**

**Total Current Month's Charges**

**\$6,628.96**

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

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

## Contact Us

### Online:

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

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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



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** 1298713  
**Payment Due** 3/1/2024  
**Invoice Date** 1/31/2024  
**Terms** Net 30 Days  
**Contract ID** 64092  
**Work Order ID** 1662890

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		\$93.75	\$0.00	\$93.75

**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** 1298713  
**Payment Due** 3/1/2024  
**Invoice Date** 1/31/2024  
**Terms** Net 30 Days  
**Complete Date** 1/31/2024

Billing Address

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

Service Location

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

Invoice Detail

Description	PO#	Invoice Amount
IRRIGATION SERVICES - REPAIR		\$93.75
SYSTEM DIAGNOSTIC ON CONTROLLER- ZONE 5 WAS STRUCK BY LIGHTNING AND SHORT CIRCUITED THE BOARD-		
	NonTaxable Sales	\$93.75
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$93.75</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>



Mail payments to:

Agenda Page 82

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

#### Invoice Information

Invoice Number	1298714
Payment Due	3/1/2024
Invoice Date	1/31/2024
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1660741

#### 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		\$882.00	\$0.00	\$882.00

**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	1298714
Payment Due	3/1/2024
Invoice Date	1/31/2024
Terms	Net 30 Days
Complete Date	1/31/2024

#### Billing Address

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

#### Service Location

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

#### Invoice Detail

Description	PO#	Invoice Amount
IRRIGATION SERVICES		\$882.00
REPLACE HUNTER XC HYBRID CLOCK DUE TO SOLAR POWER SYSTEM FAILURE- REPLACED FAILED 2 STATION DECODER-		
		NonTaxable Sales \$882.00
		Taxable Sales \$0.00
		Tax Amount \$0.00
		Invoice Amount Due \$882.00

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** 1298858  
**Payment Due** 3/21/2024  
**Invoice Date** 2/20/2024  
**Terms** Net 30 Days  
**Contract ID** 64092  
**Work Order ID** 1684220

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		\$3,132.87	\$0.00	\$3,132.87

**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** 1298858  
**Payment Due** 3/21/2024  
**Invoice Date** 2/20/2024  
**Terms** Net 30 Days  
**Complete Date** 2/20/2024

Billing Address

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

Service Location

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

Invoice Detail

Description	PO#	Invoice Amount
IRRIGATION SERVICES		\$3,132.87
ZONE 5 STRUCK BY LIGHTNING & BURNED THE CIRCUIT BOARD ON CONTROLLER- ACC2 DECODER CONTROLLER REBUILD KIT & FACE PLATE- INSTALL CONTROLLER & REPROGRAM ALL PROGRAMS & DECODERS-		
	NonTaxable Sales	\$3,132.87
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$3,132.87</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

The Oaks at Shady Creek CDD  
C/O Inframark  
13956 US-301  
RIVERVIEW, FL 33579

Invoice # 3623C

Account #: 132872  
Invoice Date: 2/4/2024  
Total Amount Due: 172.25

Page 1 of 1

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: The Oaks at Shady Creek CDD 13956 US-301, RIVERVIEW, FL 33579					
1/30/2024	8177886 PO#	5 stations emptied/filled	172.25	0.00	172.25

Payment Receipt. Please Return with Payment Remittance

Bill-To: The Oaks at Shady Creek CDD  
[REDACTED]  
13956 US-301  
RIVERVIEW, FL 33579

Account #: 132872 Date: 2/4/2024

Total Due: 172.25 Invoice #: 3623C

Amount Paid: \_\_\_\_\_

Check No. \_\_\_\_\_

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





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

**Date:** 2/2/2024

**Invoice#:** 02022024-01

**Vendor#:** V00015

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

**Pay From:** Truist Acct# 3422

**Description:** Series 2015 - FY 24 Tax Dist ID Int 02/02/2024

**Code to:** 203.103200.1000

**Amount:** \$454.90

**Requested By:**

2/2/2024

Teresa Farlow

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

**Today's Date** 2/2/2024  
**Check Amount** **\$454.90**  
**Payable To** The Oaks at Shady Creek CDD  
**Check Description** Series 2015 - FY 24 Tax Dist. ID Int 2/2/24  
**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

