

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

February 21, 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 | □ Alba Sanchez, District Manager |
| □ Michelle LeBeau-Elrod, Vice Chairperson | □ John Vericker, District Counsel |
| □ John Bentley, Assistant Secretary | □ Charles Reed, P.E. District Engineer |
| □ Amy Brown, Assistant Secretary | |
| □ Vivian Rothstein, Assistant Secretary | |

Regular Meeting Agenda

Friday, February 21, 2025 – 10:00 A.M.

Teams Meeting Information

Meeting ID: 238 512 574 983

Passcode: FhgSjb

[Join the meeting now](#)

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

1. Call to Order/Roll Call

2. Public Comments

3. Business Items

A. General Matters of the District

4. Consent Agenda

A. Consideration of Board of Supervisors Minutes of January 17, 2025 Regular Meeting

B. Consideration of Operation and Maintenance Expenditures for January 31 2025

C. Acceptance of the Financials and Approval of the Check Register as of January 31, 2025

5. Staff Report

A. District Counsel

B. District Manager

- i. Consideration and Review of Target Recovery & Towing Inc. Agreement
- ii. Ratification of Approval of the FY Ended 9/30/24 Audit Engagement letter from Grau & Associates
- iii. Illuminations Holiday Lighting Proposal for Permanent Lighting for the Front Entrance
- iv. Mainscape Proposal 1963 Landscape Installation
 - Photos

C. District Engineer

6. Board of Supervisors' Requests and Comments

7. Adjournment

The next CDD Meeting is scheduled for Friday, March 14, 2025 at 10:30 A.M.

District Office:

Inframark, Community Management Services
11555 Heron Bay Blvd., Suite 201
Coral Springs, Florida 33076
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, January 17, 2025 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 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**

On MOTION by Ms. Brown, seconded by Mrs. Rothstein 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. Engagement Letter from LLS Tax Solutions for Arbitrage Services**

On MOTION by Ms. Lush, seconded by Ms. LeBeau with all in favor, the LLS Tax Solutions engagement letter to perform the Arbitrage Services was accepted. 5-0

C. District Engineer

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

SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

The landscapers provided the architectural drawing and the Board discussed the placement of the perennials for the front entrance.

On MOTION by Ms. Lush, seconded by Ms. Brown with all in favor, the removal of the Oak tree at a cost of \$1,428.57 was approved. 5-0

On MOTION by Ms. Brown, seconded by Mrs. Rothstein with all in favor, demolishing the landscape bed and top with bark at a cost of \$1,928.57 was approved. 5-0

On MOTION by Ms. Lush seconded by Mrs. Rothstein with all in favor, proceeding with the proposal from Inframark for the Newsletter, once per year for 365 homes was approved. 5-0

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bentley seconded by Ms. LeBeau with all in favor, the meeting was adjourned at 11:06 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					
ILLUMINATIONS HOLIDAY LIGHTING	12/21/2024	931224	\$3,000.00	\$3,000.00	holiday lights
INFRAMARK LLC	1/3/2025	141029	\$2,925.00		MANAGEMENT FEE
INFRAMARK LLC	1/3/2025	141029	\$125.00		MANAGEMENT FEE
INFRAMARK LLC	1/3/2025	141029	\$350.00	\$3,400.00	MANAGEMENT FEE
STRALEY ROBIN VERICKER	1/14/2025	25855	\$244.00	\$244.00	PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$6,644.00	\$6,644.00	
Variable Contract					
AMY BROWN	12/20/2024	122024 AB	\$200.00	\$200.00	SUPERVISOR FEE
MICHELLE J. LEBEAU-ELROD	12/20/2024	122024 ML	\$200.00	\$200.00	SUPERVISOR FEE
VIVIAN ROTHSTEIN	1/17/2025	VR 011725	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$600.00	\$600.00	
Utilities					
BOCC ACH	12/18/2024	121824-9919 ACH	\$204.37	\$204.37	BILL PRD 11/14/24-12/17/24
TECO ACH	12/19/2024	121924-7634 ACH	\$6,603.68	\$6,603.68	ELECTRIC
TECO ACH	12/19/2024	121924-5159 ACH	\$129.34	\$129.34	ELECTRIC
TECO ACH	12/19/2024	121924-7436 ACH	\$57.27	\$57.27	ELECTRIC
Utilities Subtotal			\$6,994.66	\$6,994.66	
Regular Services					
STEADFAST ENVIRONMENTAL, LLC	1/1/2025	SE-26031	\$290.00	\$290.00	SERVICE
THE OAKS AT SHADY CREEK CDD	1/7/2025	01072025-709	\$53,530.83	\$53,530.83	SERIES 2015 FY 25 TAX DIST ID DIST 709
Regular Services Subtotal			\$53,820.83	\$53,820.83	
TOTAL			\$68,059.49	\$68,059.49	

