

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

January 17, 2025

AGENDA PACKAGE

Teams Meeting Information

Meeting ID: 238 512 574 983

Passcode:FhgSjb

[Click here to join the meeting](#)

**The Oaks at Shady Creek Community Development District
Board of Supervisors**

Agenda Page 2

- Robin Lush, Chairperson
- Michelle LeBeau-Elrod, Vice Chairperson
- John Bentley, Assistant Secretary
- Amy Brown, Assistant Secretary
- Vivian Rothstein, Assistant Secretary

- Alba Sanchez, District Manager
- Whitney Sousa, District Counsel
- Phil Chang, P.E. District Engineer

Regular Meeting Agenda

Friday, January 17, 2025 – 10:30 A.M.

Teams Meeting Information

Meeting ID: 238 512 574 983

Passcode: FhgSjb

[Join the meeting now](#)

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

1. Call to Order/Roll Call

2. Public Comments

3. Business Items

A. General Matters of the District

4. Consent Agenda

A. Consideration of Board of Supervisors Minutes of December 20, 2024 Regular Meeting

B. Consideration of Operation and Maintenance Expenditures for December 2024

C. Acceptance of the Financials and Approval of the Check Register as of December 31, 2024

5. Staff Report

A. District Counsel

B. District Manager

i. Engagement Letter from LLS Tax Solutions for Arbitrage Services

C. District Engineer

6. Board of Supervisors' Requests and Comments

7. Adjournment

The next CDD Meeting is scheduled for Friday, February 21, 2025 at 10:30 A.M.

District Office:

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

Meeting Location:

Purple Martin Clubhouse
10779 Purple Martin Boulevard,
Riverview, Florida 33578

Fourth Order of Business

4A

MINUTES OF MEETING THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of The Oaks at Shady Creek Community Development District was held on Friday, December 20, 2024 at 10:00 a.m. at the Purple Martin Clubhouse located at 10779 Purple Martin Boulevard, Riverview, FL 33578.

Present and constituting a quorum were:

Robin Lush	Chairperson
Michelle LeBeau-Elrod	Vice Chairperson
John Bentley	Assistant Secretary
Amy Brown	Assistant Secretary
Vivian Rothstein	Assistant Secretary

Also present was:

Alba Sanchez	District Manager
John Vericker	District Counsel
Charles Reed	District Engineer

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. General Matters of the District

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Consideration of Board Supervisors' Minutes of the August 16, 2024 Budget Public Hearing and November 15, 2024 Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures for November 2024**
- C. Acceptance of the Financials and Approval of the Check Register as of October 31, 2024 and November 30, 2024**

On MOTION by Mrs. Rothstein, seconded by Ms. Brown with all in favor, Consent Agenda items (A-C) were approved. 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Manager

- i. Mainscape Landscape Installation Estimate #1521
Estimate #1521 was put on hold.

C. District Engineer

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

SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

Supervisor Brown asked for the landscape vendor to provide a landscape architect drawing of the front entrance with perennials for the Board to review.

Board members indicated they are waiting for the signs to be installed.

Ms. Sanchez will discuss the towing contract with Mr. Vega.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bentley seconded by Mrs. Rothstein, with all in favor, the meeting was adjourned at 10:24 a.m. 5-0

Alba Sanchez
Secretary/Assistant Secretary

Robin Lush
Chairperson/ Chairperson

4B

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	12/20/2024	139879	\$5.52	\$5.52	POSTAGE
MAINSCAPE	12/2/2024	1309778	\$5,179.25	\$5,179.25	LANDSCAPE SERVICES
SPEAREM ENTERPRISES	12/11/2024	6170	\$175.00	\$175.00	DOG STATIONS
STEADFAST ENVIRONMENTAL, LLC	12/2/2024	SE-25435	\$290.00	\$290.00	AQUTIC MAINT
Monthly Contract Subtotal			\$5,649.77	\$5,649.77	
Variable Contract					
AMY BROWN	12/20/2024	AB 122024	\$200.00	\$200.00	SUPERVISOR FEE
ILLUMINATIONS HOLIDAY LIGHTING	11/25/2024	931124	\$3,000.00	\$3,000.00	HOLIDAY LIGHTING
JOHN FRANK BENTLEY	12/20/2024	JB 122024	\$200.00	\$200.00	SUPERVISOR FEE
MAINSCAPE	11/30/2024	1310028	\$1,560.00	\$1,560.00	STORM CLEAN-UP
MAINSCAPE	11/30/2024	1310170	\$220.14	\$220.14	IRR MAINT
MICHELLE J. LEBEAU-ELROD	12/20/2024	ML 122024	\$200.00	\$200.00	SUPERVISOR FEE
ROBIN M. LUSH	12/20/2024	RL 122024	\$200.00	\$200.00	SUPERVISOR FEE
TECO	11/11/2024	7634 111124 ACH	\$6,603.68	\$6,603.68	ELECTRIC
VIVIAN ROTHSTEIN	12/20/2024	VR122024	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$12,383.82	\$12,383.82	
Utilities					
BOCC	10/24/2024	102424-9919	\$295.95	\$295.95	BILL PRD 9/16-10/16/24
TECO	10/21/2024	5159 102124 ACH	\$128.18	\$128.18	ELECTRIC
TECO	10/21/2024	7436 102124 ACH	\$48.11	\$48.11	ELECTRIC
Utilities Subtotal			\$472.24	\$472.24	
Regular Services					
INFRAMARK LLC	12/3/2024	139010	\$2,925.00		MANAGEMENT FEE
INFRAMARK LLC	12/3/2024	139010	\$125.00		WEBSITE MAINT
INFRAMARK LLC	12/3/2024	139010	\$350.00	\$3,400.00	DISSEMINATION SVCS

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
STRALEY ROBIN VERICKER	11/25/2024	25619	\$209.50	\$209.50	PROFESSIONAL SERVICES
THE OAKS AT SHADY CREEK CDD	11/27/2024	112724-SERIES 2015	\$2,352.00	\$2,352.00	SERIES 2015 FY 25 TAX DIST
THE OAKS AT SHADY CREEK CDD	12/29/2024	12292024-707	\$36,873.72	\$36,873.72	SERIES 2015 FY 25 TAX DIST ID DIST 707
THE OAKS AT SHADY CREEK CDD	12/29/2024	12292024-706	\$302,232.18	\$302,232.18	SERIES 2015 FY 25 TAX DIST ID DIST 706
THE OAKS AT SHADY CREEK CDD	11/6/2024	11/06/2024 - 695	\$2,970.90	\$2,970.90	SERIES 2015 FY 25 TAX DIST ID DIST 695
THE OAKS AT SHADY CREEK CDD	11/14/2024	11142024-697	\$5,880.01	\$5,880.01	SERIES 2015 FY 25 TAX DIST ID DIST 697
THE OAKS AT SHADY CREEK CDD	12/29/2024	12/29/2024-700	\$7,055.99	\$7,055.99	SERIES 2015 FY 25 TAX DIST ID DIST 700
Regular Services Subtotal			\$360,974.30	\$360,974.30	
Additional Services					
SPEAREM ENTERPRISES	12/11/2024	6169	\$325.00	\$325.00	New Dog Waste Station
Additional Services Subtotal			\$325.00	\$325.00	
TOTAL			\$379,805.13	\$379,805.13	



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

INVOICE#

139879

CUSTOMER ID

C2315

PO#

DATE

12/20/2024

NET TERMS

Net 30

DUE DATE

1/19/2025

Services provided for the Month of: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	8	Ea	0.69		5.52
Agenda Packages	1	Ea	15.00		15.00
Subtotal					20.52

Subtotal	\$20.52
Tax	\$0.00
Total Due	\$20.52

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.



Mail payments to:

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

Invoice Information

Invoice Number 1308559
Payment Due 12/1/2024
Invoice Date 11/1/2024
Terms Net 30 Days
Contract ID 69388
Work Order ID

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
NOVEMBER 2024 INSTALLMENT		\$5,179.25	\$0.00	\$5,179.25

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

Please remit top portion of invoice with payment



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

Invoice Number 1308559
Payment Due 12/1/2024
Invoice Date 11/1/2024
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 (November 2024 Installment)		\$5,179.25
	Tax Amount	\$0.00
	Invoice Amount 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.

