The Oaks at Shady Creek Community Development District

October 18, 2024

AGENDA PACKAGE

Teams Meeting Information

Meeting ID: 238 512 574 983 Passcode:FhgSjb

Join the meeting now

The Oaks at Shady Creek Community Development District Board of Supervisors

Agenda Page 2

□ Robin Lush, Chairperson	☐ Alba Sanchez, District Manager
☐ Michelle LeBeau-Elrod, Vice Chairperson	☐ John Vericker, District Counsel
□ John Bentley, Assistant Secretary	☐ Charles Reed, District Engineer
□ Amy Brown, Assistant Secretary	_
□ Vivian Rothstein, Assistant Secretary	
n	-1 M4 A 1-

Regular Meeting Agenda

Friday, October 18 2024 – 10:00 A.M.

Teams Meeting Information

Meeting ID: 238 512 574 983 Passcode: FhgSjb

Join the meeting now

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. Business Items
 - A. General Matters of the District
- 4. Consent Agenda
 - A. Consideration of Board of Supervisors' Minutes of the August 16, 2024, Budget Public Hearing and September 20, 2024 Regular Meeting (*To be Sent Under Separate Cover*)
 - B. Consideration of Operation and Maintenance Expenditures for September 2024
 - C. Acceptance of the Financials and Approval of the Check Register as of September 30, 2024
- 5. Staff Report
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 6. Board of Supervisors' Requests and Comments
- 7. Adjournment

The next CDD Meeting is scheduled to be held on Friday, November 15, 2024 at 10:00 A.M.

District Office:

Meeting Location:
Purple Martin Clubhouse
10779 Purple Martin Boulevard,

Riverview, Florida 33578

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

Fourth Order of Business

4B

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	9/5/2024	132410	\$350.00		DISTRICT INVOICE SEPT 2024
INFRAMARK LLC	9/5/2024	132410	\$2,812.50		DISTRICT INVOICE SEPT 2024
INFRAMARK LLC	9/5/2024	132410	\$125.00	\$3,287.50	DISTRICT INVOICE SEPT 2024
MAINSCAPE	8/1/2024	1305125	\$5,179.25	\$5,179.25	INSTALLMENT - AUG. 2024
Monthly Contract Subtotal			\$8,466.75	\$8,466.75	
Variable Contract					
AMY BROWN	8/16/2024	AB 081624	\$200.00	\$200.00	SUPERVISOR FEE
JOHN FRANK BENTLEY	8/16/2024	JB 081624	\$200.00	\$200.00	SUPERVISOR FEE
MICHELLE J. LEBEAU-ELROD	8/16/2024	ML 081624	\$200.00	\$200.00	SUPERVISOR FEE
ROBIN M. LUSH	8/16/2024	RL 081624	\$200.00	\$200.00	SUPERVISOR FEE
VIVIAN ROTHSTEIN	8/16/2024	VR 081624	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Regular Services					
SPEAREM ENTERPRISES	8/18/2024	6113	\$175.00	\$175.00	dog stations
Regular Services Subtotal			\$175.00	\$175.00	
Additional Services					
CARSON'S LAWN &	8/15/2024	8031	\$550.00	\$550.00	DEBRIS
CARSON'S LAWN &	7/10/2024	8029	\$1,050.00	\$1,050.00	DEBIS
Additional Services Subtotal			\$1,600.00	\$1,600.00	
TOTAL			\$11,241.75	\$11,241.75	



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

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

Services provided for the Month of: September 2024

#132410

CUSTOMER ID

C2315

PO#

DATE
9/5/2024

NET TERMS

Net 30

DUE DATE

10/5/2024

INVOICE

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

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

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

8/1/2024



Mainscape

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

Invoice Information

Invoice Number 1305125
Payment Due 8/31/2024

Terms Net 30 Days

Contract ID 69388

Work Order ID

Invoice Date

Billing Address

THE OAKS AT SHADY CREEK CDD c\o MERITUS CORP 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607

Invoice Summary				
Service Type	PO#	Price	Sales Tax	Amount Due
AUGUST 2024 INSTALLMENT		\$5,179.25	\$0.00	\$5,179.25