96%

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	2233
12/5/2023	27,562.56	11,098.57	11,098.57	16,463.99	16,463.99	-	649	110369318
12/7/2023	594,563.71	239,412.02	239,412.02	355,151.69	355,151.69	-	651	2233
12/15/2023	2,480.42	998.79	998.79	1,481.63	1,481.63	-	652	2233
1/5/2024	7,659.18	3,084.11	3,084.11	4,575.07	4,575.07	-	655	2244
2/2/2024	761.56	306.66	306.66	454.90	454.90	-	Int 2/2/24	
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	<b>688,893.55</b>	277,395.66	277,395.66	411,497.89	411,497.89	-		
<b>Net Total on Roll</b>	717,984.78		289,109.78		428,875.00			
<b>Collection Surplus / (Deficit)</b>	(29,091.23)		(11,714.12)		(17,377.11)			


**Distribution of Interest Earned on Investments for the Quarter Ending December 31, 2023**
**02/02/2024**

Distribution Category	Act System Num	Funding Agency	Distributed Amt
Bank Interest	DD0126	HIDDEN CREEK CDD	1,865.43
Bank Interest	DD0128	BULLFROG CREEK CDD	733.53
Bank Interest	DD0129	DG FARMS CDD	1,652.60
Bank Interest	DD0130	ENCORE CDD	316.26
Bank Interest	DD0131	LA COLLINA CDD	586.34
Bank Interest	DD0132	BALLENTRAE HILLSBOROUGH CDD	865.37
Bank Interest	DD0133	WYNNMERE WEST CDD	750.85
Bank Interest	DD0134	RESERVE AT PRADERA CDD	1,027.24
Bank Interest	DD0135	CARLTON LAKES CDD	2,153.97
Bank Interest	DD0136	SUMMITAT FERN HILL CDD	806.70
Bank Interest	DD0137	OAKS AT SHADY CREEK CDD	761.56
Bank Interest	DD0138	RIVERBEND WEST CDD	801.36
Bank Interest	DD0139	WYNNMERE EAST CDD	617.55
Bank Interest	DD0140	SOUTH FORK III	3,443.22
Bank Interest	DD0141	K-BAR II CDD	2,810.76
Bank Interest	DD0142	WATERSET CENTRAL CDD	2,784.49
Bank Interest	DD0143	TOUCHSTONE CDD	2,516.01
Bank Interest	DD0144	VENTANA CDD	2,487.05
Bank Interest	DD0145	TIMBER CREEK CDD	880.89
Bank Interest	DD0146	SHERWOOD MANONR CDD	768.80
Bank Interest	DD0147	BOYETTE PARK CDD	539.11
Bank Interest	DD0148	SOUTHSHORE BAY CDD	166.97
Bank Interest	DD0149	CYPRESS MILL CDD	2,602.57
Bank Interest	DD0150	SPENCER CREEK CDD	961.82
Bank Interest	DD0151	SHELL POINT CDD	1,586.93
Bank Interest	DD0152	CREEK PRESERVE CDD	1,682.44

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

**Date:** 2/9/2024

**Invoice#:** 02072024-01

**Vendor#:** V00015

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

**Pay From:** Truist Acct# 3422

**Description:** Series 2015 - FY 24 Tax Dist ID 662

**Code to:** 203.103200.1000

**Amount:** \$1,200.50

**Requested By:** Teresa Farlow 2/9/2024

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

**Today's Date** 2/7/2024  
**Check Amount** **\$1,200.50**  
**Payable To** The Oaks at Shady Creek CDD  
**Check Description** Series 2015 - FY 24 Tax Dist. ID 662  
**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

**Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 01-01-2024 to 01-31-2024 dated 02-06-2024. - Run 02/05/2024 02:16PM**

