

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

June 21, 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, June 21, 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. General Matters of the District
- 3. Consent Agenda**
 - A. Consideration of Board of Supervisors' Minutes of the May 17, 2024, Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures for May 2024
 - C. Acceptance of the Financials and Approval of the Check Register as of May 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, July 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

Third Order of Business

3A.

**MINUTES OF MEETING
THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of The Oaks at Shady Creek Community
2 Development District was held on Friday, May 17, 2024 at 10:00 a.m. at the Carlton Lakes
3 Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579.

4
5 Present and constituting a quorum were:

- | | | |
|----|-----------------------|---------------------|
| 6 | | |
| 7 | Robin Lush | Chairperson |
| 8 | Michelle LeBeau-Elrod | Vice Chairperson |
| 9 | John Bentley | Assistant Secretary |
| 10 | Amy Brown | Assistant Secretary |
| 11 | Vivian Rothstein | Assistant Secretary |

12
13 Also present was:

- | | | |
|----|--------------|------------------|
| 14 | | |
| 15 | Gene Roberts | District Manager |

16
17 *The following is a summary of the discussions and actions taken.*
18

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

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

21
22 **SECOND ORDER OF BUSINESS** **Business Items**

23 **A. Report on Number of Registered Voters (819)**

24 Mr. Roberts reviewed the Registered Voters Report and announced 819 in the District.

25 **B. Consideration of Resolution 2024-02; Approving Proposed FY 2025 Budget and Setting**
26 **Public Hearing Date**

27
28 On MOTION by Mrs. Brown seconded by Mr. Bentley, with all in
29 favor, Resolution 2024-02; Approving FY 2025 Budget and Setting
30 Public Hearing Date, was adopted. (5-0)

31
32 **C. General Matters of the District**

33 There being none, the next order of business followed.

34
35 **THIRD ORDER OF BUSINESS** **Consent Agenda**

36 **A. Consideration of Board Supervisors' Minutes of the April 19, 2024 Regular Meeting**

37
38 On MOTION by Mrs. Rothstein seconded by Mrs. LeBeau-Elrod,
39 with all in favor, the Minutes of the April 19, 2024 Meeting, were
40 approved. 5-0

41
42
43

44 **B. Consideration of Operation and Maintenance Expenditures for April 2024**

45

46 On MOTION by Mrs. Brown seconded by Mrs. Lush, with all in
47 favor, the Operation and Maintenance Expenditures for March 2024,
48 were approved. 5-0

49

50 **C. Review of the Financials and Approval of the Check Register as of April 30, 2024**

51 The Board reviewed the Financials and Check Register as of April 30, 2024, and there
52 were no questions.

53 **FOURTH ORDER OF BUSINESS**

Staff Reports

54 **A. District Counsel**

55 **B. District Manager**

56 **C. District Engineer**

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

58

59 **FIFTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and
Comments**

60 The Supervisors made the following comments and requests:

- 62 • Termination of dog service vendor *Poop 911* to be replaced with new vendor.
- 63 • Have *Mainscape* check the health of the palm trees.

