

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

April 19, 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

- Robin Lush, Chairperson
- Michelle LeBeau-Elrod, Vice Chairperson
- John Bentley, Secretary
- Amy Brown, Assistant Secretary
- Vivian Rothstein, Assistant Secretary
- Gene Roberts, District Manager
- John Vericker, District Counsel
- Phil Chang, P.E. District Engineer

Agenda for Regular Meeting

Friday, April 19, 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. Consideration of LLS Tax Solutions Inc. Engagement Letter for Arbitrage Services for the \$6,600,000 Special Assessment Bonds, Series 2015
- B. General Matters of the District

3. Consent Agenda

- A. Consideration of Board of Supervisors' Minutes of the March 15, 2024, Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures for March 2024
- C. Acceptance of the Financials and Approval of the Check Register as of March 31, 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, May 17, 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.



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

December 13, 2023

The Oaks at Shady Creek Community Development District
c/o Inframark Infrastructure Management Services
210 N. University Drive, Suite 702
Coral Springs, Florida 33071

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to The Oaks at Shady Creek Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$6,600,000 The Oaks at Shady Creek Community Development District Special Assessment Bonds, Series 2015

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years ending November 1, 2023, November 1, 2024, and November 1, 2025, is \$1,800, which is \$600 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
The Oaks at Shady Creek Community
Development District

By: Linda L. Scott
Linda L. Scott, CPA

By: _____
Print Name _____
Title _____
Date: _____

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, March 15, 2024 at 10:00 a.m. at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579.

Present and constituting a quorum were:

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

Also present was:

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

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

Mr. Roberts called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Business Items**

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

On MOTION by Mr. Bentley seconded by Mrs. Brown with all in favor, Resolution 204-01; Requesting the Supervisor of Elections to Conduct 2024 General Election, was adopted. 5-0

THIRD ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Board Supervisors' Minutes of the February 16, 2024 Regular Meeting

On MOTION by Mrs. Rothstein seconded by Mr. Bentley, with all in favor, the Minutes of the February 16, 2024 Meeting, were approved. 5-0

B. Consideration of Operation and Maintenance Expenditures from January and February 2024

On MOTION by Mrs. Lush seconded by Mr. Bentley, with all in favor, the Operation and Maintenance Expenditures from January and February 2024, were approved. 5-0

C. Acceptance of the Financials and Approval of the Check Register as of January 31, 2024 and February 29, 2024

The Board reviewed the Financials and Check Register from January through February 2024 and had no questions.

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 Supervisors made the following comments and requests:

- Mainscape to remove the moss from the elm trees.
- The Board expressed not being happy with the recently planted annuals.
- Add ground cover at the corner of Purple Martin.
- The entrance sign needs to be painted.
- The dog station by the lift station is leaning.

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. 5-0

Gene Roberts
District Manager

Robin Lush
Chairperson

3B.

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	111484	\$3,287.50		DISTRICT INVOICE MARCH 2024
INFRAMARK LLC	112654	\$22.01	\$3,309.51	DISTRICT SERVICES MARCH 2024
MAINSCAPE	1299293	\$5,028.47		LANDSCAPE - MARCH 2024
MAINSCAPE	1300212	\$5,028.47	\$10,056.94	LANDSCAPE - APRIL 2024
Monthly Contract Subtotal		\$13,366.45		
Variable Contract				
AMY BROWN	AB 031524	\$200.00		SUPERVISOR FEE - 03/15/24
JOHN FRANK BENTLEY	JB 031524	\$200.00		SUPERVISOR FEE - 03/15/24
MICHELLE J. LEBEAU-ELROD	ML 031524	\$200.00		SUPERVISOR FEE - 03/15/24
ROBIN M. LUSH	RL 031524	\$200.00		SUPERVISOR FEE - 03/15/24
STRALEY ROBIN VERICKER	24314	\$35.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/29/24
VIVIAN ROTHSTEIN	VR 031524	\$200.00		SUPERVISOR FEE - 03/15/24
Variable Contract Subtotal		\$1,035.00		
Utilities				
BOCC	9919 032024 ACH	\$381.71		WATER - 02/16/24-03/15/24
Utilities Subtotal		\$381.71		
Regular Services				
MAINSCAPE	1299672	\$469.66		IRRIGATION - REPAIRS
POOP 911	3962C	\$172.25		PET STATIONS
THE OAKS AT SHADY CREEK CDD	03042024-01	\$3,055.88		SERIES 2015 FY24 TAX DIST ID 665
Regular Services Subtotal		\$3,697.79		
Additional Services				
SPEAREM ENTERPRISES	6007	\$225.00		BROKEN DOG WASTE STATION
Additional Services Subtotal		\$225.00		
TOTAL		\$18,705.95		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