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	662	DD0119	TRIPLE CREEK CDD	93,770.64	0.00	0.00	0.00	-2,069.65	91,700.99	1,834.02	89,866.97
Real Estate Current	662	DD0124	FISHHAWK IV CDD	17,179.15	0.00	0.00	0.00	-361.40	16,817.75	336.35	16,481.40
Real Estate Current	662	DD0125	PARK CREEK CDD	5,855.09	0.00	0.00	0.00	-143.79	5,711.30	114.23	5,597.07
Real Estate Current	662	DD0126	HIDDEN CREEK CDD	49,691.72	0.00	0.00	0.00	-1,021.09	48,670.63	973.42	47,697.21
Real Estate Installment	662	DD0126	HIDDEN CREEK CDD	740.02	0.00	0.00	0.00	-18.95	721.07	14.41	706.66
Real Estate Current, Real Estate Installment	662	DD0126	HIDDEN CREEK CDD	50,431.74	0.00	0.00	0.00	-1,040.04	49,391.70	987.83	48,403.87
Real Estate Current	662	DD0128	BULLFROG CREEK CDD	4,170.27	0.00	0.00	0.00	-83.41	4,086.86	81.73	4,005.13
Real Estate Current	662	DD0129	DG FARMS CDD	14,796.77	0.00	0.00	0.00	-352.06	14,444.71	288.90	14,155.81
Real Estate Current	662	DD0131	LA COLLINA CDD	3,953.33	0.00	0.00	0.00	-79.07	3,874.26	77.49	3,796.77
Real Estate Installment	662	DD0131	LA COLLINA CDD	553.96	0.00	0.00	0.00	-16.62	537.34	10.74	526.60
Real Estate Current, Real Estate Installment	662	DD0131	LA COLLINA CDD	4,507.29	0.00	0.00	0.00	-95.69	4,411.60	88.23	4,323.37
Real Estate Current	662	DD0132	BALLENTAE HILLSBOROUGH CDD	4,205.78	0.00	0.00	0.00	-42.66	4,163.12	83.26	4,079.86
Real Estate Current	662	DD0133	WYNNMERE WEST CDD	5,226.95	0.00	0.00	0.00	-104.53	5,122.42	102.45	5,019.97
Real Estate Current	662	DD0134	RESERVE AT PRADERA CDD	5,374.11	0.00	0.00	0.00	-81.62	5,292.49	105.85	5,186.64
Real Estate Current	662	DD0135	CARLTON LAKES CDD	5,316.17	0.00	0.00	0.00	-134.73	5,181.44	103.63	5,077.81
Real Estate Current	662	DD0136	SUMMITAT FERN HILL CDD	9,987.01	0.00	0.00	0.00	-199.74	9,787.27	195.75	9,591.52
Real Estate Current	662	DD0137	OAKS AT SHADY CREEK CDD	2,092.64	0.00	0.00	0.00	-41.85	2,050.79	41.02	2,009.77
Real Estate Current	662	DD0138	RIVERBEND WEST CDD	7,035.36	0.00	0.00	0.00	-140.70	6,894.66	137.89	6,756.77
Real Estate Current	662	DD0139	WYNNMERE EAST CDD	5,795.43	0.00	0.00	0.00	-135.24	5,660.19	113.21	5,546.98
Real Estate Current	662	DD0140	SOUTH FORK III	19,547.64	0.00	0.00	0.00	-414.80	19,132.84	382.65	18,750.19
Real Estate Installment	662	DD0140	SOUTH FORK III	3,344.35	0.00	0.00	0.00	-45.44	3,298.91	65.99	3,232.92
Real Estate Current, Real Estate	662	DD0140	SOUTH FORK III	22,891.99	0.00	0.00	0.00	-460.24	22,431.75	448.64	21,983.11

# 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

96%

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	2233
12/5/2023	27,562.56	11,098.57	11,098.57	16,463.99	16,463.99	-	649	110369318
12/7/2023	594,563.71	239,412.02	239,412.02	355,151.69	355,151.69	-	651	2233
12/15/2023	2,480.42	998.79	998.79	1,481.63	1,481.63	-	652	2233
1/5/2024	7,659.18	3,084.11	3,084.11	4,575.07	4,575.07	-	655	2244
2/2/2024	761.56	306.66	306.66	454.90	454.90	-	Int 2/2/24	
2/7/2024	2,009.77	809.27	809.27	1,200.50	1,200.50	-	662	
		-	-	-	-	-		
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		-	-	-	-	-		
<b>TOTAL</b>	<b>690,903.32</b>	278,204.93	278,204.93	412,698.39	412,698.39	-		
<b>Net Total on Roll</b>	717,984.78		289,109.78		428,875.00			
<b>Collection Surplus / (Deficit)</b>	(27,081.46)		(10,904.85)		(16,176.61)			