64 **SIXTH ORDER OF BUSINESS**

Adjournment

65 There being no further business,

66

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

69

70

71

72 _____
Gene Roberts
73 District Manager

72 _____
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				
MAINSCAPE	1301426	\$5,028.47		LANDSCAPE MAINT. - MAY 2024
STEADFAST ENVIRONMENTAL, LLC	SE-23390	\$290.00		AQUATIC MAINT. - JANUARY 2024
STEADFAST ENVIRONMENTAL, LLC	SE-23510	\$290.00		AQUATIC MAINT. - FEBRUARY 2024
STEADFAST ENVIRONMENTAL, LLC	SE-23656	\$290.00		AQUATIC MAINT. - MARCH 2024
STEADFAST ENVIRONMENTAL, LLC	SE-23961	\$290.00	\$1,160.00	AQUATIC MAINT. - MARCH 2024
Monthly Contract Subtotal		\$6,188.47		
Variable Contract				
AMY BROWN	AB 041924	\$200.00		SUPERVISOR FEE - 04/19/24
AMY BROWN	AB 051724	\$200.00	\$400.00	SUPERVISOR FEE - 05/17/24
JOHN FRANK BENTLEY	JB 041924	\$200.00		SUPERVISOR FEE - 04/19/24
JOHN FRANK BENTLEY	JB 051724	\$200.00	\$400.00	SUPERVISOR FEE - 05/17/24
MICHELLE J. LEBEAU-ELROD	ML 041924	\$200.00		SUPERVISOR FEE - 04/19/24
MICHELLE J. LEBEAU-ELROD	ML 051724	\$200.00	\$400.00	SUPERVISOR FEE - 05/16/24
ROBIN M. LUSH	RL 041924	\$200.00		SUPERVISOR FEE - 04/19/24
ROBIN M. LUSH	RL 051724	\$200.00	\$400.00	SUPERVISOR FEE - 05/17/24
STRALEY ROBIN VERICKER	24637	\$598.00		PROFESSIONAL SERVICE - APRIL 30,2024
VIVIAN ROTHSTEIN	VR 041924	\$200.00		SUPERVISOR FEE - 04/19/24
VIVIAN ROTHSTEIN	VR 051724	\$200.00	\$400.00	SUPERVISOR FEE - 05/17/24
Variable Contract Subtotal		\$2,598.00		
Utilities				
TECO	5159 052124 ACH	\$164.38		ELECTRIC - 04/17/24-05/15/24
TECO	7436 052124 ACH	\$45.09		ELECTRIC - 04/17/24-05/15/24
TECO	7634 052124 ACH	\$6,626.52	\$6,835.99	ELECTRIC - 04/17/24-05/15/24
Utilities Subtotal		\$6,835.99		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
MAINSCAPE	1301806	\$450.27		IRRIGATION REPAIRS
MAINSCAPE	1302349	\$314.51	\$764.78	IRRIGATION REPAIRS
POOP 911	8596710	\$172.25		DOG STATIONS
TIMES PUBLISHING COM	344072 051524	\$263.92		AD SERVICE
Regular Services Subtotal		\$1,200.95		
Additional Services				
CARLTON LAKES CDD	CL 052024	\$50.00		MEETING ROOM
CARSONS LAWN &	8004	\$425.00		DEAD TREE REMOVED
Additional Services Subtotal		\$475.00		
TOTAL		\$17,298.41		

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary



Mail payments to:

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

Invoice Information

Invoice Number 1301426
Payment Due 5/31/2024
Invoice Date 5/1/2024
Terms Net 30 Days
Contract ID 67747
Work Order ID

Billing Address

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

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
MAY 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 1301426
Payment Due 5/31/2024
Invoice Date 5/1/2024
Terms Net 30 Days

Billing Address

THE OAKS AT SHADY CREEK CDD
 c/o MERITUS CORP
 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 (May 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>

Invoice



Steadfast Environmental, LLC

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

Date	Invoice #
1/1/2024	SE-23390

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

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

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 \$1,160.00 **Customer Total Balance** \$2,130.00

Total	\$290.00
Payments/Credits	\$0.00
Balance Due	\$290.00

Invoice



Steadfast Environmental, LLC

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

Date	Invoice #
2/1/2024	SE-23510

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

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

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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Total	\$290.00
Payments/Credits	\$0.00
Balance Due	\$290.00

Invoice



Steadfast Environmental, LLC

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

Date	Invoice #
3/1/2024	SE-23656

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

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

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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Total	\$290.00
Payments/Credits	\$0.00
Balance Due	\$290.00

Invoice



Steadfast Environmental, LLC

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

Date	Invoice #
4/1/2024	SE-23961

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

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

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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The Oaks at Shady Creek CDD

AB 041924


MEETING DATE: Friday, April 19, 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, May 17, 2024

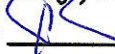
DMS Staff Signature 






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Vivian Rothstein	/	Salary Accepted	\$200.00


