The Oaks at Shady Creek
Community Development District

May 16, 2025

AGENDA PACKAGE

Teams Meeting Information

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

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

□ Alba Sanchez, District Manager
□ Whitney Sousa, District Counsel
□ Charles Reed, P.E. District Engineer

Revised Regular Meeting Agenda
Friday, May 16, 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
   B. Estimate from Jayman Enterprises for Dog Stations concrete.
   C. Proposal from Inframark for Dog Stations concrete footings.
4. **Consent Agenda**
   A. Consideration of Board of Supervisors Minutes of April 18, 2025 Regular Meeting
   B. Consideration of Operation and Maintenance Expenditures for April 2025
   C. Acceptance of the Financials and Approval of the Check Register as of April 30, 2025
5. **Staff Report**
   A. District Counsel
   B. District Manager
      i. Consideration of the Fiscal Year 2025-2026 Proposed Budget
      ii. Resolution 2025-02, Approving the Proposed FY2025-2026 Budget & Setting a Public Hearing
      iii. For Informational Purposes – The number of Registered Voters in the District – 859
      iv. Year Ended September 30, 2024 Financial Audit
   C. District Engineer
6. **Board of Supervisors' Requests and Comments**
7. **Adjournment**

The next CDD Meeting is scheduled for Friday, June 20, 2025 at 10:30 A.M.

3B.

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Estimate

Date	Estimate #
4/22/2025	1219

Name / Address
Oaks At Shady Creek C/O Inframark 2654 Cypress Ridge Rd Ste 101 Wesley Chaepl, Fl 33544

Project

Description	Qty	Rate	Total
Straighten and secure in concrete Dog stations within the community in the current positions. Price includes all labor and materials	6	75.00	450.00

Client Signature	Total $450.00

3C

INFRAMARK

PROPOSAL

Inframark
501 S Falkenburg Rd, Tampa, FL 33619
Phone: 407-861-7233
Customer ID: The Oaks @ Shady Creek

Date: 04/23/2025
Quote valid until: 05/23/2025

Proposal For: The Oaks @ Shady Creek
Prepared by: Don Cameron

W.O. # WOTOSC04232025

Dog Station Repairs	Quantity	Unit Price	Taxable?	Amount
Materials: Concrete bag 60#	6	$10	No	$60
Labor: Remove 6 dog stations and reinstall same with concrete footings.	3 hours	2 techs each @ $75/hr	No	$ 450
Disposal Fees Shipping/Handling		Flat Fee	No No	$ n/a $ n/a
			Total	$ 510

Full payment is due within 30 days of finalizing the project.

If you have any questions concerning this proposal, please contact Don Cameron at Donald.Cameron@Inframark.com

By: Don Cameron

Date: 04/23/2025

By: ______________________

Date: ______________________

Inframark – Tampa, FL 33619
We are proud to provide a range of services for your community.

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, April 18, 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
Vivian Rothstein	Assistant Secretary

Also present was:

Alba Sanchez	District 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 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

On MOTION by Ms. Lush, seconded by Ms. Rothstein with all in favor, Consent Agenda items (A-C) were approved. 4-0

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

No report.

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

Items 5Bi, 5Bii, and 5Biii were tabled for three months.

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 proposals to cement the poop stations.

Get with Mainscape on the status of the Palm tree on Purple Martin.

Get with Mainscape on the dead small Oak on the left side exit of Palm Martin.

Mrs. Rothstein requested all Supervisors to receive Intro to Supervisor Training documents for refresher.

Mr. Bentley needs confirmation from Attorney if an AI Form is needed to be submitted.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Bentley seconded by Mrs. Elrod with all in favor, the meeting was adjourned at 10:43 a.m. 4-0.

Alba Sanchez	Robin Lush
Secretary/Assistant Secretary	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					
BOCC ACH	3/20/2025	032025-9919	$380.19	$380.19	BILL PRD 9/16-10/16/24
INFRAMARK LLC	4/1/2025	147060	$2,925.00		MANAGEMENT FEE
INFRAMARK LLC	4/1/2025	147060	$125.00		MANAGEMENT FEE
INFRAMARK LLC	4/1/2025	147060	$350.00	$3,400.00	MANAGEMENT FEE
MAINSCAPE	3/31/2025	1314677	$1,982.97	$1,982.97	LANDSCAPE SERVICES
SPEAREM ENTERPRISES	4/9/2025	6202	$175.00	$175.00	dog station pick up
STEADFAST ENVIRONMENTAL, LLC	4/1/2025	SA-11062	$290.00	$290.00	SERVICE for ponds
TECO ACH	3/21/2025	032125-7634	$6,954.14	$6,954.14	ELECTRIC
Monthly Contract Subtotal			**$13,182.30**	**$13,182.30**	
Utilities					
BOCC ACH	4/18/2025	041825-9919	$440.64	$440.64	BILL PRD 3/18-04/16/25
TECO ACH	3/21/2025	032125-5159	$167.73	$167.73	ELECTRIC
TECO ACH	3/21/2025	032125-7436	$60.61	$60.61	ELECTRIC
Utilities Subtotal			**$668.98**	**$668.98**	
Regular Services					
COMPUTERSHARE TRUST COMPANY	4/10/2025	2432289	$5,000.00	$5,000.00	531045 51301
INFRAMARK LLC	4/21/2025	147955	$2.76	$2.76	postage for April 2025
JOHN FRANK BENTLEY	4/18/2025	JB 041825	$200.00	$200.00	BOARD 4/18/25
MAINSCAPE	4/1/2025	1314840	$5,179.25	$5,179.25	LANDSCAPE SERVICES
MICHELLE J. LEBEAU-ELROD	4/18/2025	ME 041825	$200.00	$200.00	BOARD 4/18/25
ROBIN M. LUSH	4/18/2025	RL 041825	$200.00	$200.00	BOARD 4/18/25
STRALEY ROBIN VERICKER	4/25/2025	26420	$327.00	$327.00	PROFESSIONAL SERVICES
THE OAKS AT SHADY CREEK CDD	4/7/2025	04072025 - 719	$6,532.90	$6,532.90	SERIES 2015 FY 25 TAX DIST ID 719
THE OAKS AT SHADY CREEK CDD	3/10/2025	03102025 - 716	$6,063.75	$6,063.75	SERIES 2015 FY 25 TAX DIST ID 716

THE OAKS AT SHADY CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
VIVIAN ROTHSTEIN	4/18/2025	VR 041825	$200.00	$200.00	BOARD 4/18/25
Regular Services Subtotal			**$23,905.66**	**$23,905.66**	
Additional Services					
DON HARRISON ENTERPRISES	4/11/2025	3147	$359.80	$359.80	monument light photo cell replacement
GRAU AND ASSOCIATES	4/1/2025	27249	$1,000.00	$1,000.00	AUDIT
Additional Services Subtotal			**$1,359.80**	**$1,359.80**	
TOTAL			**$39,116.74**	**$39,116.74**	