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

Terms



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

1305125 8/31/2024 8/1/2024 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	
<u>Description</u> <u>PO#</u>	Invoice Amount
2024-2025 LANDSCAPE MAINTENANCE (August 2024 Installment)	\$5,179.25
Tax A	Amount \$0.00
Invoice Amou	unt Due \$5,179.25

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau~Elrod	\\ \tag{1}	Salary Accepted	\$200.00
Robin Lush	1	Salary Accepted	\$200.00
Amy Brown	\/,	Salary Accepted	\$200.00
John Bentley	1 1	Salary Accepted	\$200.00
Vivian Rothstein		Salary Accepted	\$200.00

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

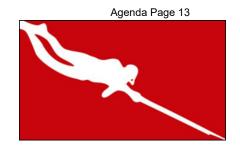
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau~Elrod	\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	Salary Accepted	\$200.00
Robin Lush	V/	Salary Accepted	\$200.00
Amy Brown	V,	Salary Accepted	\$200.00
John Bentley	1	Salary Accepted	\$200.00
Vivian Rothstein	/	Salary Accepted	\$200.00

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau~Elrod	\\ \tag{1}	Salary Accepted	\$200.00
Robin Lush	1	Salary Accepted	\$200.00
Amy Brown	\/,	Salary Accepted	\$200.00
John Bentley	\ ,	Salary Accepted	\$200.00
Vivian Rothstein		Salary Accepted	\$200.00

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau~Elrod	\\ \tag{1}	Salary Accepted	\$200.00
Robin Lush	1	Salary Accepted	\$200.00
Amy Brown	\/,	Salary Accepted	\$200.00
John Bentley	1	Salary Accepted	\$200.00
Vivian Rothstein		Salary Accepted	\$200.00

INVOICE

Spearem Enterprises, LLC 7842 Land O' Lakes Blvd. #335 Land O' Lakes, FL 34638 spearem.jmb@gmail.com +1 (813) 997-8101



Bill to

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

Ship to

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

Invoice details

Invoice no.: 6113 Terms: Net 15

Invoice date: 08/18/2024 Due date: 09/02/2024

# [Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	dog waste station services starting 4 weeks at 43.75 per week	4	\$43.75	\$175.00
			Tota	al		\$175.00

Note to customer

Thank You! We Appreciate Your Business.

Carson's Lawn & Landscaping Services

INVOICE

Billing Address P.O. Box 3203 Riverview, FL 33568 **DATE:** August 15, 2024 **Invoice #** 8031

	Billing address	Service address				
Me 200	e Oaks at Shady Creek CDD eritus 05 Pan Am Circle Suite 300 mpa, FL 33607	The Oaks at Shady Creek.				
	LOCATION		071/	2227		T0T11
ID	Main Blvd		QTY	COST		TOTAL
	Main Biva					
	A) Remove (1) fallen tree back to natura	l area				
	B) Haul all debris a way to dump				\$	550.00
					\$	_
					\$	-
THAI	NK YOU FOR USING CARSON'S LAWN & LANI	DSCAPING SERVICES		TOTAL	\$	550.00
	ment due upon receipt			. 3	<u> </u>	233.00
. 451	ado apon rodorpt					
Dk -	- 4				F	:1
Phon 813-5	e # 526-3739				E-mai	II onwd@yahoo.com

Carson's Lawn & Landscaping Services

INVOICE

Billing Address P.O. Box 3203 Riverview, FL 33568 **DATE:** July 10, 2024 **Invoice #** 8029

Billing address		Service address					
Me 200	e Oaks at Shady Creek CDD eritus 05 Pan Am Circle Suite 300 mpa, FL 33607	The Oaks at Shady Creek.					
ID	LOCATION	_	QTY	COST	1	ΓΟΤΑL	
	Along Purple Martin Blv	'd					
	A) Remove (2) two tall Sylvester Palms ar level at \$525.00 ea	nd cut to ground					
	B) Haul all debris a way to dump				\$	1,050.00	
					\$		
					\$	-	
	NK YOU FOR USING CARSON'S LAWN & LANDS	SCAPING SERVICES		TOTAL	\$	1,050.00	
Payr	nent due upon receipt						
Phon					E-mail		
813-5	526-3739				carson	wd@yahoo.com	

4C.