## DISTRICT CHECK REQUEST FORM

**Today's Date**                      2/20/23

**District Name**                      The Oaks at Shady Creek CDD

**Check Amount**                      \$50

**Payable:**                              Carlton Lakes CDD

**Mailing Address**                      **2005 Pan Am Circle**  
**Tampa Fl**

Room rental for February

### Special Instructions

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

**Approved Signature**

DM	_____GR_____
Fund	—
G/L	
Object Cd	

CK # _____ Date 2/20/23
-------------------------

## DISTRICT CHECK REQUEST FORM

**Today's Date**                      1/24/24

**District Name**                      The Oaks at Shady Creek CDD

**Check Amount**                      \$100

**Payable:**                              Carlton Lakes CDD

**Mailing Address**                      2005 Pan Am Circle  
Tampa Fl

Room rental for December and January

### Special Instructions

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

**Approved Signature**

DM	GR
Fund	—
G/L	
Object Cd	

**3C**

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

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2024

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 January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2015						TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
<b>ASSETS</b>							
Cash - Operating Account	\$ 458,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 458,657
Cash in Transit	-	16,464	-	-	-	-	16,464
Accounts Receivable - Other	128	-	-	-	-	-	128
Due From Other Funds	-	3,620	-	-	-	-	3,620
Investments:							
Acquisition & Construction Account	-	-	531	-	-	-	531
Interest Account	-	112	-	-	-	-	112
Reserve Fund	-	117,736	-	-	-	-	117,736
Revenue Fund	-	513,168	-	-	-	-	513,168
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>\$ 465,397</b>	<b>\$ 651,188</b>	<b>\$ 531</b>	<b>\$ 5,823,191</b>	<b>\$ 5,725,153</b>	<b>\$ -</b>	<b>\$ 12,665,460</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 4,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,885
Bonds Payable	-	-	-	-	5,725,153	-	5,725,153
Due To Other Funds	3,620	-	-	-	-	-	3,620
<b>TOTAL LIABILITIES</b>	<b>8,505</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,725,153</b>	<b>-</b>	<b>5,733,658</b>

# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		SERIES 2015 DEBT SERVICE FUND	CAPITAL PROJECTS FUND			
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	651,188	-	-	-	651,188
Capital Projects	-	-	531	-	-	531
Unassigned:	456,892	-	-	5,823,191	-	6,280,083
<b>TOTAL FUND BALANCES</b>	<b>456,892</b>	<b>651,188</b>	<b>531</b>	<b>5,823,191</b>	<b>-</b>	<b>6,931,802</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 465,397</b>	<b>\$ 651,188</b>	<b>\$ 531</b>	<b>\$ 5,823,191</b>	<b>\$ 5,725,153</b>	<b>\$ 12,665,460</b>

# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

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

For the Period Ending January 31, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 289,110	\$ 277,089	\$ (12,021)	95.84%
<b>TOTAL REVENUES</b>	<b>289,110</b>	<b>277,089</b>	<b>(12,021)</b>	<b>95.84%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Arbitrage Rebate	700	-	700	0.00%
ProfServ-Trustee Fees	5,000	-	5,000	0.00%
Disclosure Report	4,200	1,400	2,800	33.33%
District Counsel	4,000	501	3,499	12.53%
District Engineer	5,000	-	5,000	0.00%
District Manager	35,100	11,250	23,850	32.05%
Auditing Services	4,500	-	4,500	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	600	26	574	4.33%
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	524	976	34.93%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	275	(75)	137.50%
<b>Total Administration</b>	<b>80,025</b>	<b>21,999</b>	<b>58,026</b>	<b>27.49%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	77,000	19,974	57,026	25.94%
<b>Total Electric Utility Services</b>	<b>77,000</b>	<b>19,974</b>	<b>57,026</b>	<b>25.94%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	3,000	1,794	1,206	59.80%
<b>Total Water-Sewer Comb Services</b>	<b>3,000</b>	<b>1,794</b>	<b>1,206</b>	<b>59.80%</b>



# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

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

For the Period Ending January 31, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	5,280	1,720	3,560	32.58%
Insurance -Property & Casualty	7,355	7,975	(620)	108.43%
R&M-Other Landscape	7,000	867	6,133	12.39%
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	23,856	37,144	39.11%
Irrigation Maintenance	4,000	405	3,595	10.13%
Misc-Holiday Lighting	6,000	3,529	2,471	58.82%
Capital Reserve	27,450	50	27,400	0.18%
<b>Total Other Physical Environment</b>	<b>129,085</b>	<b>38,402</b>	<b>90,683</b>	<b>29.75%</b>
<b>TOTAL EXPENDITURES</b>	<b>289,110</b>	<b>82,169</b>	<b>206,941</b>	<b>28.42%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	194,920	194,920	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>261,972</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 456,892</b>		

# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

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

For the Period Ending January 31, 2024

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	\$ -	\$ 6,212	\$ 6,212	0.00%
Special Assmnts- Tax Collector	418,744	427,507	8,763	102.09%
<b>TOTAL REVENUES</b>	<b>418,744</b>	<b>433,719</b>	<b>14,975</b>	<b>103.58%</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	-	151,847	151,847	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>499,341</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 651,188</b>		

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

For the Period Ending January 31, 2024

Series 2015 Capital Projects Fund (303)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 9	\$ 9	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>9</b>	<b>9</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	-	9	9	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>522</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 531</b>		

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

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

For the Period Ending January 31, 2024

General Fixed Assets Fund (900)

*(In Whole Numbers)*

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

# THE OAKS AT SHADY CREEK CDD

## Bank Reconciliation

Bank Account No. 3422 TRUIST - GF Operating  
Statement No. 01-24  
Statement Date 1/31/2024

G/L Balance (LCY)	458,657.09	Statement Balance	462,551.01
G/L Balance	458,657.09	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	462,551.01
Subtotal	458,657.09	Outstanding Checks	3,893.92
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	458,657.09	Ending Balance	458,657.09
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
12/13/2023	Payment	2223	JOHN FRANK BENTLEY	200.00	200.00	0.00	
12/21/2023	Payment	2230	DON HARRISON ENTERPRISES	529.00	529.00	0.00	
12/21/2023	Payment	2233	THE OAKS AT SHADY CREEK CDD	364,865.31	364,865.31	0.00	
1/12/2024	Payment	2234	AMY BROWN	200.00	200.00	0.00	
1/12/2024	Payment	2235	FLORIDA NATIVES NURSERY, INC.	425.00	425.00	0.00	
1/12/2024	Payment	2238	MAINSCAPE	6,837.58	6,837.58	0.00	
1/12/2024	Payment	2239	MICHELLE J. LEBEAU-ELROD	200.00	200.00	0.00	
1/12/2024	Payment	2240	POOP 911	172.25	172.25	0.00	
1/12/2024	Payment	2241	ROBIN M. LUSH	200.00	200.00	0.00	
1/12/2024	Payment	2242	STEADFAST ENVIRONMENTAL, LLC	1,740.00	1,740.00	0.00	
1/12/2024	Payment	2243	STRALEY ROBIN VERICKER	257.50	257.50	0.00	
1/12/2024	Payment	2244	THE OAKS AT SHADY CREEK CDD	4,575.07	4,575.07	0.00	
1/12/2024	Payment	2245	VIVIAN ROTHSTEIN	200.00	200.00	0.00	
1/24/2024	Payment	2246	AMY BROWN	200.00	200.00	0.00	
1/24/2024	Payment	2247	FIELDS CONSULTING GROUP, LLC	350.00	350.00	0.00	
1/24/2024	Payment	2248	ILLUMINATIONS HOLIDAY LIGHTING	3,000.00	3,000.00	0.00	
1/24/2024	Payment	2250	MICHELLE J. LEBEAU-ELROD	200.00	200.00	0.00	
1/24/2024	Payment	2251	ROBIN M. LUSH	200.00	200.00	0.00	
1/11/2024	Payment	DD136	Payment of Invoice 000568	6,285.61	6,285.61	0.00	
1/11/2024	Payment	DD137	Payment of Invoice 000572	196.31	196.31	0.00	
1/11/2024	Payment	DD138	Payment of Invoice 000573	54.73	54.73	0.00	
Total Checks				390,888.36	390,888.36	0.00	
Deposits							
1/5/2024		JE000176	Debt Service/ Tax Revenue	G/L	7,659.18	7,659.18	0.00
Total Deposits				7,659.18	7,659.18	0.00	
Outstanding Checks							
1/12/2024	Payment	2236	INFRAMARK LLC	3,293.92	0.00	3,293.92	
1/12/2024	Payment	2237	JOHN FRANK BENTLEY	200.00	0.00	200.00	
1/24/2024	Payment	2249	JOHN FRANK BENTLEY	200.00	0.00	200.00	

