The Oaks at Shady Creek Community Development District

November 15, 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	☐ Phil Chang, P.E. District Engineer
☐ Amy Brown, Assistant Secretary	
□ Vivian Rothstein, Assistant Secretary	
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Regular Meeting Agenda

Friday, November 15, 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. Organizational Matters
 - A. Resolution 2025-01; Designation of Officers
- 4. Business Items
 - A. Consideration of Inframark Dog Station Service and New Station Installation Proposal
 - B. General Matters of the District

5. Consent Agenda

- A. Consideration of Board of Supervisors Regular Meeting Minutes of August 16, 2024, Budget Public Hearing, (*To be Sent Under Separate Cover*) September 20, 2024, and October 18, 2024
- B. Consideration of Operation and Maintenance Expenditures for October 2024
- C. Acceptance of the Financials and Approval of the Check Register as of October 31, 2024 (*To be Sent Under Separate Cover*)

6. Staff Report

- A. District Counsel
- B. District Manager
 - i. Acceptance of Grau & Associates Financial Audit For FYE 2023
 - ii. Consideration of Grau & Associates Audit Engagement Letter for Fiscal Year 2024
 - iii. Mainscape Landscape Installation Estimate #1521
- C. District Engineer
- 7. Board of Supervisors' Requests and Comments
- 8. Adjournment

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

Third Order of Business

3A.

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Oaks at Shady Creek Community Development District (the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statues; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK **COMMUNITY DEVELOPMENT DISTRICT:**

1.	The following persons are	e elected to the offices shown, to wit:		
	Robin Lush	Chairperson		
	Michelle LeBeau-Elrod	Vice Chairperson		
	Brian Lamb	Secretary		
	Eric Davidson			
	Leah Popelka	Assistant Treasurer		
	Angel Montagna	Assistant Treasurer		
	Alba Sanchez	Assistant Secretary		
	Mark Vega	Assistant Secretary		
	Amy Brown	Assistant Secretary		
	Vivian Rothstein	Assistant Secretary		
2.	This Resolution shall bec	ome effective immediately upon its adoption.		
PAS	SED AND ADOPTED this	15 th day of November, 2024.		
ATTEST:		THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT		
Name:	Assistant Socratory	Name: Chair / Vice Chair of the Board of Supervisors		
Secretary / Assistant Secretary		Chair / Vice Chair of the Board of Supervisors		

Fourth Order of Business

4A

Inframark

313 Campus Street Celebration FL

Phone: 407-566-1935

Date 11/07/2024 Work order # WOOSCCDD11072024 Customer ID Oaks at Shady Creek

Proposal For

Oaks @ Shady Creek CDD

Quotation valid until 12/01/24 **Prepared by:** Kerry Satterwhite

Quan	tity Description	Unit Price	Taxable?	Amount
Dog Station Service	4(5) station 1x/week		NO	\$65.00/week
New Station Post & trash can	\$300-\$500 depending on style One time charge + \$65.00 install fee			
TOTAL		MONTHLY		\$260.00/month

If you have any questions concerning this quotation, please contact Kerry Satterwhite <u>Kerry.satterwhite@Inframark.com</u>

Fifth Order of Business

5A

MINUTES OF MEETING THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the Board of S	Supervisors of The Oaks at Shady Creek Community			
2	Development District was held on Friday, Se	eptember 20, 2024 at 10:00 a.m. at the Carlton Lakes			
3	Clubhouse located at 11404 Carlton Fields Dr.	ive, Riverview, FL 33579.			
4 5 6	Present and constituting a quorum were	e:			
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	Mark Vega	District Manager			
16	John Vericker	District Counsel			
17	Charles Reed	District Engineer			
18 19 20	The following is a summary of the dis	scussions and actions taken.			
21 22	FIRST ORDER OF BUSINESS Mr. Vega called the meeting to order, and a qu	Call to Order/Roll Call norum was established.			
23	CECOND ODDED OF DUGDIEG	D. I.V. C.			
24	SECOND ORDER OF BUSINESS	Public Comments			
25 26	There being none, the next order of business for	ollowed.			
27	THIRD ORDER OF BUSINESS	Organizational Matters			
28	A. Consideration of Resolution 2024-05	e e e e e e e e e e e e e e e e e e e			
29	THE COMPLETE OF TRESOLUTION 2021 OF	, Designation of officers			
30					
31	On MOTION by	seconded by			
32		, with all in favor, Resolution 2024-05;			
33	Designating Robin Lush as C	Designating Robin Lush as Chairperson, Michelle LeBeau-Elrod as			
34		Vice Chair Person, Brian Lamb as Secretary, Eric Davidson as			
35		Treasurer, Leah Popelka as Assistant Treasurer, Angel Montagna as			
36		Vega as Secretary, Amy Brown as			
37	-	in as Assistant Secretary, was adopted.			
38	5-0				
39					
40	FOURTH ORDER OF BUSINESS	Business Items			
41	B. Consideration of Holliday Illumination	ons Christmas Lighting Proposal			