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

INVOICE

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.: 6170
Terms: Net 15
Invoice date: 12/11/2024
Due date: 12/26/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	once weekly dog waste station services including trash bags mut mits and disposal 10/16 to 11/15	1	\$175.00	\$175.00

Total **\$175.00**

Note to customer
Thank You! We Appreciate Your Business.



Steadfast Environmental, LLC

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

Invoice

Date	Invoice #
12/2/2024	SE-25435

Bill To

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

Please make all Checks payable to:
Steadfast Environmental

Ship To

SE1027
10779 Purple Martin Blvd
Riverview, Florida 33579
United States

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SE1027 The Oaks at Shady Creek CDD A...	
Quantity	Description		U/M	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.			290.00		290.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Project Total Balance \$290.00 **Customer Total Balance** \$2,230.00

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

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 931124

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Oaks at Shady Creek CDD
32711 Windelstraw Dr
Wesley Chapel, FL 33545

JOB DESCRIPTION
Christmas Lighting for Oaks at Shady Creek

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Center Median	Front Entrance Install clear, twinkling warm white, mini lights across front entrance sign tree structure Note: will install lights on as many of the limbs as possible.	\$3,000.00
	Entrance / Exit Install warm white, red and green 3D Radiant starburst Note: starburst have multiple functions available; will drop them from tree limb structures. Note: other color combinations are available	\$3,000.00
	TOTAL	\$6,000.00
	DEPOSIT	\$3,000.00
Requires 50% Deposit		
AMOUNT DUE		\$3,000.00

* Price includes rental of materials, lift, labor, installation and service.

* Remaining balance of project due upon receipt of invoice after installation.

*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay

PREPARED BY

11/25/2024

DATE



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 1310028
Payment Due 12/30/2024
Invoice Date 11/30/2024
Terms Net 30 Days
Contract ID 64092
Work Order ID 1717339

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
STORM CLEAN-UP		\$1,560.00	\$0.00	\$1,560.00

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 1310028
Payment Due 12/30/2024
Invoice Date 11/30/2024
Terms Net 30 Days
Complete Date 11/29/2024

Billing Address

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

Service Location

THE OAKS AT SHADY CREEK CDD
10805 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579

Invoice Detail

Description	PO#	Invoice Amount
STORM CLEAN-UP		\$1,560.00
Storm Cleanup - Hurricane Milton PROPOSAL# 1591 Tree removal and debris removal		
	NonTaxable Sales	\$1,560.00
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$1,560.00

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

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



Mail payments to:

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

Invoice Information

Invoice Number	1310170
Payment Due	12/30/2024
Invoice Date	11/30/2024
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1704139

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		\$220.14	\$0.00	\$220.14

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

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Feel free to pay your invoice online at www.mainscape.com. Fees may apply.

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

Invoice Number

Agenda Page **1310170**

Payment Due

12/30/2024

Invoice Date

11/30/2024

Terms

Net 30 Days

Complete Date

11/29/2024

Billing Address

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

Service Location

THE OAKS AT SHADY CREEK CDD
10805 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579

Invoice Detail

Description

PO#

Invoice Amount

IRRIGATION SERVICES - REPAIR

\$220.14

Controller where the pump is.
Zone # 11 Repair a broken drip.
Zone # 14 Changed four nozzles.
Zone # 21 Changed a broken head for a new one and a nozzle.
Zone # 24 Changed two nozzles.

Controller in The Park
Zone # 1 Changed a broken head for a new one and a nozzle.
Zone # 2 Raised a head for better coverage for the grass.
Zone #3 Raised a head for better coverage for the grass.
Zone # 4 Raised a head for better coverage for the grass.
Zone # 5 Raised a head for better coverage for the grass.

The Park
Zone #3 Repaired a broken drip. This repair was done because an owner sent a video of the leak.

NonTaxable Sales	\$220.14
Taxable Sales	\$0.00
Tax Amount	\$0.00
Invoice Amount Due	\$220.14

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.

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The OAKS AT SHADY CREEK CDD

MEETING DATE: 12/20/24

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Robin Lush	PRESENT	Salary Accepted	\$200.00
Michael LeBeau- Elrod	PRESENT	Salary Accepted	\$200.00
John Bentley	Present	Salary Accepted	\$200.00
Amy Brown	PRESENT	Salary Accepted	\$200.00
Vivian Rothstein	PRESENT	Salary Accepted	\$200.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	10/24/2024	11/14/2024

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	09/16/2024	36557	10/16/2024	37031	47400 GAL	ESTIMATED	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$143.15
Water Base Charge	\$77.10
Water Usage Charge	\$70.07

Summary of Account Charges

Previous Balance	\$426.02
Net Payments - Thank You	\$-426.02
Total Account Charges	\$295.95

AMOUNT DUE	\$295.95
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Important Message

This account has ACH payment method

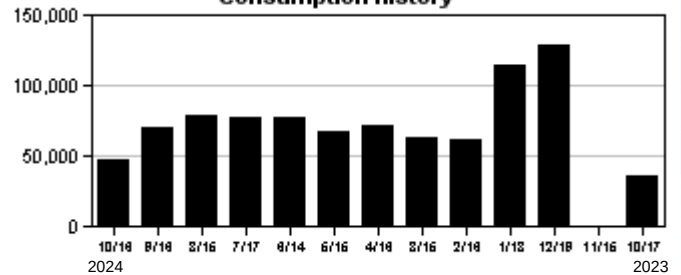
BOCC approved rate increases are effective Oct. 1, 2024. Residential customers using 6,000 gallons of water monthly will have an average bill increase of approximately \$5.67 per month. Visit [HCFLGov.net/Water](https://www.hcflgov.net/Water), Water Rates & Fees tab for details

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.

Notice

An estimated read was used to calculate your bill

Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 7015729919



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://www.hcflgov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://www.hcflgov.net/Water)



THANK YOU!



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

2,491.8

DUE DATE	11/14/2024
AMOUNT DUE	\$295.95
AMOUNT PAID	

0070157299192 00000295956



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

Statement Date: October 21, 2024
Agenda Page 24

Amount Due: \$6,603.68

Due Date: November 11, 2024

Account #: 211005987634

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

Account Summary

Current Service Period: September 17, 2024 - October 15, 2024

Previous Amount Due	\$6,604.00
Payment(s) Received Since Last Statement	-\$6,604.00

Current Month's Charges	\$6,603.68
-------------------------	------------

Amount Due by November 11, 2024	\$6,603.68
---------------------------------	------------

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



Scan here to view
your account online.

SAFETY TIP: Ask for identification

Please remember,
if someone visits
your home or
business and claims
to be an employee
of Tampa Electric,
ask to see his or her
company badge.



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



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

Account #: 211005987634

Due Date: November 11, 2024



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$6,603.68

Payment Amount: \$ _____

610643614501

Your account will be
drafted on November 11, 2024

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211005987634

Statement Date: October 21, 2024

Charges Due: November 11, 2024

Service Period: Sep 17, 2024 - Oct 15, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	3048 kWh @ \$0.03406/kWh		\$103.81
Fixture & Maintenance Charge	117 Fixtures		\$2344.78
Lighting Pole / Wire	117 Poles		\$3930.03
Lighting Fuel Charge	3048 kWh @ \$0.03127/kWh		\$95.31
Storm Protection Charge	3048 kWh @ \$0.03877/kWh		\$118.17
Clean Energy Transition Mechanism	3048 kWh @ \$0.00036/kWh		\$1.10
Storm Surcharge	3048 kWh @ \$0.00074/kWh		\$2.26
Florida Gross Receipt Tax			\$8.22
Lighting Charges			\$6,603.68

Total Current Month's Charges

\$6,603.68

Important Messages

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

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

Ways To Pay Your Bill

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

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

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

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

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

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

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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OAKS AT SHADY CREEK COMM
10707 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579-0000

Statement Date: October 21, 2024
Agenda Page 26

Amount Due: \$128.18

Due Date: November 11, 2024

Account #: 211020235159

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

Account Summary

Current Service Period: September 17, 2024 - October 15, 2024

Previous Amount Due	\$145.67
Payment(s) Received Since Last Statement	-\$145.67

Current Month's Charges	\$128.18
-------------------------	----------

Amount Due by November 11, 2024 \$128.18

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

Your Energy Insight



Your average daily kWh used was **39.13% lower** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.

