

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

April 18, 2025

AGENDA PACKAGE

Teams Meeting

Meeting ID: 229 969 485 717 1

Passcode: Y4vz3RT7

[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 | ☐ Whitney Sousa, District Counsel |
| ☐ John Bentley, Assistant Secretary | ☐ Charles Reed, P.E. District Engineer |
| ☐ Amy Brown, Assistant Secretary | |
| ☐ Vivian Rothstein, Assistant Secretary | |

Regular Meeting Agenda

Friday, April 18, 2025 – 10:00 A.M.

Teams Meeting Information

Meeting ID: 229 969 485 717 1

Passcode: Y4vz3RT7

[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 March 14, 2025 Regular Meeting

B. Consideration of Operation and Maintenance Expenditures for March 2025

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

5. Staff Report

A. District Counsel

B. District Manager

i. Commercial Grade Benches for the Community

ii. Quote From Signs Now for No Trespassing/No Fishing Sign

iii. Mainscape Proposal for Pond Damage

C. District Engineer

6. Board of Supervisors' Requests and Comments

7. Adjournment

The next CDD Meeting is scheduled for Friday, May 16, 2025 at 10:30 A.M.

*Presentation of the Proposed FY2026 Budget

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

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, March 14, 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
Andrew Mendenhall	Regional Manager

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 February 21, 2025 Regular Meeting
B. Consideration of Operation and Maintenance Expenditures for February 28, 2025
C. Acceptance of the Financials and Approval of the Check Register as of February 28, 2025

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

FIFTH ORDER OF BUSINESS **Staff Reports**
A. District Counsel
No report.
B. District Manager
i. Consideration and Review of Target Recovery & Towing Inc. Agreement.

Inframark is working with District Counsel and the Engineer to deed the strip of land where the trucks are parking back to the county. No need for a towing sign since it will be a county road.

C. District Engineer

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

SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

Ms. Lush requested securing prices for benches.

Mrs. Rothstein requested looping back with Mainscape to have the dead tree and stump removed at no cost.

Secure proposals for No Fishing and No Trespassing signs (15) and they need to be installed with concrete by the pond area.

Mr. Bentley requested contacting Illuminations and advise them that the GFI continues to go out and to please come out to retape the connections.

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 10:47 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	3/20/2025	146012	\$3.45	\$3.45	MANAGEMENT FEE APRIL 2024
MAINSCAPE	3/1/2025	1313474	\$5,179.25	\$5,179.25	LANDSCAPE SERVICES
MAINSCAPE	1/30/2025	1312150	\$1,928.57	\$1,928.57	LANDSCAPE SERVICES
STEADFAST ENVIRONMENTAL, LLC	3/1/2025	SA-10109	\$290.00	\$290.00	aquatic SERVICE
Monthly Contract Subtotal			\$7,401.27	\$7,401.27	
Variable Contract					
AMY BROWN	3/14/2025	AB 031425	\$200.00	\$200.00	BOARD 3/14/25
JOHN FRANK BENTLEY	3/14/2025	JB 031425	\$200.00	\$200.00	BOARD 3/14/25
MICHELLE J. LEBEAU-ELROD	3/14/2025	ME 031425	\$200.00	\$200.00	BOARD 3/14/25
ROBIN M. LUSH	3/14/2025	RL 031425	\$200.00	\$200.00	BOARD 3/14/25
VIVIAN ROTHSTEIN	3/14/2025	VR 031425	\$200.00	\$200.00	BOARD 3/14/25
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Regular Services					
JOHNSON ENGINEERING, INC.	3/17/2025	6	\$680.00	\$680.00	engineering services
JOHNSON ENGINEERING, INC.	9/23/2024	5	\$170.00	\$170.00	engineering services aug 2024
STRALEY ROBIN VERICKER	2/26/2025	26083	\$78.50	\$78.50	PROFESSIONAL SERVICES- Legal services
STRALEY ROBIN VERICKER	3/18/2025	26254	\$1,133.50	\$1,133.50	PROFESSIONAL SERVICES
Regular Services Subtotal			\$2,062.00	\$2,062.00	
TOTAL			\$10,463.27	\$10,463.27	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