The Oaks at Shady Creek CDD

JB 041924

MEETING DATE: Friday, April 19, 2024

DMS Staff Signature 

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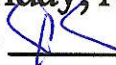
The Oaks at Shady Creek CDD
MEETING DATE: Friday, May 17, 2024
DMS Staff Signature 






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The Oaks at Shady Creek CDD

MEETING DATE: Friday, April 19, 2024

ML 041924

DMS Staff Signature 

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The Oaks at Shady Creek CDD

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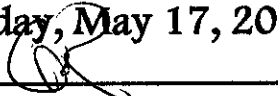
The Oaks at Shady Creek CDD

RL 041924

MEETING DATE: Friday, April 19, 2024

DMS Staff Signature 

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The Oaks at Shady Creek CDD
MEETING DATE: Friday, May 17, 2024
DMS Staff Signature 

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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

May 17, 2024
 Client: 001450
 Matter: 000001
 Invoice #: 24637

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
4/3/2024	WAS	REVIEW NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS.	0.3	\$91.50
4/10/2024	MS	FINALIZE AND TRANSMIT PUBLICATION AD FOR 2024 GENERAL ELECTIONS WITH INSTRUCTIONS FOR PUBLICATION.	0.3	\$52.50
4/12/2024	WAS	COMMUNICATIONS REGARDING AGENDA FOR BOARD OF SUPERVISORS MEETING.	0.2	\$61.00
4/15/2024	LB	REVIEW BOARD MEETING DATES FOR FY 2024-2025 BUDGET; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON FY 2024-2025 BUDGET.	1.0	\$175.00
4/16/2024	WAS	REVIEW PRELIMINARY BUDGET RESOLUTION.	0.2	\$61.00
4/18/2024	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	\$122.00
4/30/2024	LB	FINALIZE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON SAME; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
Total Professional Services			2.6	\$598.00

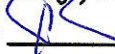
Total Services	\$598.00	
Total Disbursements	\$0.00	
Total Current Charges		\$598.00
Previous Balance		\$244.50
<i>Less Payments</i>		<i>(\$244.50)</i>
PAY THIS AMOUNT		\$598.00






Please Include Invoice Number on all Correspondence

The Oaks at Shady Creek CDD

VR 041924

MEETING DATE: Friday, April 19, 2024

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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The Oaks at Shady Creek CDD

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Amy Brown	/	Salary Accepted	\$200.00
John Bentley	/	Salary Accepted	\$200.00
Vivian Rothstein	/	Salary Accepted	\$200.00

Amount Due: \$164.38

Due Date: June 11, 2024
Account #: 211020235159

DO NOT PAY. Your account will be drafted on June 11, 2024

Account Summary

Current Service Period: April 17, 2024 - May 15, 2024	
Previous Amount Due	\$215.91
Payment(s) Received Since Last Statement	-\$215.91
Current Month's Charges	\$164.38
Amount Due by June 11, 2024	\$164.38

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 **10.26% lower** than the same period last year.
- Your average daily kWh used was **22.22% lower** than it was in your previous period.

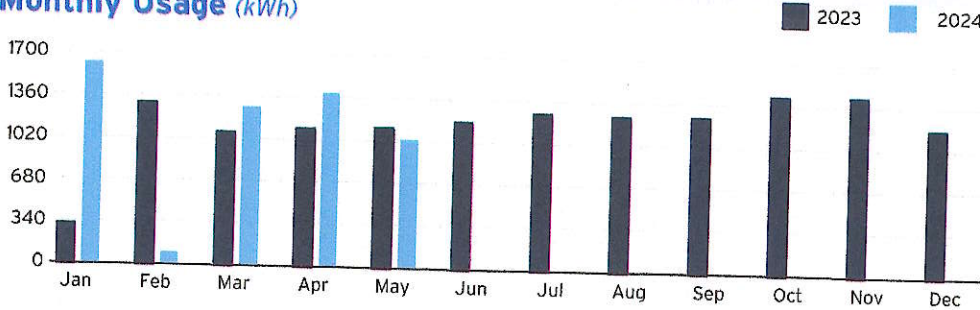


Scan here to view your account online.