INVOICE#
#111484

CUSTOMER ID
C2315

PO#

DATE
3/1/2024

NET TERMS
Net 30

DUE DATE
3/31/2024

Services provided for the Month of: March 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
Subtotal					3,287.50

Subtotal	\$3,287.50
Tax	\$0.00
Total Due	\$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#

#112654

CUSTOMER ID

C2315

PO#

DATE

3/28/2024

NET TERMS

Net 30

DUE DATE

4/27/2024

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Agenda Packages	1	Ea	15.00		15.00
Postage	8	Ea	0.64		5.12
B/W Copies	10	Ea	0.15		1.50
Color Copies	1	Ea	0.39		0.39
Subtotal					22.01

Subtotal	\$22.01
Tax	\$0.00
Total Due	\$22.01

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.



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 1299293
Payment Due 3/31/2024
Invoice Date 3/1/2024
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
MARCH 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 1299293
Payment Due 3/31/2024
Invoice Date 3/1/2024
Terms Net 30 Days

Billing Address

THE OAKS AT SHADY CREEK CDD
[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 (March 2024 Installment)		\$5,028.47
	Tax Amount	\$0.00
	Invoice Amount Due	\$5,028.47

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

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



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	1300212
Payment Due	5/1/2024
Invoice Date	4/1/2024
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
APRIL 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	1300212
Payment Due	5/1/2024
Invoice Date	4/1/2024
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 (April 2024 Installment)		\$5,028.47
	Tax Amount	\$0.00
	Invoice Amount Due	\$5,028.47






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

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






The Oaks at Shady Creek CDD**AB 031524****MEETING DATE: Friday, March 15, 2024****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, March 15, 2024****JB 031524****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, March 15, 2024****ML 031524****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, March 15, 2024****RL 031524****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

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

March 19, 2024
Client: 001450
Matter: 000001
Invoice #: 24314

Page: 1

RE: General






For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
Total Professional Services			0.2	\$35.00
Total Services			\$35.00	
Total Disbursements			\$0.00	
Total Current Charges				\$35.00
Previous Balance				\$349.00
Less Payments				(\$349.00)
PAY THIS AMOUNT				\$35.00

Please Include Invoice Number on all Correspondence

The Oaks at Shady Creek CDD**MEETING DATE: Friday, March 15, 2024****DMS Staff Signature** **VR 031524**

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	03/20/2024	04/10/2024

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	02/16/2024	31527	03/15/2024	32152	62500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$188.75
Water Base Charge	\$77.10
Water Usage Charge	\$110.23

Summary of Account Charges

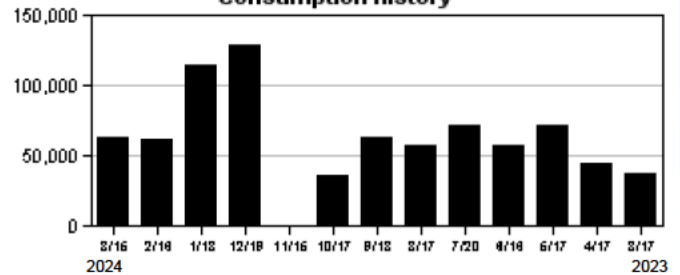
Previous Balance	\$378.87
Net Payments - Thank You	\$-378.87
Total Account Charges	\$381.71

AMOUNT DUE	\$381.71
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Important Message

This account has ACH payment method

Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 7015729919



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

1,857 8

DUE DATE	04/10/2024
AMOUNT DUE	\$381.71
AMOUNT PAID	

0070157299192 00000381715



Mail payments to:

Agenda Page 26

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

Invoice Information

Invoice Number 1299672
Payment Due 3/30/2024
Invoice Date 2/29/2024
Terms Net 30 Days
Contract ID 64092
Work Order ID 1662891

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		\$469.66	\$0.00	\$469.66

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 1299672
Payment Due 3/30/2024
Invoice Date 2/29/2024
Terms Net 30 Days
Complete Date 2/29/2024

Billing Address

THE OAKS AT SHADY CREEK CDD
[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		\$469.66
ZONE 4- CENTER ISLAND ENTRANCE- REPLACED 2 BROKEN MAXI JETS-		
ZONE 8-24- REPAIRED 16 CUTS IN DRIP LINE, REPLACED BROKEN POC-		
ZONE 16- REPLACED 2 LEAKING SPRAY HEADS, NOZZLE-		
	NonTaxable Sales	\$469.66
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$469.66