42

43 44 45	On MOTION by seconded by with all in favor, the Holiday Illuminations Christmas Lighting Proposal was approved. 5-0
46 47	C. General Matters of the District
48 49 50 51	FIFTH ORDER OF BUSINESS D. Consideration of Board Supervisors' Minutes of the August 16, 2024 Budget Public Hearing and September 20, 2024 Regular Meeting • The item was tabled due to not being in the package.
52 53 54 55	 E. Consideration of Operation and Maintenance Expenditures for August 2024 F. Acceptance of the Financials and Approval of the Check Register as of August 31, 2024 The Board reviewed the Financials and Check Register as of June 30, 2024, and there
56	were no questions.
57 58 59 60	On MOTION by seconded by, with all in favor, Consent Agenda items (B-C) were approved. 5-0
61 62 63 64 65 66 67	FOURTH ORDER OF BUSINESS A. District Counsel B. District Manager i. Goals, Objectives, and Special District Performance Measure and Standards Memorandum • Mr. Vega presented the Goals, Objectives, and Special District Performance
68	Measure and Standards Memorandum to the Board.
69 70 71 72 73	On MOTION by seconded by, with all in favor, Resolution 2024-06; Goals and Objectives, was adopted. 5-0
74 75 76	C. District Engineer There were no reports, so the next order of business followed.
77 78 79	FIFTH ORDER OF BUSINESS Board of Supervisors' Requests and Comments There being none, the next order of business followed.
80	There come none, the next order of outsiness followed.
81	
82	

83	SIXTH ORDER OF BUSINESS	Adjournment	
84	There being no further business,		
85			
86	On MOTION by	seconded by,	
87	with all in favor, the	meeting was adjourned. 5-0	
88			
89			
90			_
91	Alba Sanchez	Robin Lush	
92	Secretary/Assistant Secretary	Chairperson/ Chairperson	

MINUTES OF MEETING THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the Board of	of Supervisors of The Oaks at Shady Creek Community	
2	Development District was held on Friday, October 18, 2024 at 10:00 a.m. at the Carlton Lakes		
3	Clubhouse located at 11404 Carlton Fields l		
4 5 6	Present and constituting a quorum w	vere:	
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	Alles Coustes	District Managan	
15 16	Alba Sanchez John Vericker	District Manager District Counsel	
17	Charles Reed	District Counsel District Engineer	
18	Charles Reed	District Engineer	
19	The following is a summary of the	discussions and actions taken.	
20	<i>J J</i>		
21	ELDOT ODDED OF BUODIEGO		
フエ	FIRST ORDER OF BUSINESS	Call to Order/Roll Call	
21 22	FIRST ORDER OF BUSINESS Ms. Sanchez called the meeting to order, an	Call to Order/Roll Call d a quorum was established.	
21 22 23	Ms. Sanchez called the meeting to order, an		
22			
22 23 24 25	Ms. Sanchez called the meeting to order, an SECOND ORDER OF BUSINESS A. General Matters of the District	d a quorum was established. Business Items t	
22 23 24 25 26	Ms. Sanchez called the meeting to order, an SECOND ORDER OF BUSINESS	d a quorum was established. Business Items t	
22 23 24 25 26 27	Ms. Sanchez called the meeting to order, an SECOND ORDER OF BUSINESS A. General Matters of the District There being none, the next order	d a quorum was established. Business Items t of business followed.	
22 23 24 25 26 27 28	Ms. Sanchez called the meeting to order, an SECOND ORDER OF BUSINESS A. General Matters of the District There being none, the next order THIRD ORDER OF BUSINESS	d a quorum was established. Business Items t of business followed. Consent Agenda	
22 23 24 25 26 27 28 29	Ms. Sanchez called the meeting to order, and SECOND ORDER OF BUSINESS A. General Matters of the District There being none, the next order THIRD ORDER OF BUSINESS A. Consideration of Board Supervision	Business Items t of business followed. Consent Agenda isors' Minutes of the August 16, 2024 Budget Public	
22 23 24 25 26 27 28 29 30	Ms. Sanchez called the meeting to order, and SECOND ORDER OF BUSINESS A. General Matters of the District There being none, the next order THIRD ORDER OF BUSINESS A. Consideration of Board Supervit Hearing and September 20, 2024	Business Items t of business followed. Consent Agenda isors' Minutes of the August 16, 2024 Budget Public 4 Regular Meeting	
22 23 24 25 26 27 28 29 30 31	Ms. Sanchez called the meeting to order, and SECOND ORDER OF BUSINESS A. General Matters of the District There being none, the next order THIRD ORDER OF BUSINESS A. Consideration of Board Superviolation and September 20, 2024 • The item was tabled due to next	Business Items t of business followed. Consent Agenda isors' Minutes of the August 16, 2024 Budget Public 4 Regular Meeting ot being in the package.	
22 23 24 25 26 27 28 29 30 31	Ms. Sanchez called the meeting to order, and SECOND ORDER OF BUSINESS A. General Matters of the District There being none, the next order THIRD ORDER OF BUSINESS A. Consideration of Board Superviolating and September 20, 2024 • The item was tabled due to not be consideration of Operation and	Business Items t of business followed. Consent Agenda isors' Minutes of the August 16, 2024 Budget Public 4 Regular Meeting ot being in the package. Maintenance Expenditures for September 2024	
22 23 24 25 26 27 28 29 30 31 32 33	Ms. Sanchez called the meeting to order, and SECOND ORDER OF BUSINESS A. General Matters of the District There being none, the next order THIRD ORDER OF BUSINESS A. Consideration of Board Supervioleting and September 20, 2024 • The item was tabled due to make the consideration of Operation and C. Acceptance of the Financials and	Business Items t of business followed. Consent Agenda isors' Minutes of the August 16, 2024 Budget Public 4 Regular Meeting ot being in the package.	
22 23 24 25 26 27 28 29 30 31 32 33 34	Ms. Sanchez called the meeting to order, and SECOND ORDER OF BUSINESS A. General Matters of the District There being none, the next order THIRD ORDER OF BUSINESS A. Consideration of Board Superviolet Hearing and September 20, 2024 • The item was tabled due to not be a consideration of Operation and C. Acceptance of the Financials are 2024	Business Items t of business followed. Consent Agenda isors' Minutes of the August 16, 2024 Budget Public 4 Regular Meeting ot being in the package. Maintenance Expenditures for September 2024 and Approval of the Check Register as of September	
22 23 24 25 26 27 28 29 30 31 32 33 34 35	Ms. Sanchez called the meeting to order, and SECOND ORDER OF BUSINESS A. General Matters of the District There being none, the next order THIRD ORDER OF BUSINESS A. Consideration of Board Superviolation and September 20, 2024 • The item was tabled due to not be consideration of Operation and C. Acceptance of the Financials are 2024 The Board reviewed the Financials	Business Items t of business followed. Consent Agenda isors' Minutes of the August 16, 2024 Budget Public 4 Regular Meeting ot being in the package. Maintenance Expenditures for September 2024	
22 23 24 25 26 27 28 29 30 31 32 33 34	Ms. Sanchez called the meeting to order, and SECOND ORDER OF BUSINESS A. General Matters of the District There being none, the next order THIRD ORDER OF BUSINESS A. Consideration of Board Superviolet Hearing and September 20, 2024 • The item was tabled due to not be a consideration of Operation and C. Acceptance of the Financials are 2024	Business Items t of business followed. Consent Agenda isors' Minutes of the August 16, 2024 Budget Public 4 Regular Meeting ot being in the package. Maintenance Expenditures for September 2024 and Approval of the Check Register as of September	
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22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Ms. Sanchez called the meeting to order, and SECOND ORDER OF BUSINESS A. General Matters of the District There being none, the next order THIRD ORDER OF BUSINESS A. Consideration of Board Superviolet Hearing and September 20, 2024 • The item was tabled due to make the consideration of Operation and C. Acceptance of the Financials are 2024 The Board reviewed the Financials were no questions. On MOTION by Ms. LeBear	Business Items to of business followed. Consent Agenda isors' Minutes of the August 16, 2024 Budget Public Items Regular Meeting ot being in the package. Maintenance Expenditures for September 2024 and Approval of the Check Register as of September als and Check Register as of June 30, 2024, and there	