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

Monthly Usage (kWh)



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

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

Received
MAY 24

Account #: 211020235159
Due Date: June 11, 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 to enroll now.

Amount Due:	\$164.38
Payment Amount:	\$ _____

635334819205

Your account will be drafted on June 11, 2024

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.

0000245-0002435-Page 3 of 26



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

Agenda Page 28
 Account #: 211020235159
 Statement Date: May 21, 2024
 Charges Due: June 11, 2024

Meter Read

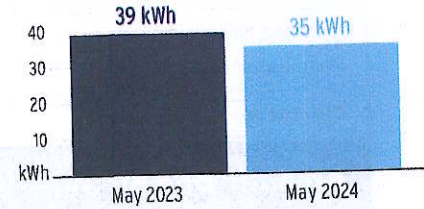
Service Period: Apr 17, 2024 - May 15, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	05/15/2024	61,528	-	60,499	=	1,029 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,029 kWh @ \$0.08192/kWh	\$84.30
Fuel Charge	1,029 kWh @ \$0.03843/kWh	\$39.54
Storm Protection Charge	1,029 kWh @ \$0.00775/kWh	\$7.97
Clean Energy Transition Mechanism	1,029 kWh @ \$0.00427/kWh	\$4.39
Storm Surcharge	1,029 kWh @ \$0.00225/kWh	\$2.32
Florida Gross Receipt Tax		\$4.11
Electric Service Cost		\$164.38

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

\$164.38

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

Ways To Pay Your Bill



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



In-Person
 Find list of Payment Agents at TampaElectric.com



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



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



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

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

Contact Us

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

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

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



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

Statement Date: May 21, 2024
Agenda Page 29

Amount Due: \$45.09

Due Date: June 11, 2024

Account #: 211005987436

DO NOT PAY. Your account will be drafted on June 11, 2024

Your Energy Insight

- Your average daily kWh used was **50% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

Account Summary

Current Service Period: April 17, 2024 - May 15, 2024	
Previous Amount Due	\$52.09
Payment(s) Received Since Last Statement	-\$52.09
Current Month's Charges	\$45.09
Amount Due by June 11, 2024	\$45.09

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



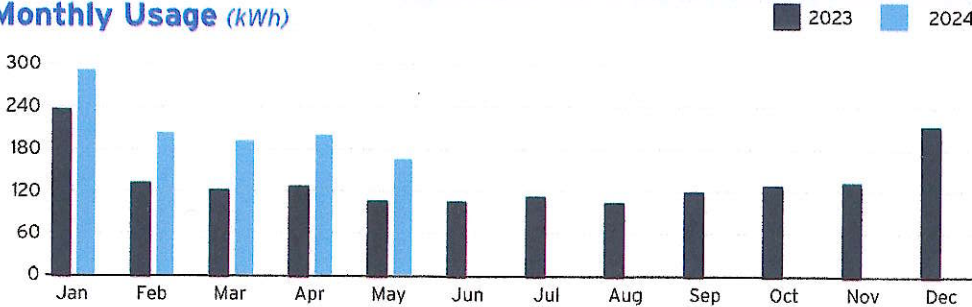
Scan here to view your account online.



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

Monthly Usage (kWh)



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

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



Account #: 211005987436

Due Date: June 11, 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 to enroll now.

Amount Due: \$45.09

Payment Amount: \$ _____

663729710598

Your account will be drafted on June 11, 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.

