The Oaks at Shady Creek Community Development District

August 16, 2024

AGENDA PACKAGE

Teams Meeting Information

Meeting ID: 268 355 895 066 Passcode:XuKUg2

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The Oaks at Shady Creek Community Development District Board of Supervisors

Agenda Page 2

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

Budget Public Hearing & Regular Meeting

Friday, August 16, 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. Public Comments
- 3. Public Hearing for Adoption of The Fiscal Year 2025 Budget
 - A. Discussion of Budget
 - B. Consideration of Resolution 2024-03; Adopting the Fiscal Year 2025 Budget
 - C. Consideration of Resolution 2024-04; Levying O&M Assessments for Fiscal Year 2025
- 4. Business Items
 - A. General Matters of the District
 - i. Consideration of Fiscal Year 2025 Meeting Schedule
- 5. Consent Agenda
 - A. Consideration of Board of Supervisors' Minutes of the July 19, 2024, Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures for June-July 2024
 - C. Acceptance of the Financials and Approval of the Check Register as of July 31, 2024
- 6. Staff Report
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 7. Board of Supervisors' Requests and Comments
- 8. Adjournment

The next CDD Meeting is scheduled to be held on Friday, September 20, 2024 at 10:00 A.M.

District Office:

Meeting Location:

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

Third Order of Business

3A.

The Oaks at Shady Creek

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Approved Tentative Budget

Prepared by:



The Oaks at Shady Creek

Community Development District

Operating Budget

Fiscal Year 2025

10

The Oaks at Shady Creek

Community Development District

Table of Contents

OPERATING BUDGET	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 4
DEBT SERVICE BUDGETS	
Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances	5 - 6
Amortization Schedules	7 - 8
Budget Narrative	9
SUPPORTING BUDGET SCHEDULES	

2024-2025 Non-Ad Valorem Assessment Summary

The Oaks at Shady Creek

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund Fiscal Year 2025

		DOPTED		CTUAL THRU	PR	OJECTED April-		TOTAL OJECTED		ANNUAL BUDGET			
ACCOUNT DESCRIPTION		FY 2024		3/31/24	1	0/1/2024		Y 2024		FY 2025			
DEVENUES													
REVENUES Interest - Investments	\$	_	\$	_	\$	_	\$	_	\$	_			
Operations & Maintenance Assmts - On Roll	Ψ	289,110	•	280,265	Ψ	8,845	Ψ	289,110	Ψ	289,110			
Developer Contributions		200,110		-		-		203,110		200,110			
Other Miscellaneous Revenues		_		_		_		_		_			
TOTAL REVENUES	\$	289,110	\$	280,265	\$	8,845	\$	289,110	\$	289,110			
EXPENDITURES				·		·		·					
Financial and Administrative													
Supervisor Fees	\$	12,000	\$	6,000	\$	6,000	\$	12,000	\$	12,000			
District Management		35,100		16,875		18,225		35,100		35,100			
Website Admin Services		1,500		774		726		1,500		1,500			
District Engineer		5,000		-		5,000		5,000		5,000			
District Counsel		4,000		885		3,115		4,000		4,000			
Trustees Fees		5,000		-		5,000		5,000		5,000			
Auditing Services		4,500		-		4,500		4,500		4,500			
Postage, Phone, Faxes, Copies		600		37		563		600		600			
Legal Advertising		2,000		444		1,556		2,000		2,000			
Bank Fees		250		-		250		250		250			
Dues, Licenses & Fees		200		275		-		275		200			
Website ADA Compliance		1,800		1,100		700		1,800		1,800			
Disclosure Report		4,200		2,100		2,100		4,200		4,200			
Misc Admin	_	800		-		800		800		800			
Total Financial and Administrative	\$	76,950	\$	28,490	\$	48,535	\$	77,025	\$	76,950			
Insurance													
General Liability	\$	-	\$	-	\$	-	\$	-	\$	2,727			
Public Officials Insurance		3,075		2,479		596		3,075		2,727			
Property & Casualty Insurance		7,355		7,975		-		7,975		6,210			
Total Insurance	\$	10,430	\$	10,454	\$	596	\$	11,050	\$	11,664			
Utility Services													
Electric Utility Services	\$	77,000	\$	33,636	\$	33,821	\$	67,457	\$	81,000			
Water/Waste		3,000		2,555		445		3,000		3,000			
Total Utility Services	\$	80,000	\$	36,191	\$	34,266	\$	70,457	\$	84,000			