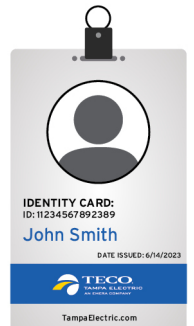


Scan here to view your account online.

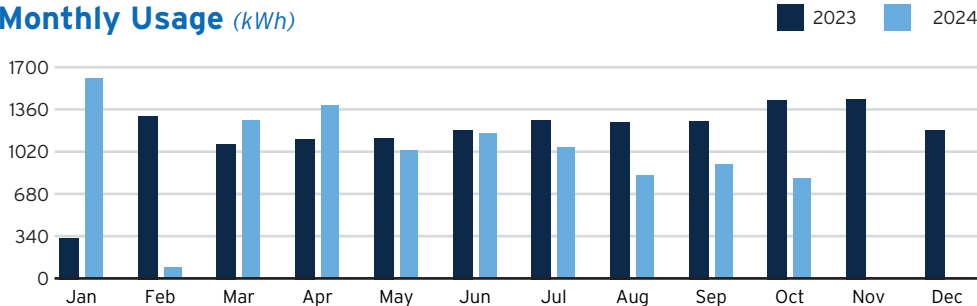
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



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



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

Account #: 211020235159

Due Date: November 11, 2024



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$128.18

Payment Amount: \$ _____

640273185994

Your account will be
drafted on November 11, 2024

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211020235159
Statement Date: October 21, 2024
Charges Due: November 11, 2024

Meter Read

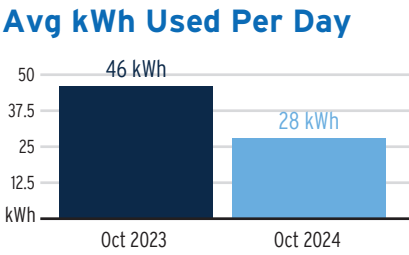
Service Period: Sep 17, 2024 - Oct 15, 2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	10/15/2024	66,317		65,509		808 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	808 kWh @ \$0.08192/kWh	\$66.19
Fuel Charge	808 kWh @ \$0.03157/kWh	\$25.51
Storm Protection Charge	808 kWh @ \$0.00775/kWh	\$6.26
Clean Energy Transition Mechanism	808 kWh @ \$0.00427/kWh	\$3.45
Storm Surcharge	808 kWh @ \$0.00225/kWh	\$1.82
Florida Gross Receipt Tax		\$3.20
Electric Service Cost		\$128.18

Total Current Month's Charges \$128.18



Important Messages

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

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

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

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

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

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

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

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

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY: 7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

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

Account #: 211020235159

Statement Date: October 21, 2024

Charges Due: November 11, 2024

Meter Read

Service Period: Sep 17, 2024 - Oct 15, 2024 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	10/15/2024	66,317		65,509		808 kWh	1	29 Days

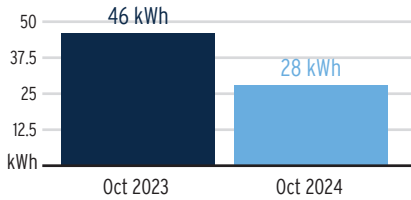
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	808 kWh @ \$0.08192/kWh	\$66.19
Fuel Charge	808 kWh @ \$0.03157/kWh	\$25.51
Storm Protection Charge	808 kWh @ \$0.00775/kWh	\$6.26
Clean Energy Transition Mechanism	808 kWh @ \$0.00427/kWh	\$3.45
Storm Surcharge	808 kWh @ \$0.00225/kWh	\$1.82
Florida Gross Receipt Tax		\$3.20
Electric Service Cost		\$128.18

Total Current Month's Charges

\$128.18

Avg kWh Used Per Day



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Mail A Check
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P.O. Box 31318
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Contact Us

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

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

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

Statement Date: October 21, 2024
Agenda Page 29

Amount Due: \$48.11

Due Date: November 11, 2024

Account #: 211005987436

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

Account Summary

Current Service Period: September 17, 2024 - October 16, 2024

Previous Amount Due	\$52.90
Payment(s) Received Since Last Statement	-\$52.90

Current Month's Charges	\$48.11
-------------------------	---------

Amount Due by November 11, 2024 \$48.11

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

Your Energy Insight



Your average daily kWh used was **50% higher** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

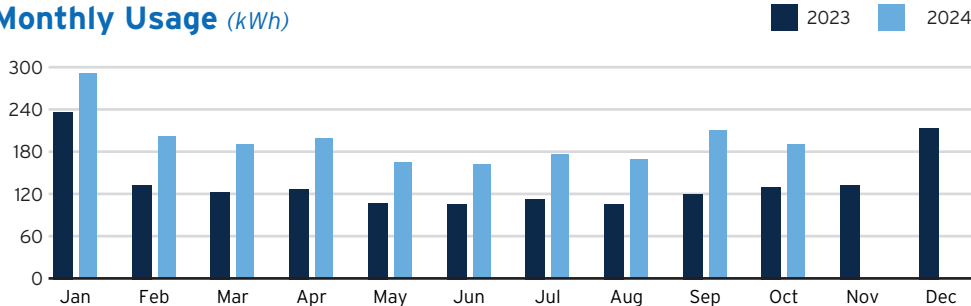
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



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



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

Account #: 211005987436

Due Date: November 11, 2024



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$48.11

Payment Amount: \$ _____

610643614500

Your account will be
drafted on November 11, 2024

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211005987436
Statement Date: October 21, 2024
Charges Due: November 11, 2024

Meter Read

Service Period: Sep 17, 2024 - Oct 16, 2024 Rate Schedule: General Service - Non Demand

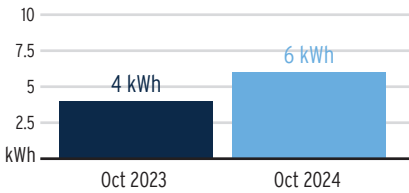
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	10/16/2024	6,224		6,033		191 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	191 kWh @ \$0.08192/kWh		\$15.65
Fuel Charge	191 kWh @ \$0.03157/kWh		\$6.03
Storm Protection Charge	191 kWh @ \$0.00775/kWh		\$1.48
Clean Energy Transition Mechanism	191 kWh @ \$0.00427/kWh		\$0.82
Storm Surcharge	191 kWh @ \$0.00225/kWh		\$0.43
Florida Gross Receipt Tax			\$1.20
Electric Service Cost			\$48.11

Total Current Month's Charges \$48.11

Avg kWh Used Per Day



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

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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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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

INVOICE#
139010
CUSTOMER ID
C2315
PO#

DATE
12/3/2024
NET TERMS
Net 30
DUE DATE
1/2/2025

Services provided for the Month of: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	2,925.00		2,925.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,400.00

Subtotal	\$3,400.00
Tax	\$0.00
Total Due	\$3,400.00

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.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

The Oaks at Shady Creek CDD
c/o Inframark
2005 PAN AM CIRCLE, SUITE 300
Tampa, FL 33607

November 25, 2024
Client: 001450
Matter: 000001
Invoice #: 25619

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
10/15/2024	MS	PREPARE RESOLUTION DESIGNATING OFFICERS.	0.5	\$87.50
10/17/2024	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	\$122.00
Total Professional Services			0.9	\$209.50
Total Services			\$209.50	
Total Disbursements			\$0.00	
Total Current Charges				\$209.50
Previous Balance				\$484.00
PAY THIS AMOUNT				\$693.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25460	November 05, 2024	\$484.00	\$0.00	\$0.00	\$0.00	\$693.50
Total Remaining Balance Due						\$693.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$693.50	\$0.00	\$0.00	\$0.00

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 11/22/2024
Check Amount **\$2,352.00**
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 25 Tax Dist. ID Dist 698
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	_____		
Fund	<u>001</u>	_____	
G/L	<u>20702</u>	_____	
Object Code	_____		
Chk	#	_____	Date _____