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 931224

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
Requires 50% Deposit		DEPOSIT PAID \$3,000.00
BALANCE 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

12/21/2024

DATE



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#

141029

CUSTOMER ID

C2315

PO#**DATE**

1/3/2025

NET TERMS

Net 30

DUE DATE

2/2/2025

Services provided for the Month of: January 2025

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

January 14, 2025
Client: 001450
Matter: 000001
Invoice #: 25855

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
11/1/2024	JMV	REVIEW EMAIL FROM A. SANCHEZ; REVIEW JLAC NOTICE; DRAFT EMAIL TO A. SANCHEZ.	0.3	\$91.50
11/4/2024	WAS	COMMUNICATIONS REGARDING FILING OF ANNUAL FINANCIAL REPORT WITH JLAC.	0.2	\$61.00
11/14/2024	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.3	\$91.50
Total Professional Services			0.8	\$244.00

Total Services	\$244.00	
Total Disbursements	\$0.00	
Total Current Charges		\$244.00
Previous Balance		\$693.50
Less Payments		(\$693.50)
PAY THIS AMOUNT		\$244.00

Please Include Invoice Number on all Correspondence

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	12/18/2024	01/08/2025

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	11/14/2024	37936	12/17/2024	38222	28600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$86.37
Water Base Charge	\$82.51
Water Usage Charge	\$29.46

Summary of Account Charges

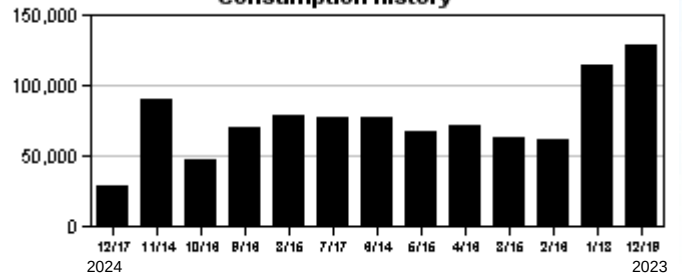
Previous Balance	\$559.81
Net Payments - Thank You	\$-559.81
Total Account Charges	\$204.37

AMOUNT DUE	\$204.37
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Important Message

This account has ACH payment method

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

Additional Information: HCFLGov.net/Water



THANK YOU!



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

1.503 8

DUE DATE	01/08/2025
AMOUNT DUE	\$204.37
AMOUNT PAID	

0070157299192 00000204370



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

Statement Date: December 19, 2024

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Amount Due: \$6,603.68

Due Date: January 09, 2025

Account #: 211005987634

DO NOT PAY. Your account will be drafted on January 09, 2025

Account Summary

Current Service Period: November 14, 2024 - December 13, 2024

Previous Amount Due	\$6,603.68
Payment(s) Received Since Last Statement	-\$6,603.68

Current Month's Charges	\$6,603.68
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Amount Due by January 09, 2025	\$6,603.68
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



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



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.

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

Account #: 211005987634

Due Date: January 09, 2025

Amount Due: \$6,603.68

Payment Amount: \$ _____

687186535531

Your account will be
drafted on January 09, 2025

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

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Account #: 211005987634
Statement Date: December 19, 2024
Charges Due: January 09, 2025

Service Period: Nov 14, 2024 - Dec 13, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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.