THE OAKS AT SHADY CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
1/24/2024	Payment	2252	VIVIAN ROTHSTEIN	200.00	0.00	200.00
Total Outstanding Checks.....				3,893.92		3,893.92

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

**Financial Statements  
(Unaudited)**

**Period Ending  
February 29, 2024**

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 February 29, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2015					TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<b>ASSETS</b>						
Cash - Operating Account	\$ 434,143	\$ -	\$ -	\$ -	\$ -	\$ 434,143
Cash in Transit	-	18,119	-	-	-	18,119
Accounts Receivable - Other	128	-	-	-	-	128
Due From Other Funds	-	3,620	-	-	-	3,620
Investments:						
Acquisition & Construction Account	-	-	533	-	-	533
Interest Account	-	112	-	-	-	112
Reserve Fund	-	118,257	-	-	-	118,257
Revenue Fund	-	516,622	-	-	-	516,622
Sinking fund	-	89	-	-	-	89
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>\$ 440,883</b>	<b>\$ 656,819</b>	<b>\$ 533</b>	<b>\$ 5,823,191</b>	<b>\$ 5,725,153</b>	<b>\$ 12,646,579</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 7,093	\$ -	\$ -	\$ -	\$ -	\$ 7,093
Bonds Payable	-	-	-	-	5,725,153	5,725,153
Due To Other Funds	3,620	-	-	-	-	3,620
<b>TOTAL LIABILITIES</b>	<b>10,713</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,725,153</b>	<b>5,735,866</b>



# THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of February 29, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2015					TOTAL
	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	656,819	-	-	-	656,819
Capital Projects	-	-	533	-	-	533
Unassigned:	430,170	-	-	5,823,191	-	6,253,361
<b>TOTAL FUND BALANCES</b>	<b>430,170</b>	<b>656,819</b>	<b>533</b>	<b>5,823,191</b>	<b>-</b>	<b>6,910,713</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 440,883</b>	<b>\$ 656,819</b>	<b>\$ 533</b>	<b>\$ 5,823,191</b>	<b>\$ 5,725,153</b>	<b>\$ 12,646,579</b>

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

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

For the Period Ending February 29, 2024

General Fund (001)

*(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>				
Special Assmnts- Tax Collector	\$ 289,110	\$ 278,205	\$ (10,905)	96.23%
<b>TOTAL REVENUES</b>	<b>289,110</b>	<b>278,205</b>	<b>(10,905)</b>	<b>96.23%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	4,800	7,200	40.00%
ProfServ-Arbitrage Rebate	700	-	700	0.00%
ProfServ-Trustee Fees	5,000	-	5,000	0.00%
Disclosure Report	4,200	1,750	2,450	41.67%
District Counsel	4,000	850	3,150	21.25%
District Engineer	5,000	-	5,000	0.00%
District Manager	35,100	14,063	21,037	40.07%
Auditing Services	4,500	-	4,500	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	600	26	574	4.33%
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	649	851	43.27%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	275	(75)	137.50%
<b>Total Administration</b>	<b>80,025</b>	<b>26,436</b>	<b>53,589</b>	<b>33.03%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	77,000	33,636	43,364	43.68%
<b>Total Electric Utility Services</b>	<b>77,000</b>	<b>33,636</b>	<b>43,364</b>	<b>43.68%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	3,000	2,173	827	72.43%
<b>Total Water-Sewer Comb Services</b>	<b>3,000</b>	<b>2,173</b>	<b>827</b>	<b>72.43%</b>

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

For the Period Ending February 29, 2024

General Fund (001)