The Oaks at Shady Creek

Community Development District

General Fund

Amenity										
Pool Monitor	\$	_	\$	_	\$	_	\$	_	\$	_
Dog Waste Station Service and Supplies	*	-	•	-	•	-	•	-	•	2,100
Entrance Monuments, Gates, Walls R&M		4,000		-		4,000		4,000		-
Capital Reserve		27,450		50		27,400		27,450		22,965
Holiday Decorations		6,000		3,529		2,471		6,000		6,000
Total Amenity	\$	37,450	\$	3,579	\$	33,871	\$	37,450	\$	31,065
Landscape and Pond Maintenace										
Landscape Maintenance - Contract	\$	61,000	\$	34,382	\$	26,618	\$	61,000	\$	62,151
Landscaping - R&M		7,000		1,211		5,789		7,000		7,000
Landscaping - Plant Replacement Program		7,000		-		7,000		7,000		7,000
Irrigation Maintenance		4,000		4,514		-		4,514		4,000
Waterway Management Program		5,280		1,720		3,560		5,280		5,280
Total Landscape and Pond Maintenance	\$	84,280	\$	41,827	\$	42,967	\$	84,794	\$	85,431
TOTAL EXPENDITURES	\$	289,110	\$	120,541	\$	160,235	\$	280,776	\$	289,110
Excess (deficiency) of revenues	\$	-	\$	159,724	\$	(151,390)	\$	8,334	\$	-
Net change in fund balance	\$	-	\$	159,724	\$	(151,390)	\$	8,334	\$	
FUND BALANCE, BEGINNING	\$	261,921	\$	261,921	\$	421,645	\$	261,921	\$	270,255
FUND BALANCE, ENDING	\$	261,921	\$	421,645	\$	270,255	\$	270,255	\$	270,255

Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Fiscal Year 2025

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities - Other

Utility expenses not otherwise specified in above categories.

Fiscal Year 2025

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial - Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Fiscal Year 2025

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenace – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Fiscal Year 2025

Landscaping - Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2015 Bonds Fiscal Year 2025

		ADOPTED		ACTUAL	F	PROJECTED		TOTAL		ANNUAL		
		BUDGET	THRU			April-	PROJECTED			BUDGET		
ACCOUNT DESCRIPTION		FY 2024		3/31/2024		10/1/2024	FY 2024			FY 2025	NOTES	
REVENUES											•	
Interest - Investments	\$	-	\$	15,855	\$	47,565	\$	63,420	\$	-	estimated based on actuals yr to date	
Special Assmnts- Tax Collector		418,744		432,218		(13,474)		418,744		428,875		
Special Assmnts- CDD Collected				-		-		-		-		
TOTAL REVENUES	\$	418,744	\$	448,073	\$	34,091	\$	482,164	\$	428,875		
EXPENDITURES												
Debt Service												
Principal Prepayments	\$	-	\$	-	\$	-	\$	-	\$	-		
Principal Debt Retirement		145,000		145,000		-		145,000		150,000		
Interest Expense		273,744		136,872		136,872		273,744		270,663		
TOTAL EXPENDITURES	\$	418,744	\$	281,872	\$	136,872	\$	418,744	\$	420,663		
Excess (deficiency) of revenues												
Over (under) expenditures		-		166,201		(102,781)		63,420		8,213		
Net change in fund balance	\$		\$	166,201	\$	(102,781)	\$	63,420	\$	8,213		
FUND BALANCE, BEGINNING	\$	499,341	\$	499,341	\$	665,542	\$	499,341	\$	562,761		
FUND BALANCE, ENDING	\$	499,341	\$	665,542	\$	562,761	\$	562,761	\$	570,974		
PAR	VALUE	OF BONDS	AFTI	ER ANNUAL P	RIN	ICIPAL PAYMI	EN	Т				
		11/1/2024								11/1/2025		
Series 2015 Bonds:	\$	5,430,000							\$	5,275,000		