146012

DATE

3/20/2025

CUSTOMER ID

C2315

NET TERMS

Net 30

PO#

DUE DATE

4/19/2025

BILL TO

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

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	0.69		3.45
Subtotal					3.45

Subtotal	\$3.45
Tax	\$0.00
Total Due	\$3.45

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 1313474
Payment Due 3/31/2025
Invoice Date 3/1/2025
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
MARCH 2025 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 1313474
Payment Due 3/31/2025
Invoice Date 3/1/2025
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 (March 2025 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>



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 1312150
Payment Due 3/1/2025
Invoice Date 1/30/2025
Terms Net 30 Days
Contract ID 64092
Work Order ID 1738554

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
LANDSCAPE INSTALLATION		\$1,928.57	\$0.00	\$1,928.57

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 1312150
Payment Due 3/1/2025
Invoice Date 1/30/2025
Terms Net 30 Days
Complete Date 1/24/2025

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
LANDSCAPE INSTALLATION		\$1,928.57
Proposal 1921		
Demo landscape bed and top dress with pine bark mulch		
	NonTaxable Sales	\$1,928.57
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$1,928.57

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>



Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

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Invoice

Date	Invoice #
3/1/2025	SA-10109

Please make all Checks payable to:
Steadfast Alliance

Bill To

The Oaks at Shady Creek CDD
c/o Inframark, LLC
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Ship To

SE1027
10779 Purple Martin Blvd
Riverview, FL 33579

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1027 The Oaks at Shady Creek CDD A...
Quantity	Description		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.

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

The OAKS AT SHADY CREEK CDD

MEETING DATE: 3/14/25

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

The OAKS AT SHADY CREEK CDD

MEETING DATE: 3/14/25

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

The OAKS AT SHADY CREEK CDD

MEETING DATE: 3/14/25

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

Johnson Engineering, LLC

Remit To:

**2122 Johnson Street
Fort Myers, FL 33901
Ph: 239.334.0046**

Project Manager Charles Reed

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

Invoice

March 17, 2025

Project No: 20203281-000

Invoice No: 6

FEID #59-1173834

Project 20203281-000 Oaks at Shady Creek Community Development District

Professional Services through March 9, 2025

Phase 1.0 Engineering Services

Professional Personnel

			Hours	Rate	Amount	
Professional 6						
Reed, Charles	3/3/2025		1.00	170.00	170.00	
The Oaks at Shady Creek / coordination with the County regarding deeding road back to the County						
Reed, Charles	3/5/2025		1.00	170.00	170.00	
he Oaks at Shady Creek / Shady Branch Dr. - Property deeded back to County						
Reed, Charles	3/6/2025		.50	170.00	85.00	
The Oaks at Shady Creek / coordination regarding property to be deeded back to the County						
Reed, Charles	3/7/2025		1.50	170.00	255.00	
The Oaks at Shady Creek / coordination regarding property to be deeded back to the County						
Totals			4.00		680.00	
Total Labor						680.00
					Total this Phase	\$680.00
					Total this Invoice	\$680.00

Outstanding Invoices

Number	Date	Balance
5	9/23/2024	170.00
Total		170.00

Johnson Engineering, LLC

Remit To:
2122 Johnson Street
Fort Myers, FL 33901
Ph: 239.334.0046

Project Manager Charles Reed

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

Invoice

September 23, 2024

Project No: 20203281-000

Invoice No: 5

FEID #59-1173834

Project 20203281-000 Oaks at Shady Creek Community Development District

Professional Services through September 8, 2024

Phase 1.0 Engineering Services

Professional Personnel

			Hours	Rate	Amount	
Professional 6						
Reed, Charles	8/16/2024		1.00	170.00	170.00	
Review of previous meetings, project files and coordination regarding today's meeting and future meetings.						
Totals			1.00		170.00	
Total Labor						170.00
				Total this Phase		\$170.00
				Total this Invoice		\$170.00