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

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

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

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

Invoice # 3962C

Account #:

Invoice Date:

3/4/2024

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					
2/6/2024	8084939 PO#	5 stations emptied/filled	40.44	0.00	40.44
2/13/2024	8309135 PO#	5 stations emptied/filled	40.44	0.00	40.44
2/20/2024	8309136 PO#	5 stations emptied/filled	40.44	0.00	40.44
2/27/2024	8309137 PO#	5 stations emptied/filled	40.44	0.00	40.44
2/29/2024	8309440 PO#	5 stations emptied/filled	10.49	0.00	10.49

Payment Receipt. Please Return with Payment Remittance

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

Account #:

Date: 3/4/2024

Total Due: 172.25

Invoice #: 3962C

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: 3/6/2024

Invoice#: 03042024-01

Vendor#: V00015

Vendor Name: The Oaks at Shady Creek

Pay From: Truist Acct# 3422

Description: Series 2015 - FY 24 Tax Dist ID 665

Code to: 203.103200.1000

Amount: \$3,055.88

Requested By: Teresa Farlow 3/6/2024

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 3/4/2024
Check Amount **\$3,055.88**
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 24 Tax Dist. ID 665
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

Agenda Page 30

Fiscal Year 2024, Tax Year 2023

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	2259
2/7/2024	2,009.77	809.27	809.27	1,200.50	1,200.50	-	662	2259
3/4/2024	5,115.88	2,060.00	2,060.00	3,055.88	3,055.88	-	665	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	696,019.20	280,264.94	280,264.94	415,754.26	415,754.26	-		
Net Total on Roll	717,984.78		289,109.78		428,875.00			
Collection Surplus / (Deficit)	(21,965.58)		(8,844.84)		(13,120.74)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 02-01-2024 to 02-29-2024 dated 03-05-2024. - Run 03/04/2024 11:01AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Installment	-	-	-	-	-	-	-	-	-	-	-
Real Estate Current	665	DD0124	FISHHAWK IV CDD	9,706.77	0.00	0.00	0.00	-97.07	9,609.70	192.20	9,417.50
Real Estate Current	665	DD0125	PARK CREEK CDD	5,324.07	0.00	0.00	0.00	-53.24	5,270.83	105.41	5,165.42
Real Estate Current	665	DD0126	HIDDEN CREEK CDD	7,369.32	0.00	0.00	0.00	-66.00	7,303.32	146.07	7,157.25
Real Estate Current	665	DD0129	DG FARMS CDD	9,466.20	0.00	0.00	0.00	-139.14	9,327.06	186.54	9,140.52
Real Estate Current	665	DD0131	LA COLLINA CDD	2,156.36	0.00	0.00	0.00	-21.56	2,134.80	42.69	2,092.11
Real Estate Current	665	DD0132	BALLENTRAE HILLSBOROUGH CDD	6,398.94	0.00	0.00	0.00	-63.99	6,334.95	126.70	6,208.25
Real Estate Current	665	DD0133	WYNNMERE WEST CDD	2,618.26	0.00	0.00	0.00	-26.18	2,592.08	51.84	2,540.24
Real Estate Current	665	DD0135	CARLTON LAKES CDD	11,431.95	0.00	0.00	0.00	-104.95	11,327.00	226.54	11,100.46
Real Estate Current	665	DD0137	OAKS AT SHADY CREEK CDD	5,262.14	0.00	0.00	0.00	-41.86	5,220.28	104.40	5,115.88
Real Estate Current	665	DD0138	RIVERBEND WEST CDD	4,707.65	0.00	0.00	0.00	-47.07	4,660.58	93.21	4,567.37
Real Estate Current	665	DD0140	SOUTH FORK III	10,083.26	0.00	0.00	0.00	-81.29	10,001.97	200.04	9,801.93
Real Estate Current	665	DD0141	K-BAR II CDD	27,359.20	0.00	0.00	0.00	-273.60	27,085.60	541.71	26,543.89
Real Estate Current	665	DD0142	WATERSET CENTRAL CDD	18,186.61	0.00	0.00	0.00	-162.88	18,023.73	360.47	17,663.26
Real Estate Current	665	DD0143	TOUCHSTONE CDD	19,992.71	0.00	0.00	0.00	-251.53	19,741.18	394.82	19,346.36
Real Estate Current	665	DD0144	VENTANA CDD	2,460.21	0.00	0.00	0.00	-24.60	2,435.61	48.71	2,386.90
Real Estate Current	665	DD0145	TIMBER CREEK CDD	2,069.07	0.00	0.00	0.00	-20.69	2,048.38	40.97	2,007.41
Real Estate Current	665	DD0147	BOYETTE PARK CDD	3,014.70	0.00	0.00	0.00	-30.15	2,984.55	59.69	2,924.86
Real Estate Installment	665	DD0147	BOYETTE PARK CDD	830.09	0.00	0.00	0.00	0.00	830.09	16.60	813.49
Real Estate Current, Real Estate Installment	665	DD0147	BOYETTE PARK CDD	3,844.79	0.00	0.00	0.00	-30.15	3,814.64	76.29	3,738.35
Real Estate Current	665	DD0148	SOUTHSHORE BAY CDD	414.43	0.00	0.00	0.00	-4.14	410.29	8.21	402.08
Real Estate Current	665	DD0149	CYPRESS MILL CDD	9,473.07	0.00	0.00	0.00	-91.02	9,382.05	187.64	9,194.41