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-11-2024 to 11-17-2024 dated 11-22-2024. - Run 11/21/2024 07:51AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	A: Tax	B: Fees	C: Penalty	D: Interest	E: Discount	F: Prorations Per FS 196.081 (1)(b)	G: Allocated	H: Commission	I: Distributed Amt
Real Estate Current	698	DD0134	RESERVE AT PRADERA CDD	9,178.98	0.00	0.00	0.00	-367.16	0.00	8,811.82	176.24	8,635.58
Real Estate Current	698	DD0135	CARLTON LAKES CDD	5,433.97	0.00	0.00	0.00	-217.36	0.00	5,216.61	104.33	5,112.28
Real Estate Current	698	DD0136	SUMMIT AT FERN HILL CDD	6,605.96	0.00	0.00	0.00	-264.24	0.00	6,341.72	126.84	6,214.88
Real Estate Current	698	DD0137	OAKS AT SHADY CREEK CDD	4,185.28	0.00	0.00	0.00	-167.42	0.00	4,017.86	80.35	3,937.51
Real Estate Current	698	DD0138	RIVERBEND WEST CDD	2,345.12	0.00	0.00	0.00	-93.80	0.00	2,251.32	45.03	2,206.29
Real Estate Current	698	DD0139	WYNNMERE EAST CDD	6,189.00	0.00	0.00	0.00	-247.56	0.00	5,941.44	118.83	5,822.61
Real Estate Current	698	DD0140	SOUTH FORK III	13,269.78	0.00	0.00	0.00	-530.80	0.00	12,738.98	254.78	12,484.20
Real Estate Current	698	DD0141	K-BAR II CDD	51,501.25	0.00	0.00	0.00	-2,060.03	0.00	49,441.22	988.82	48,452.40
Real Estate Current	698	DD0142	WATERSET CENTRAL CDD	23,353.13	0.00	0.00	0.00	-934.12	0.00	22,419.01	448.38	21,970.63
Real Estate Current	698	DD0143	TOUCHSTONE CDD	26,118.45	0.00	0.00	0.00	-1,044.73	0.00	25,073.72	501.48	24,572.24
Real Estate Current	698	DD0144	VENTANA CDD	12,916.14	0.00	0.00	0.00	-516.64	0.00	12,399.50	247.99	12,151.51
Real Estate Current	698	DD0145	TIMBER CREEK CDD	7,672.59	0.00	0.00	0.00	-306.91	0.00	7,365.68	147.31	7,218.37
Real Estate Current	698	DD0146	SHERWOOD MANOR CDD	5,026.76	0.00	0.00	0.00	-201.07	0.00	4,825.69	96.51	4,729.18
Real Estate Current	698	DD0147	BOYETTE PARK CDD	4,189.70	0.00	0.00	0.00	-167.60	0.00	4,022.10	80.44	3,941.66
Real Estate Current	698	DD0148	SOUTHSHORE BAY CDD	2,382.65	0.00	0.00	0.00	-95.30	0.00	2,287.35	45.75	2,241.60
Real Estate Current	698	DD0149	CYPRESS MILL CDD	16,266.08	0.00	0.00	0.00	-650.65	0.00	15,615.43	312.31	15,303.12
Real Estate Current	698	DD0150	SPENCER CREEK	2,945.94	0.00	0.00	0.00	-117.84	0.00	2,828.10	56.57	2,771.53
Real Estate Current	698	DD0151	SHELL POINT CDD	4,991.50	0.00	0.00	0.00	-199.66	0.00	4,791.84	95.83	4,696.01
Real Estate Current	698	DD0152	CREEK PRESERVE CDD	11,633.30	0.00	0.00	0.00	-465.32	0.00	11,167.98	223.36	10,944.62
Real Estate Current	698	DD0153	BELMONT II CDD	26,738.17	0.00	0.00	0.00	-1,069.52	0.00	25,668.65	513.38	25,155.27
Real Estate Current	698	DD0154	FISHHAWK RANCH CDD	83,370.64	0.00	0.00	0.00	-3,334.78	0.00	80,035.86	1,600.72	78,435.14

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 12/29/2024
Check Amount **\$36,873.72**
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 25 Tax Dist. ID Dist 707
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Lucus Mc Donald

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk	#
	Date

Agenda Page 37

Fiscal Year 2025, Tax Year 2024

78%

Date Received	Amount Received	40.27%	40.27%	59.73%	59.73%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue			
11/6/2024	4,973.62	2,002.72	2,002.72	2,970.90	2,970.90	-	Dist 695	
11/14/2024	9,843.79	3,963.78	3,963.78	5,880.01	5,880.01	-	Dist 697	
11/22/2024	3,937.51	1,585.51	1,585.51	2,352.00	2,352.00	-	Dist 698	21542
12/3/2024	11,812.51	4,756.52	4,756.52	7,055.99	7,055.99	-	Dist 700	
12/6/2024	505,970.52	203,738.34	203,738.34	302,232.18	302,232.18	-	Dist 706	
12/17/2024	61,730.73	24,857.01	24,857.01	36,873.72	36,873.72	-	Dist 707	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	598,268.68	240,903.89	240,903.89	357,364.79	357,364.79	-		
Net Total on Roll	763,813.60		307,563.60		456,250.00			
Collection Surplus / (Deficit)	(165,544.92)		(66,659.71)		(98,885.21)			

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 12-01-2024 to 12-10-2024 dated 12-17-2024. - Run 12/16/2024 02:04PM

Distribution ID	Act System Num	Agency Code	Funding Agency	A: Tax	B: Fees	C: Penalty	D: Interest	E: Discount	F: Prorations Per FS 196.081 (1)(b)	G: Allocated	H: Commission	I: Distributed Amt
-	-	-	CDD	-	-	-	-	-	-	-	-	-
707	DD0137	FNSD 00137	OAKS AT SHADY CREEK CDD	65,569.32	0.00	0.00	0.00	-2,578.77	0.00	62,990.55	1,259.82	61,730.73
707	DD0138	FNSD 00138	RIVERBEND WEST CDD	35,211.62	0.00	0.00	0.00	-1,408.44	0.00	33,803.18	676.07	33,127.11
707	DD0139	FNSD 00139	WYNNMERE EAST CDD	125,843.00	0.00	0.00	0.00	-5,033.72	0.00	120,809.28	2,416.19	118,393.09
707	DD0140	FNSD 00140	SOUTH FORK III	212,552.27	0.00	0.00	0.00	-8,438.14	0.00	204,114.13	4,082.28	200,031.85
707	DD0141	FNSD 00141	K-BAR II CDD	346,560.78	0.00	0.00	0.00	-13,832.40	0.00	332,728.38	6,654.57	326,073.81
707	DD0142	FNSD 00142	WATERSET CENTRAL CDD	241,947.29	0.00	0.00	0.00	-9,638.52	0.00	232,308.77	4,646.17	227,662.60
707	DD0143	FNSD 00143	TOUCHSTONE CDD	279,846.20	0.00	0.00	0.00	-11,180.46	0.00	268,665.74	5,373.31	263,292.43
707	DD0144	FNSD 00144	VENTANA CDD	111,362.35	0.00	0.00	0.00	-4,447.57	0.00	106,914.78	2,138.29	104,776.49
707	DD0145	FNSD 00145	TIMBER CREEK CDD	62,473.50	0.00	0.00	0.00	-2,493.56	0.00	59,979.94	1,199.60	58,780.34
707	DD0146	FNSD 00146	SHERWOOD MANOR CDD	557,118.55	0.00	0.00	0.00	-22,284.78	0.00	534,833.77	10,696.67	524,137.10
707	DD0147	FNSD 00147	BOYETTE PARK CDD	26,527.47	0.00	0.00	0.00	-1,053.87	0.00	25,473.60	509.47	24,964.13
707	DD0148	FNSD 00148	SOUTHSHORE BAY CDD	44,960.14	0.00	0.00	0.00	-1,791.86	0.00	43,168.28	863.37	42,304.91
707	DD0149	FNSD 00149	CYPRESS MILL CDD	440,947.76	0.00	0.00	0.00	-17,637.61	0.00	423,310.15	8,466.21	414,843.94
707	DD0150	FNSD 00150	SPENCER CREEK	314,969.41	0.00	0.00	0.00	-12,518.97	0.00	302,450.44	6,049.01	296,401.43
707	DD0151	FNSD 00151	SHELL POINT CDD	117,799.17	0.00	0.00	0.00	-4,711.90	0.00	113,087.27	2,261.75	110,825.52
707	DD0152	FNSD 00152	CREEK PRESERVE CDD	46,204.62	0.00	0.00	0.00	-1,759.77	0.00	44,444.85	888.89	43,555.96
707	DD0153	FNSD 00153	BELMONT II CDD	79,716.68	0.00	0.00	0.00	-3,142.37	0.00	76,574.31	1,531.48	75,042.83
707	DD0154	FNSD 00154	FISHHAWK RANCH CDD	891,716.51	0.00	0.00	0.00	-35,560.32	0.00	856,156.19	17,123.13	839,033.06
707	DD0155	FNSD 00155	LYNWOOD CDD	86,660.40	0.00	0.00	0.00	-3,452.90	0.00	83,207.50	1,664.15	81,543.35
707	DD0156	FNSD 00156	RHODINE ROAD NORTH CDD	125,201.92	0.00	0.00	0.00	-4,996.50	0.00	120,205.42	2,404.11	117,801.31