Community Development District

Period Ending	Outstar	nding Balance		Principal	Coupon	Interest		Debt Service
MAY 2015								
NOV 2015	\$	6,600,000				\$ 160,025.21	\$	160,025.21
MAY 2016	\$	6,600,000				\$ 153,215.63	\$	153,215.63
NOV 2016	\$	6,490,000	\$	110,000	3.500%	\$ 153,215.63	\$	263,215.63
MAY 2017	\$	6,490,000	•	-,		\$ 151,290.63	\$	151,290.63
NOV 2017	\$	6,375,000	\$	115,000	3.500%	\$ 151,290.63	\$	266,290.63
MAY 2018	\$	6,375,000	•	-,		\$ 149,278.13	\$	149,278.13
NOV 2018	\$	6,255,000	\$	120,000	3.500%	\$ 149,278.13	\$	269,278.13
MAY 2019	\$	6,255,000	Ť	-,		\$ 147,178.13	\$	147,178.13
NOV 2019	\$	6,130,000	\$	125,000	3.500%	\$ 147,178.13	\$	272,178.13
MAY 2020	\$	6,130,000	·	,		\$ 144,990.63	\$	144,990.63
NOV 2020	\$	6,000,000	\$	130,000	3.500%	\$ 144,990.63	\$	274,990.63
MAY 2021	\$	6,000,000	·	,		\$ 142,715.63	\$	142,715.63
NOV 2021	\$	5,865,000	\$	135,000	4.250%	\$ 142,715.63	\$	277,715.63
MAY 2022	\$	5,865,000	Ť	,		\$ 139,846.88	\$	139,846.88
NOV 2022	\$	5,725,000	\$	140,000	4.250%	\$ 139,846.88	\$	279,846.88
MAY 2023	\$	5,725,000	Ť	-,		\$ 136,871.88	\$	136,871.88
NOV 2023	\$	5,580,000	\$	145,000	4.250%	\$ 136,871.88	\$	281,871.88
MAY 2024	\$	5,580,000	Ť	-,		\$ 133,790.63	\$	133,790.63
NOV 2024	\$	5,430,000	\$	150,000	4.250%	\$ 133,790.63	\$	283,790.63
MAY 2025	\$	5,430,000	•			\$ 130,603.13	\$	130,603.13
NOV 2025	\$	5,275,000	\$	155,000	4.250%	\$ 130,603.13	\$	285,603.13
MAY 2026	\$	5,275,000	•	,		\$ 127,309.38	\$	127,309.38
NOV 2026	\$	5,110,000	\$	165,000	4.750%	\$ 127,309.38	\$	292,309.38
MAY 2027	\$	5,110,000	•			\$ 123,390.63	\$	123,390.63
NOV 2027	\$	4,940,000	\$	170,000	4.750%	\$ 123,390.63	\$	293,390.63
MAY 2028	\$	4,940,000	*	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	55,5	\$ 119,353.13	\$	119,353.13
NOV 2028	\$	4,760,000	\$	180,000	4.750%	\$ 119,353.13	\$	299,353.13
MAY 2029	\$	4,760,000	*	. 55,555	55,5	\$ 115,078.13	\$	115,078.13
NOV 2029	\$	4,570,000	\$	190,000	4.750%	\$ 115,078.13	\$	305,078.13
MAY 2030	\$	4,570,000	•	,		\$ 110,565.63	\$	110,565.63
NOV 2030	\$	4,375,000	\$	195,000	4.750%	\$ 110,565.63	\$	305,565.63
MAY 2031	\$	4,375,000	•	,		\$ 105,934.38	\$	105,934.38
NOV 2031	\$	4,170,000	\$	205,000	4.750%	\$ 105,934.38	\$	310,934.38
MAY 2032	\$	4,170,000	Ť	,		\$ 101,065.63	\$	101,065.63
NOV 2032	\$	3,955,000	\$	215,000	4.750%	\$ 101,065.63	\$	316,065.63
MAY 2033	\$	3,955,000	·	,		\$ 95,959.38	\$	95,959.38
NOV 2033	\$	3,730,000	\$	225,000	4.750%	\$ 95,959.38	\$	320,959.38
MAY 2034	\$	3,730,000	·	,		\$ 90,615.63	\$	90,615.63
NOV 2034	\$	3,495,000	\$	235,000	4.750%	\$ 90,615.63	\$	325,615.63
MAY 2035	\$	3,495,000	·	,		\$ 85,034.38	\$	85,034.38
NOV 2035	\$	3,245,000	\$	250,000	4.750%	\$ 85,034.38	\$	335,034.38
MAY 2036	\$	3,245,000	·	,		\$ 79,096.88	\$	79,096.88
NOV 2036	\$	2,985,000	\$	260,000	4.875%	\$ 79,096.88	\$	339,096.88
MAY 2037	\$	2,985,000	•	,	- /-	\$ 72,759.38	\$	72,759.38
NOV 2037	\$	2,715,000	\$	270,000	4.875%	\$ 72,759.38	\$	342,759.38
MAY 2038	\$	2,715,000	-	,		\$ 66,178.13	\$	66,178.13
NOV 2038	\$	2,430,000	\$	285,000	4.875%	\$ 66,178.13	\$	351,178.13
MAY 2039	\$	2,430,000	-		70	\$ 59,231.25	\$	59,231.25
NOV 2039	\$	2,130,000	\$	300,000	4.875%	\$ 59,231.25	\$	359,231.25
MAY 2040	\$	2,130,000	*	333,333		\$ 51,918.75	\$	51,918.75
NOV 2040	\$	1,815,000	\$	315,000	4.875%	\$ 51,918.75	\$	366,918.75
MAY 2041	\$	1,815,000	-	,	70	\$ 44,240.63	\$	44,240.63
NOV 2041	\$	1,485,000	\$	330,000	4.875%	\$ 44,240.63	\$	374,240.63
MAY 2042	\$	1,485,000	-	,	70	\$ 36,196.88	\$	36,196.88
NOV 2042	\$	1,140,000	\$	345,000	4.875%	\$ 36,196.88	\$	381,196.88
MAY 2043	\$	1,140,000	*	2 10,000		\$ 27,787.50	\$	27,787.50
NOV 2043	\$	780,000	\$	360,000	4.875%	\$ 27,787.50	\$	387,787.50
MAY 2044	\$	780,000	Ψ	550,000		\$ 19,012.50	\$	19,012.50
NOV 2044	\$ \$	400,000	\$	380,000	4.875%	\$ 19,012.50	Ψ \$	399,012.50
MAY 2045	\$ \$	400,000	Ψ	550,000	1.010/0	\$ 9,750.00	Ψ \$	9,750.00
NOV 2045	\$	-+00,000	\$	400,000	4.875%	\$ 9,750.00	Ψ \$	409,750.00
20-10	Ψ		\$	6,600,000	1.07070	\$ 6,100,543.97	\$	12,700,543.97

Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

The Oaks at Shady Creek

Community Development District

Debt Service Budgets

Fiscal Year 2025

The Oaks at Shady Creek

Community Development District

Supporting Budget Schedules

Fiscal Year 2025

All Funds

Assessment Summary Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION - BASED ON CURRENT BUDGET

	General Fund								Debt Service Series 2015							Total Assessments per Unit						Units
	F	Y 2025	F	Y 2024	D	ollar	Percent		FY 2025		FY 2024		Dollar	Percent		FY 2025		FY 2024		Dollar	Percent	
Product					Ch	nange	Change						Change	Change					(Change	Change	
SF 50'	\$	842.64	\$	842.64	\$	0.00	0%	\$	1,250.00	\$	1,250.00	\$	-	0%	\$	2,092.64	\$	2,092.64	\$	0.00	0%	365
																						365

3B.

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of The Oaks at Shady Creek Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- **a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.
- **b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2023-2024 and/or revised projections for Fiscal Year 2024-2025.
- **c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for The Oaks

- at Shady Creek Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025."
- **d.** The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$\sum______, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$
Total Reserve Fund [if Applicable]	\$
Total Debt Service Funds	\$
Total All Funds*	\$

^{*}Not inclusive of any collection costs or early payment discounts.

- **Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:
 - **a.** The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
 - **b.** The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
 - **c.** Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 16, 2024.