Important Rate Information

The Florida Public Service Commission (PSC) recently approved an adjustment to Tampa Electric's 2025 base rates and service charges to take effect in January 2025. The adjustments support ongoing efforts to meet growing energy demands, enhance system resilience, strengthen reliability and more. Visit TampaElectric.com/RateCommunications for more details.

Lighting Customers - Important Rate Information

The Florida Public Service Commission (PSC) recently approved an adjustment to Tampa Electric's 2025 Lighting rates to take effect in January 2025. Visit TampaElectric.com/RateCommunications for more details.

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.



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

All Other

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

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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: November 19, 2024
Agenda Page 19

Amount Due: \$129.63

Due Date: December 10, 2024

Account #: 211020235159

DO NOT PAY. Your account will be drafted on December 10, 2024

Your Energy Insight



Your average daily kWh used was **42.86% 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.

Account Summary

Current Service Period: October 16, 2024 - November 13, 2024

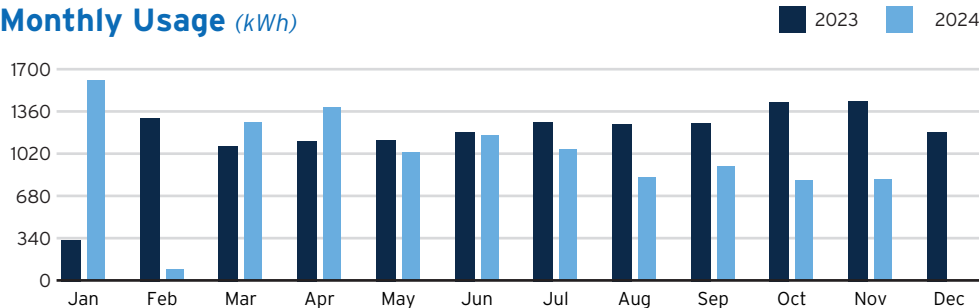
Previous Amount Due	\$128.18
Payment(s) Received Since Last Statement	-\$128.18

Current Month's Charges	\$129.63
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Amount Due by December 10, 2024	\$129.63
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



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

SCAM

Don't Get Scammed!

Scammers strike when you're distracted. Learn their tricks and report suspicious calls or texts at TampaElectric.com/Scam.



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

Account #: 211020235159

Due Date: December 10, 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: \$129.63

Payment Amount: \$ _____

692124747106

Your account will be
drafted on December 10, 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: November 19, 2024

Charges Due: December 10, 2024

Meter Read

Service Period: Oct 16, 2024 - Nov 13, 2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	11/13/2024	67,136		66,317		819 kWh	1	29 Days

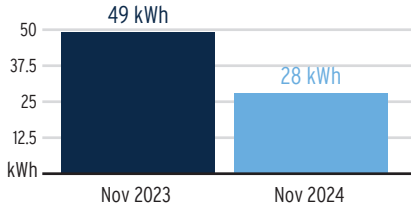
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	819 kWh @ \$0.08192/kWh	\$67.09
Fuel Charge	819 kWh @ \$0.03157/kWh	\$25.86
Storm Protection Charge	819 kWh @ \$0.00775/kWh	\$6.35
Clean Energy Transition Mechanism	819 kWh @ \$0.00427/kWh	\$3.50
Storm Surcharge	819 kWh @ \$0.00225/kWh	\$1.84
Florida Gross Receipt Tax		\$3.24
Electric Service Cost		\$129.63

Total Current Month's Charges

\$129.63

Avg kWh Used Per Day



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.

Quarterly fuel source update
Tampa Electric's diverse fuel mix for the 12-month period ending September 2024 includes 82% natural gas, 10% solar, 7% purchased power, and 1% coal.