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

Agenda Page 30
Account #: 211005987436
Statement Date: May 21, 2024
Charges Due: June 11, 2024

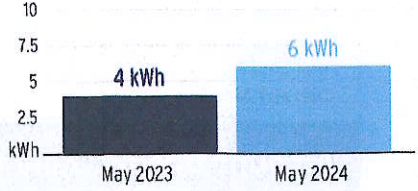
Meter Read

Service Period: Apr 17, 2024 - May 15, 2024 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000497017	05/15/2024	5,316	5,151	165 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	165 kWh @ \$0.08192/kWh	\$13.52
Fuel Charge	165 kWh @ \$0.03843/kWh	\$6.34
Storm Protection Charge	165 kWh @ \$0.00775/kWh	\$1.28
Clean Energy Transition Mechanism	165 kWh @ \$0.00427/kWh	\$0.70
Storm Surcharge	165 kWh @ \$0.00225/kWh	\$0.37
Florida Gross Receipt Tax		\$1.13
Electric Service Cost		\$45.09

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 \$45.09

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

Ways To Pay Your Bill

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

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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

Amount Due: \$6,626.52

Due Date: June 11, 2024
Account #: 211005987634

DO NOT PAY. Your account will be drafted on June 11, 2024

Account Summary

Current Service Period: April 17, 2024 - May 15, 2024	
Previous Amount Due	\$6,626.52
Payment(s) Received Since Last Statement	-\$6,626.52
Current Month's Charges	\$6,626.52
Amount Due by June 11, 2024	\$6,626.52

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

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



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

Account #: 211005987634
Due Date: June 11, 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 to enroll now.

Amount Due: \$6,626.52

Payment Amount: \$ _____

663729710599

Your account will be drafted on June 11, 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.

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

Account #: 211005987634
Statement Date: May 21, 2024
Charges Due: June 11, 2024

Service Period: Apr 17, 2024 - May 15, 2024

Rate Schedule: Lighting Service

Charge Details

Important Messages

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



Electric Charges

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

Lighting Energy Charge	3078 kWh @ \$0.03406/kWh	\$104.84
Fixture & Maintenance Charge	117 Fixtures	\$2342.94
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	3078 kWh @ \$0.03806/kWh	\$117.15
Storm Protection Charge	3078 kWh @ \$0.03877/kWh	\$119.33
Clean Energy Transition Mechanism	3078 kWh @ \$0.00036/kWh	\$1.11
Storm Surcharge	3078 kWh @ \$0.00074/kWh	\$2.28
Florida Gross Receipt Tax		\$8.84

Lighting Charges **\$6,626.52**

Total Current Month's Charges **\$6,626.52**

00000246-0002443-Page 20 of 26

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

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

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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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 1301806
Payment Due 5/30/2024
Invoice Date 4/30/2024
Terms Net 30 Days
Contract ID 64092
Work Order ID 1662893

Billing Address

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

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
IRRIGATION SERVICES - REPAIR		\$450.27	\$0.00	\$450.27

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

Please remit top portion of invoice with payment

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

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



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

Invoice Number

Agenda Page **1301806**

Payment Due

5/30/2024

Invoice Date

4/30/2024

Terms

Net 30 Days

Complete Date

4/30/2024

Billing Address

THE OAKS AT SHADY CREEK CDD
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

\$450.27

SHADY CREEK BLVD-
ZONE 3- REPAIRED 3 LEAKS IN DRIP LINE-
ZONE 8- REPAIRED 5 LEAKS IN DRIP LINE-
ZONE 9- REPAIRED LEAK IN DRIP LINE-
ZONE 10- REPAIRED 3 LEAKS IN DRIP LINE-
ZONE 14- REPLACED 6 CLOGGED NOZZLES-
ZONE 21- REPLACED 5 CLOGGED NOZZLES-
PARK-
ZONE 5- ZONE WAS NOT CLOSING, REPALCED SOLENOID & TESTED-

NonTaxable Sales	\$450.27
Taxable Sales	\$0.00
Tax Amount	\$0.00
Invoice Amount Due	\$450.27

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>



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

Invoice Information

Invoice Number 1302349
Payment Due 6/27/2024
Invoice Date 5/28/2024
Terms Net 30 Days
Contract ID 64092
Work Order ID 1662894

Billing Address

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

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
IRRIGATION SERVICES - REPAIR		\$314.51	\$0.00	\$314.51