Attested By:	The Oaks at Shady Creek Community Development District
Print Name:	Print Name:
□ Secretary/□ Assistant Secretary	□Chair/□Vice Chair of the Board of Supervisors

3C

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE **NON-AD** VALOREM **SPECIAL** ASSESSMENTS; PROVIDING FOR COLLECTION **ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS:** CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES **AND** PROCEDURAL **IRREGULARITIES**; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Oaks at Shady Creek Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida ("County");

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various activities described in the District's adopted budget for Fiscal Year 2024-2025 attached hereto as Exhibit A ("FY 2024-2025 Budget") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2024-2025 Budget;

WHEREAS, the provision of the activities described in the FY 2024-2025 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("Property Appraiser") and County Tax Collector ("Tax Collector") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2024-2025 Budget ("O&M Assessments");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2024-2025 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("Assessment Roll");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

- **Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2024-2025 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2024-2025 Budget and in the Assessment Roll.
- **Section 2. O&M** Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2024-2025 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. Uniform Method for all Debt Assessments and all O&M Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. Future Collection Methods. The decision to collect special assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- **Section 4.** Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

- **Section 5. Assessment Roll Amendment**. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.
- Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.
- Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.
- **Section 8. Severability**. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- **Section 9. Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 16, 2024.

Attested By:	The Oaks at Shady Creek Community Development District
Print Name:	Print Name:
□Secretary/□Assistant Secretary	□Chair/□Vice Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Budget

Fourth Order of Business

4Ai.

Notice of Fiscal Year 2025 Meetings The Oaks at Shady Creek Community Development District

The Board of Supervisors of The Oaks at Shady Creek Community Development District will hold the meetings for Fiscal Year 2025 at the Carlton Lakes Clubhouse, 11404 Carlton Fields Drive Riverview, Florida 33579 on the third Friday of every month at 10:30 a.m. as follows:

October 18, 2024 November 15, 2024 December 20, 2024 January 17, 2025 February 21, 2025 March 21, 2025 April 18, 2025 May 16, 2025 June 20, 2025 July 18, 2025 August 15, 2025 September 19, 2025

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Gene Roberts Manager

Fifth Order of Business

5A

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,	July 19, 2024 at 10:00 a.m. at the Carlton Lakes
3	Clubhouse located at 11404 Carlton Fields Dr	rive, Riverview, FL 33579.
4 5 6	Present and constituting a quorum wer	re:
7	Robin Lush	Chairperson
8	Michelle LeBeau-Elrod	Vice Chairperson
9	John Bentley	Assistant Secretary
0	Amy Brown	Assistant Secretary
1	Vivian Rothstein	Assistant Secretary
12 13 14	Also present was:	
5	Gene Roberts	District Manager
17 18	The following is a summary of the dis	scussions and actions taken.
21 22 23 24	A. General Matters of the District There being none, the next order o	Business Items of business followed.
25 26		Consent Agenda
27 28 29	A. Consideration of Board Supe Meeting	ervisors' Minutes of the June 21, 2024 Regular
30 31 32		stein seconded by Mrs. LeBeau-Elrod, s of the June 21, 2024 Meeting, were
33 34 35		roval of the Check Register as of June 30, 2024 and Check Register as of June 30, 2024, and there
36		
37 38 39 40	FOURTH ORDER OF BUSINESS A. District Counsel B. District Manager	Staff Reports of business followed.
12	<i>S</i> 1 ,	

43 44 45	FIFTH ORDER OF BUSINESS	Board of Supervisors' Requests and Comments
46	The Supervisors made the following comments	
47	• The condition of annuals.	
48	• There is a broken sprinkler at the pocket	park along Purple Martin.
49	• There is a broken limb along Purple Ma	rtin.
50	• Trim Plants along the fence on Purple M	S artin
51	• Palm tree stump is too high	
52	Mulch at the lift stations needs to be clear	aned.
53 54 55	SIXTH ORDER OF BUSINESS There being no further business,	Adjournment
56 57	On MOTION by Mr. Bentley s favor, the meeting was adjourned	seconded by Mrs. Rothstein, with all in ed. 5-0
58 59 60		
61	Gene Roberts R	obin Lush
62	District Manager C	Chairperson