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 12/29/2024
Check Amount **\$302,232.18**
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 25 Tax Dist. ID Dist 706
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Lucus Mc Donald

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

THE OAKS AT SHADY CREEK CDD

Agenda Page 40

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	\$ 307,563.60	40.27%	0.402700
Net DS 15	\$ 456,250.00	59.73%	0.597300
Net Total	763,813.60	100.00%	1.000000

78%

203

Date Received	Amount Received	40.27%	40.27%	59.73%	59.73%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue			
11/6/2024	4,973.62	2,002.72	2,002.72	2,970.90	2,970.90	-	Dist 695	
11/14/2024	9,843.79	3,963.78	3,963.78	5,880.01	5,880.01	-	Dist 697	
11/22/2024	3,937.51	1,585.51	1,585.51	2,352.00	2,352.00	-	Dist 698	21542
12/3/2024	11,812.51	4,756.52	4,756.52	7,055.99	7,055.99	-	Dist 700	
12/6/2024	505,970.52	203,738.34	203,738.34	302,232.18	302,232.18	-	Dist 706	
12/17/2024	61,730.73	24,857.01	24,857.01	36,873.72	36,873.72	-	Dist 707	
		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	598,268.68	240,903.89	240,903.89	357,364.79	357,364.79	-		
Net Total on Roll	763,813.60		307,563.60		456,250.00			
Collection Surplus / (Deficit)	(165,544.92)		(66,659.71)		(98,885.21)			

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 11-26-2024 to 11-30-2024 dated 12-06-2024. - Run 12/05/2024 03:15PM

Distribution ID	Act System Num	Agency Code	Funding Agency	A: Tax	B: Fees	C: Penalty	D: Interest	E: Discount	F: Prorations Per FS 196.081 (1)(b)	G: Allocated	H: Commission	I: Distributed Amt
706	DD0131	FNSD 00131	LA COLLINA CDD	342,727.24	0.00	0.00	0.00	-13,708.73	0.00	329,018.51	6,580.37	322,438.14
706	DD0132	FNSD 00132	BALLENTRAE HILLSBOROUGH CDD	721,198.10	0.00	0.00	0.00	-28,847.86	0.00	692,350.24	13,847.00	678,503.24
706	DD0133	FNSD 00133	WYNNMERE WEST CDD	562,345.50	0.00	0.00	0.00	-22,493.66	0.00	539,851.84	10,797.03	529,054.81
706	DD0134	FNSD 00134	RESERVE AT PRADERA CDD	779,855.81	0.00	0.00	0.00	-31,194.01	0.00	748,661.80	14,973.23	733,688.57
706	DD0135	FNSD 00135	CARLTON LAKES CDD	1,748,801.88	0.00	0.00	0.00	-69,952.06	0.00	1,678,849.82	33,577.00	1,645,272.82
706	DD0136	FNSD 00136	SUMMIT AT FERN HILL CDD	731,059.16	0.00	0.00	0.00	-29,242.36	0.00	701,816.80	14,036.33	687,780.47
706	DD0137	FNSD 00137	OAKS AT SHADY CREEK CDD	537,808.48	0.00	0.00	0.00	-21,512.04	0.00	516,296.44	10,325.92	505,970.52
706	DD0138	FNSD 00138	RIVERBEND WEST CDD	627,105.45	0.00	0.00	0.00	-25,083.84	0.00	602,021.61	12,040.43	589,981.18
706	DD0139	FNSD 00139	WYNNMERE EAST CDD	410,753.43	0.00	0.00	0.00	-16,430.13	0.00	394,323.30	7,886.46	386,436.84
706	DD0140	FNSD 00140	SOUTH FORK III	2,389,145.10	0.00	0.00	0.00	-95,565.90	0.00	2,293,579.20	45,871.59	2,247,707.61
706	DD0141	FNSD 00141	K-BAR II CDD	1,854,996.90	0.00	0.00	0.00	-74,198.98	0.00	1,780,797.92	35,615.96	1,745,181.96
706	DD0142	FNSD 00142	WATERSET CENTRAL CDD	2,227,713.62	0.00	0.00	0.00	-89,108.30	0.00	2,138,605.32	42,772.11	2,095,833.21
706	DD0143	FNSD 00143	TOUCHSTONE CDD	1,536,623.64	0.00	0.00	0.00	-61,465.21	0.00	1,475,158.43	29,503.17	1,445,655.26
706	DD0144	FNSD 00144	VENTANA CDD	1,771,097.02	0.00	0.00	0.00	-70,843.39	0.00	1,700,253.63	34,005.07	1,666,248.56
706	DD0145	FNSD 00145	TIMBER CREEK CDD	638,353.43	0.00	0.00	0.00	-25,534.45	0.00	612,818.98	12,256.38	600,562.60
706	DD0146	FNSD 00146	SHERWOOD MANOR CDD	601,393.26	0.00	0.00	0.00	-24,055.48	0.00	577,337.78	11,546.76	565,791.02
706	DD0147	FNSD 00147	BOYETTE PARK CDD	331,653.40	0.00	0.00	0.00	-13,266.52	0.00	318,386.88	6,367.74	312,019.14
706	DD0148	FNSD 00148	SOUTHSHORE BAY CDD	95,782.53	0.00	0.00	0.00	-3,831.06	0.00	91,951.47	1,839.03	90,112.44
706	DD0149	FNSD 00149	CYPRESS MILL CDD	1,602,953.20	0.00	0.00	0.00	-64,117.37	0.00	1,538,835.83	30,776.71	1,508,059.12
706	DD0150	FNSD 00150	SPENCER CREEK	529,680.88	0.00	0.00	0.00	-21,187.29	0.00	508,493.59	10,169.87	498,323.72

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 11/6/2024
Check Amount **\$2,970.90**
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 25 Tax Dist. ID 695
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#		Date

THE OAKS AT SHADY CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	\$ 307,563.60	40.27%	0.402700
Net DS 15	\$ 456,250.00	59.73%	0.597300
Net Total	763,813.60	100.00%	1.000000