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	03/20/2025	04/10/2025

Service Address: 14099 TROPICAL KINGBIRD WAY

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	02/14/2025	39425	03/18/2025	40024	59900 GAL	ACTUAL	WATER

Service Address Charges

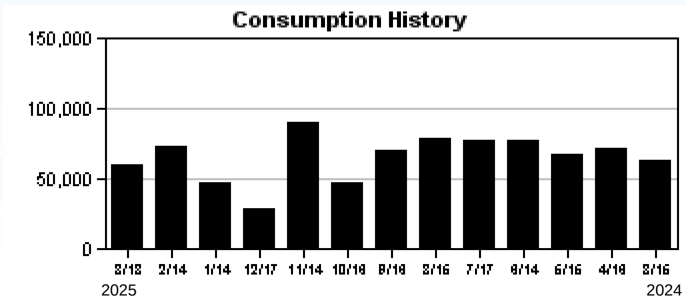
Customer Service Charge	$6.03
Purchase Water Pass-Thru	$180.90
Water Base Charge	$82.51
Water Usage Charge	$110.75

Summary of Account Charges

Previous Balance	$455.32
Net Payments - Thank You	$-455.32
Total Account Charges	**$380.19**
AMOUNT DUE	**$380.19**

Important Message

This account has ACH payment method



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!

DUE DATE	04/10/2025
AMOUNT DUE	$380.19
AMOUNT PAID	

1,549 8

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

0070157299192 00000380196

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
147060	4/1/2025
CUSTOMER ID	**NET TERMS**
C2315	Net 30
PO#	**DUE DATE**
	5/1/2025

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: April 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.

Mail payments to:

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

INVOICE

Invoice Information

Invoice Number	**1314677**
Payment Due	4/30/2025
Invoice Date	3/31/2025
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1750903

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		$1,982.97	$0.00	$1,982.97

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

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

MAINSCAPE®

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

Invoice Number	**1314677**
Payment Due	4/30/2025
Invoice Date	3/31/2025
Terms	Net 30 Days
Complete Date	3/30/2025

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		$1,982.97
PROPOSAL: 1963 Arboricola Petra Croton Auntie Lou Cordyline Pine bark mulch Irrigation enhancements - removing existing line - adding new drip to accommodate to new bed design Credit for annuals ($331.53)		

NonTaxable Sales	$1,982.97
Taxable Sales	$0.00
Tax Amount	$0.00
Invoice Amount Due	$1,982.97

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

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

INVOICE

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638

spearem.jmb@gmail.com
+1 (813) 997-8101

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

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

Invoice details

Invoice no.: 6202
Terms: Net 15
Invoice date: 04/09/2025
Due date: 04/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Labor**	once weekly dog waste station services including trash bags mut mits and disposal 2/16/25 to 3/15/25	1	$175.00	$175.00

Total **$175.00**

Note to customer

Thank You! We Appreciate Your Business.

Invoice

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

Date	Invoice #
4/1/2025	SA-11062

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: March 21, 2025

Amount Due: $6,954.14

Due Date: April 11, 2025
Account #: 211005987634

DO NOT PAY. Your account will be drafted on April 11, 2025

Account Summary

Current Service Period: February 15, 2025 - March 17, 2025

Previous Amount Due	$6,914.34
Payment(s) Received Since Last Statement	-$6,914.34
Current Month's Charges	**$6,954.14**
Amount Due by April 11, 2025	**$6,954.14**

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

00006279-0014062-Page 9 of 12

Scan here to view your account online.

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211005987634
Due Date: April 11, 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: $6,954.14

Payment Amount: $ ________

652618860185

Your account will be drafted on April 11, 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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211005987634
Statement Date: March 21, 2025
Charges Due: April 11, 2025

Service Period: Feb 15, 2025 - Mar 17, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	*2964 kWh @ $0.03412/kWh*	$101.13
Fixture & Maintenance Charge	*117 Fixtures*	$2351.04
Lighting Pole / Wire	*117 Poles*	$3930.03
Lighting Fuel Charge	*2964 kWh @ $0.03059/kWh*	$90.67
Storm Protection Charge	*2964 kWh @ $0.00559/kWh*	$16.57
Clean Energy Transition Mechanism	*2964 kWh @ $0.00043/kWh*	$1.27
Storm Surcharge	*2964 kWh @ $0.01230/kWh*	$36.46
Florida Gross Receipt Tax		$6.31
State Tax		$420.66
Lighting Charges		**$6,954.14**

Total Current Month's Charges **$6,954.14**

Important Messages

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.

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

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

Phone
Toll Free:
866-689-6469

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

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.

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	04/18/2025	05/09/2025

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	03/18/2025	40024	04/16/2025	40726	70200 GAL	ACTUAL	WATER

Service Address Charges

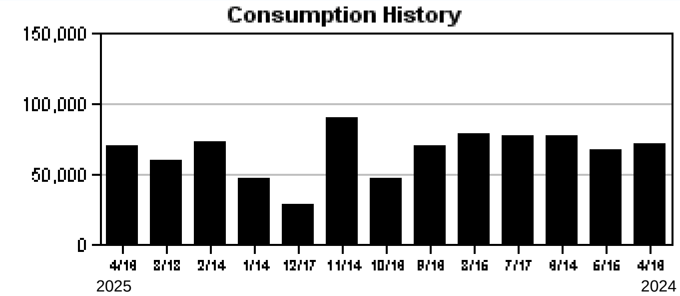
Customer Service Charge	$6.03
Purchase Water Pass-Thru	$212.00
Water Base Charge	$82.51
Water Usage Charge	$140.10

Summary of Account Charges

Previous Balance	$380.19
Net Payments - Thank You	$-380.19
Total Account Charges	**$440.64**
AMOUNT DUE	**$440.64**

Important Message

This account has ACH payment method



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!

DUE DATE	05/09/2025
AMOUNT DUE	$440.64
AMOUNT PAID	

1,711 8

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

0070157299192 00000440644

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: March 21, 2025

Amount Due: $167.73

Due Date: April 11, 2025
Account #: 211020235159

DO NOT PAY. Your account will be drafted on April 11, 2025

Account Summary

Current Service Period: February 15, 2025 - March 17, 2025

Previous Amount Due	$151.88
Payment(s) Received Since Last Statement	-$151.88
Current Month's Charges	**$167.73**
Amount Due by April 11, 2025	**$167.73**

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

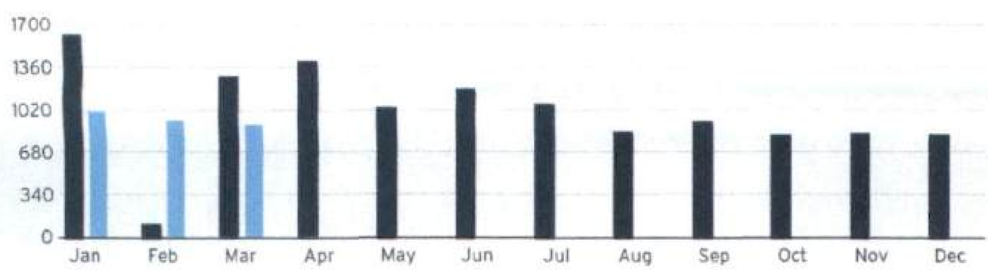
Your Energy Insight

Your average daily kWh used was 32.56% lower than the same period last year.