5B

THE OAKS AT SHADY CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount Invoice Total		Comments/Description
Monthly Contract					
INFRAMARK LLC	5/2/2024	124243	\$0.60		MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	5/2/2024	124243	\$6.40	\$7.00	MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	5/7/2024	124795	\$350.00		DISTRICT INVOICE MAY 2024
INFRAMARK LLC	5/7/2024	124795	\$2,812.50		DISTRICT INVOICE MAY 2024
INFRAMARK LLC	5/7/2024	124795	\$125.00	\$3,287.50	DISTRICT INVOICE MAY 2024
INFRAMARK LLC	6/3/2024	126181	\$350.00		DISTRICT INVOICE JUNE 2024
INFRAMARK LLC	6/3/2024	126181	\$2,812.50		DISTRICT INVOICE JUNE 2024
INFRAMARK LLC	6/3/2024	126181	\$125.00	\$3,287.50	DISTRICT INVOICE JUNE 2024
MAINSCAPE	6/4/2024	1302889	\$5,179.25	\$5,179.25	LANDSCAPE MAINT JUNE 2024
Monthly Contract Subtotal			\$11,761.25	\$11,761.25	
Regular Services					
LLS TAX SOLUTION, INC.	6/6/2024	003405	\$650.00	\$650.00	ARBITRAGE
STRALEY ROBIN VERICKER	6/18/2024	24791	\$386.25	\$386.25	PROFESSIONAL SERVICES
THE OAKS AT SHADY CREEK CDD	6/19/2024	06142024-01	\$5,047.00	\$5,047.00	SERIES 2015 FY24 TAX DIST ID 678 TAX SALE
Regular Services Subtotal			\$6,083.25	\$6,083.25	
Additional Services					
SPEAREM ENTERPRISES	6/16/2024	6082	\$750.00	\$750.00	ENTRYWAY MONUMENT
Additional Services Subtotal			\$750.00	\$750.00	
TOTAL			\$18,594.50	\$18,594.50	

THE OAKS AT SHADY CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
MAINSCAPE	7/1/2024	1303898	\$5,179.25	\$5,179.25	JULY 2024
STEADFAST ENVIRONMENTAL, LLC	7/1/2024	SE-24575	\$290.00	\$290.00	AQUATIC MAINT JULY 2024
Monthly Contract Subtotal			\$5,469.25	\$5,469.25	
Variable Contract					
AMY BROWN	6/19/2024	AB 061924	\$200.00	\$200.00	SUPERVISOR FEE
AMY BROWN	7/19/2024	AB 071924	\$200.00	\$200.00	SUPERVISOR FEE
JOHN FRANK BENTLEY	6/19/2024	JB 061924	\$200.00	\$200.00	SUPERVISOR FEE
JOHN FRANK BENTLEY	7/19/2024	JB 071924	\$200.00	\$200.00	SUPERVISOR FEE
MICHELLE J. LEBEAU-ELROD	6/19/2024	ML 061924	\$200.00	\$200.00	SUPERVISOR FEE
MICHELLE J. LEBEAU-ELROD	7/19/2024	ML 071924	\$200.00	\$200.00	SUPERVISOR FEE
ROBIN M. LUSH	6/19/2024	RL 061924	\$200.00	\$200.00	SUPERVISOR FEE
ROBIN M. LUSH	7/19/2024	RL 071924	\$200.00	\$200.00	SUPERVISOR FEE
VIVIAN ROTHSTEIN	6/19/2024	VR 061924	\$200.00	\$200.00	SUPERVISOR FEE
VIVIAN ROTHSTEIN	7/19/2024	VR 071924	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$2,000.00	\$2,000.00	
Utilities					
TECO	6/20/2024	7634 062024 ACH	\$6,605.08	\$6,605.08	ELECTRIC
TECO	6/20/2024	7436 062024 ACH	\$44.30	\$44.30	ELECTRIC
TECO	6/20/2024	5159 062024 ACH	\$176.65	\$176.65	ELECTRIC
TECO	7/22/2024	7634 072224 ACH	\$6,605.08	\$6,605.08	ELECTRIC
TECO	7/22/2024	7436 072224 ACH	\$47.68	\$47.68	ELECTRIC
TECO	7/22/2024	5159 072224 ACH	\$163.37	\$163.37	ELECTRIC