1%

203

Date Received	Amount Received	40.27%	40.27%	59.73%	59.73%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue			
11/6/2024	4,973.62	2,002.72	2,002.72	2,970.90	2,970.90	-	695	
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	4,973.62	2,002.72	2,002.72	2,970.90	2,970.90	-		
Net Total on Roll	763,813.60		307,563.60		456,250.00			
Collection Surplus / (Deficit)	(758,839.98)		(305,560.88)		(453,279.10)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 10-01-2024 to 10-31-2024 dated 11-06-2024 - Run 11/05/2024 03:53PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	A: Tax	B: Fees	C: Penalty	D: Interest	E: Discount	F: Prorations Per FS 196.081 (1)(b)	G: Allocated	H: Commission	I: Distributed Amt
Real Estate Installment	695	DD0131	LA COLLINA CDD	7,843.50	0.00	0.00	0.00	-411.79	0.00	7,431.71	148.63	7,283.08
Real Estate Installment	695	DD0132	BALLENTRAE HILLSBOROUGH CDD	3,077.88	0.00	0.00	0.00	-161.58	0.00	2,916.30	58.33	2,857.97
Real Estate Installment	695	DD0134	RESERVE AT PRADERA CDD	5,253.88	0.00	0.00	0.00	-275.83	0.00	4,978.05	99.56	4,878.49
Real Estate Current	695	DD0135	CARLTON LAKES CDD	5,663.07	0.00	0.00	0.00	-226.52	0.00	5,436.55	108.73	5,327.82
Real Estate Installment	695	DD0135	CARLTON LAKES CDD	14,965.06	0.00	0.00	0.00	-661.21	0.00	14,303.85	286.08	14,017.77
Real Estate Current, Real Estate Installment	695	DD0135	CARLTON LAKES CDD	20,628.13	0.00	0.00	0.00	-887.73	0.00	19,740.40	394.81	19,345.59
Real Estate Installment	695	DD0136	SUMMIT AT FERN HILL CDD	1,510.12	0.00	0.00	0.00	-33.97	0.00	1,476.15	29.52	1,446.63
Real Estate Installment	695	DD0137	OAKS AT SHADY CREEK CDD	5,360.58	0.00	0.00	0.00	-285.46	0.00	5,075.12	101.50	4,973.62
Real Estate Installment	695	DD0138	RIVERBEND WEST CDD	2,289.17	0.00	0.00	0.00	-85.82	0.00	2,203.35	44.07	2,159.28
Real Estate Installment	695	DD0139	WYNNMERE EAST CDD	970.06	0.00	0.00	0.00	-50.93	0.00	919.13	18.38	900.75
Real Estate Current	695	DD0140	SOUTH FORK III	2,862.00	0.00	0.00	0.00	-114.48	0.00	2,747.52	54.95	2,692.57
Real Estate Installment	695	DD0140	SOUTH FORK III	20,415.15	0.00	0.00	0.00	-1,034.48	0.00	19,380.67	387.61	18,993.06
Real Estate Current, Real Estate Installment	695	DD0140	SOUTH FORK III	23,277.15	0.00	0.00	0.00	-1,148.96	0.00	22,128.19	442.56	21,685.63
Real Estate Current	695	DD0141	K-BAR II CDD	16,667.62	0.00	0.00	0.00	-666.70	0.00	16,000.92	320.02	15,680.90
Real Estate Installment	695	DD0141	K-BAR II CDD	29,130.07	0.00	0.00	0.00	-1,510.20	0.00	27,619.87	552.40	27,067.47
Real Estate Current, Real Estate Installment	695	DD0141	K-BAR II CDD	45,797.69	0.00	0.00	0.00	-2,176.90	0.00	43,620.79	872.42	42,748.37
Real Estate Current	695	DD0142	WATERSET CENTRAL CDD	6,141.95	0.00	0.00	0.00	-245.67	0.00	5,896.28	117.93	5,778.35

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 11/14/2024
Check Amount **\$5,880.01**
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 25 Tax Dist. ID Dist 697
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#		Date

THE OAKS AT SHADY CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	\$ 307,563.60	40.27%	0.402700
Net DS 15	\$ 456,250.00	59.73%	0.597300
Net Total	763,813.60	100.00%	1.000000

2%

203

Date Received	Amount Received	40.27%	40.27%	59.73%	59.73%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue			
11/6/2024	4,973.62	2,002.72	2,002.72	2,970.90	2,970.90	-	Dist 695	
11/14/2024	9,843.79	3,963.78	3,963.78	5,880.01	5,880.01	-	Dist 697	
		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
TOTAL	14,817.41	5,966.50	5,966.50	8,850.91	8,850.91	-		
Net Total on Roll	763,813.60		307,563.60		456,250.00			
Collection Surplus / (Deficit)	(748,996.19)		(301,597.10)		(447,399.09)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-01-2024 to 11-10-2024 dated 11-15-2024. - Run 11/14/2024 09:55AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	A: Tax	B: Fees	C: Penalty	D: Interest	E: Discount	F: Prorations Per FS 196.081 (1)(b)	G: Allocated	H: Commission	I: Distributed Amt
Real Estate Current	697	DD0124	FISHHAWK IV CDD	28,935.78	0.00	0.00	0.00	-1,157.40	0.00	27,778.38	555.57	27,222.81
Real Estate Current	697	DD0125	PARK CREEK CDD	5,855.09	0.00	0.00	0.00	-234.20	0.00	5,620.89	112.42	5,508.47
Real Estate Current	697	DD0126	HIDDEN CREEK CDD	25,283.72	0.00	0.00	0.00	-1,011.34	0.00	24,272.38	485.45	23,786.93
Real Estate Current	697	DD0128	BULLFROG CREEK CDD	11,034.41	0.00	0.00	0.00	-441.37	0.00	10,593.04	211.86	10,381.18
Real Estate Current	697	DD0129	DG FARMS CDD	12,174.17	0.00	0.00	0.00	-486.97	0.00	11,687.20	233.75	11,453.45
Real Estate Current	697	DD0131	LA COLLINA CDD	7,547.26	0.00	0.00	0.00	-301.89	0.00	7,245.37	144.91	7,100.46
Real Estate Current	697	DD0132	BALLENTRAE HILLSBOROUGH CDD	4,973.78	0.00	0.00	0.00	-198.95	0.00	4,774.83	95.49	4,679.34
Real Estate Current	697	DD0133	WYNNMERE WEST CDD	5,226.95	0.00	0.00	0.00	-209.08	0.00	5,017.87	100.36	4,917.51
Real Estate Current	697	DD0134	RESERVE AT PRADERA CDD	2,914.04	0.00	0.00	0.00	-116.56	0.00	2,797.48	55.95	2,741.53
Real Estate Current	697	DD0135	CARLTON LAKES CDD	5,617.24	0.00	0.00	0.00	-224.68	0.00	5,392.56	107.85	5,284.71
Real Estate Current	697	DD0136	SUMMIT AT FERN HILL CDD	32,873.44	0.00	0.00	0.00	-1,314.95	0.00	31,558.49	631.17	30,927.32
Real Estate Current	697	DD0137	OAKS AT SHADY CREEK CDD	10,463.20	0.00	0.00	0.00	-418.51	0.00	10,044.69	200.90	9,843.79
Real Estate Current	697	DD0138	RIVERBEND WEST CDD	2,345.12	0.00	0.00	0.00	-93.81	0.00	2,251.31	45.02	2,206.29
Real Estate Current	697	DD0139	WYNNMERE EAST CDD	8,252.00	0.00	0.00	0.00	-330.08	0.00	7,921.92	158.44	7,763.48
Real Estate Current	697	DD0140	SOUTH FORK III	39,783.14	0.00	0.00	0.00	-1,591.31	0.00	38,191.83	763.84	37,427.99
Real Estate Current	697	DD0141	K-BAR II CDD	50,929.80	0.00	0.00	0.00	-2,037.17	0.00	48,892.63	977.85	47,914.78
Real Estate Current	697	DD0142	WATERSET CENTRAL CDD	37,289.49	0.00	0.00	0.00	-1,491.59	0.00	35,797.90	715.96	35,081.94
Real Estate Current	697	DD0143	TOUCHSTONE CDD	46,496.46	0.00	0.00	0.00	-1,859.87	0.00	44,636.59	892.73	43,743.86
Real Estate Current	697	DD0144	VENTANA CDD	17,836.59	0.00	0.00	0.00	-713.45	0.00	17,123.14	342.46	16,780.68
Real Estate Current	697	DD0145	TIMBER CREEK CDD	7,124.55	0.00	0.00	0.00	-284.99	0.00	6,839.56	136.79	6,702.77
Real Estate Current	697	DD0146	SHERWOOD MANOR CDD	31,627.86	0.00	0.00	0.00	-1,265.14	0.00	30,362.72	607.26	29,755.46

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 12/29/2024
Check Amount **\$7,055.99**
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 25 Tax Dist. ID Dist 700
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Lucus Mc Donald

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	<u> </u> Date <u> </u>

THE OAKS AT SHADY CREEK CDD

Agenda Page 49

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	\$ 307,563.60	40.27%	0.402700
Net DS 15	\$ 456,250.00	59.73%	0.597300
Net Total	763,813.60	100.00%	1.000000

78%

203

Date Received	Amount Received	40.27%	40.27%	59.73%	59.73%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue			
11/6/2024	4,973.62	2,002.72	2,002.72	2,970.90	2,970.90	-	Dist 695	
11/14/2024	9,843.79	3,963.78	3,963.78	5,880.01	5,880.01	-	Dist 697	
11/22/2024	3,937.51	1,585.51	1,585.51	2,352.00	2,352.00	-	Dist 698	21542
12/3/2024	11,812.51	4,756.52	4,756.52	7,055.99	7,055.99	-	Dist 700	
12/6/2024	505,970.52	203,738.34	203,738.34	302,232.18	302,232.18	-	Dist 706	
12/17/2024	61,730.73	24,857.01	24,857.01	36,873.72	36,873.72	-	Dist 707	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	598,268.68	240,903.89	240,903.89	357,364.79	357,364.79	-		
Net Total on Roll	763,813.60		307,563.60		456,250.00			
Collection Surplus / (Deficit)	(165,544.92)		(66,659.71)		(98,885.21)			