Your average daily kWh used was 6.45% lower than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

RECEIVED
MAR 26 2025
By

Account #: 211020235159
Due Date: April 11, 2025

Amount Due: $167.73

Payment Amount: $ ________

687186585134

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.

Your account will be drafted on April 11, 2025

00006279 FTECO103212522503010 00000 02 00000000 13257 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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211020235159
Statement Date: March 21, 2025
Charges Due: April 11, 2025

Meter Read

Service Period: Feb 15, 2025 - Mar 17, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	03/17/2025	70,782		69,888		894 kWh	1	31 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*31 days @ $0.63000*	$19.53
Energy Charge	*894 kWh @ $0.08641/kWh*	$77.25
Fuel Charge	*894 kWh @ $0.03083/kWh*	$27.56
Storm Protection Charge	*894 kWh @ $0.00577/kWh*	$5.16
Clean Energy Transition Mechanism	*894 kWh @ $0.00418/kWh*	$3.74
Storm Surcharge	*894 kWh @ $0.02121/kWh*	$18.96
Florida Gross Receipt Tax		$3.90
Electric Service Cost		**$156.10**
State Tax		$11.63
Total Electric Cost, Local Fees and Taxes		**$167.73**

Total Current Month's Charges **$167.73**

Avg kWh Used Per Day

Important Messages

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: March 21, 2025

Amount Due: $60.61

Due Date: April 11, 2025
Account #: 211005987436

DO NOT PAY. Your account will be drafted on April 11, 2025

Account Summary

Current Service Period: February 15, 2025 - March 17, 2025

Previous Amount Due	$60.20
Payment(s) Received Since Last Statement	-$60.20
Current Month's Charges	**$60.61**
Amount Due by April 11, 2025	**$60.61**

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

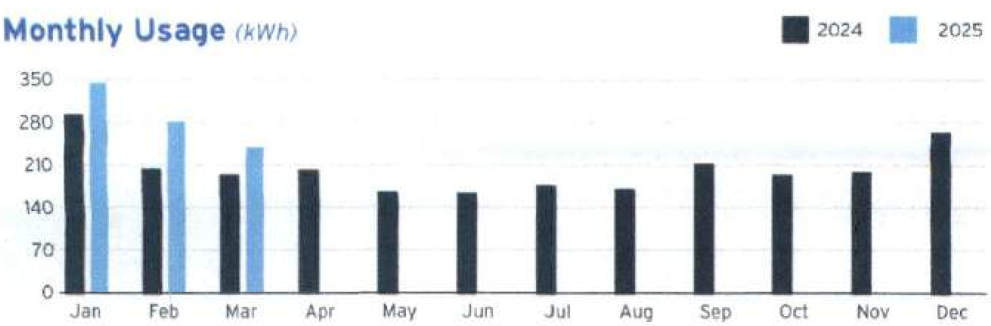
Your Energy Insight

Your average daily kWh used was **14.29% higher** than the same period last year.

Your average daily kWh used was 11.11% lower than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211005987436
Due Date: April 11, 2025

Amount Due: $60.61

Payment Amount: $ ___________

652618860184

Your account will be drafted on April 11, 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.

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211005987436
Statement Date: March 21, 2025
Charges Due: April 11, 2025

Meter Read

Service Period: Feb 15, 2025 - Mar 17, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	03/17/2025	7,546		7,307		239 kWh	1	31 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*31 days @ $0.63000*	$19.53
Energy Charge	*239 kWh @ $0.08641/kWh*	$20.65
Fuel Charge	*239 kWh @ $0.03083/kWh*	$7.37
Storm Protection Charge	*239 kWh @ $0.00577/kWh*	$1.38
Clean Energy Transition Mechanism	*239 kWh @ $0.00418/kWh*	$1.00
Storm Surcharge	*239 kWh @ $0.02121/kWh*	$5.07
Florida Gross Receipt Tax		$1.41
Electric Service Cost		**$56.41**
State Tax		$4.20
Total Electric Cost, Local Fees and Taxes		**$60.61**

Total Current Month's Charges **$60.61**

Avg kWh Used Per Day

Important Messages

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Ways To Pay Your Bill

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

Credit or Debit Card
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Toll Free: **866-689-6469**

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Payments:
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All Other Correspondences:
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TampaElectric.com
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866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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Fee Invoice

Corporate Trust

Computershare

Invoice Number
2432289

Billing Date	Due Date
04/10/2025	05/10/2025

Amount Due
$5,000.00
Please mail or wire payment to:
Mailing Address: Computershare Trust Company, N.A. WF 8113 P.O. Box 1450 Minneapolis, MN 55485-8113
Wire Instructions: ABA #: 121000248 DDA #: 1000031565 Swift Code: WFBIUS6S Reference: Invoice #, Account Name, Attn Name
ACH Instructions: ABA #: 091000019 DDA #: 1000031565 Memo: Invoice #, Account Name, Attn Name

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The Oaks at Shady Creek Community Development Dist
2005 Pan Am Circle Suite 120
Tampa, FL 33607

Please return this portion of the statement with your payment in the envelope provided:

Please retain this portion for your records

Account Number: 84127000
Oaks at Shady Creek CDD 2015

Administration Charges

For the Period 04/23/2025 through 04/22/2026

Trustee Fee $5,000.00

Total Amount Due: ***$5,000.00***

RECEIVED
APR 21 2025
By________

This document is provided by Computershare Trust Company, NA, or one or more of its affiliates (collectively, "Computershare"), in its named capacity or as agent of or successor to Wells Fargo Bank, NA, or one or more of its affiliates ("Wells Fargo"), by virtue of the acquisition by Computershare of substantially all the assets of the corporate trust services business of Wells Fargo.

Billings past due are subject to an 18% annual finance charge of the balance due.

Please address questions to Caroline Prunty Phone - 14104236440 Email - Caroline.Prunty@computershare.com

009CT0001_PegasusInvoices_DOM_1786/000033/000033/1

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
147955	4/21/2025
CUSTOMER ID	**NET TERMS**
C2315	Net 30
PO#	**DUE DATE**
	5/21/2025

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: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.69		2.76
Subtotal					**2.76**

Subtotal	$2.76
Tax	$0.00
Total Due	$2.76

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.

