

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

July 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**

- | | |
|--|---|
| <input type="checkbox"/> Robin Lush, Chairperson | <input type="checkbox"/> Gene Roberts, District Manager |
| <input type="checkbox"/> Michelle LeBeau-Elrod, Vice Chairperson | <input type="checkbox"/> John Vericker, District Counsel |
| <input type="checkbox"/> John Bentley, Secretary | <input type="checkbox"/> Phil Chang, P.E. District Engineer |
| <input type="checkbox"/> Amy Brown, Assistant Secretary | |
| <input type="checkbox"/> Vivian Rothstein, Assistant Secretary | |

Agenda for Regular Meeting
Friday, July 19, 2024 – 10:00 A.M.

Teams Meeting Information

Meeting ID: 268 355 895 066 Passcode: XuKUg2

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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 June 21, 2024, Regular Meeting
 - B. Acceptance of the Financials and Approval of the Check Register as of June 30, 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” and “Public Budget Hearing” is scheduled to be held on Friday, August 16, 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.

- 43 **A. District Counsel**
- 44 **B. District Manager**
- 45 **C. District Engineer**

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

47

48 **FIFTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and
Comments**

49

50 The Supervisors made the following comments and requests:

- 51 • Have Mainscape check the irrigation around the front annuals.
- 52 • Remove the broken no parking pole.

53 **SIXTH ORDER OF BUSINESS**

Adjournment

54

There being no further business,

55

56 On MOTION by Mrs. Rothstein seconded by Mrs. Brown, with all in
57 favor, the meeting was adjourned. 5-0

58

59

60

61 Gene Roberts
62 District Manager

Robin Lush
Chairperson

3B.

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2024

Prepared by:



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Phone (813) 873-7300 ~ Fax (813) 873-7070

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 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	\$ 379,139	\$ -	\$ -	\$ -	\$ -	\$ 379,139
Cash in Transit	-	26,222	-	-	-	26,222
Accounts Receivable - Other	128	-	-	-	-	128
Due From Other Funds	3,322	-	-	-	-	3,322
Investments:						
Acquisition & Construction Account	-	-	542	-	-	542
Interest Account	-	20	-	-	-	20
Reserve Fund	-	120,298	-	-	-	120,298
Revenue Fund	-	404,165	-	-	-	404,165
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	\$ 389,201	\$ 550,795	\$ 542	\$ 5,823,191	\$ 5,725,153	\$ 12,488,882
LIABILITIES						
Accounts Payable	\$ 6,454	\$ 5,047	\$ -	\$ -	\$ -	\$ 11,501
Bonds Payable	-	-	-	-	5,725,153	5,725,153
Due To Other Funds	-	3,322	-	-	-	3,322
TOTAL LIABILITIES	6,454	8,369	-	-	5,725,153	5,739,976

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 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	-	542,426	-	-	-	542,426
Capital Projects	-	-	542	-	-	542
Unassigned:	382,747	-	-	5,823,191	-	6,205,938
TOTAL FUND BALANCES	382,747	542,426	542	5,823,191	-	6,748,906
TOTAL LIABILITIES & FUND BALANCES	\$ 389,201	\$ 550,795	\$ 542	\$ 5,823,191	\$ 5,725,153	\$ 12,488,882

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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>				
Interest - Investments	\$ -	\$ 2,212	\$ 2,212	0.00%
Special Assmnts- Tax Collector	289,110	300,090	10,980	103.80%
TOTAL REVENUES	289,110	302,302	13,192	104.56%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	8,000	4,000	66.67%
ProfServ-Arbitrage Rebate	700	650	50	92.86%
ProfServ-Trustee Fees	5,000	5,000	-	100.00%
Disclosure Report	4,200	3,150	1,050	75.00%
District Counsel	4,000	2,114	1,886	52.85%
District Engineer	5,000	-	5,000	0.00%
District Manager	35,100	25,313	9,787	72.12%
Auditing Services	4,500	-	4,500	0.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	600	51	549	8.50%
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	1,149	351	76.60%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	340	(140)	170.00%
Total Administration	80,025	50,054	29,971	62.55%
<u>Electric Utility Services</u>				
Utility - Electric	77,000	54,241	22,759	70.44%
Total Electric Utility Services	77,000	54,241	22,759	70.44%
<u>Water-Sewer Comb Services</u>				
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 June 30, 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	750	3,250	18.75%
Landscape Maintenance	61,000	49,619	11,381	81.34%
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	73,789	55,296	57.16%
TOTAL EXPENDITURES	289,110	181,477	107,633	62.77%
Excess (deficiency) of revenues Over (under) expenditures	-	120,825	120,825	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		261,922		
FUND BALANCE, ENDING		\$ 382,747		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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	\$ -	\$ 21,483	\$ 21,483	0.00%
Special Assmnts- Tax Collector	418,744	437,265	18,521	104.42%
TOTAL REVENUES	418,744	458,748	40,004	109.55%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	43,085	43,085	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		499,341		
FUND BALANCE, ENDING		\$ 542,426		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 20	\$ 20	0.00%
TOTAL REVENUES	-	20	20	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	20	20	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		522		
FUND BALANCE, ENDING		<u>\$ 542</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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 No. 3422
Statement No. 06_24
Statement Date 06/30/2024

GL Balance (LCY)	379,139.39
GL Balance	379,139.39
Positive Adjustments	0.00
<hr/>	
Subtotal	379,139.39
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	379,139.39

Statement Balance	389,726.35
Outstanding Deposits	0.00
<hr/>	
Subtotal	389,726.35
Outstanding Checks	-10,586.96
<hr/>	
Ending Balance	379,139.39

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
06/14/2024		JE000222	DS pymnt Tax collected	8,449.25	8,449.25	0.00
Total Deposits				8,449.25	8,449.25	0.00
Checks						
05/22/2024	Payment	021455	Check for Vendor V00018	-200.00	-200.00	0.00
05/22/2024	Payment	021459	Check for Vendor V00041	-200.00	-200.00	0.00
06/06/2024	Payment	021460	Check for Vendor V00020	-263.92	-263.92	0.00
06/06/2024	Payment	021461	Check for Vendor V00022	-598.00	-598.00	0.00
06/06/2024	Payment	021462	Check for Vendor V00043	-314.51	-314.51	0.00
06/06/2024	Payment	021463	Check for Vendor V00049	-50.00	-50.00	0.00
06/12/2024	Payment	DD155	Payment of Invoice 000749	-406.71	-406.71	0.00
06/12/2024	Payment	DD156	Payment of Invoice 000743	-164.38	-164.38	0.00
06/12/2024	Payment	DD157	Payment of Invoice 000745	-45.09	-45.09	0.00
06/12/2024	Payment	DD158	Payment of Invoice 000747	-6,626.52	-6,626.52	0.00
Total Checks				-8,869.13	-8,869.13	0.00
Outstanding Checks						
01/12/2024	Payment	2236	Check for Vendor V00038			-3,293.92
03/14/2024	Payment	DD143	Payment of Invoice 000625			-378.87
03/14/2024	Payment	DD144	Payment of Invoice 000635			-50.19
03/14/2024	Payment	DD145	Payment of Invoice 000636			-6,628.96
03/14/2024	Payment	DD146	Payment of Invoice 000637			-35.02
05/22/2024	Payment	021456	Check for Vendor V00028			-200.00
Total Outstanding Checks						-10,586.96
Outstanding Deposits						
Total Outstanding Deposits						