The Oaks at Shady Creek Community Development District

Financial Statements (Unaudited)

Period Ending Sep 30, 2024

Prepared by:



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

Balance Sheet

As of September 30, 2024 (In Whole Numbers)

					S	ERIES 2015					
			S	ERIES 2015		CAPITAL		GENERAL		GENERAL	
	G	ENERAL	DE	BT SERVICE	ı	PROJECTS	FI	XED ASSETS	- 1	LONG-TERM	
ACCOUNT DESCRIPTION		FUND		FUND		FUND		FUND		DEBT FUND	 TOTAL
<u>ASSETS</u>											
Cash - Operating Account	\$	310,334	\$	-	\$	-	\$	-	\$	-	\$ 310,334
Cash in Transit		-		21,175		-		-		-	21,175
Accounts Receivable - Other		128		-		-		-		-	128
Due From Other Funds		8,369		-		-		-		-	8,369
Investments:											
Acquisition & Construction Account		-		-		549		-		-	549
Interest Account		-		20		-		-		-	20
Reserve Fund		-		121,873		-		-		-	121,873
Revenue Fund		-		414,544		-		-		-	414,544
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	\$	325,443	\$	557,703	\$	549	\$	5,823,191	\$	5,725,153	\$ 12,432,039
<u>LIABILITIES</u>											
Accounts Payable	\$	(403)	\$	-	\$	-	\$	-	\$	-	\$ (403)
Bonds Payable		-		-		-		-		5,725,153	5,725,153
Due To Other Funds		-		8,369		-		-		-	8,369
TOTAL LIABILITIES		(403)		8,369		-		-		5,725,153	5,733,119

Balance Sheet

As of September 30, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2015 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES						
Restricted for:						
Debt Service	-	549,334	-	-	-	549,334
Capital Projects	-	-	549	-	-	549
Unassigned:	325,846	-	-	5,823,191	-	6,149,037
TOTAL FUND BALANCES	325,846	549,334	549	5,823,191	-	6,698,920
TOTAL LIABILITIES & FUND BALANCES	\$ 325,443	\$ 557,703	\$ 549	\$ 5,823,191	\$ 5,725,153	\$ 12,432,039

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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	\$ -	\$ 2,211	\$ 2,211	0.00%
Interest - Tax Collector	-	24	24	0.00%
Special Assmnts- Tax Collector	289,110	300,090	10,980	103.80%
TOTAL REVENUES	289,110	302,325	13,215	104.57%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	11,000	1,000	91.67%
ProfServ-Arbitrage Rebate	700	650	50	92.86%
ProfServ-Trustee Fees	5,000	5,000	-	100.00%
Disclosure Report	4,200	4,215	(15)	100.36%
District Counsel	4,000	2,854	1,146	71.35%
District Engineer	5,000	-	5,000	0.00%
District Manager	35,100	33,920	1,180	96.64%
Auditing Services	4,500	500	4,000	11.11%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	600	178	422	29.67%
Public Officials Insurance	3,075	2,479	596	80.62%
R&M-Other Landscape	-	1,050	(1,050)	0.00%
Legal Advertising	2,000	1,536	464	76.80%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,524	(24)	101.60%
Miscellaneous Expenses	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	405	(205)	202.50%
Total Administration	80,025	66,411	13,614	82.99%
Electric Utility Services				
Utility - Electric	77,000	74,494	2,506	96.75%
Total Electric Utility Services	77,000	74,494	2,506	96.75%
Water-Sewer Comb Services				
Utility - Water	3,000	5,217	(2,217)	173.90%
Total Water-Sewer Comb Services	3,000	5,217	(2,217)	173.90%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
Other Physical Environment				
Waterway Management	5,280	4,465	815	84.56%
Insurance -Property & Casualty	7,355	7,975	(620)	108.43%
R&M-Other Landscape	7,000	3,456	3,544	49.37%
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	65,156	(4,156)	106.81%
Irrigation Maintenance	4,000	6,473	(2,473)	161.83%
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	92,279	36,806	71.49%
TOTAL EXPENDITURES	289,110	238,401	50,709	82.46%
Excess (deficiency) of revenues				
Over (under) expenditures	-	63,924	63,924	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		261,922		
FUND BALANCE, ENDING		\$ 325,846		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 Series 2015 Debt Service Fund (203) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YE.	AR TO DATE ACTUAL	RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$	28,391	\$ 28,391	0.00%
Special Assmnts- Tax Collector	418,744		437,265	18,521	104.42%
TOTAL REVENUES	418,744		465,656	46,912	111.20%
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			49,993	49,993	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			499,341		
FUND BALANCE, ENDING		\$	549,334		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 Series 2015 Capital Projects Fund (303) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNU ADOP BUDG	TED	 TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$	-	\$ 27	\$ 27	0.00%
TOTAL REVENUES		-	27	27	0.00%
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES		-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures		_	 27	27	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			522		
FUND BALANCE, ENDING			\$ 549		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
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		