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42 43 44 45 46	FOURTH ORDER OF BUSINESS A. District Counsel B. District Manager C. District Engineer There being no reports, the next order	Staff Reports of business followed.
47 48 49	FIFTH ORDER OF BUSINESS The Supervisors made the following comment	Board of Supervisors' Requests and Comments s and requests:
50	Mainscape to provide updates on follow	wing irrigation issues, mulch, and bush/plant removal
51	Mrs. Rothstein asked about the Perenn	ials at the front entrance
52	• Mr. Bentley commented on the dog	stations needing to be serviced and the dog station on
53	Tropical King Boulevard being reinstal	lled.
54 55 56 57 58 59	SIXTH ORDER OF BUSINESS There being no further business, On MOTION by Mr. Bentley favor, the meeting was adjourn	Adjournment seconded by Mrs. Rothstein, with all in ned. 5-0
60 61 62		Robin Lush
63	Secretary/Assistant Secretary	Chairperson/ 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	9/4/2024	132226	\$13.56	\$13.56	AUG. 2024
MAINSCAPE	9/1/2024	1306263	\$5,179.25	\$5,179.25	landscape
MAINSCAPE	10/1/2024	1307459	\$5,179.25	\$5,179.25	LANDSCAPE SERVICES
STEADFAST ENVIRONMENTAL, LLC	5/1/2024	SE-24108	\$290.00	\$290.00	AQUATIC MAINT.
STEADFAST ENVIRONMENTAL, LLC	9/1/2024	SE-24916	\$290.00	\$290.00	AQUATIC MAINT.
STEADFAST ENVIRONMENTAL, LLC	6/1/2024	SE-24416	\$290.00	\$290.00	SERVICE OCT 24
Monthly Contract Subtotal			\$11,242.06	\$11,242.06	
Variable Contract					
AMY BROWN	10/18/2024	AB 101824	\$200.00	\$200.00	SUPERVISOR FEE
AMY BROWN	9/20/2024	AB 092024	\$200.00	\$200.00	SUPERVISOR FEE
JOHN FRANK BENTLEY	10/18/2024	JB 101824	\$200.00	\$200.00	SUPERVISOR FEE
JOHN FRANK BENTLEY	9/20/2024	JB 092024	\$200.00	\$200.00	SUPERVISOR FEE
MICHELLE J. LEBEAU-ELROD	10/18/2024	ML 101824	\$200.00	\$200.00	SUPERVISOR FEE
MICHELLE J. LEBEAU-ELROD	9/20/2024	ML 092024	\$200.00	\$200.00	SUPERVISOR FEE
ROBIN M. LUSH	10/18/2024	RL 101824	\$200.00	\$200.00	SUPERVISOR FEE
ROBIN M. LUSH	9/20/2024	RL 092024	\$200.00	\$200.00	SUPERVISOR FEE
VIVIAN ROTHSTEIN	10/18/2024	VR 101824	\$200.00	\$200.00	SUPERVISOR FEE
VIVIAN ROTHSTEIN	9/20/2024	VR 092024	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$2,000.00	\$2,000.00	
Utilities					
BOCC	9/19/2024	9919 091924 ACH	\$426.02	\$426.02	WATER
Utilities Subtotal			\$426.02	\$426.02	