THE OAKS AT SHADY CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities Subtotal			\$13,642.16	\$13,642.16	
Regular Services					
FIELDS CONSULTING GROUP, LLC	7/1/2024	3350	\$425.00	\$425.00	SIGNS
SPEAREM ENTERPRISES	7/2/2024	6096	\$175.00	\$175.00	DOG STATIONS
SPEAREM ENTERPRISES	7/2/2024	6095	\$175.00	\$175.00	DOG STATIONS
Regular Services Subtotal			\$775.00	\$775.00	
Additional Services					
CARLTON LAKES CDD	6/28/2024	CL 06282024	\$50.00	\$50.00	JUNE ROOM RENTAK
Additional Services Subtotal		_	\$50.00	\$50.00	
TOTAL		-	\$21,936.41	\$21,936.41	

5C

The Oaks at Shady Creek Community Development District

Financial Statements (Unaudited)

Period Ending July 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of July 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	G	ENERAL FUND	_	ERIES 2015 BT SERVICE		ERIES 2015 CAPITAL PROJECTS		GENERAL (ED ASSETS		GENERAL LONG-TERM		TOTAL
ACCOUNT DESCRIPTION		FUND		FUND		FUND		FUND		DEBT FUND		TOTAL
ASSETS	•	0.40.700	•		•		•		•		•	0.40.700
Cash - Operating Account	\$	346,788	Þ	-	\$	-	\$	-	\$	-	\$	346,788
Cash in Transit		-		21,175		=		-		-		21,175
Accounts Receivable - Other		128		-		-		-		-		128
Due From Other Funds		8,369		-		-		-		-		8,369
Investments:												
Acquisition & Construction Account		-		-		545		-		-		545
Interest Account		-		20		=		-		-		20
Reserve Fund		-		120,810		-		-		-		120,810
Revenue Fund		-		410,932		-		-		-		410,932
Sinking fund		-		91		-		-		-		91
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	\$	361,897	\$	553,028	\$	545	\$	5,823,191	\$	5,725,153	\$	12,463,814
<u>LIABILITIES</u>												
Accounts Payable	\$	1,087	\$	-	\$	-	\$	-	\$	-	\$	1,087
Bonds Payable		-		-		-		-		5,725,153		5,725,153
Due To Other Funds		-		8,369		-		-		-		8,369
TOTAL LIABILITIES		1,087		8,369		-		-		5,725,153		5,734,609

Balance Sheet

As of July 31, 2024 (In Whole Numbers)

SERIES 2015

			SERIES 2015			
		SERIES 2015	CAPITAL	GENERAL	GENERAL	
	GENERAL	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
FUND BALANCES						
Restricted for:						
Debt Service	-	544,659	-	-	-	544,659
Capital Projects	-	-	545	-	=	545
Unassigned:	360,810	-	-	5,823,191	-	6,184,001
TOTAL FUND BALANCES	360,810	544,659	545	5,823,191	-	6,729,205
TOTAL LIABILITIES & FUND BALANCES	\$ 361,897	\$ 553,028	\$ 545	\$ 5,823,191	\$ 5,725,153	\$ 12,463,814

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 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	\$ -	\$ 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%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	12,000	10,000	2,000	83.33%
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	390	(190)	195.00%
Total Administration	80,025	52,104	27,921	65.11%
Electric Utility Services				
Utility - Electric	77,000	67,884	9,116	88.16%
Total Electric Utility Services	77,000	67,884	9,116	88.16%
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%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 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
Other Physical Environment				
Waterway Management	5,280	3,595	1,685	68.09%
Insurance -Property & Casualty	7,355	7,975	(620)	108.43%
R&M-Other Landscape	7,000	2,556	4,444	36.51%
R&M-Plant Replacement	7,000	_,	7,000	0.00%
R&M-Monument, Entrance & Wall	4.000	1.175	2.825	29.38%
Landscape Maintenance	61,000	54,798	6,202	89.83%
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	80,033	49,052	62.00%
TOTAL EXPENDITURES	289,110	203,414	85,696	70.36%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	98,888	98,888	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		261,922		
FUND BALANCE, ENDING		\$ 360,810		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 Series 2015 Debt Service Fund (203) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	Y	EAR TO DATE	ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$	23,716	\$ 23,716	0.00%
Special Assmnts- Tax Collector	418,744		437,265	18,521	104.42%
TOTAL REVENUES	418,744		460,981	42,237	110.09%
<u>EXPENDITURES</u>					
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			45,318	 45,318	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			499,341		
FUND BALANCE, ENDING		\$	544,659		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 Series 2015 Capital Projects Fund (303) (In Whole Numbers)