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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: December 19, 2024

Agenda Page 21
Amount Due: \$57.27

Due Date: January 09, 2025
Account #: 211005987436

DO NOT PAY. Your account will be drafted on January 09, 2025

Account Summary

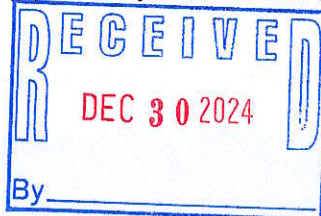
Current Service Period: November 14, 2024 - December 13, 2024

Previous Amount Due	\$47.23
Payment(s) Received Since Last Statement	-\$47.23

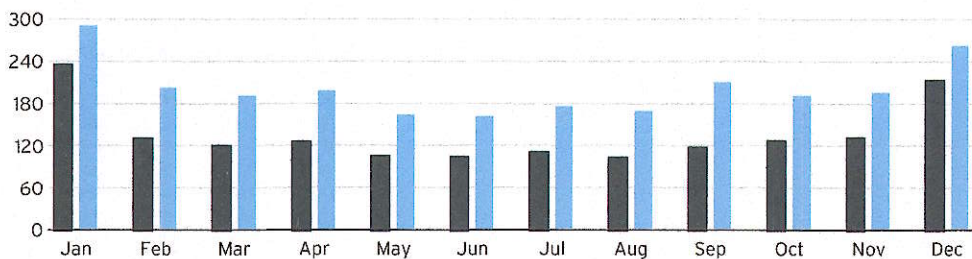
Current Month's Charges	\$57.27
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Amount Due by January 09, 2025	\$57.27
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Monthly Usage (kWh)



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

Your Energy Insight

- Your average daily kWh used was **28.57% higher** than the same period last year.
- Your average daily kWh used was **28.57% higher** than it was in your previous period.



Scan here to view your account online.



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

Account #: 211005987436

Due Date: January 09, 2025



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: \$57.27

Payment Amount: \$_____

687186535530

Your account will be
drafted on January 09, 2025

00000992 FTECO112202400541210 00000 03 00000000 12983 006

OAKS AT SHADY CREEK COMM
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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 #: 210009322
Statement Date: December 19, 2024
Charges Due: January 09, 2025

Meter Read

Service Period: Nov 14, 2024 - Dec 13, 2024

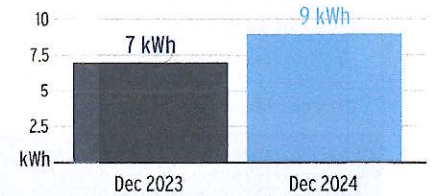
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497017	12/13/2024	6,681	6,420	261 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Energy Charge	261 kWh @ \$0.08192/kWh	\$21.38
	Fuel Charge	261 kWh @ \$0.03157/kWh	\$8.24
	Storm Protection Charge	261 kWh @ \$0.00775/kWh	\$2.02
	Clean Energy Transition Mechanism	261 kWh @ \$0.00427/kWh	\$1.11
	Storm Surcharge	261 kWh @ \$0.00225/kWh	\$0.59
	Florida Gross Receipt Tax		\$1.43
	Electric Service Cost		\$57.27

Avg kWh Used Per Day



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.

Important Rate Information

The Florida Public Service Commission (PSC) recently approved an adjustment to Tampa Electric's 2025 base rates and service charges to take effect in January 2025. The adjustments support ongoing efforts to meet growing energy demands, enhance system resilience, strengthen reliability and more. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) for more details.

Total Current Month's Charges

\$57.27

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](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.tecoaccount.com). Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**

Contact Us

- Online:**
[TampaElectric.com](https://www.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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



Steadfast Environmental, LLC

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

Invoice

Date	Invoice #
1/1/2025	SE-26031

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** \$290.00

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

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 1/7/2025
Check Amount **\$53,530.83**
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 25 Tax Dist. ID Dist 709
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

Agenda Page 25

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

90%

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	021546
11/14/2024	9,843.79	3,963.78	3,963.78	5,880.01	5,880.01	-	Dist 697	021546
11/22/2024	3,937.51	1,585.51	1,585.51	2,352.00	2,352.00	-	Dist 698	021542
12/3/2024	11,812.51	4,756.52	4,756.52	7,055.99	7,055.99	-	Dist 700	021546
12/6/2024	505,970.52	203,738.34	203,738.34	302,232.18	302,232.18	-	Dist 706	021546
12/17/2024	61,730.73	24,857.01	24,857.01	36,873.72	36,873.72	-	Dist 707	021546
1/7/2025	89,616.61	36,085.78	36,085.78	53,530.83	53,530.83	-	Dist 709	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	687,885.29	276,989.67	276,989.67	410,895.62	410,895.62	-		
Net Total on Roll	763,813.60		307,563.60		456,250.00			
Collection Surplus / (Deficit)	(75,928.31)		(30,573.93)		(45,354.38)			

4C.