THE OAKS AT SHADY CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
GRAU AND ASSOCIATES	9/30/2024	26406	\$1,500.00	\$1,500.00	AUDIT
JOHNSON ENGINEERING, INC.	8/28/2024	4	\$170.00	\$170.00	DISTRICT MANAGER
MAINSCAPE	8/29/2024	1305985	\$118.19	\$118.19	IRRIGATION
SPEAREM ENTERPRISES	9/16/2024	6133	\$175.00	\$175.00	DOG STATIONS
SPEAREM ENTERPRISES	10/16/2024	6144	\$175.00	\$175.00	DOG STATIONS
TIMES PUBLISHING COM	9/29/2024	362133	\$490.72	\$490.72	LEGAL ADVERTISING
Regular Services Subtotal			\$2,628.91	\$2,628.91	
		•		•	
TOTAL		•	\$16,296.99	\$16,296.99	



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: August 2024

INVOICE# #132226 CUSTOMER ID C2315 PO# 9/4/2024

NET TERMS

Net 30

DUE DATE

10/4/2024

INVOICE

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	10	Ea	0.15		1.50
Color Copies	10	Ea	0.39		3.90
Postage	12	Ea	0.68		8.16
Subtotal					13.56

Subtotal	\$13.56
Tax	\$0.00
Total Due	\$13.56

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.

69388



Mainscape

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

Invoice Information

 Invoice Number
 1306263

 Payment Due
 10/1/2024

 Invoice Date
 9/1/2024

 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

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

Contract ID

Work Order ID

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
 1306263

 Payment Due
 10/1/2024

 Invoice Date
 9/1/2024

 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
2024-2025 LANDSCAPE MAINTENANCE (September 2024 Installment)	\$5,179.25
Tax Amo	ount \$0.00
Invoice Amount I	Due \$5,179.25

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.

69388



Mainscape

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

Invoice Information

 Invoice Number
 1307459

 Payment Due
 10/31/2024

 Invoice Date
 10/1/2024

 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

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

Contract ID

Work Order ID

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
 1307459

 Payment Due
 10/31/2024

 Invoice Date
 10/1/2024

 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	
<u>Description</u> <u>PO#</u>	Invoice Amount
2024-2025 LANDSCAPE MAINTENANCE (October 2024 Installment)	\$5,179.25
Tax	Amount \$0.00
Invoice Amo	ount Due \$5,179.25



Steadfast Environmental, LLC

Agenda Page 22 Invoice Invoice # Date 5/1/2024 SE-24108

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

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

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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

				Net 30	SE 1027 THE Oaks at St	lady Creek CDD A
Quantity	Desc	ription	U/M	Rate	Serviced Date	Amount
		nce (Pond Spraying) for the		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

\$870.00

Customer Total Balance \$1,840.00

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



Steadfast Environmental, LLC

Agenda Page 23 Invoice Invoice # Date 9/1/2024 SE-24916

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

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

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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

					Net 30	SE1027 Th	e Oaks at Sha	ady Creek CDD A
Quantity		U/M	Rate	Serv	iced Date	Amount		
	Routine Aquatic month dated on t	Maintenance this invoice.	(Pond Spraying) for the	e	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

\$870.00

Customer Total Balance \$2.810.00

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



Steadfast Environmental, LLC

Agenda Page 24 Invoice Invoice # Date 6/1/2024 SE-24416

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

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

					INEL 30	SE 1021 THE Oaks at SH	lady Creek CDD A
Quantity		Descrip	tion	U/M	Rate	Serviced Date	Amount
	Routine Amonth da		(Pond Spraying) for the		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 \$3,100.00

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

The Oaks at Shady Creek CDD
MEETING DATE: Friday, September 20, 2024

Inframerk Bis Staff Signature Gene Roberts Mah Um

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Robin Lush	\times	Salary Accepted	\$200.00
Michelle LeBeau~Elrod	X	Salary Accepted	\$200.00
John Bentley	X	Salary Accepted	\$200.00
Amy Brown	\sim	Salary Accepted	\$200.00
Vivian Rothstein		Salary Accepted	\$200.00

The Oaks at Shady Creek CDD MEETING DATE: Friday October 18, 2024

DMS Staff Signature **Alba Sanchez**

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Robin Lush	$\sqrt{}$	Salary Accepted	\$200.00
Michelle LeBeau-Elrod	V	Salary Accepted	\$200.00
John Bentley	V	Salary Accepted	\$200.00
Amy Brown	V	Salary Accepted	\$200.00
Vivian Rothstein	V	Salary Accepted	\$200.00

The Oaks at Shady Creek CDD
MEETING DATE: Friday, September 20, 2024

Inframark Bus Staff Signature Gene Roberts Mach Vm

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Vivian Rothstein		Salary Accepted	\$200.00

The Oaks at Shady Creek CDD
MEETING DATE: Friday, September 20, 2024

Inframan	K Marie Staff Signature	Gene Roberts	Mel	Vier	
		CHECK IT IN			

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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Amy Brown	V	Salary Accepted	\$200.00
Vivian Rothstein	V	Salary Accepted	\$200.00