Outstanding Invoices

Number	Date	Balance
4	8/28/2024	170.00
Total		170.00

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

February 26, 2025

Client: 001450

Matter: 000001

Invoice #: 26083

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
1/6/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION; EMAIL DISTRICT ASSISTANT TO CREATE CHANGES RE COUNSEL'S INFORMATION ON WEBSITE.	0.1	\$17.50
1/7/2025	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING JLAC FINANCIAL REPORT.	0.2	\$61.00
Total Professional Services			0.3	\$78.50

Total Services	\$78.50	
Total Disbursements	\$0.00	
Total Current Charges		\$78.50
Previous Balance		\$244.00
Less Payments		(\$244.00)
PAY THIS AMOUNT		\$78.50

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

March 18, 2025

Client: 001450

Matter: 000001

Invoice #: 26254

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
2/11/2025	LC	REVIEW CORRESPONDENCE FROM J. GASKINS RE FAILURE TO FILE FISCAL YEAR 2022-2023 ANNUAL FINANCIAL REPORT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE STATUS OF SAME.	0.3	\$52.50
2/12/2025	LC	CORRESPONDENCE TO AND FROM N. SOWANI RE STATUS OF FILING ANNUAL FINANCIAL REPORT (AFR) FOR FISCAL YEAR ENDED SEPTEMBER 30, 2023; REVIEW AFR AND DATE FILED; PREPARE DRAFT CORRESPONDENCE TO J. GASKINS RE SAME.	0.6	\$105.00
2/13/2025	WAS	REVIEW NOTICE OF NONCOMPLIANCE AND IMMINENT LEGAL ACTION FOR FAILURE TO FILE FINANCIAL REPORT; REVIEW LETTER IN RESPONSE TO NOTICE OF NONCOMPLIANCE.	0.3	\$91.50
2/14/2025	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	\$122.00
2/19/2025	WAS	REVIEW PROPOSED AGREEMENT WITH TOWING OPERATOR FOR TOWING ON DISTRICT PROPERTY, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING SAME.	0.5	\$152.50
2/20/2025	WAS	REVIEW EMAIL AND PHOTOGRAPHS FROM DISTRICT MANAGER IN CONNECTION WITH TOWING ISSUE; REVIEW PROPERTY APPRAISER'S SITE, PLAT AND DEED FOR DISTRICT PARCEL THE DISTRICT DESIRES TO TOW FROM, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING SAME.	0.9	\$274.50
2/21/2025	WAS	TELEPHONE ATTENDANCE AT BOARD OF SUPERVISORS MEETING TO DISCUSS PARKING/TOWING ISSUE.	0.3	\$91.50

SERVICES

Date	Person	Description of Services	Hours	Amount
2/25/2025	WAS	REVIEW COMMUNICATIONS FROM DISTRICT MANAGER REGARDING ASSISTED LIVING FACILITY NEAR DISTRICT PROPERTY.	0.2	\$61.00
2/27/2025	WAS	REVIEW COMMUNICATIONS FROM DISTRICT MANAGER AND ENGINEER REGARDING DEEDING ROAD PARCEL TO COUNTY.	0.2	\$61.00
2/28/2025	WAS	DRAFT RESPONSE TO ENGINEER'S QUESTIONS REGARDING DEEDING PROPERTY TO COUNTY.	0.4	\$122.00
Total Professional Services			4.1	\$1,133.50
Total Services			\$1,133.50	
Total Disbursements			\$0.00	
Total Current Charges				\$1,133.50
Previous Balance				\$78.50
PAY THIS AMOUNT				\$1,212.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26083	February 26, 2025	\$78.50	\$0.00	\$0.00	\$0.00	\$1,212.00
Total Remaining Balance Due						\$1,212.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,212.00	\$0.00	\$0.00	\$0.00

4C.