______The OAKS AT SHADY CREEK CDD__________________

MEETING DATE: 4/18/25

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	NOT Present	Salary Accepted	$200.00
Vivian Rothstein	PRESENT	Salary Accepted	$200.00

Mail payments to:

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

INVOICE

Invoice Information

Invoice Number	1314840
Payment Due	5/1/2025
Invoice Date	4/1/2025
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
APRIL 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	1314840
Payment Due	5/1/2025
Invoice Date	4/1/2025
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 (April 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

______The OAKS AT SHADY CREEK CDD____________________
MEETING DATE: 4/18/25
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	NOT Present	Salary Accepted	$200.00
Vivian Rothstein	PRESENT	Salary Accepted	$200.00

______The OAKS AT SHADY CREEK CDD__________________
MEETING DATE: 4/18/25
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	NOT Present	Salary Accepted	$200.00
Vivian Rothstein	PRESENT	Salary Accepted	$200.00

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

April 25, 2025
Client: 001450
Matter: 000001
Invoice #: 26420

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
3/5/2025	WAS	COMMUNICATIONS WITH DISTRICT ENGINEER AND DISTRICT MANAGER REGARDING PARCEL FOR CONVEYANCE TO COUNTY.	0.4	$122.00
3/11/2025	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING SAME.	0.5	$152.50
3/19/2025	AM	REVISE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	0.3	$52.50
		Total Professional Services	1.2	$327.00

Total Services	$327.00	
Total Disbursements	$0.00	
Total Current Charges		$327.00
Previous Balance		$1,212.00
Less Payments		*($1,212.00)*
PAY THIS AMOUNT		**$327.00**

Please Include Invoice Number on all Correspondence

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date	4/7/2025
Check Amount	**$6,532.90**
Payable To	The Oaks at Shady Creek CDD
Check Description	Series 2015 - FY 25 Tax Dist. ID Dist 719
Special Instructions	Do not mail. Please give to Eric

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

Eric
Authorization

DM ____________
Fund 001
G/L 20702
Object Code
Chk # __________ Date ______________

THE OAKS AT SHADY CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
Fiscal Year 2025, Tax Year 2024

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

92%

203

Date Received	Amount Received	40.27% Raw Numbers Operations Revenue	40.27% Rounded Operations Revenue	59.73% Raw Numbers 2015 Debt Service Revenue	59.73% Rounded 2015 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
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	021547
2/7/2025	2,009.78	809.27	809.27	1,200.51	1,200.51	-	Dist 713	021557
4/7/2025	10,936.80	4,403.90	4,403.90	6,532.90	6,532.90	-	Dist 719	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	**700,831.87**	282,202.85	282,202.85	418,629.02	418,629.02	-		
Net Total on Roll	763,813.60		307,563.60		456,250.00			
Collection Surplus / (Deficit)	(62,981.73)		(25,360.75)		(37,620.98)			

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date	3/10/2025
Check Amount	**$6,063.75**
Payable To	The Oaks at Shady Creek CDD
Check Description	Series 2015 - FY 25 Tax Dist. ID Dist 716
Special Instructions	Do not mail. Please give to Eric

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

Eric

Authorization

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

THE OAKS AT SHADY CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
Fiscal Year 2025, Tax Year 2024

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

93%

203

Date Received	Amount Received	40.27% Raw Numbers Operations Revenue	40.27% Rounded Operations Revenue	59.73% Raw Numbers 2015 Debt Service Revenue	59.73% Rounded 2015 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
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	021547
2/7/2025	2,009.78	809.27	809.27	1,200.51	1,200.51	-	Dist 713	021557
4/7/2025	10,936.80	4,403.90	4,403.90	6,532.90	6,532.90	-	Dist 719	
3/10/2025	10,151.39	4,087.64	4,087.64	6,063.75	6,063.75	-	Dist 716	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	**710,983.26**	286,290.49	286,290.49	424,692.77	424,692.77	-		
Net Total on Roll	763,813.60		307,563.60		456,250.00			
Collection Surplus / (Deficit)	(52,830.34)		(21,273.11)		(31,557.23)			

______The OAKS AT SHADY CREEK CDD__________________
MEETING DATE: 4/18/25
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	NOT Present	Salary Accepted	$200.00
Vivian Rothstein	PRESENT	Salary Accepted	$200.00

Don Harrison Enterprises LLC

2510 Priscilla Ct. Lutz, FL 33559-5679
(813) 363-6286
#00434 #13010124

NO 3147

DATE 04/11/25

COST	QTY.	ITEM	UNIT PRICE	PRICE
	1	Electronic photo cell		69.80

NAME The Oaks At Shady Creek H.O.A.
STREET 2005 Pan Am Circle, STE 300 PHONE (813) 873-7300
CITY TAMPA STATE FL ZIP 33607
JOB NAME/LOCATION JOB PHONE
ADDRESS Riverview, FL
SCHEDULED DATE/TIME
WORK TAKEN BY Don ORDERED BY ALBA Sanchez

DESCRIPTION OF WORK

Checked Light's At Entrance tripping G.F.C.I. Receptacle, Replaced Defective photo-cell Sensor & Light. Fixed Sealed Receptacle Enclosure

Completed

TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR
Don Harrison			1.5	160.00	240.00

		TOTALS
MAT.		
PERMITS		
MISC.		
TAX		
LABOR		
TOTAL		

	CHARGES	AMOUNT
☐ CC		
☐ BILL	PARTS	69.80
☐ $	LABOR	240.00
☐ CK	SERVICE CALL	50.00
	PREVENTIVE MAINTENANCE DISCOUNT	
	TOTAL AMOUNT DUE	$359.80

ASK ABOUT OUR SERVICE CONTRACTS

PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications.
LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge. If applicable, subject to the terms and condition herein. It is understood and agreed that venue for any cause of action arising out of this agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1½% per month on all past due balances.

X

CUSTOMER SIGNATURE

I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.

DATE COMPLETED 04-07-25

TERMS: Net Due Upon Completion

X

CUSTOMER SIGNATURE

Grau and Associates

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

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

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

Invoice No. *27249*
Date *04/01/2025*

SERVICE		**AMOUNT**
Audit FYE 09/30/2024		$ 1,000.00
	Current Amount Due	$ 1,000.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.

4C.