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

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 January 31, 2025

(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	\$ 511,180	\$ -	\$ -	\$ -	\$ -	\$ -	511,180
Cash in Transit	-	23,527	-	-	-	-	23,527
Due From Other Funds	8,369	-	-	-	-	-	8,369
Investments:							
Acquisition & Construction Account	-	-	558	-	-	-	558
Interest Account	-	18	-	-	-	-	18
Reserve Fund	-	123,794	-	-	-	-	123,794
Revenue Fund	-	546,120	-	-	-	-	546,120
Sinking fund	-	20	-	-	-	-	20
Prepaid Trustee Fees	2,083	-	-	-	-	-	2,083
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	\$ 528,244	\$ 693,479	\$ 558	\$ 5,823,191	\$ 5,725,153	\$ -	12,770,625
LIABILITIES							
Accounts Payable	\$ 7,601	\$ -	\$ -	\$ -	\$ -	\$ -	7,601
Bonds Payable	-	-	-	-	5,725,153	-	5,725,153
Due To Other Funds	-	8,369	-	-	-	-	8,369
TOTAL LIABILITIES	7,601	8,369	-	-	5,725,153	-	5,741,123
FUND BALANCES							
Nonspendable:							
Prepaid Trustee Fees	2,083	-	-	-	-	-	2,083
Restricted for:							
Debt Service	-	685,110	-	-	-	-	685,110
Capital Projects	-	-	558	-	-	-	558
Unassigned:	518,560	-	-	5,823,191	-	-	6,341,751
TOTAL FUND BALANCES	520,643	685,110	558	5,823,191	-	-	7,029,502
TOTAL LIABILITIES & FUND BALANCES	\$ 528,244	\$ 693,479	\$ 558	\$ 5,823,191	\$ 5,725,153	\$ -	12,770,625

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 885	\$ 885	0.00%
Special Assmnts- Tax Collector	289,110	276,990	(12,120)	95.81%
TOTAL REVENUES	289,110	277,875	(11,235)	96.11%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,400	7,600	36.67%
ProfServ-Trustee Fees	5,000	-	5,000	0.00%
Disclosure Report	4,200	1,400	2,800	33.33%
District Counsel	4,000	938	3,062	23.45%
District Engineer	5,000	-	5,000	0.00%
District Manager	35,100	11,700	23,400	33.33%
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	500	1,000	33.33%
Miscellaneous Expenses	800	600	200	75.00%
Dues, Licenses, Subscriptions	200	190	10	95.00%
Total Administration	82,404	29,188	53,216	35.42%
<u>Electric Utility Services</u>				
Utility - Electric	81,000	26,932	54,068	33.25%
Total Electric Utility Services	81,000	26,932	54,068	33.25%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,000	500	2,500	16.67%
Total Water-Sewer Comb Services	3,000	500	2,500	16.67%
<u>Other Physical Environment</u>				
Waterway Management	5,280	1,160	4,120	21.97%
Insurance -Property & Casualty	6,210	6,078	132	97.87%
R&M-Other Landscape	7,000	850	6,150	12.14%
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	6,000	-	100.00%

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025

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
Dog Waste Station Service & Supplies	2,100	-	2,100	0.00%
Capital Reserve	22,965	1,560	21,405	6.79%
Total Other Physical Environment	<u>122,706</u>	<u>31,523</u>	<u>91,183</u>	<u>25.69%</u>
TOTAL EXPENDITURES	289,110	88,143	200,967	30.49%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>189,732</u>	<u>189,732</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		330,911		
FUND BALANCE, ENDING		<u>\$ 520,643</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025