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
March 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 March 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2015					
	GENERAL	SERIES 2015	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS						
Cash - Operating Account	\$ 468,000	\$ -	\$ -	\$ -	\$ -	\$ 468,000
Cash in Transit	-	23,527	-	-	-	23,527
Due From Other Funds	2,306	-	-	-	-	2,306
Investments:						
Acquisition & Construction Account	-	-	562	-	-	562
Interest Account	-	18	-	-	-	18
Reserve Fund	-	124,645	-	-	-	124,645
Revenue Fund	-	550,402	-	-	-	550,402
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	\$ 479,001	\$ 698,612	\$ 562	\$ 5,823,191	\$ 5,725,153	\$ 12,726,519
LIABILITIES						
Accounts Payable	\$ 2,367	\$ -	\$ -	\$ -	\$ -	\$ 2,367
Bonds Payable	-	-	-	-	5,725,153	5,725,153
Due To Other Funds	-	2,306	-	-	-	2,306
TOTAL LIABILITIES	2,367	2,306	-	-	5,725,153	5,729,826

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2015		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND				
<u>FUND BALANCES</u>							
Nonspendable:							
Prepaid Trustee Fees	2,083	-	-		-	-	2,083
Restricted for:							
Debt Service	-	696,306	-		-	-	696,306
Capital Projects	-	-	562		-	-	562
Unassigned:	474,551	-	-		5,823,191	-	6,297,742
TOTAL FUND BALANCES	476,634	696,306	562		5,823,191	-	6,996,693
TOTAL LIABILITIES & FUND BALANCES	\$ 479,001	\$ 698,612	\$ 562		\$ 5,823,191	\$ 5,725,153	\$ 12,726,519

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	281,887	(7,223)	97.50%
TOTAL REVENUES	289,110	282,772	(6,338)	97.81%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	6,400	5,600	53.33%
ProfServ-Trustee Fees	5,000	-	5,000	0.00%
Disclosure Report	4,200	1,400	2,800	33.33%
District Counsel	4,000	2,150	1,850	53.75%
District Engineer	5,000	850	4,150	17.00%
District Manager	35,100	14,625	20,475	41.67%
Auditing Services	4,500	2,500	2,000	55.56%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	600	329	271	54.83%
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	750	750	50.00%
Miscellaneous Expenses	800	600	200	75.00%
Dues, Licenses, Subscriptions	200	190	10	95.00%
Total Administration	82,404	36,731	45,673	44.57%
<u>Electric Utility Services</u>				
Utility - Electric	81,000	40,775	40,225	50.34%
Total Electric Utility Services	81,000	40,775	40,225	50.34%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,000	1,644	1,356	54.80%
Total Water-Sewer Comb Services	3,000	1,644	1,356	54.80%
<u>Other Physical Environment</u>				
Waterway Management	5,280	1,740	3,540	32.95%
Insurance -Property & Casualty	6,210	6,078	132	97.87%
R&M-Other Landscape	7,000	1,250	5,750	17.86%
R&M-Plant Replacement	7,000	-	7,000	0.00%
Landscape Maintenance	62,151	36,416	25,735	58.59%
Irrigation Maintenance	4,000	432	3,568	10.80%
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 March 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	1,025	1,075	48.81%
Capital Reserve	22,965	1,560	21,405	6.79%
Total Other Physical Environment	<u>122,706</u>	<u>54,501</u>	<u>68,205</u>	<u>44.42%</u>
TOTAL EXPENDITURES	289,110	133,651	155,459	46.23%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>149,121</u>	<u>149,121</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		327,513		
FUND BALANCE, ENDING		<u>\$ 476,634</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 10,250	\$ 10,250	0.00%
Special Assmnts- Tax Collector	428,875	418,160	(10,715)	97.50%
Special Assmnts- CDD Collected	-	2,352	2,352	0.00%
TOTAL REVENUES	428,875	430,762	1,887	100.44%
<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	146,971	138,759	1789.71%
<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>\$ 146,971</u>	<u>\$ 122,335</u>	<u>1789.71%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		549,335		
FUND BALANCE, ENDING		<u>\$ 696,306</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 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	\$ -	\$ 13	\$ 13	0.00%
TOTAL REVENUES	-	13	13	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	13	13	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		549		
FUND BALANCE, ENDING		<u>\$ 562</u>		