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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 April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2015 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	$ 433,954	$ -	$ -	$ -	$ -	$ 433,954
Cash in Transit	-	23,527	-	-	-	23,527
Due From Other Funds	8,369	-	-	-	-	8,369
Investments:						
Acquisition & Construction Account	-	-	564	-	-	564
Interest Account	-	130,603	-	-	-	130,603
Reserve Fund	-	125,090	-	-	-	125,090
Revenue Fund	-	434,377	-	-	-	434,377
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	**$ 451,018**	**$ 713,617**	**$ 564**	**$ 5,823,191**	**$ 5,725,153**	**$ 12,713,543**
LIABILITIES						
Accounts Payable	$ 2,106	$ -	$ -	$ -	$ -	$ 2,106
Bonds Payable	-	-	-	-	5,725,153	5,725,153
Due To Other Funds	-	8,369	-	-	-	8,369
TOTAL LIABILITIES	**2,106**	**8,369**	**-**	**-**	**5,725,153**	**5,735,628**

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2015 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES						
Nonspendable:						
Prepaid Trustee Fees	2,083	-	-	-	-	2,083
Restricted for:						
Debt Service	-	705,248	-	-	-	705,248
Capital Projects	-	-	564	-	-	564
Unassigned:	446,829	-	-	5,823,191	-	6,270,020
TOTAL FUND BALANCES	**448,912**	**705,248**	**564**	**5,823,191**	**-**	**6,977,915**
TOTAL LIABILITIES & FUND BALANCES	**$ 451,018**	**$ 713,617**	**$ 564**	**$ 5,823,191**	**$ 5,725,153**	**$ 12,713,543**

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
REVENUES				
Interest - Tax Collector	$ -	$ 1,010	$ 1,010	0.00%
Special Assmnts- Tax Collector	289,110	286,290	(2,820)	99.02%
TOTAL REVENUES	**289,110**	**287,300**	**(1,810)**	**99.37%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	7,200	4,800	60.00%
ProfServ-Trustee Fees	5,000	5,000	-	100.00%
Disclosure Report	4,200	1,750	2,450	41.67%
District Counsel	4,000	2,477	1,523	61.93%
District Engineer	5,000	850	4,150	17.00%
District Manager	35,100	17,550	17,550	50.00%
Auditing Services	4,500	3,500	1,000	77.78%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	600	332	268	55.33%
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	875	625	58.33%
Miscellaneous Expenses	800	600	200	75.00%
Dues, Licenses, Subscriptions	200	190	10	95.00%
Total Administration	82,404	47,261	35,143	57.35%
Electric Utility Services				
Utility - Electric	81,000	54,631	26,369	67.45%
Total Electric Utility Services	81,000	54,631	26,369	67.45%
Water-Sewer Comb Services				
Utility - Water	3,000	2,084	916	69.47%
Total Water-Sewer Comb Services	3,000	2,084	916	69.47%

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Waterway Management	5,280	2,030	3,250	38.45%
Insurance -Property & Casualty	6,210	6,078	132	97.87%
R&M-Other Landscape	7,000	1,425	5,575	20.36%
R&M-Plant Replacement	7,000	-	7,000	0.00%
Landscape Maintenance	62,151	46,774	15,377	75.26%
Irrigation Maintenance	4,000	432	3,568	10.80%
Misc-Holiday Lighting	6,000	6,000	-	100.00%
Dog Waste Station Service & Supplies	2,100	1,025	1,075	48.81%
Capital Reserve	22,965	1,560	21,405	6.79%
Total Other Physical Environment	122,706	65,324	57,382	53.24%
TOTAL EXPENDITURES	**289,110**	**169,300**	**119,810**	**58.56%**
Excess (deficiency) of revenues Over (under) expenditures	-	118,000	118,000	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**330,912**		
FUND BALANCE, ENDING		**$ 448,912**		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
REVENUES				
Interest - Investments	$ -	$ 12,659	$ 12,659	0.00%
Special Assmnts- Tax Collector	428,875	424,693	(4,182)	99.02%
Special Assmnts- CDD Collected	-	2,352	2,352	0.00%
TOTAL REVENUES	**428,875**	**439,704**	**10,829**	**102.52%**
EXPENDITURES				
Debt Service				
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	155,913	147,701	1898.60%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	8,212	-	(8,212)	0.00%
TOTAL FINANCING SOURCES (USES)	**8,212**	**-**	**(8,212)**	**0.00%**
Net change in fund balance	$ 8,212	$ 155,913	$ 131,277	1898.60%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**549,335**		
FUND BALANCE, ENDING		**$ 705,248**		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
REVENUES				
Interest - Investments	$ -	$ 15	$ 15	0.00%
TOTAL REVENUES	**-**	**15**	**15**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	15	15	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**549**		
FUND BALANCE, ENDING		**$ 564**		

Bank Account Statement

The Oaks At Shady Creek CDD

Bank Account No.	3422		
Statement No.	04_25	**Statement Date**	04/30/2025

G/L Account No. 101001 Balance	433,954.34	**Statement Balance**	450,179.83
		Outstanding Deposits	849.81
Positive Adjustments	0.00		
		Subtotal	451,029.64
Subtotal	433,954.34	**Outstanding Checks**	-17,075.30
Negative Adjustments	0.00		
		Ending Balance	433,954.34
Ending G/L Balance	433,954.34		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/07/2025	Payment	BD00005	Special Assmnts-Tax Collector	Deposit No. BD00005	10,936.80	10,936.80	0.00
04/25/2025	Payment	BD00007	Interest - Tax Collector	Deposit No. BD00007	124.55	124.55	0.00
03/11/2025	Payment	BD00008	Special Assmnts-Tax Collector	Deposit No. BD00008	11,165.55	11,165.55	0.00
Total Deposits					22,226.90	22,226.90	0.00
Checks							
							0.00
03/26/2025	Payment	100026	JOHNSON ENGINEERING, INC.	Inv: 6, Inv: 5	-850.00	-850.00	0.00
03/26/2025	Payment	100028	STRALEY ROBIN VERICKER	Inv: 26083, Inv: 26254	-1,212.00	-1,212.00	0.00
03/26/2025	Payment	100029	ILLUMINATIONS HOLIDAY LIGHTING	Inv: 93225	-1,250.00	-1,250.00	0.00
04/09/2025	Payment	300012	BOCC ACH	Inv: 032025-9919	-380.19	-380.19	0.00
04/10/2025	Payment	021568	THE OAKS AT SHADY CREEK CDD	Check for Vendor V00015	-6,532.90	-6,532.90	0.00
04/11/2025	Payment	021569	THE OAKS AT SHADY CREEK CDD	Payment of Invoice 000948	-6,063.75	-6,063.75	0.00
04/11/2025	Payment	100032	STEADFAST ENVIRONMENTAL, LLC	Inv: SA-11062	-290.00	-290.00	0.00
04/11/2025	Payment	100033	GRAU AND ASSOCIATES	Inv: 27249	-1,000.00	-1,000.00	0.00
04/11/2025	Payment	100034	MAINSCAPE	Inv: 1314677, Inv: 1314840	-7,162.22	-7,162.22	0.00
04/11/2025	Payment	100035	INFRAMARK LLC	Inv: 146012, Inv: 147060	-3,403.45	-3,403.45	0.00
04/18/2025	Payment	100036	DON HARRISON ENTERPRISES	Inv: 3147	-359.80	-359.80	0.00
04/21/2025	Payment	021570	JOHN FRANK BENTLEY	Check for Vendor V00028	-200.00	-200.00	0.00
04/21/2025	Payment	021571	MICHELLE J. LEBEAU-ELROD	Check for Vendor V00018	-200.00	-200.00	0.00
04/21/2025	Payment	021572	ROBIN M. LUSH	Check for Vendor V00039	-200.00	-200.00	0.00
04/21/2025	Payment	021573	VIVIAN ROTHSTEIN	Check for Vendor V00034	-200.00	-200.00	0.00