CUSTOMER NAME

THE OAKS AT SHADY CREEK CDD

ACCOUNT NUMBER 7015729919

BILL DATE DUE DATE 09/19/2024 Page 35 09/19/2024

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
53984411	08/15/2024	35854	09/16/2024	36557	70300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$212.31
Water Base Charge	\$77.10
Water Usage Charge	\$130.98

Summary of Account Charges

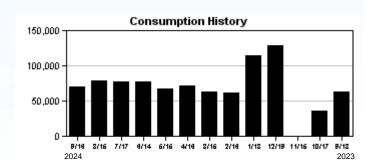
AMOUNT DUE	\$426.02
Total Account Charges	\$426.02
Net Payments - Thank You	\$-472.03
Previous Balance	\$472.03

Important Message

This account has ACH payment method

BOCC approved rate increases are effective Oct. 1, 2024. Residential customers using 6,000 gallons of water monthly will have an average bill increase of approximately \$5.67 per month. Visit HCFLGov.net/Water, Water Rates & Fees tab for details

Effective Oct. 1, 2024, Hillsborough County Water Resources will no longer hand-deliver final notices for unpaid bills to customers. Instead, customers will receive a final notice postcard through the U.S. Mail.





Make checks payable to: BOCC

ACCOUNT NUMBER: 7015729919



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526 Internet Payments: <u>HCFLGov.net/WaterBill</u> Additional Information: HCFLGov.net/Water



THANK YOU!

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

1.561 8

DUE DATE	10/10/2024
AMOUNT DUE	\$426.02
AMOUNT PAID	

Grau and Associates

1001 W. Yamato Road, Suite 301 Boca Raton, FL 33431 www.graucpa.com

Phone: 561-994-9299 Fax: 561-994-5823

Oaks at Shady Creek Community Development District 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Invoice No. 26406 Date 09/30/2024

SERVICE

Audit FYE 09/30/2023 \$ 1,500.00

Current Amount Due \$ 1,500.00

Johnson Engineering, Inc.

Remit To:

2122 Johnson Street Fort Myers, FL 33901

Ph: 239.334.0046

Project Manager

Gene Roberts

Charles Reed

Invoice

August 28, 2024

Project No: 20203281-000

Invoice No:

FEID #59-1173834

Oaks at Shady Creek Community Development District

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Project

20203281-000

Oaks at Shady Creek Community Development District

Professional Services through August 11, 2024

Phase 1.0 Engineering Services

Professional Personnel

170.00

Total this Phase \$170.00

Total this Invoice \$170.00

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
 1305985

 Payment Due
 9/28/2024

 Invoice Date
 8/29/2024

Terms Net 30 Days

Contract ID 64092

Work Order ID 1704136

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				
IRRIGATION SERVICES - REPAIR		\$118.19	\$0.00	\$118.19				

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
Payment Due
Invoice Date

Complete Date

Terms

Agenda Page**1305985** 9/28/2024 8/29/2024 Net 30 Days

8/27/2024

\$118.19

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> <u>Invoice Amount</u>

IRRIGATION SERVICES - REPAIR

Taimer Hunter Zone #6. I changed two nozzles. Zone # 10 Repaired a broken drip.

Zone #14 . Replaced four nozzles .

Zone #18. Repaired a broken drip. Zone #21. Replaced a broken head and nozzle.

Zone #24. Replaced eight nozzles .

Hunter Hybrid Battery in The Park

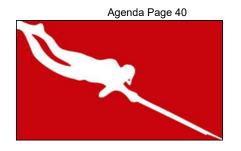
Zone #1. Replaced a broken head and a nozzle.

Zone #5. Repaired a broken drip.

Invoice Amount Due	\$118.19
Tax Amount	\$0.00
Taxable Sales	\$0.00
NonTaxable Sales	\$118.19

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.: 6133 Terms: Net 15

Invoice date: 09/16/2024 Due date: 10/01/2024

#	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

Total \$175.00

Note to customer

Thank You! We Appreciate Your Business.

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.: 6144 Terms: Net 15

Invoice date: 10/16/2024 Due date: 10/31/2024

#	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

Total \$175.00

Note to customer

Thank You! We Appreciate Your Business.



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 42

Advertising Run Dates	A	Advertiser Name					
09/29/24	THE OAKS AT SHADY O	THE OAKS AT SHADY CREEK CDD					
Billing Date	Sales Rep	Customer Account					
09/29/2024	Deirdre Bonett	44291					
Total Amount	Due	Ad Number					
\$490.72		0000362133					

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/29/24	09/29/24	0000362133	Times	Legals CLS	Meetings Schedule	1	2x52 L	\$486.72
09/29/24	09/29/24	0000362133	Tampabay.com	Legals CLS	Meetings Schedule AffidavitMaterial	1	2x52 L	\$0.00 \$4.00
			1					

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

ADVERTISING INVOICE

Thank you for your business.

 Advertising Run Dates
 Advertiser Name

 09/29/24
 THE OAKS AT SHADY CREEK CDD

 Billing Date
 Sales Rep
 Customer Account

 09/29/2024
 Deirdre Bonett
 44291

 Total Amount Due
 Ad Number

 \$490.72
 0000362133

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

THE OAKS AT SHADY CREEK CDD C/O MERITUS CORP 2005 PAN AM CIRCLE #300 TAMPA, FL 33607 0000362133-01

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Hillsborough

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**: **Meetings Schedule** was published in said newspaper by print in the issues of: **9/29/24** 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 not 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 .09/29/2024

Public

Signature of Notary

D 11.1

Personally known

or produced identification

Type of identification produced



Notice of Fiscal Year 2025 Meeting genda Page 43 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 10779 Purple Martin Boulevard Riverview, Florida 33578 on the third Friday of every month at 10:00 a.m. as follows:

October 18, 2024 November 15, 2024 December 20, 2024 January 17, 2025 February 21, 2025 March 14, 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.