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 11-18-2024 to 11-25-2024 dated 12-03-2024. - Run 12/02/2024 12:26PM

Distribution ID	Act System Num	Agency Code	Funding Agency	A: Tax	B: Fees	C: Penalty	D: Interest	E: Discount	F: Prorations Per FS 196.081 (1)(b)	G: Allocated	H: Commission	I: Distributed Amt
700	DD0118	FNSD 00118	MAGNOLIA PARK CDD	12,663.71	0.00	0.00	0.00	-506.54	0.00	12,157.17	243.15	11,914.02
700	DD0119	FNSD 00119	TRIPLE CREEK CDD	73,733.79	0.00	0.00	0.00	-2,949.38	0.00	70,784.41	1,415.68	69,368.73
700	DD0124	FNSD 00124	FISHHAWK IV CDD	34,886.39	0.00	0.00	0.00	-1,395.42	0.00	33,490.97	669.82	32,821.15
700	DD0125	FNSD 00125	PARK CREEK CDD	30,854.82	0.00	0.00	0.00	-1,234.21	0.00	29,620.61	592.41	29,028.20
700	DD0126	FNSD 00126	HIDDEN CREEK CDD	22,708.46	0.00	0.00	0.00	-908.31	0.00	21,800.15	436.00	21,364.15
700	DD0128	FNSD 00128	BULLFROG CREEK CDD	14,531.28	0.00	0.00	0.00	-581.23	0.00	13,950.05	279.00	13,671.05
700	DD0129	FNSD 00129	DG FARMS CDD	5,532.33	0.00	0.00	0.00	-221.29	0.00	5,311.04	106.22	5,204.82
700	DD0130	FNSD 00130	ENCORE CDD	45,943.29	0.00	0.00	0.00	-1,837.73	0.00	44,105.56	882.11	43,223.45
700	DD0131	FNSD 00131	LA COLLINA CDD	15,813.29	0.00	0.00	0.00	-632.53	0.00	15,180.76	303.61	14,877.15
700	DD0132	FNSD 00132	BALLENTRAE HILLSBOROUGH CDD	19,895.12	0.00	0.00	0.00	-795.81	0.00	19,099.31	381.99	18,717.32
700	DD0133	FNSD 00133	WYNNMERE WEST CDD	10,463.47	0.00	0.00	0.00	-418.54	0.00	10,044.93	200.90	9,844.03
700	DD0134	FNSD 00134	RESERVE AT PRADERA CDD	37,525.00	0.00	0.00	0.00	-1,500.99	0.00	36,024.01	720.48	35,303.53
700	DD0135	FNSD 00135	CARLTON LAKES CDD	42,862.92	0.00	0.00	0.00	-1,714.51	0.00	41,148.41	822.97	40,325.44
700	DD0136	FNSD 00136	SUMMIT AT FERN HILL CDD	36,654.16	0.00	0.00	0.00	-1,466.18	0.00	35,187.98	703.76	34,484.22
700	DD0137	FNSD 00137	OAKS AT SHADY CREEK CDD	12,555.84	0.00	0.00	0.00	-502.25	0.00	12,053.59	241.08	11,812.51
700	DD0138	FNSD 00138	RIVERBEND WEST CDD	4,690.24	0.00	0.00	0.00	-187.60	0.00	4,502.64	90.05	4,412.59
700	DD0139	FNSD 00139	WYNNMERE EAST CDD	6,189.00	0.00	0.00	0.00	-247.56	0.00	5,941.44	118.83	5,822.61
700	DD0140	FNSD 00140	SOUTH FORK III	30,529.34	0.00	0.00	0.00	-1,221.18	0.00	29,308.16	586.16	28,722.00
700	DD0141	FNSD 00141	K-BAR II CDD	66,169.59	0.00	0.00	0.00	-2,646.75	0.00	63,522.84	1,270.46	62,252.38
700	DD0142	FNSD 00142	WATERSET CENTRAL CDD	30,288.43	0.00	0.00	0.00	-1,211.54	0.00	29,076.89	581.53	28,495.36
700	DD0143	FNSD 00143	TOUCHSTONE CDD	80,151.89	0.00	0.00	0.00	-3,206.09	0.00	76,945.80	1,538.91	75,406.89

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.: 6169
 Terms: Net 15
 Invoice date: 12/11/2024
 Due date: 12/26/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	provide deliver and install a new dog waste station	1	\$325.00	\$325.00

Total**\$325.00****Note to customer**

Thank You! We Appreciate Your Business.

THE OAKS AT SHADY CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	\$ 307,563.60	40.27%	0.402700
Net DS 15	\$ 456,250.00	59.73%	0.597300
Net Total	763,813.60	100.00%	1.000000

2%

203

Date Received	Amount Received	40.27%	40.27%	59.73%	59.73%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue			
11/6/2024	4,973.62	2,002.72	2,002.72	2,970.90	2,970.90	-	Dist 695	
11/14/2024	9,843.79	3,963.78	3,963.78	5,880.01	5,880.01	-	Dist 697	
11/22/2024	3,937.51	1,585.51	1,585.51	2,352.00	2,352.00	-	Dist 698	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	18,754.92	7,552.01	7,552.01	11,202.91	11,202.91	-		
Net Total on Roll	763,813.60		307,563.60		456,250.00			
Collection Surplus / (Deficit)	(745,058.68)		(300,011.59)		(445,047.09)			

4C.

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2024

Prepared by:



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

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2015						TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS							
Cash - Operating Account	\$ 473,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 473,948
Cash in Transit	290	378,540	-	-	-	-	378,830
Accounts Receivable - Other	128	-	-	-	-	-	128
Due From Other Funds	8,369	-	-	-	-	-	8,369
Investments:							
Acquisition & Construction Account	-	-	556	-	-	-	556
Interest Account	-	17	-	-	-	-	17
Reserve Fund	-	123,330	-	-	-	-	123,330
Revenue Fund	-	137,069	-	-	-	-	137,069
Sinking fund	-	20	-	-	-	-	20
Deposits	6,612	-	-	-	-	-	6,612
Fixed Assets							
Construction Work In Process	-	-	-	5,823,191	-	-	5,823,191
Amount Avail In Debt Services	-	-	-	-	415,384	-	415,384
Amount To Be Provided	-	-	-	-	5,309,769	-	5,309,769
TOTAL ASSETS	\$ 489,347	\$ 638,976	\$ 556	\$ 5,823,191	\$ 5,725,153	\$ -	\$ 12,677,223
LIABILITIES							
Accounts Payable	\$ (7,093)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,093)
Bonds Payable	-	-	-	-	5,725,153	-	5,725,153
Due To Other Funds	-	8,369	-	-	-	-	8,369
TOTAL LIABILITIES	(7,093)	8,369	-	-	5,725,153	-	5,726,429

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2015			TOTAL
			CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	630,607	-	-	-	630,607
Capital Projects	-	-	556	-	-	556
Unassigned:	496,440	-	-	5,823,191	-	6,319,631
TOTAL FUND BALANCES	496,440	630,607	556	5,823,191	-	6,950,794
TOTAL LIABILITIES & FUND BALANCES	\$ 489,347	\$ 638,976	\$ 556	\$ 5,823,191	\$ 5,725,153	\$ 12,677,223