*(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>Other Physical Environment</u></b>				
Waterway Management	5,280	1,720	3,560	32.58%
Insurance -Property & Casualty	7,355	7,975	(620)	108.43%
R&M-Other Landscape	7,000	1,039	5,961	14.84%
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	28,884	32,116	47.35%
Irrigation Maintenance	4,000	4,514	(514)	112.85%
Misc-Holiday Lighting	6,000	3,529	2,471	58.82%
Capital Reserve	27,450	50	27,400	0.18%
<b>Total Other Physical Environment</b>	<b>129,085</b>	<b>47,711</b>	<b>81,374</b>	<b>36.96%</b>
<b>TOTAL EXPENDITURES</b>	<b>289,110</b>	<b>109,956</b>	<b>179,154</b>	<b>38.03%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	168,249	168,249	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>261,921</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 430,170</b>		

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

For the Period Ending February 29, 2024

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	\$ -	\$ 10,188	\$ 10,188	0.00%
Special Assmnts- Tax Collector	418,744	429,162	10,418	102.49%
<b>TOTAL REVENUES</b>	<b>418,744</b>	<b>439,350</b>	<b>20,606</b>	<b>104.92%</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	-	157,478	157,478	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>499,341</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 656,819</b>		

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

For the Period Ending February 29, 2024

Series 2015 Capital Projects Fund (303)

*(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>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 11	\$ 11	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>11</b>	<b>11</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	-	11	11	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>522</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 533</u></b>		

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

For the Period Ending February 29, 2024

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><u>\$ 5,823,191</u></b>		

# THE OAKS AT SHADY CREEK CDD

## Bank Reconciliation

Bank Account No. 3422 TRUIST - GF Operating  
Statement No. 02-24  
Statement Date 2/29/2024

G/L Balance (LCY)	434,143.47	Statement Balance	441,820.26
G/L Balance	434,143.47	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	441,820.26
Subtotal	434,143.47	Outstanding Checks	7,676.79
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	434,143.47	Ending Balance	434,143.47
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
<b>Checks</b>							
1/24/2024	Payment	2252	VIVIAN ROTHSTEIN		200.00	200.00	0.00
2/7/2024	Payment	2253	CARLTON LAKES CDD		100.00	100.00	0.00
2/7/2024	Payment	2254	INFRAMARK LLC		3,295.69	3,295.69	0.00
2/14/2024	Payment	2255	INFRAMARK LLC		3,287.50	3,287.50	0.00
2/14/2024	Payment	2256	MAINSCAPE		6,004.22	6,004.22	0.00
2/14/2024	Payment	2257	POOP 911		172.25	172.25	0.00
2/14/2024	Payment	2258	STRALEY ROBIN VERICKER		349.00	349.00	0.00
2/14/2024	Payment	2259	THE OAKS AT SHADY CREEK CDD		1,655.40	1,655.40	0.00
2/14/2024	Payment	DD139	Payment of Invoice 000629		66.33	66.33	0.00
2/14/2024	Payment	DD140	Payment of Invoice 000630		249.01	249.01	0.00
2/14/2024	Payment	DD141	Payment of Invoice 000631		6,632.94	6,632.94	0.00
2/14/2024	Payment	DD142	Payment of Invoice 000592		1,489.74	1,489.74	0.00
Total Checks					23,502.08	23,502.08	0.00
<b>Deposits</b>							
2/2/2024		JE000185	Debt Service/ Tax Revenue	G/L	761.56	761.56	0.00
2/6/2024		JE000186	Debt Service/ Tax Revenue	G/L	2,009.77	2,009.77	0.00
Total Deposits					2,771.33	2,771.33	0.00
<b>Outstanding Checks</b>							
1/12/2024	Payment	2236	INFRAMARK LLC		3,293.92	0.00	3,293.92
1/12/2024	Payment	2237	JOHN FRANK BENTLEY		200.00	0.00	200.00
1/24/2024	Payment	2249	JOHN FRANK BENTLEY		200.00	0.00	200.00
2/22/2024	Payment	2260	JOHN FRANK BENTLEY		200.00	0.00	200.00
2/22/2024	Payment	2261	MICHELLE J. LEBEAU-ELROD		200.00	0.00	200.00
2/22/2024	Payment	2262	ROBIN M. LUSH		200.00	0.00	200.00
2/22/2024	Payment	2263	VIVIAN ROTHSTEIN		200.00	0.00	200.00
2/29/2024	Payment	2264	CARLTON LAKES CDD		50.00	0.00	50.00
2/29/2024	Payment	2265	MAINSCAPE		3,132.87	0.00	3,132.87

THE OAKS AT SHADY CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Outstanding Checks.....				7,676.79		7,676.79