INVOICE

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638

spearem.jmb@gmail.com
+1 (813) 997 8101



The Oaks at Shady Creek CDD

Bill to

The Oaks at Shady Creek CDD
Inframark
2005 Pan Am Circle, Suite 120
Tampa , FL 33607

Ship to

The Oaks at Shady Creek CDD
Inframark
2005 Pan Am Circle, Suite 120
Tampa , FL 33607

Invoice details

Invoice no.: 6007
Terms: Net 15
Invoice date: 03/28/2024
Due date: 04/12/2024

#	Date	Product or service	Qty	Rate	Amount
1.		Labor remove and dispose of broken dog waste station on purple martin Blvd. . supply install and stock a replacement dog station in its place.	1	\$225.00	\$225.00

Total

\$225.00

Note to customer

Thank You! We Appreciate Your Business.

3C

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
March 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 March 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	
ASSETS						
Cash - Operating Account	\$ 418,907	\$ -	\$ -	\$ -	\$ -	\$ 418,907
Cash in Transit	-	21,175	-	-	-	21,175
Accounts Receivable - Other	128	-	-	-	-	128
Due From Other Funds	-	3,620	-	-	-	3,620
Investments:						
Acquisition & Construction Account	-	-	535	-	-	535
Interest Account	-	113	-	-	-	113
Reserve Fund	-	118,744	-	-	-	118,744
Revenue Fund	-	521,801	-	-	-	521,801
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
TOTAL ASSETS	\$ 425,647	\$ 665,542	\$ 535	\$ 5,823,191	\$ 5,725,153	\$ 12,640,068
LIABILITIES						
Accounts Payable	\$ 382	\$ -	\$ -	\$ -	\$ -	\$ 382
Bonds Payable	-	-	-	-	5,725,153	5,725,153
Due To Other Funds	3,620	-	-	-	-	3,620
TOTAL LIABILITIES	4,002	-	-	-	5,725,153	5,729,155

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 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	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	665,542	-	-	-	665,542
Capital Projects	-	-	535	-	-	535
Unassigned:	421,645	-	-	5,823,191	-	6,244,836
TOTAL FUND BALANCES	421,645	665,542	535	5,823,191	-	6,910,913
TOTAL LIABILITIES & FUND BALANCES	\$ 425,647	\$ 665,542	\$ 535	\$ 5,823,191	\$ 5,725,153	\$ 12,640,068

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 289,110	\$ 280,265	\$ (8,845)	96.94%
TOTAL REVENUES	289,110	280,265	(8,845)	96.94%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	6,000	6,000	50.00%
ProfServ-Arbitrage Rebate	700	-	700	0.00%
ProfServ-Trustee Fees	5,000	-	5,000	0.00%
Disclosure Report	4,200	2,100	2,100	50.00%
District Counsel	4,000	885	3,115	22.13%
District Engineer	5,000	-	5,000	0.00%
District Manager	35,100	16,875	18,225	48.08%
Auditing Services	4,500	-	4,500	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	600	37	563	6.17%
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	774	726	51.60%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	275	(75)	137.50%
Total Administration	80,025	30,969	49,056	38.70%
<u>Electric Utility Services</u>				
Utility - Electric	77,000	33,636	43,364	43.68%
Total Electric Utility Services	77,000	33,636	43,364	43.68%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,000	2,555	445	85.17%
Total Water-Sewer Comb Services	3,000	2,555	445	85.17%