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 1302349
Payment Due 6/27/2024
Invoice Date 5/28/2024
Terms Net 30 Days
Complete Date 5/24/2024

Billing Address

THE OAKS AT SHADY CREEK CDD
 c/o MERITUS CORP
 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		\$314.51
ZONE 3- REPAIRED LEAK IN DRIP LINE-		
ZONE 9- REPAIRED 2 LEAKS IN DRIP LINE-		
ZONE 14- REPLACED BROKEN SPRAY, CLOGGED NOZZLE-		
ZONE 15- REPAIRED 3 LEAKS IN DRIP LINE-		
ZONE 21- REPLACED 2 CLOGGED NOZZLES-		
	NonTaxable Sales	\$314.51
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$314.51

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>

Service Slip/Invoice

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

INVOICE:	8596710
DATE:	4/30/2024
ORDER:	8596710

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

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

Work Date	Time	Target Pest	Technician	Time In
4/30/2024			BLAKEW	12:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
		4/30/2024		12:00 AM

Service	Description	Price
---------	-------------	-------

SPECPRICE	5 stations emptied/filled	\$172.25
-----------	---------------------------	----------

Customer Phone Number: 813-397-5120

SUBTOTAL	\$172.25
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$172.25

AMOUNT DUE \$172.25

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

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

PLEASE PAY FROM THIS INVOICE

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

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE Agenda Page 37

Advertising Run Dates		Advertiser Name	
05/15/24		THE OAKS AT SHADY CREEK CDD	
Billing Date	Sales Rep	Customer Account	
05/15/2024	Deirdre Bonett	44291	
Total Amount Due		Ad Number	
\$263.92		0000344072	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/15/24	05/15/24	0000344072	Times	Legals CLS	Qualifying Candidates	1	2x37 L	\$259.92
05/15/24	05/15/24	0000344072	Tampabay.com	Legals CLS	Qualifying Candidates AffidavitMaterial	1	2x37 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Received

MAY 20

Advertising Run Dates		Advertiser Name	
05/15/24		THE OAKS AT SHADY CREEK CDD	
Billing Date	Sales Rep	Customer Account	
05/15/2024	Deirdre Bonett	44291	
Total Amount Due		Ad Number	
\$263.92		0000344072	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

THE OAKS AT SHADY CREEK CDD

2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

0000344072-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Qualifying Candidates** was published in said newspaper by print in the issues of: **5/15/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **.05/15/2024**

Signature of Notary Public

Personally known _____ **X** _____ or produced identification

Type of identification produced _____

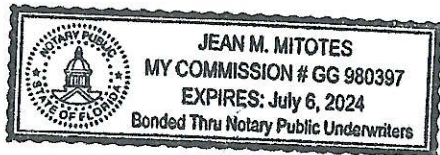
**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Oaks at Shady Creek Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the Office of Supervisor with the Hillsborough County Supervisor of Elections by mail to the Honorable Craig Latimer, Supervisor of Elections, 601 E. Kennedy Boulevard, 16th Floor, Tampa, FL 33602 www.hillsboroughvotes.gov. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Oaks at Shady Creek Community Development District has three Seats up for election, specifically Seats 1 and 2. Seats 1 and 2 carry a four-year term of office. Elections are nonpartisan and will be held at the same time as the General Election on November 5, 2024, in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.
Gene Roberts
District Manager
May 15, 2024

0000344072



DISTRICT CHECK REQUEST FORM

Today's Date 5/20/24

District Name The Oaks at Shady Creek

Check Amount \$ 50

Payable: Carlton Lakes CDD

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

Meeting Room Rental May

Special Instructions

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

Approved Signature

DM	_____ GR _____
Fund	_____
G/L	_____

Carson's Lawn & Landscaping Services

INVOICE

Billing Address
 P.O. Box 3203
 Riverview, FL 33568

DATE: May 14, 2024
Invoice # 8004

Billing address	Service address
The Oaks at Shady Creek CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607	The Oaks at Shady Creek.