Bank Account Statement

The Oaks At Shady Creek CDD

Bank Account No.	3422		
Statement No.	04_25	**Statement Date**	04/30/2025

03/11/2025	JE000352	Special Assmnts-Tax Collector	Truist Bank	-11,165.55	-11,165.55	0.00
04/14/2025	JE000353	Utility - Electric	Bank recon adj Teco	-52.24	-52.24	0.00
04/14/2025	JE000355	Utility - Electric	Bank recon adj Teco	-145.57	-145.57	0.00
04/14/2025	JE000357	Utility - Electric	Bank recon adj Teco	-6,115.55	-6,115.55	0.00
Total Checks				-46,783.22	-46,783.22	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	100027	SPEAREM ENTERPRISES	Inv: 6188	-175.00
04/10/2025	Payment	300013	TECO ACH	Inv: 032125-5159	-167.73
04/10/2025	Payment	300014	TECO ACH	Inv: 032125-7436	-60.61
04/10/2025	Payment	300015	TECO ACH	Inv: 032125-7634	-6,954.14
04/18/2025	Payment	100037	SPEAREM ENTERPRISES	Inv: 6202	-175.00
04/28/2025	Payment	100038	COMPUTERSHARE TRUST COMPANY	Inv: 2432289	-5,000.00
04/29/2025	Payment	100039	INFRAMARK LLC	Inv: 147955	-2.76
04/30/2025	Payment	300016	BOCC ACH	Inv: 041825-9919	-440.64
Total Outstanding Checks					-17,075.30

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

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The Oaks at Shady Creek

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

The Oaks at Shady Creek

Community Development District

Operating Budget

Fiscal Year 2026

The Oaks at Shady Creek
Community Development District

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Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/25	PROJECTED April-9/30/25	TOTAL PROJECTED FY 2025	% +/(-) Budget	ANNUAL BUDGET FY 2026
REVENUES						
Interest - Investments	$ -	$ -	$ -	$ -	0%	$ -
Operations & Maintenance Assmts - On Roll	289,110	-	289,110	289,110	0%	288,967
Other Miscellaneous Revenues	-	-	-	-	0%	-
TOTAL REVENUES	**$ 289,110**	**$ -**	**$ 289,110**	**$ 289,110**		**$ 288,967**
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	$ 12,000	$ 6,400	$ 5,600	$ 12,000	0%	$ 12,000
Onsite Staff	-	-	-	-	0%	-
District Management	35,100	14,625	14,867	29,492	-16%	36,153
Field Management	-	-	-	-	0%	-
Administration	-	-	-	-	0%	-
Recording Secretary	-	-	-	-	0%	-
Construction Accounting	-	-	-	-	0%	-
Financial/Revenue Collections	-	-	-	-	0%	-
Rental and Leases	-	-	-	-	0%	-
Data Storage	-	-	-	-	0%	-
Accounting Services	-	-	-	-	0%	-
Dissemination Agent/Reporting	-	-	-	-	0%	-
Website Admin Services	1,500	750	750	1,500	0%	1,500
District Engineer	5,000	850	4,150	5,000	0%	5,000
District Counsel	4,000	2,150	1,850	4,000	0%	4,000
Trustees Fees	5,000	-	5,000	5,000	0%	5,000
Auditing Services	4,500	2,500	2,000	4,500	0%	4,500
Postage, Phone, Faxes, Copies	600	329	271	600	0%	600
Mailings	-	-	-	-	0%	-
Legal Advertising	2,000	491	1,509	2,000	0%	2,000
Bank Fees	250	-	250	250	0%	-
Dues, Licenses & Fees	200	190	10	200	0%	200
Onsite Office Supplies	-	-	-	-	0%	-
Website ADA Compliance	1,800	1,100	700	1,800	0%	1,800
Disclosure Report	4,200	-	4,200	4,200	0%	-
Misc Admin	800	600	200	800	0%	800
Total Financial and Administrative	**$ 76,950**	**$ 29,985**	**$ 41,357**	**$ 71,342**		**$ 73,553**
Insurance						
General Liability	$ 2,727	$ -	$ 2,727	$ 2,727	0%	$ -
Public Officials Insurance	2,727	-	2,727	2,727	0%	-
Property & Casualty Insurance	6,210	6,078	6,179	12,257	97%	683
Deductible	-	-	-	-	0%	-
Total Insurance	**$ 11,664**	**$ 6,078**	**$ 11,633**	**$ 17,711**		**$ 683**
Utility Services						
Electric Utility Services	$ 81,000	$ 40,775	$ 40,225	$ 81,000	0%	$ 81,000

The Oaks at Shady Creek
Community Development District

General Fund

Street Lights	-	-	-	-	0%	-
Amenity Internet	-	-	-	-	0%	-
Water/Waste	3,000	-	3,000	3,000	0%	-
Gas	-	-	-	-	0%	-
Total Utility Services	**$ 84,000**	**$ 40,775**	**$ 43,225**	**$ 84,000**		**$ 81,000**
Amenity						
Pool Monitor	$ -	$ -	$ -	$ -	0%	$ -
Janitorial - Contract	-	-	-	-	0%	-
Janitorial - Supplies/Other	-	-	-	-	0%	-
Garbage Dumpster - Rental/Collection	-	-	-	-	0%	-
Amenity Pest Control	-	-	-	-	0%	-
Amenity R&M	-	-	-	-	0%	-
Amenity Camera R&M	-	-	-	-	0%	-
Amenity Furniture R&M	-	-	-	-	0%	-
Access Control R&M	-	-	-	-	0%	-
Key Card Distribution	-	-	-	-	0%	-
Dog Waste Station Service and Supplies	2,100	1,025	1,042	2,067	-2%	-
Entrance Monuments, Gates, Walls R&M	-	-	-	-	0%	-
Sidewalk, Pavement, Signage R&M	-	-	-	-	0%	-
Pool Maintenance - Contract	-	-	-	-	0%	-
Pool Treatments & Other R&M	-	-	-	-	0%	-
Security Monitoring Services	-	-	-	-	0%	-
MISC	800	600	200	800	0%	800
Capital Reserve	22,965	-	22,965	22,965	0%	-
Holiday Decorations	6,000	6,000	-	6,000	0%	6,000
Total Amenity	***$ 31,865***	***$ 7,625***	***$ 24,207***	***$ 31,832***		***$ 6,800***
Landscape and Pond Maintenace						
Landscape Maintenance - Contract	$ 62,151	$ 36,416	$ 25,735	$ 62,151	0%	$ 62,151
Landscaping - R&M	7,000	1,250	5,750	7,000	0%	7,000
Landscaping - Mulch	-	-	-	-	0%	-
Landscaping - Annuals	-	-	-	-	0%	-
Landscaping - Plant Replacement Program	7,000	-	7,000	7,000	0%	7,000
Irrigation Maintenance	4,000	432	3,568	4,000	0%	4,000
Aquatics - Contract	-	-	-	-	0%	41,500
Aquatics - Plant Replacement	-	-	-	-	0%	-
Waterway Management Program	5,280	1,740	3,540	5,280	0%	5,280
Debris Cleanup	-	-	-	-	0%	-
Wildlife Control	-	-	-	-	0%	-
Total Landscape and Pond Maintenance	***$ 85,431***	***$ 39,838***	***$ 45,593***	***$ 85,431***		***$ 126,931***
TOTAL EXPENDITURES	**$ 289,910**	**$ 124,301**	**$ 166,015**	**$ 290,316**		**$ 288,967**
Excess (deficiency) of revenues	$ (800)	$(124,301)	$ 123,095	$ (1,206)		$ -
Net change in fund balance	$ (800)	$(124,301)	$ 123,095	$ (1,206)		$ -
FUND BALANCE, BEGINNING						
FUND BALANCE, ENDING	**$ (800)**	**$(124,301)**	**$ 123,095**	**$ (1,206)**		**$ -**

Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	$	-
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(1,206)
Estimated Funds Available - 9/30/2025		**(1,206)**

FISCAL YEAR 2026 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	$	(1,206)
Less: First Quarter Operating Reserve		(72,242) (1)
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
Estimated Remaining Undesignated Cash as of 9/30/2026		**(73,448)**

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary
Inframark provides recording services with near verbatim minutes.

Construction Accounting
Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections
Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases
The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage
Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services
Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting
The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services
The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer
The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel
The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees
The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services
Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights
Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement
Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance
Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet
Internet service for clubhouse and other amenity locations.

Water/Waste
The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas
Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M
Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other
Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor
Cost of staff members to facilitate pool safety services.

Janitorial – Contract
Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other
Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection
Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M
Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M
Cost of repairs and maintenance to amenity furniture.

Access Control R&M
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution
Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance
Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance
Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance
Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance
Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies
Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support
Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies
Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M
Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M
Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance
Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance
Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits
Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenace – Contract
Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M
Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Special Events
Cost of holiday celebrations and events hosted on CDD property.

Community Activities
Cost of recreational events hosted on CDD property.

Holiday Decorations
Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity
Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System
Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract
Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M
Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program
Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring
Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement
The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program
Cost of maintaining waterways and rivers on district property.

Debris Cleanup
Cost of cleaning up debris on district property.

Wildlife Control
Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency
Funds set aside for projects, as determined by the district's board.

Capital Improvements
Funding of major projects and building improvements to CDD property.

R&M Other Reserves
The board may set aside monetary reserves for necessary for maintenance projects as needed.

The Oaks at Shady Creek
Community Development District

Series 2015 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2015 Bonds
Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 3/31/2025	PROJECTED April-Sep-25	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026	NOTES
REVENUES						
Interest - Investments	$ -		$ -	$ -	$ -	estimated based on actuals yr to date
Special Assmnts- Tax Collector	-		-	-	428,875	
Special Assmnts- CDD Collected	-		-	-	-	
TOTAL REVENUES	**$ -**		**$ -**	**$ -**	**$ 428,875**	
EXPENDITURES						
Debt Service						
Principal Prepayments	$ -		$ -	$ -	$ -	
Principal Debt Retirement	150,000		150,000	150,000	150,000	
Interest Expense	133,791		133,791	133,791	133,791	
TOTAL EXPENDITURES	**$ 283,791**		**$ 283,791**	**$ 283,791**	**$ 283,791**	
Excess (deficiency) of revenues Over (under) expenditures	(283,791)		(283,791)	(283,791)	145,084	
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	$ (283,790.63)		$ -	$ -	$ 145,084	
TOTAL OTHER SOURCES (USES)	**$ (283,790.63)**		**$ -**	**$ -**	**$ 145,084**	
Net change in fund balance	**$ (567,581.25)**		**$ (283,791)**	**$ (283,791)**	**$ 290,169**	
FUND BALANCE, BEGINNING	$ (283,790.63)	$ -	$ -	$ -	$ (283,791)	
FUND BALANCE, ENDING	**$ (851,371.88)**	**$ -**	**$ (283,791)**	**$ (283,791)**	**$ 6,378**	

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	11/1/2024	**11/1/2025**
Series 2015 Bonds:	**$ 5,430,000**	**$ 5,275,000**