Bank Account Statement

The Oaks At Shady Creek CDD

Bank Account No. 3422
Statement No. 03_25

Statement Date 03/31/2025

G/L Account No. 101001 Balance	467,999.54	Statement Balance	474,736.15
		Outstanding Deposits	849.81
Positive Adjustments	0.00	Subtotal	475,585.96
Subtotal	467,999.54	Outstanding Checks	-7,586.42
Negative Adjustments	0.00	Ending Balance	467,999.54
Ending G/L Balance	467,999.54		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/01/2024		JE000271		Reverse Bank recon Adj	295.95	295.95	0.00
12/01/2024		JE000273		Reverse Bank recon Adj	48.11	48.11	0.00
12/01/2024		JE000275		Reverse Bank recon Adj	128.18	128.18	0.00
12/01/2024		JE000277		Reverse Bank recon Adj	6,603.68	6,603.68	0.00
03/14/2024		JE000298	Accounts Payable	Rev. JE000203 booked	6,628.96	6,628.96	0.00
03/14/2024		JE000298	Accounts Payable	Rev. JE000202 booked	50.19	50.19	0.00
03/14/2024		JE000298	Accounts Payable	Rev. JE000201 booked	35.02	35.02	0.00
03/04/2024		JE000299	Accounts Payable	Rev. JE000200 booked	378.87	378.87	0.00
03/10/2025	Payment	BD00006	Special Assmnts-Tax Collector	Deposit No. BD00006	10,151.39	10,151.39	0.00
Total Deposits					24,320.35	24,320.35	0.00
Checks							
							0.00
03/14/2024	Payment	DD143	BOCC ACH	Payment of Invoice 000625	-378.87	-378.87	0.00
03/14/2024	Payment	DD144	TECO ACH	Payment of Invoice 000635	-50.19	-50.19	0.00
03/14/2024	Payment	DD145	TECO ACH	Payment of Invoice 000636	-6,628.96	-6,628.96	0.00
03/14/2024	Payment	DD146	TECO ACH	Payment of Invoice 000637	-35.02	-35.02	0.00
11/14/2024	Payment	DD175	BOCC ACH	Payment of Invoice 000862	-295.95	-295.95	0.00
11/11/2024	Payment	DD176	TECO ACH	Payment of Invoice 000865	-6,603.68	-6,603.68	0.00
11/11/2024	Payment	DD177	TECO ACH	Payment of Invoice 000866	-128.18	-128.18	0.00
11/11/2024	Payment	DD178	TECO ACH	Payment of Invoice 000867	-48.11	-48.11	0.00
02/17/2025	Payment	021557	THE OAKS AT SHADY CREEK CDD	Payment of Invoice 000904	-1,200.51	-1,200.51	0.00
02/25/2025	Payment	100022	STEADFAST ENVIRONMENTAL, LLC	Inv: SE-26182	-290.00	-290.00	0.00
02/27/2025	Payment	021558	AMY BROWN	Check for Vendor V00041	-200.00	-200.00	0.00
02/27/2025	Payment	021559	JOHN FRANK BENTLEY	Check for Vendor V00028	-200.00	-200.00	0.00
02/27/2025	Payment	021560	MICHELLE J. LEBEAU-ELROD	Check for Vendor V00018	-200.00	-200.00	0.00
02/27/2025	Payment	021561	ROBIN M. LUSH	Check for Vendor V00039	-200.00	-200.00	0.00
02/27/2025	Payment	021562	VIVIAN ROTHSTEIN	Check for Vendor V00034	-200.00	-200.00	0.00
03/13/2025	Payment	100025	INFRAMARK LLC	Inv: 143823, Inv: 144890	-3,400.69	-3,400.69	0.00