Alba Sanchez Manager September 29, 2024

0000362133

 $_{SS}$

Sixth Order of Business

6Bi.

THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA

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1001 Yamato Road • Suite 301 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
The Oaks at Shady Creek Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to
 fraud or error, and design and perform audit procedures responsive to those risks. Such procedures
 include examining, on a test basis, evidence regarding the amounts and disclosures in the financial
 statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that
 raise substantial doubt about the District's ability to continue as a going concern for a reasonable
 period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 18, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$2,259,970).
- The change in the District's total net position in comparison with the prior fiscal year was \$91,230, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$763,740, an increase of \$61,377 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management) and physical environment.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,

	2023	2022
Assets, excluding capital assets	\$ 775,011	\$ 713,462
Capital assets, net of depreciation	2,813,162	2,925,688
Total assets	3,588,173	3,639,150
Current liabilities	125,331	127,638
Long-term liabilities	5,722,812	5,862,712
Total liabilities	5,848,143	5,990,350
Net Position		
Net investment in capital assets	(2,909,650)	(2,937,024)
Restricted	385,803	346,698
Unrestricted	263,877	239,126
Total net position	\$ (2,259,970)	\$ (2,351,200)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	 2023	2022		
Revenues:				
Program revenues				
Charges for services	\$ 725,676	\$	688,994	
Operating grants and contributions	19,853		1,995	
Capital grants and contributions	22		2	
General revenues	 214		36	
Total revenues	745,765		691,027	
Expenses:				
General government	74,193		76,672	
Physical environment	306,002		266,354	
Interest	 274,340		280,272	
Total expenses	 654,535		623,298	
Change in net position	91,230		67,729	
Net position - beginning	 (2,351,200)		(2,418,929)	
Net position - ending	\$ (2,259,970)	\$	(2,351,200)	

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2023 was \$654,535. The costs of the District's activities were primarily funded by program revenues. The majority of program revenues are comprised of assessments and the remaining amount consists of interest income and miscellaneous revenues. In total, expenses, including depreciation, increased from the prior fiscal year, the majority of the increase was a result of an increase in electric and landscape maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$3,375,792 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$562,630 has been taken, which resulted in a net book value of \$2,813,162. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$5,725,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact The Oaks at Shady Creek Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA STATEMENT OF NET POSITION SEPTEMBER 30, 2023

	 ernmental
ASSETS	
Cash	\$ 267,736
Assessments receivable	5,821
Prepaid items	2,083
Deposits	6,612
Restricted assets:	
Investments	492,759
Capital assets:	
Depreciable, net	2,813,162
Total assets	3,588,173
LIABILITIES Accounts payable and accrued expenses	11,271
Accrued interest payable	114,060
Non-current liabilities:	
Due within one year	145,000
Due in more than one year	 5,577,812
Total liabilities	 5,848,143
NET POSITION	
Net investment in capital assets	(2,909,650)
Restricted for debt service	385,281
Restricted for capital projects	522
Unrestricted	 263,877
Total net position	\$ (2,259,970)

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

										et (Expense) evenue and
					D	D			CH	anges in Net
					Progra	am Revenues				Position
								al Grants		
			Ch	arges for	Oper	ating Grants	a	and	G	overnmental
Functions/Programs	E	xpenses	S	Services	and (Contributions	Contr	ibutions		Activities
Primary government:										
Governmental activities:										
General government	\$	74,193	\$	74,193	\$	-	\$	-	\$	-
Physical environment		306,002		218,013		-		22		(87,967)
Interest on long-term debt		274,340		433,470		19,853		-		178,983
Total governmental activities		654,535		725,676		19,853		22		91,016
			Con	eral revenue						
						nt cornings				37
				scellaneous		nt earnings				
			IVII							177
				Total gene	erai reve	enues				214
			Cha	nge in net p	osition					91,230
			Net p	oosition - be	ginning					(2,351,200)
			Net p	oosition - en	ding				\$	(2,259,970)

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2023

	Major Funds					Total		
					Capital		- Governmenta	
		General	De	bt Service		Projects		Funds
ASSETS								
Cash	\$	267,729	\$	7	\$	-	\$	267,736
Investments		-		492,237		522		492,759
Assessment receivable		2,344		3,477		-		5,821
Due from other funds		-		3,620		-		3,620
Prepaid items		2,083		-		-		2,083
Deposits		6,612		-		-		6,612
Total assets	\$	278,768	\$	499,341	\$	522	\$	778,631
LIABILITIES AND FUND BALANCES Liabilities:								
Accounts payable and accrued liabilities	\$	11,271	\$	-	\$	-	\$	11,271
Due to other funds		3,620		-		-		3,620
Total liabilities		14,891		-		-		14,891
Fund balances: Nonspendable:								
Prepaid items and deposits		8,695		-		-		8,695
Restricted for:								
Debt service		-		499,341		-		499,341
Capital projects		-		-		522		522
Unassigned		255,182		-		-		255,182
Total fund balances		263,877		499,341		522		763,740
Total liabilities and fund balances	\$	278,768	\$	499,341	\$	522	\$	778,631