ID	LOCATION	QTY	COST	TOTAL
	Along Purple Martin Blvd			
	A) Remove (1) one dead Sylvester Palm Tree and cut to ground level			
	B) Haul all debris a way to dump		\$	425.00
			\$	-
			\$	-
THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES			TOTAL	\$ 425.00

Payment due upon receipt

Phone # 813-526-3739	E-mail carsonwd@yahoo.com
-------------------------	--

3C

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
May 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 May 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	
ASSETS						
Cash - Operating Account	\$ 379,159	\$ -	\$ -	\$ -	\$ -	\$ 379,159
Cash in Transit	-	21,175	-	-	-	21,175
Accounts Receivable - Other	128	-	-	-	-	128
Due From Other Funds	8,369	-	-	-	-	8,369
Investments:						
Acquisition & Construction Account	-	-	540	-	-	540
Interest Account	-	20	-	-	-	20
Reserve Fund	-	119,772	-	-	-	119,772
Revenue Fund	-	402,398	-	-	-	402,398
Sinking fund	-	90	-	-	-	90
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	\$ 394,268	\$ 543,455	\$ 540	\$ 5,823,191	\$ 5,725,153	\$ 12,486,607

LIABILITIES

Accounts Payable	\$ 1,376	\$ -	\$ -	\$ -	\$ -	\$ 1,376
Accounts Payable - Other	3,288	-	-	-	-	3,288
Bonds Payable	-	-	-	-	5,725,153	5,725,153
Due To Other Funds	-	8,369	-	-	-	8,369
TOTAL LIABILITIES	4,664	8,369	-	-	5,725,153	5,738,186

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 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	
FUND BALANCES						
Restricted for:						
Debt Service	-	535,086	-	-	-	535,086
Capital Projects	-	-	540	-	-	540
Unassigned:	389,604	-	-	5,823,191	-	6,212,795
TOTAL FUND BALANCES	389,604	535,086	540	5,823,191	-	6,748,421
TOTAL LIABILITIES & FUND BALANCES	\$ 394,268	\$ 543,455	\$ 540	\$ 5,823,191	\$ 5,725,153	\$ 12,486,607

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 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
REVENUES				
Interest - Investments	\$ -	\$ 1,292	\$ 1,292	0.00%
Special Assmnts- Tax Collector	289,110	296,687	7,577	102.62%
TOTAL REVENUES	289,110	297,979	8,869	103.07%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	8,000	4,000	66.67%
ProfServ-Arbitrage Rebate	700	-	700	0.00%
ProfServ-Trustee Fees	5,000	5,000	-	100.00%
Disclosure Report	4,200	2,800	1,400	66.67%
District Counsel	4,000	1,728	2,272	43.20%
District Engineer	5,000	-	5,000	0.00%
District Manager	35,100	22,501	12,599	64.11%
Auditing Services	4,500	-	4,500	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	600	44	556	7.33%
Public Officials Insurance	3,075	2,479	596	80.62%
Legal Advertising	2,000	708	1,292	35.40%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,024	476	68.27%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	340	(140)	170.00%
Total Administration	80,025	45,724	34,301	57.14%
Electric Utility Services				
Utility - Electric	77,000	54,241	22,759	70.44%
Total Electric Utility Services	77,000	54,241	22,759	70.44%
Water-Sewer Comb Services				
Utility - Water	3,000	3,393	(393)	113.10%
Total Water-Sewer Comb Services	3,000	3,393	(393)	113.10%