Bank Account Statement

The Oaks At Shady Creek CDD

Bank Account No. 3422
Statement No. 03_25

Statement Date 03/31/2025

03/10/2025	Payment	300008	BOCC ACH	Inv: 021825-9919	-455.32	-455.32	0.00
03/12/2025	Payment	300009	TECO ACH	Inv: 022025-5159	-151.88	-151.88	0.00
03/12/2025	Payment	300010	TECO ACH	Inv: 022025-7436	-60.20	-60.20	0.00
03/13/2025	Payment	300011	TECO ACH	Inv: 022025-7634	-6,914.34	-6,914.34	0.00
03/18/2025	Payment	021563	JOHN FRANK BENTLEY	Check for Vendor V00028	-200.00	-200.00	0.00
03/18/2025	Payment	021564	MICHELLE J. LEBEAU-ELROD	Check for Vendor V00018	-200.00	-200.00	0.00
03/18/2025	Payment	021565	ROBIN M. LUSH	Check for Vendor V00039	-200.00	-200.00	0.00
03/18/2025	Payment	021566	VIVIAN ROTHSTEIN	Check for Vendor V00034	-200.00	-200.00	0.00
03/24/2025	Payment	021567	AMY BROWN	Check for Vendor V00041	-200.00	-200.00	0.00
03/26/2025	Payment	100030	MAINSCAPE STEADFAST	Inv: 1312150, Inv: 1311183,	-12,381.99	-12,381.99	0.00
03/26/2025	Payment	100031	ENVIRONMENTAL, LLC	Inv: SA-10109	-290.00	-290.00	0.00
Total Checks					-41,313.89	-41,313.89	0.00

Adjustments

Total Adjustments

Outstanding Checks

01/12/2024	Payment	2236	INFRAMARK LLC	Check for Vendor V00038		-3,293.92
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
03/26/2025	Payment	100026	JOHNSON ENGINEERING, INC.	Inv: 6, Inv: 5		-850.00
03/26/2025	Payment	100027	SPEAREM ENTERPRISES	Inv: 6188		-175.00
03/26/2025	Payment	100028	STRALEY ROBIN VERICKER	Inv: 26083, Inv: 26254		-1,212.00
03/26/2025	Payment	100029	ILLUMINATIONS HOLIDAY LIGHTING	Inv: 93225		-1,250.00
Total Outstanding Checks						-7,586.42

Outstanding Deposits

01/01/2025	JE000283	Reverse Bank recon adj HC-	559.81
01/02/2025	JE000291	Rev JE000290 12/31/2024	290.00
Total Outstanding Deposits			849.81

5Bi



Flash Furniture Sigrid Steel 3-Seat Commercial Grade Outdoor Bench, Green (SLFAG4HUT2GN)

[Item details >](#)

\$635.99 Per each

Heavy item fee

| Item # 901-24587839



Flash Furniture Sigrid Steel 3-Seat Outdoor Bench, Black (SLFAG4HUT2H48LB)

[Item details >](#)

\$1,209.99 Per each

Item # 901-24595302

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Date: 3-14-25

COMPANY NAME Inframark	PHONE 813 991-1116	Agenda Page 38
CONTACT Alba M. Sanchez	FAX	
ADDRESS	EMAIL alba.sanchez@inframark.com	
	SALES PERSON Alex	

SUBSTRAIGHT .063 alum DIMENSIONS 18" H x 12" W COLORS Digital Print
 QUANTITY x15 HOLES / GROMETS _____ HARDWARE U-Channel posts
 Installed SS X DBL _____ Special Instructions _____



x15 - 18" H x 12" W
 .063 aluminum
 single sided
 1.5" radius corners

\$49.50 ea



x15 - 8' green U-channel
 posts w/ hardware
 \$44.45 ea

THIS LAYOUT IS THE PROPERTY OF SIGNS NOW. ALL RIGHTS TO ITS USE FOR REPRODUCTION ARE RESTRICTED BY SIGNS NOW. 1947 W. BRANDON BLVD., BRANDON FL, 33511



1947 W. Brandon Blvd
 Brandon, FL 33511

P: 813-684-0047
 F: 813-684-5989

APPROVED BY:

NAME (Please Print Name)

DATE

CC#

EX. DATE

V-CODE

ZIP CODE

Subtotal \$1409.25

Tax \$91.60

Total \$1500.85

* All Orders Subject to at least a 50% Deposit.

5Biii.



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			, --			
8134821614		<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: 2420</u>	<u>PROPOSED BY</u>			
THE OAKS AT SHADY CREEK CDD		Created: 4/8/2025	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
Proposal is to fill in rutted areas and install bahia sod		\$331.42	Item		1.00	\$331.42
				SUBTOTAL		\$331.42
				TAX		\$0.00
				TOTAL:		\$331.42

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

Mainscape Signature	ESTRADA JR JR, JUNIOR Mainscape Name	Date