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 289,110	\$ 240,904	\$ (48,206)	83.33%
TOTAL REVENUES	289,110	240,904	(48,206)	83.33%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ-Trustee Fees	5,000	-	5,000	0.00%
Disclosure Report	4,200	1,050	3,150	25.00%
District Counsel	4,000	694	3,306	17.35%
District Engineer	5,000	-	5,000	0.00%
District Manager	35,100	8,775	26,325	25.00%
Auditing Services	4,500	2,500	2,000	55.56%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	600	23	577	3.83%
Insurance - General Liability	2,727	2,673	54	98.02%
Public Officials Insurance	2,727	2,673	54	98.02%
Legal Advertising	2,000	491	1,509	24.55%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	375	1,125	25.00%
Miscellaneous Expenses	800	600	200	75.00%
Dues, Licenses, Subscriptions	200	190	10	95.00%
Total Administration	82,404	24,144	58,260	29.30%
<u>Electric Utility Services</u>				
Utility - Electric	81,000	20,363	60,637	25.14%
Total Electric Utility Services	81,000	20,363	60,637	25.14%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,000	856	2,144	28.53%
Total Water-Sewer Comb Services	3,000	856	2,144	28.53%
<u>Other Physical Environment</u>				
Waterway Management	5,280	870	4,410	16.48%
Insurance -Property & Casualty	6,210	6,078	132	97.87%
R&M-Other Landscape	7,000	675	6,325	9.64%
R&M-Plant Replacement	7,000	-	7,000	0.00%
Landscape Maintenance	62,151	15,538	46,613	25.00%
Irrigation Maintenance	4,000	337	3,663	8.43%
Misc-Holiday Lighting	6,000	3,000	3,000	50.00%
Dog Waste Station Service & Supplies	2,100	-	2,100	0.00%

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Capital Reserve	22,965	1,560	21,405	6.79%
Total Other Physical Environment	<u>122,706</u>	<u>28,058</u>	<u>94,648</u>	<u>22.87%</u>
TOTAL EXPENDITURES	289,110	73,421	215,689	25.40%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>167,483</u>	<u>167,483</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		328,957		
FUND BALANCE, ENDING		<u>\$ 496,440</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
Series 2015 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,346	\$ 5,346	0.00%
Special Assmnts- Tax Collector	428,875	357,365	(71,510)	83.33%
Special Assmnts- CDD Collected	-	2,352	2,352	0.00%
TOTAL REVENUES	428,875	365,063	(63,812)	85.12%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	150,000	-	150,000	0.00%
Interest Expense	270,663	283,791	(13,128)	104.85%
Total Debt Service	420,663	283,791	136,872	67.46%
TOTAL EXPENDITURES	420,663	283,791	136,872	67.46%
Excess (deficiency) of revenues				
Over (under) expenditures	8,212	81,272	73,060	989.67%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	8,212	-	(8,212)	0.00%
TOTAL FINANCING SOURCES (USES)	8,212	-	(8,212)	0.00%
Net change in fund balance	\$ 8,212	\$ 81,272	\$ 56,636	989.67%
FUND BALANCE, BEGINNING (OCT 1, 2024)		549,335		
FUND BALANCE, ENDING		\$ 630,607		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024

Series 2015 Capital Projects Fund (303)

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7	\$ 7	0.00%
TOTAL REVENUES	-	7	7	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	7	7	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		549		
FUND BALANCE, ENDING		<u>\$ 556</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		5,823,191		
FUND BALANCE, ENDING		<u>\$ 5,823,191</u>		

Bank Account Statement

The Oaks At Shady Creek CDD

Bank Account No. 3422
Statement No. 12_24

Statement Date 12/31/2024

G/L Account No. 101001 Balance	473,948.13	Statement Balance	853,297.91
		Outstanding Deposits	7,075.92
Positive Adjustments	0.00		
Subtotal	473,948.13	Subtotal	860,373.83
Negative Adjustments	0.00	Outstanding Checks	-386,425.70
Ending G/L Balance	473,948.13	Ending Balance	473,948.13

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
12/03/2024		JE000278	Tax Revenue/Debt Service	11,812.51	11,812.51	0.00
12/06/2024		JE000279	Tax Revenue/Debt Service	505,970.52	505,970.52	0.00
12/17/2024		JE000280	Tax Revenue/Debt Service	61,730.73	61,730.73	0.00
Total Deposits				579,513.76	579,513.76	0.00
Checks						
11/20/2024	Payment	100000	Inv: 26456	-2,500.00	-2,500.00	0.00
11/20/2024	Payment	100003	Inv: 25460	-484.00	-484.00	0.00
12/09/2024	Payment	100006	Inv: 129910	-27.80	-27.80	0.00
12/13/2024	Payment	100007	Inv: 25619	-209.50	-209.50	0.00
12/13/2024	Payment	100008	Inv: 139010	-3,400.00	-3,400.00	0.00
12/13/2024	Payment	100009	Inv: 931124	-3,000.00	-3,000.00	0.00
12/13/2024	Payment	100010	Inv: 1310028, Inv: 1310170	-1,780.14	-1,780.14	0.00
12/13/2024	Payment	100011	Inv: SE-25435	-290.00	-290.00	0.00
12/23/2024	Payment	021542	Check for Vendor V00015	-2,352.00	-2,352.00	0.00
12/23/2024	Payment	100012	Inv: 003565	-600.00	-600.00	0.00
12/23/2024	Payment	100013	Inv: 6169, Inv: 6170	-500.00	-500.00	0.00
12/23/2024	Payment	100014	Inv: 1309778	-5,179.25	-5,179.25	0.00
12/10/2024	Payment	DD179	Payment of Invoice 000869	-6,603.68	-6,603.68	0.00
12/10/2024	Payment	DD180	Payment of Invoice 000870	-129.63	-129.63	0.00
12/10/2024	Payment	DD181	Payment of Invoice 000871	-47.23	-47.23	0.00
12/26/2024	Payment	021545	Check for Vendor V00034	-200.00	-200.00	0.00
12/31/2024		JE000282	Bank recon adj HC-water	-559.81	-559.81	0.00
12/31/2024		JE000290	Record voided CK100002 cleared in Dec.	-290.00	-290.00	0.00
Total Checks				-28,153.04	-28,153.04	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
01/12/2024	Payment	2236	Check for Vendor V00038			-3,293.92

Bank Account Statement

The Oaks At Shady Creek CDD

Bank Account No. 3422

Statement No. 12_24

Statement Date

12/31/2024

03/14/2024	Payment	DD143	Payment of Invoice 000625	-378.87
03/14/2024	Payment	DD144	Payment of Invoice 000635	-50.19
03/14/2024	Payment	DD145	Payment of Invoice 000636	-6,628.96
03/14/2024	Payment	DD146	Payment of Invoice 000637	-35.02
09/05/2024	Payment	021492	Check for Vendor V00038	-115.50
11/20/2024	Payment	021537	Check for Vendor V00028	-200.00
11/20/2024	Payment	21536	Inv: AB 111524	-200.00
11/20/2024	Payment	21538	Inv: ML 111524	-200.00
12/06/2024	Payment	021541	Check for Vendor V00011	-11,424.00
12/09/2024	Payment	100005	Inv: SE-25234	-290.00
11/14/2024	Payment	DD175	Payment of Invoice 000862	-295.95
11/11/2024	Payment	DD176	Payment of Invoice 000865	-6,603.68
11/11/2024	Payment	DD177	Payment of Invoice 000866	-128.18
11/11/2024	Payment	DD178	Payment of Invoice 000867	-48.11
12/23/2024	Payment	100015	Inv: INV-11519	-1,100.00
12/26/2024	Payment	021543	Check for Vendor V00028	-200.00
12/26/2024	Payment	021544	Check for Vendor V00039	-200.00
12/27/2024	Payment	100016	Inv: 139879	-20.52
12/31/2024	Payment	021546	Check for Vendor V00015	-355,012.80
Total Outstanding Checks				-386,425.70

Outstanding Deposits

12/01/2024	JE000271	Reverse Bank recon Adj BOCC	295.95
12/01/2024	JE000273	Reverse Bank recon Adj TECO	48.11
12/01/2024	JE000275	Reverse Bank recon Adj TECO	128.18
12/01/2024	JE000277	Reverse Bank recon Adj TECO	6,603.68
Total Outstanding Deposits			7,075.92

5Bi



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

December 12, 2024

The Oaks at Shady Creek Community Development District
c/o Inframark Infrastructure Management Services
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to The Oaks at Shady Creek Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$6,600,000 The Oaks at Shady Creek Community Development District Special Assessment Bonds, Series 2015

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the annual bond year ending November 1, 2025, is \$600, which includes reasonable out-of-pocket expenses. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
The Oaks at Shady Creek Community
Development District

By: Linda L. Scott
Linda L. Scott, CPA

By: _____
Print Name _____
Title _____
Date: _____