Bank Account Statement

The Oaks At Shady Creek CDD

 Bank Account No.
 3422

 Statement No.
 09_24

 Statement Date
 09/30/2024

GL Balance (LCY)	310,333.86	Statement Balance	322,811.32
GL Balance	310,333.86	Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	322,811.32
Subtotal	310,333.86	Outstanding Checks	-12,477.46
Negative Adjustments	0.00	Ending Balance	310,333.86
Ending G/L Balance	310,333.86		

	Document				Cleared	
Posting Date	Type	Document No.	Description	Amount	Amount	Difference
Deposits						
						0.00
09/10/2024	Payment	BD00002	Deposit No. BD00002	170.33	170.33	0.00
Total Deposit	s			170.33	170.33	0.00
Checks						
Checks						
						0.00
08/23/2024	Payment	021486	Check for Vendor V00021	-650.00	-650.00	0.00
09/05/2024	Payment	021490	Check for Vendor V00041	-200.00	-200.00	0.00
09/05/2024	Payment	021491	Check for Vendor V00027	-500.00	-500.00	0.00
09/05/2024	Payment	021494	Check for Vendor V00018	-200.00	-200.00	0.00
09/05/2024	Payment	021495	Check for Vendor V00039	-200.00	-200.00	0.00
09/05/2024	Payment	021496	Check for Vendor V00022	-266.00	-266.00	0.00
09/05/2024	Payment	021497	Check for Vendor V00034	-200.00	-200.00	0.00
09/19/2024	Payment	021499	Check for Vendor V00043	-5,179.25	-5,179.25	0.00
09/11/2024	Payment	DD167	Payment of Invoice 000798	-472.03	-472.03	0.00
09/10/2024	Payment	DD168	Payment of Invoice 000800	-131.33	-131.33	0.00
09/10/2024	Payment	DD169	Payment of Invoice 000801	-6,605.08	-6,605.08	0.00
09/10/2024	Payment	DD170	Payment of Invoice 000802	-44.45	-44.45	0.00
09/27/2024	Payment	021501	Check for Vendor V00038	-3,287.50	-3,287.50	0.00
Total Checks	-			-17,935.64	-17,935.64	0.00

Adjustments

Total Adjustments

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

Agenda Page 26 Monday, October 7, 2024 Page 2

Bank Account Statement

The Oaks At Shady Creek CDD

Bank Account No. 3422 Statement No. 09_24 **Statement Date** 09/30/2024 03/14/2024 Payment DD146 Payment of Invoice 000637 -35.02 09/05/2024 Payment 021492 Check for Vendor V00038 -115.50 09/05/2024 Payment 021493 Check for Vendor V00028 -200.00 09/19/2024 Payment 021498 Check for Vendor V00004 -1,600.00 09/19/2024 Payment 021500 Check for Vendor V00019 -175.00 **Total Outstanding Checks** -12,477.46

Outstanding Deposits

Total Outstanding Deposits