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	\$ -	\$ 6,318	\$ 6,318	0.00%
Special Assmnts- Tax Collector	428,875	410,896	(17,979)	95.81%
Special Assmnts- CDD Collected	-	2,352	2,352	0.00%
TOTAL REVENUES	428,875	419,566	(9,309)	97.83%
<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	135,775	127,563	1653.37%
<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	<u>\$ 8,212</u>	<u>\$ 135,775</u>	<u>\$ 111,139</u>	<u>1653.37%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		549,335		
FUND BALANCE, ENDING		<u>\$ 685,110</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025

Series 2015 Capital Projects Fund (303)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9	\$ 9	0.00%
TOTAL REVENUES	-	9	9	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	9	9	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		549		
FUND BALANCE, ENDING		<u>\$ 558</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025

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>		

Agenda Page 34
Wednesday, February 12, 2025
Page 1

Adjustments

Bank Account Statement

The Oaks At Shady Creek CDD

Bank Account No. 3422
Statement No. 01_25

Statement Date 01/31/2025

Total Adjustments

Outstanding Checks

01/12/2024	Payment	2236	INFRAMARK LLC	Check for Vendor V00038	-3,293.92
03/14/2024	Payment	DD143	BOCC ACH	Payment of Invoice 000625	-378.87
03/14/2024	Payment	DD144	TECO ACH	Payment of Invoice 000635	-50.19
03/14/2024	Payment	DD145	TECO ACH	Payment of Invoice 000636	-6,628.96
03/14/2024	Payment	DD146	TECO ACH	Payment of Invoice 000637	-35.02
09/05/2024	Payment	021492	INFRAMARK LLC	Check for Vendor V00038	-115.50
11/20/2024	Payment	21536	AMY BROWN	Inv: AB 111524	-200.00
11/20/2024	Payment	21538	MICHELLE J. LEBEAU-ELROD	Inv: ML 111524	-200.00
12/09/2024	Payment	100005	STEADFAST ENVIRONMENTAL, LLC	Inv: SE-25234	-290.00
11/14/2024	Payment	DD175	BOCC ACH	Payment of Invoice 000862	-295.95
11/11/2024	Payment	DD176	TECO ACH	Payment of Invoice 000865	-6,603.68
11/11/2024	Payment	DD177	TECO ACH	Payment of Invoice 000866	-128.18
11/11/2024	Payment	DD178	TECO ACH	Payment of Invoice 000867	-48.11
01/31/2025	Payment	021552	VIVIAN ROTHSTEIN	Payment of Invoice 000897	-200.00
Total Outstanding Checks					-18,468.38

Outstanding Deposits

12/01/2024	JE000271	Reverse Bank recon Adj	295.95
12/01/2024	JE000273	Reverse Bank recon Adj	48.11
12/01/2024	JE000275	Reverse Bank recon Adj	128.18
12/01/2024	JE000277	Reverse Bank recon Adj	6,603.68
01/01/2025	JE000283	Reverse Bank recon adj HC-	559.81
01/02/2025	JE000291	Rev JE000290 12/31/2024	290.00
03/14/2024	JE000298	Rev. JE000203 booked	6,628.96
03/14/2024	JE000298	Rev. JE000202 booked	50.19
03/14/2024	JE000298	Rev. JE000201 booked	35.02
03/04/2024	JE000299	Rev. JE000200 booked	378.87
Total Outstanding Deposits			15,018.77

Fifth Order of Business

5Bi

TARGET RECOVERY & TOWING INC.