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 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
<u>Other Physical Environment</u>				
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	1,211	5,789	17.30%
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	34,382	26,618	56.36%
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%
Total Other Physical Environment	129,085	53,381	75,704	41.35%
TOTAL EXPENDITURES	289,110	120,541	168,569	41.69%
Excess (deficiency) of revenues				
Over (under) expenditures	-	159,724	159,724	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		261,921		
FUND BALANCE, ENDING		\$ 421,645		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15,855	\$ 15,855	0.00%
Special Assmnts- Tax Collector	418,744	432,218	13,474	103.22%
TOTAL REVENUES	418,744	448,073	29,329	107.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	145,000	-	100.00%
Interest Expense	273,744	136,872	136,872	50.00%
Total Debt Service	418,744	281,872	136,872	67.31%
TOTAL EXPENDITURES	418,744	281,872	136,872	67.31%
Excess (deficiency) of revenues				
Over (under) expenditures	-	166,201	166,201	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		499,341		
FUND BALANCE, ENDING		<u>\$ 665,542</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 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>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13	\$ 13	0.00%
TOTAL REVENUES	-	13	13	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	13	13	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		522		
FUND BALANCE, ENDING		<u>\$ 535</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		5,823,191		
FUND BALANCE, ENDING		<u>\$ 5,823,191</u>		

Bank Account Statement

The Oaks At Shady Creek CDD

Bank Account Statement: Bank Account No.: 3422, Statement No.: 03-24

Currency Code

Statement Date	03/31/24	Statement Balance	423,905.27
Balance Last Statement	441,820.26	Outstanding Bank Transactions	0.00
Statement Ending Balance	423,905.27	Subtotal	423,905.27
		Outstanding Checks	-4,998.58
G/L Balance at 03/31/24	418,906.69	Bank Account Balance	418,906.69

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 03-24							
01/12/24	Bank Account Ledger Entry	2237	Check for Vendor VENDOR		1	-200.00	-200.00
01/24/24	Bank Account Ledger Entry	2249	Check for Vendor VENDOR		1	-200.00	-200.00
02/22/24	Bank Account Ledger Entry	2260	Check for Vendor VENDOR		1	-200.00	-200.00
02/22/24	Bank Account Ledger Entry	2261	Check for Vendor VENDOR		1	-200.00	-200.00
02/22/24	Bank Account Ledger Entry	2262	Check for Vendor VENDOR		1	-200.00	-200.00
02/22/24	Bank Account Ledger Entry	2263	Check for Vendor VENDOR		1	-200.00	-200.00
02/29/24	Bank Account Ledger Entry	2264	Check for Vendor VENDOR		1	-50.00	-50.00
02/29/24	Bank Account Ledger Entry	2265	Check for Vendor VENDOR		1	-3,132.87	-3,132.87
03/04/24	Bank Account Ledger Entry	JE000200	HC-Water ACH		1	-378.87	-378.87
03/05/24	Bank Account Ledger Entry	JE000199	Debt Service/ Tax Revenue		1	5,115.88	5,115.88
03/14/24	Bank Account Ledger Entry	021426	Check for Vendor VENDOR		1	-3,298.36	-3,298.36
03/14/24	Bank Account Ledger Entry	021427	Check for Vendor VENDOR		1	-5,028.47	-5,028.47
03/14/24	Bank Account Ledger Entry	021428	Check for Vendor VENDOR		1	-172.25	-172.25
03/14/24	Bank Account Ledger Entry	021429	Check for Vendor VENDOR		1	-3,055.88	-3,055.88
03/14/24	Bank Account Ledger Entry	JE000201	TECO 5159 ACH		1	-35.02	-35.02
03/14/24	Bank Account Ledger Entry	JE000202	TECO 7436 ACH		1	-50.19	-50.19
03/14/24	Bank Account Ledger Entry	JE000203	TECO 7634 ACH		1	-6,628.96	-6,628.96
Total						-17,914.99	-17,914.99

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
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Bank Account Statement

The Oaks At Shady Creek CDD

Quantity		0		Total
Outstanding Checks				
Posting Date	Document Type	Check No.	Description	Statement Amount
01/12/24	Payment	2236	Check for Vendor V00038	-3,293.92
03/26/24	Payment	021430	Check for Vendor V00041	-200.00
03/26/24	Payment	021431	Check for Vendor V00028	-200.00
03/26/24	Payment	021432	Check for Vendor V00043	-469.66
03/26/24	Payment	021433	Check for Vendor V00018	-200.00
03/26/24	Payment	021434	Check for Vendor V00039	-400.00
03/26/24	Payment	021435	Check for Vendor V00022	-35.00
03/26/24	Payment	021436	Check for Vendor V00034	-200.00
Quantity		8		Total
				-4,998.58