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 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	3,305	1,975	62.59%
Insurance -Property & Casualty	7,355	7,975	(620)	108.43%
R&M-Other Landscape	7,000	2,206	4,794	31.51%
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	44,439	16,561	72.85%
Irrigation Maintenance	4,000	6,355	(2,355)	158.88%
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	67,859	61,226	52.57%
TOTAL EXPENDITURES	289,110	171,217	117,893	59.22%
Excess (deficiency) of revenues				
Over (under) expenditures	-	126,762	126,762	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		262,842		
FUND BALANCE, ENDING		\$ 389,604		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 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
REVENUES				
Interest - Investments	\$ -	\$ 19,190	\$ 19,190	0.00%
Special Assmnts- Tax Collector	418,744	432,218	13,474	103.22%
TOTAL REVENUES	418,744	451,408	32,664	107.80%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	145,000	145,000	-	100.00%
Interest Expense	273,744	270,663	3,081	98.87%
Total Debt Service	418,744	415,663	3,081	99.26%
TOTAL EXPENDITURES	418,744	415,663	3,081	99.26%
Excess (deficiency) of revenues Over (under) expenditures	-	35,745	35,745	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		499,341		
FUND BALANCE, ENDING		\$ 535,086		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 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
REVENUES				
Interest - Investments	\$ -	\$ 18	\$ 18	0.00%
TOTAL REVENUES	-	18	18	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	18	18	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		522		
FUND BALANCE, ENDING		\$ 540		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 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.: 05_24

Currency Code

Statement Date	05/31/24	Statement Balance	390,146.23
Balance Last Statement	415,065.44	Outstanding Bank Transactions	0.00
Statement Ending Balance	390,146.23	Subtotal	390,146.23
		Outstanding Checks	-10,986.96
G/L Balance at 05/31/24	379,159.27	Bank Account Balance	379,159.27

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 05_24							
04/30/24	Bank Account Ledger Entry	021442	Check for Vendor V00009		1	-425.00	-425.00
04/30/24	Bank Account Ledger Entry	021443	Check for Vendor V00022		1	-244.50	-244.50
05/09/24	Bank Account Ledger Entry	021444	Check for Vendor V00006		1	-5,000.00	-5,000.00
05/09/24	Bank Account Ledger Entry	021445	Check for Vendor V00018		1	-200.00	-200.00
05/09/24	Bank Account Ledger Entry	021446	Check for Vendor V00028		1	-200.00	-200.00
05/09/24	Bank Account Ledger Entry	021447	Check for Vendor V00034		1	-200.00	-200.00
05/09/24	Bank Account Ledger Entry	021448	Check for Vendor V00038		1	-3,287.50	-3,287.50
05/09/24	Bank Account Ledger Entry	021449	Check for Vendor V00039		1	-200.00	-200.00
05/09/24	Bank Account Ledger Entry	021450	Check for Vendor V00041		1	-200.00	-200.00
05/16/24	Bank Account Ledger Entry	021451	Check for Vendor V00004		1	-425.00	-425.00
05/16/24	Bank Account Ledger Entry	021452	Check for Vendor V00012		1	-1,160.00	-1,160.00
05/16/24	Bank Account Ledger Entry	021453	Check for Vendor V00043		1	-5,478.74	-5,478.74
05/16/24	Bank Account Ledger Entry	021454	Check for Vendor V00044		1	-172.25	-172.25
05/22/24	Bank Account Ledger Entry	021457	Check for Vendor V00034		1	-200.00	-200.00
05/22/24	Bank Account Ledger Entry	021458	Check for Vendor V00039		1	-200.00	-200.00
05/14/24	Bank Account Ledger Entry	DD151	Payment of Invoice 000748		1	-431.70	-431.70
05/14/24	Bank Account Ledger Entry	DD152	Payment of Invoice 000742		1	-215.91	-215.91
05/14/24	Bank Account Ledger Entry	DD153	Payment of Invoice 000744		1	-52.09	-52.09
05/14/24	Bank Account Ledger Entry	DD154	Payment of Invoice 000746		1	-6,626.52	-6,626.52

Bank Account Statement

The Oaks At Shady Creek CDD

Currency Code

Statement Date	05/31/24	Statement Balance	390,146.23
Balance Last Statement	415,065.44	Outstanding Bank Transactions	0.00
Statement Ending Balance	390,146.23	Subtotal	390,146.23
		Outstanding Checks	-10,986.96
G/L Balance at 05/31/24	379,159.27	Bank Account Balance	379,159.27

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
					Total	-24,919.21	-24,919.21