3800 N. Florida Avenue Tampa, FL 33603
 11954 US Hwy 41 South Gibsonton, FL 33534
 4850 Seaberg Rd Zephyrhills, FL 33541
 PH:(813)221-6800 Email: office@targetrt.com

IN CONSIDERATION WITH FLORIDA STATUTES §713.78, AND §715.07 TARGET RECOVERY & TOWING INC., PROMISES TO PROVIDE 24 HOUR SERVICE TO

Date: _____ Name of Location: _____
 Address: _____
 Phone: _____ Email: _____ Alt Phone: _____
 Contact Name(s): _____

TO THE BEST OF ITS KNOWLEDGE, TARGET RECOVERY & TOWING INC. HAS MET AND EXCEEDED ALL THE REQUIREMENTS OF THE FOLLOWING FLORIDA STATE STATUTES § 713.78 AND §715.07 AS WELL AS ALL HILLSBOROUGH COUNTY LOCAL LAWS AND ORDINANCES.

ANY AND ALL VEHICLES WILL BE TOWED TO TARGET RECOVERY & TOWING INC'S STORAGE FACILITIES. ALL VEHICLES BEFORE BEING TOWED WILL BE DIGITALLY PHOTOGRAPHED AND AFTER BEING TOWED WILL BE LOGGED INTO THE LOCAL POLICE DEPARTMENT'S LOG SYSTEM WITHIN 30 MIN. OF ARRIVING AT OUR SECURED STORAGE FACILITY. THIS AGREEMENT SHALL BECOME EFFECTIVE UPON THE SIGNATURE OF BOTH PARTIES AND WILL BE AUTOMATICALLY RENEWED YEARLY FROM THE SAID DATE UNLESS TARGET RECOVERY & TOWING INC. IS GIVEN A 30 DAY NOTICE TO DISCONTINUE SERVICES, WITHIN SUCH TIME ALL SIGNS FROM TARGET RECOVERY & TOWING INC WILL BE REMOVED FROM THE PROPERTY WITH DUE CARE AND DILLIGENCE.

PLEASE CHECK THE APPROPRIATE REASON FOR TOW **(CHECK ALL THAT APPLIES)**.

FIRE LANE _____	LEAKING FLUID _____
GARBAGE AREA _____	FLAT OR MISSING TIRE _____
DOUBLE PARKED _____	ILLEGALLY PARKED _____
COMMERCIAL _____	JUNK! ABANDONED VEHICLE _____
EXPIRED TAG _____	BACKED IN PARKING _____
NO PARKING PERMIT _____	

PARKING IN HANDICAPPED WITHOUT DECAL _____ *ADDITIONAL COMMENTS PLEASE
 CIRCLE WHETHER TOW WILL BE INITIATED BY: **ON CALL** OR **PATROLLING**.
 DATED THIS _____ DAY OF _____, 20____, ACCEPTED AND APPROVED BY: _____
 TARGET RECOVERY & TOWING INC. AGENT _____

PATROL ENFORCEMENT AGREEMENT

Please place a C, P, T or N/A next to the service type for which vehicles may be removed from property described on page 1 of the contract.

C= Property calls in P= Towing company patrols T= Towing company tags N/A= Not applicable

1. ☐ No valid permit, no valid residents, tenant, or visitor permit.
2. ☐ Tow away zone, sign posted and or pavement drawings
3. ☐ Abandonment/ inoperable vehicles, Flat tires, vehicles on jacks, blocks, missing wheels, major parts, remain parked in same locations longer than ____ hours, expired inspection or license plates. If tagging rules apply, please state length of warning.
4. ☐ Fire lanes, vehicles parked in a designated fire lane.
5. ☐ Security office may call to have vehicle removed.
6. ☐ Management requests an abandoned vehicle removal.
7. ☐ Vehicle wrecked or obviously inoperable.
8. ☐ No tractor, trailer, or large (over 1 ton) commercial vehicles parked on property.
9. ☐ Vehicles parked on grass, off pavement or on landscaping.
10. ☐ Vehicles parked in handicap space, ramp, or unloading zone with no handicap permit.
11. ☐ Vehicle blocking or in isle or roadway.
12. ☐ No after-hours parking (vehicle parked on property after business is closed) or (same as no overnight parking).
13. ☐ Hindering access. Blocking dumpster, building entrances, loading docks or zones. Etc
14. ☐ "For Sale" vehicle. Vehicle is parked out front displaying a for-sale sign. Tow immediately.
15. ☐ Vehicle parked in a reserved/ assigned/ designated space
16. ☐ Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
17. ☐ No parking at any time. Vehicle is parked on property where its posted "NO PARKING"
18. ☐ Non-Customer. Vehicle operator is not a customer of this business located on the property
19. ☐ Vehicle is parked on the sidewalk
20. ☐ Double parked behind another vehicle
21. ☐ Vehicle parked in Manager's or Maintenance space.