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA RECONCILIATION OF THE BALANCE SHEET – GOVERMENTAL FUNDS TO THE STATEMENTS OF NET POSITION SEPTEMBER 30, 2023

Total fund balances - governmental funds

\$ 763,740

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets 3,375,792
Accumulated depreciation (562,630) 2,813,162

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable (114,060)
Original issue discount 2,188
Bonds payable (5,725,000)

Bonds payable (5,725,000) (5,836,872)

Net position of governmental activities \$ (2,259,970)

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Major Funds					Total		
					Capital		Governmenta	
		General	De	bt Service	Р	rojects		Funds
REVENUES								
Assessments	\$	292,206	\$	433,470	\$	-	\$	725,676
Interest income		37		19,853		22		19,912
Miscellaneous Revenue		177		-		-		177
Total revenues		292,420		453,323		22		745,765
EXPENDITURES								
Current:								
General government		74,193		-		-		74,193
Physical environment		193,476		-		-		193,476
Debt Service:								
Principal		-		140,000		-		140,000
Interest		-		276,719		-		276,719
Total expenditures	-	267,669		416,719		-		684,388
Excess (deficiency) of revenues								
over (under) expenditures		24,751		36,604		22		61,377
Fund balances - beginning		239,126		462,737		500		702,363
Fund balances - ending	\$	263,877	\$	499,341	\$	522	\$	763,740

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Net change in fund balances - total governmental funds	\$ 61,377
Amounts reported for governmental activities in the statement of activities are different because;	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	140,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(112,526)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows: Amortization of original issue discount	(100)
The change in accrued interest on long-term liabilities between the current and prior fiscal year recorded in the statement of activities but not in the governmental fund financial statements.	2,479_
Change in net position of governmental activities	\$ 91,230

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA NOTES TO FINANCIAL STATEMENTS

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

The Oaks at Shady Creek Community Development District ("District") was established on December 9, 2014, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 14-38. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

- 1. Assessing and levying assessments.
- 2. Approving budgets.
- 3. Exercising control over facilities and properties.
- 4. Controlling the use of funds generated by the District.
- 5. Approving the hiring and firing of key personnel.
- 6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

<u>Inventories and Prepaid Items</u>

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements other than buildings	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

<u>Unearned Revenue</u>

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

<u>Deferred Outflows/Inflows of Resources</u>

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

<u>Committed fund balance</u> – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

<u>Assigned fund balance</u> – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2023:

	Amortized Cost		Credit Risk	Maturities	
Allspring Gov Money Market Fund Instl Cl				Weighted average of the fund	
- #1751	\$	492,759	S&P AAAm	portfolio: 25 days	
Total Investments	\$	492,759			

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs other than quoted market prices are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	İ	Beginning Balance	Additions	Redi	uctions	Ending Balance
Governmental activities						
Capital assets, being depreciated						
Improvements other than buildings	\$	3,375,792	\$ -	\$	-	\$ 3,375,792
Total capital assets, being depreciated		3,375,792	-		-	3,375,792
Less accumulated depreciation for:						
Improvements other than buildings		450,104	112,526		-	562,630
Total accumulated depreciation		450,104	112,526		-	562,630
Total capital assets, being depreciated, net		2,925,688	(112,526)		-	2,813,162
Governmental activities capital assets, net	\$	2,925,688	\$ (112,526)	\$	-	\$ 2,813,162

Depreciation expense was charged to the physical environment function/program.

NOTE 6 – LONG TERM LIABILITIES

In March 2015, the District issued \$6,660,000 of Special Assessment Bonds. The Series 2015 consists of \$600,000 which is due on November 1, 2020 with fixed interest rate of 3.50%, \$725,000 due on November 1, 2025 with fixed interest rate of 4.25%, \$,2,030,000 due on November 1, 2035 with fixed interest rate of 4.75%, and \$3,245,000 due on November 1, 2045 with interest rate of 4.875%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2015. Principal on the Bonds is to be paid serially commencing November 1, 2016 through November 1, 2045.

The Series 2015 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after November 1, 2025. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	E	Beginning						Ending	D	ue Within
		Balance	Additions		Reductions		Balance		One Year	
Governmental activities										
Series 2015 Bonds	\$	5,865,000	\$	-	\$	140,000	\$	5,725,000	\$	145,000
Less: Bond discount		2,288		-		100		2,188		
Total	\$	5,862,712	\$	-	\$	139,900	\$	5,722,812	\$	145,000

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

	Governmental Activities						
Year ending							
September 30:		Principal		Interest		Total	
2024	\$	145,000	\$	270,663	\$	415,663	
2025		150,000		264,394		414,394	
2026		155,000		257,912		412,912	
2027		165,000		250,700		415,700	
2028		170,000		242,744		412,744	
2029-2033		985,000		1,080,600		2,065,600	
2034-2038		1,240,000		817,150		2,057,150	
2039-2043		1,575,000		477,142		2,052,142	
2044-2046		1,140,000		85,313		1,225,313	
Total	\$	5,725,000	\$	3,746,618	\$	9,471,618	