ACCOUNT DESCRIPTION	 ANNUAL ADOPTED BUDGET		YEAR TO D		NCE (\$) JNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$ -		\$	23	\$ 23	0.00%
TOTAL REVENUES	-			23	23	0.00%
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES	-			-	-	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures	 -	_		23	 23	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				522		
FUND BALANCE, ENDING		_	\$	545		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
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		\$ 5,823,191		

-3,293.92

-378.87

Bank Account Statement

The Oaks At Shady Creek CDD

Outstanding Checks
01/12/2024 Payment

03/14/2024 Payment

2236

DD143

 Bank Account No.
 3422

 Statement No.
 07_24

 Statement Date
 07/31/2024

GL Balance (LCY)	346,812.82	Statement Balance	357,199.78
GL Balance	346,812.82	Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	357,199.78
	246.042.02	Outstanding Checks	-10,386.96
Subtotal	346,812.82		
Negative Adjustments	0.00	Ending Balance	346,812.82
Ending G/L Balance	346,812.82		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
-			·			
Deposits						
07/31/2024		JE000235	DS payment tax collector	24.44	24.44	0.00
				24.44	24.44	0.00
Total Deposit	S			24.44	24.44	0.00
Checks						
						0.00
05/22/2024	Payment	021456	Check for Vendor V00028	-200.00	-200.00	0.00
07/03/2024	Payment	021464	Check for Vendor V00015	-5,047.00	-5,047.00	0.00
07/03/2024	Payment	021465	Check for Vendor V00019	-750.00	-750.00	0.00
07/03/2024	Payment	021466	Check for Vendor V00022	-386.25	-386.25	0.00
07/03/2024	Payment	021467	Check for Vendor V00038	-6,582.00	-6,582.00	0.00
07/03/2024	Payment	021468	Check for Vendor V00043	-5,179.25	-5,179.25	0.00
07/15/2024	Payment	021469	Check for Vendor V00012	-290.00	-290.00	0.00
07/15/2024	Payment	021470	Check for Vendor V00018	-200.00	-200.00	0.00
07/15/2024	Payment	021471	Check for Vendor V00019	-175.00	-175.00	0.00
07/15/2024	Payment	021472	Check for Vendor V00028	-200.00	-200.00	0.00
07/15/2024	Payment	021473	Check for Vendor V00034	-200.00	-200.00	0.00
07/15/2024	Payment	021474	Check for Vendor V00039	-200.00	-200.00	0.00
07/15/2024	Payment	021475	Check for Vendor V00041	-200.00	-200.00	0.00
07/15/2024	Payment	021476	Check for Vendor V00043	-5,179.25	-5,179.25	0.00
07/15/2024	Payment	021477	Check for Vendor V00047	-425.00	- 425.00	0.00
07/15/2024	Payment	021478	Check for Vendor V00049	-50.00	-50.00	0.00
07/11/2024	Payment	DD159	Payment of Invoice 000764	-6,605.08	-6,605.08	0.00
07/11/2024	Payment	DD160	Payment of Invoice 000765	-44.30	-44 .30	0.00
07/11/2024	Payment	DD161	Payment of Invoice 000766	-176.65	-176.65	0.00
07/09/2024	Payment	DD162	Payment of Invoice 000789	-461.23	-461.23	0.00
Total Checks				-32,551.01	-32,551.01	0.00

Check for Vendor V00038

Payment of Invoice 000625

Bank Account Statement

The Oaks At Shady Creek CDD

 Bank Account No.
 3422

 Statement No.
 07_24

 Statement Date
 07/31/2024

 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

Total Outstanding Checks -10,386.96

Outstanding Deposits

Total Outstanding Deposits