Can residents/tenants call to have vehicles removed from their assigned spaces?

(Yes or No)

Furthermore, I understand that if an agent, manager or representative listed herein calls the company to have vehicle removed from the property, therefore authorizing removal the client will NOT hold TARGET RECOVERY & TOWING INC or its employees responsible for any charges that may be accumulated by said vehicle in Company's possession.

Authorized by: _____

(Signature)

(Printed name)

(Date)

Target Recovery & Towing Inc. PH:(813)221-6800
3800 N. Florida Avenue Tampa, FL 33603
11954 US Hwy 41 South Gibsonton, FL 33534
4850 Seaberg Rd Zephyrhills, FL 33541

5Bii



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

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.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of The Oaks at Shady Creek Community Development District.

By: _____

Title: _____

Date: _____

5Biii.

ILLUMINATIONS HOLIDAY LIGHTING**Proposal**

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
Attn: Alba Sanchez

(877) 907-0256

JOB DESCRIPTION
Permanent 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	\$1,250.00
	Provide maintenance over the year as needed Event Not To Exceed	\$500.00
Requires 50% Deposit		
TOTAL ESTIMATED JOB COST		\$1,250.00

- * Price includes materials, labor, installation and service.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Assumes adequate power available. If additional power needed Oaks at Shady Creek responsible for providing.
- * Loss of material due to theft or vandalism is reimbursable at cost
- * Remaining balance of project due upon receipt of invoice after installation.

Tim Gay

PREPARED BY

9/5/2024

DATE

AUTHORIZED SIGNATURE FOR OAKS AT SHADY CREEK

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Oaks at Shady Creek only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

5Biv.



TAMPA, FL
 10115 Lake Ave
 Tampa, FL 33619
 (239) 597-8136
 Branch Mgr: QUIJANO, ANDRES

<u>SERVICE ADDRESS</u>		<u>CONTACT INFORMATION</u>		<u>BILLING ADDRESS</u>		
10805 PURPLE MARTIN BLVD		Alba Sanchez				
RIVERVIEW, FL 33579				, --		
813-482-1614		<u>COMMUNITY</u>				
alba.sanchez@inframark.com		THE OAKS AT SHADY CREEK CDD				
				Please see payment remit address below		
<u>CUSTOMER NAME</u>		<u>PROPOSAL: 1963</u>		<u>PROPOSED BY</u>		
THE OAKS AT SHADY CREEK CDD		Created: 1/20/2025		ESTRADA JR JR, JUNIOR		
<u>SERVICE CODE & DESCRIPTION</u>				<u>Billing: Property</u>		
LANDSCAPE INSTALLATION (1521)						
SPECIFICS, DESCRIPTION & INSTRUCTIONS		UNIT PRICE	UOM	SIZE	QTY	TOTAL
Arboricola		\$21.00	Gallons	3.00	37.00	\$777.00
Petra Croton		\$21.00	Gallons	3.00	22.00	\$462.00
Auntie Lou Cordyline		\$22.50	Gallons	3.00	8.00	\$180.00
Pine bark mulch		\$9.85	BAGS		30.00	\$295.50
Irrigation enhancements - removing existing line - adding new drip to accommodate to new bed design		\$600.00	Item		1.00	\$600.00
Credit for annuals		(\$331.53)	Item		1.00	(\$331.53)
				SUBTOTAL		\$1,982.97
				TAX		\$0.00
				TOTAL:		\$1,982.97

Conditions: The above price is good for 30 days from date of proposal. Any additional trips to the site caused by the customer for reasons uncontrolled by Mainscape, Inc. will result in a \$65.00 'trip charge' per event. No warranty on transplanted material. All 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