NOTE 7 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budgeted Amounts					riance with al Budget -
	Ori	ginal and	=	Actual		Positive
		Final	Α	mounts	(1	Negative)
REVENUES						
Assessments	\$	289,110	\$	292,206	\$	3,096
Interest		-		37		37
Miscellaneous revenue		-		177		177
Total revenues		289,110		292,420		3,310
EXPENDITURES Current:						
General government		77,474		74,193		3,281
Physical environment		211,636		193,476		18,160
Total expenditures		289,110		267,669		21,441
Excess (deficiency) of revenues over (under) expenditures	\$	-	=	24,751	\$	24,751
Fund balance - beginning				239,126		
Fund balance - ending			\$	263,877		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA OTHER INFORMATION – DATA ELEMENTS REQUIRED BY FL STATUTE 218.39(3)(C) FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023 UNAUDITED

<u>Element</u> <u>Comments</u>

Number of District employees compensated in the last pay period of the District's fiscal year being reported.	None
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	11
Employee compensation	\$67,631
Independent contractor compensation	\$0.00
Construction projects to begin on or after October 1; (>\$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$842.64 Debt service - \$1,250.00
Special assessments collected	\$725,676
Outstanding Bonds:	see Note 6 for details



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors The Oaks at Shady Creek Community Development District Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated October 18, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

October 18, 2024



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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
The Oaks at Shady Creek Community Development District
Hillsborough County, Florida

We have examined The Oaks at Shady Creek Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

October 18, 2024



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors The Oaks at Shady Creek Community Development District Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated October 18, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards; and Independent Auditor's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated October 18, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.
- II. Status of prior year findings and recommendations.
- III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank The Oaks at Shady Creek Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

October 18, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

- 4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
- 5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
- 6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
- 7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.

6Bii.



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October 22, 2024

To Board of Supervisors
The Oaks at Shady Creek Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2024. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of The Oaks at Shady Creek Community Development District as of and for the fiscal year ended September 30, 2024. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2024 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards

for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,600 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to The Oaks at Shady Creek Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Antonio J. Grau

RESPONSE:

Very truly yours,

Ву:	
Title:	
Date:	





Peer Review Program

FICPA Peer Review Program Administered in Florida by The Florida Institute of CPAs

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau Grau & Associates 951 Yamato Rd Ste 280 Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791

6Biii.



TAMPA, FL

10115 Lake Ave Tampa, FL 33619 (239) 597-8136

Branch Mgr: QUIJANO, ANDRES



CEDVICE ADDRESS	CONTA	CT INICODNANTIO	\•	DULIN	C ADDDECC	
SERVICE ADDRESS	CONTA	CT INFORMATIO	<u>v</u>	BILLIN	<u>G ADDRESS</u>	
10805 PURPLE MARTIN BLVD	Mark Vega					
RIVERVIEW, FL 33579					,	
8132955455	COMMUNITY					
mark.vega@inframark.com	THE OAKS AT SHADY CREEK CDD		DD			
				Please see payme	nt remit add	ress below
<u>CUSTOMER NAME</u>	PROPOSAL: 1678			PROPOSED BY		
THE OAKS AT SHADY CREEK CDD	Created: 11/11/2024			ESTRADA JR JR, JUNIOR		
SERVICE CODE & DESCRIPTION				Billing: Property		
	LANDSCA	PE INSTALLATIO	N (1521)			
SPECIFICS, DESCRIPTION & INSTRUCTIONS		UNIT PRICE	UOM	SIZE	QTY	TOTAL
Bush removal at the intersection		\$660.00	Item		1.00	\$660.00
Removal/demo of plant material at back island beds install of bahia sod around border of bed.		\$2,120.00	Item		1.00	\$2,120.00
				SUBTOTAL		\$2,780.00
				TAX		\$0.00
				-	TOTAL: \$2,780.00	

Conditions: The above price is good for 30 days from date of proposal. Any additional trips to the site caused by the custom ender a specified with the custom ender a specified. Transplanted material is guaranteed to be as specified. Transplanted plant material is not covered under warranty. All work is to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. The purchaser is to carry fire, tornado, and other necessary insurance. Mainscape, Inc. is insured for workman's compensation, general liability, and automobile liability. Certificates of insurance are available upon request. Mainscape is not responsible during the re-staking of trees for any damage to underground piping, including but not limited to irrigation lines, sewer lines, electrical lines and any other object that cannot be seen.

Terms: Net due upon receipt, subject to a 2% per month late charge on past due accounts with costs incurred in collection of this contract, including reasonable attorney's fees, to be paid by the purchaser.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Mainscape, Inc. is authorized to do the work as specified. Mainscape or Purchaser may cancel this contract at any time upon giving a 30-day notice or upon customer default of payment terms.

Remit to Address: Please remit payments to: Mainscape Inc. 13418 Britton Park Rd Fishers, IN 46038

Plant warranty: Trees provided and installed by Mainscape, Inc. shall be warrantied for a period of one (1) year from date of installation. Shrubs and groundcovers provided and installed by Mainscape, Inc. shall be warrantied for a period of six (6) months from installation. Sod provided and installed by Mainscape, Inc. shall be warrantied for a period of thirty (30) days from installation. Annual flowers provided and installed by Mainscape, Inc. shall be warrantied for thirty (30) days from the date of installation. Transplanted plants are not covered under this warranty. All warranties are contingent on plants receiving proper maintenance. Plants that are damaged or die due to acts of God are not covered under this warranty. Plants that are damaged or die due to diseases and insects for which there is no known cure are not covered under this warranty.

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

Purchaser Signature	Purchaser Name	Date	
	ESTRADA JR JR, JUNIOR		
Mainscape Signature	Mainscape Name	Date	