The Oaks at Shady Creek
Community Development District

Series 2015 Debt Service Fund

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
MAY 2015					
NOV 2015	$ 6,600,000			$ 160,025.21	$ 160,025.21
MAY 2016	$ 6,600,000			$ 153,215.63	$ 153,215.63
NOV 2016	$ 6,490,000	$ 110,000	3.500%	$ 153,215.63	$ 263,215.63
MAY 2017	$ 6,490,000			$ 151,290.63	$ 151,290.63
NOV 2017	$ 6,375,000	$ 115,000	3.500%	$ 151,290.63	$ 266,290.63
MAY 2018	$ 6,375,000			$ 149,278.13	$ 149,278.13
NOV 2018	$ 6,255,000	$ 120,000	3.500%	$ 149,278.13	$ 269,278.13
MAY 2019	$ 6,255,000			$ 147,178.13	$ 147,178.13
NOV 2019	$ 6,130,000	$ 125,000	3.500%	$ 147,178.13	$ 272,178.13
MAY 2020	$ 6,130,000			$ 144,990.63	$ 144,990.63
NOV 2020	$ 6,000,000	$ 130,000	3.500%	$ 144,990.63	$ 274,990.63
MAY 2021	$ 6,000,000			$ 142,715.63	$ 142,715.63
NOV 2021	$ 5,865,000	$ 135,000	4.250%	$ 142,715.63	$ 277,715.63
MAY 2022	$ 5,865,000			$ 139,846.88	$ 139,846.88
NOV 2022	$ 5,725,000	$ 140,000	4.250%	$ 139,846.88	$ 279,846.88
MAY 2023	$ 5,725,000			$ 136,871.88	$ 136,871.88
NOV 2023	$ 5,580,000	$ 145,000	4.250%	$ 136,871.88	$ 281,871.88
MAY 2024	$ 5,580,000			$ 133,790.63	$ 133,790.63
NOV 2024	$ 5,430,000	$ 150,000	4.250%	$ 133,790.63	$ 283,790.63
MAY 2025	$ 5,430,000			$ 130,603.13	$ 130,603.13
NOV 2025	$ 5,275,000	$ 155,000	4.250%	$ 130,603.13	$ 285,603.13
MAY 2026	$ 5,275,000			$ 127,309.38	$ 127,309.38
NOV 2026	$ 5,110,000	$ 165,000	4.750%	$ 127,309.38	$ 292,309.38
MAY 2027	$ 5,110,000			$ 123,390.63	$ 123,390.63
NOV 2027	$ 4,940,000	$ 170,000	4.750%	$ 123,390.63	$ 293,390.63
MAY 2028	$ 4,940,000			$ 119,353.13	$ 119,353.13
NOV 2028	$ 4,760,000	$ 180,000	4.750%	$ 119,353.13	$ 299,353.13
MAY 2029	$ 4,760,000			$ 115,078.13	$ 115,078.13
NOV 2029	$ 4,570,000	$ 190,000	4.750%	$ 115,078.13	$ 305,078.13
MAY 2030	$ 4,570,000			$ 110,565.63	$ 110,565.63
NOV 2030	$ 4,375,000	$ 195,000	4.750%	$ 110,565.63	$ 305,565.63
MAY 2031	$ 4,375,000			$ 105,934.38	$ 105,934.38
NOV 2031	$ 4,170,000	$ 205,000	4.750%	$ 105,934.38	$ 310,934.38
MAY 2032	$ 4,170,000			$ 101,065.63	$ 101,065.63
NOV 2032	$ 3,955,000	$ 215,000	4.750%	$ 101,065.63	$ 316,065.63
MAY 2033	$ 3,955,000			$ 95,959.38	$ 95,959.38
NOV 2033	$ 3,730,000	$ 225,000	4.750%	$ 95,959.38	$ 320,959.38
MAY 2034	$ 3,730,000			$ 90,615.63	$ 90,615.63
NOV 2034	$ 3,495,000	$ 235,000	4.750%	$ 90,615.63	$ 325,615.63
MAY 2035	$ 3,495,000			$ 85,034.38	$ 85,034.38
NOV 2035	$ 3,245,000	$ 250,000	4.750%	$ 85,034.38	$ 335,034.38
MAY 2036	$ 3,245,000			$ 79,096.88	$ 79,096.88
NOV 2036	$ 2,985,000	$ 260,000	4.875%	$ 79,096.88	$ 339,096.88
MAY 2037	$ 2,985,000			$ 72,759.38	$ 72,759.38
NOV 2037	$ 2,715,000	$ 270,000	4.875%	$ 72,759.38	$ 342,759.38
MAY 2038	$ 2,715,000			$ 66,178.13	$ 66,178.13
NOV 2038	$ 2,430,000	$ 285,000	4.875%	$ 66,178.13	$ 351,178.13
MAY 2039	$ 2,430,000			$ 59,231.25	$ 59,231.25
NOV 2039	$ 2,130,000	$ 300,000	4.875%	$ 59,231.25	$ 359,231.25
MAY 2040	$ 2,130,000			$ 51,918.75	$ 51,918.75
NOV 2040	$ 1,815,000	$ 315,000	4.875%	$ 51,918.75	$ 366,918.75
MAY 2041	$ 1,815,000			$ 44,240.63	$ 44,240.63
NOV 2041	$ 1,485,000	$ 330,000	4.875%	$ 44,240.63	$ 374,240.63
MAY 2042	$ 1,485,000			$ 36,196.88	$ 36,196.88
NOV 2042	$ 1,140,000	$ 345,000	4.875%	$ 36,196.88	$ 381,196.88
MAY 2043	$ 1,140,000			$ 27,787.50	$ 27,787.50
NOV 2043	$ 780,000	$ 360,000	4.875%	$ 27,787.50	$ 387,787.50
MAY 2044	$ 780,000			$ 19,012.50	$ 19,012.50
NOV 2044	$ 400,000	$ 380,000	4.875%	$ 19,012.50	$ 399,012.50
MAY 2045	$ 400,000			$ 9,750.00	$ 9,750.00
NOV 2045	$ -	$ 400,000	4.875%	$ 9,750.00	$ 409,750.00
		$ 6,600,000		**$ 6,100,543.97**	**$ 12,700,543.97**

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

EXPENDITURES

Debt Service

Assessment Collection Cost

The District reimburses the Lee County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The collection costs was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

The Oaks at Shady Creek

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

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

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION - BASED ON CURRENT BUDGET

	General Fund			Debt Service Series 2015			Total Assessments per Unit				Units
Product	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change	Percent Change	
SF 50'	$842.22	$ 842.64	$ (0.42)	$ 1,250.00	$ 1,250.00	$ -	$ 2,092.22	$ 2,092.64	$ (0.42)	0%	365
											365

**** New Area is assessed solely on Admin fees*

ASSESSMENT INCREASE ANALYSIS

	Assessment Increase		
Product	Per Product	Per Unit O&M % Increase	Per Unit O&M $ Increase
SF 50'	$ -	0%	$ -
Total	$ -	*Collection costs included*	

ASSESSMENT TREND ANALYSIS - GENERAL FUND

FY2025	FY2024	FY2023	FY2022	FY2021
$ 842	$ 843			

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RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (**"Board"**) of The Oaks at Shady Creek Community Development District (**"District"**) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**"Proposed Budget"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED**. The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING**. The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 15, 2025
HOUR:	10:00 a.m.
LOCATION:	10779 Purple Martin Boulevard Riverview, Florida 33358

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT**. The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET**. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE**. Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE**. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 16, 2025.

Attest:	**The Oaks at Shady Creek Community Development District**
______________________________	______________________________
Print Name:____________________	Print Name:____________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

5Biii.

Craig Latimer
Supervisor *of* Elections
Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
AWARD RECIPIENT

April 22, 2025

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2025, listed below.

Community Development District	Number of Registered Electors
Oaks at Shady Creek CDD	859

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia Thomas

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services

5Biv.

THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024

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

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 9, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 9, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of ($2,129,149).
- The change in the District's total net position in comparison with the prior fiscal year was $130,821, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of $859,620, an increase of $95,880 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION
SEPTEMBER 30,

	2024	2023
Assets, excluding capital assets	$ 869,100	$ 775,011
Capital assets, net of depreciation	2,700,636	2,813,162
Total assets	3,569,736	3,588,173
Current liabilities	120,973	125,331
Long-term liabilities	5,577,912	5,722,812
Total liabilities	5,698,885	5,848,143
Net Position		
Net investment in capital assets	(2,877,276)	(2,909,650)
Restricted	425,585	385,803
Unrestricted	322,542	263,877
Total net position	$ (2,129,149)	$ (2,259,970)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

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

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

	2024	2023
Revenues:		
Program revenues		
Charges for services	$ 726,791	$ 725,676
Operating grants and contributions	23,679	19,853
Capital grants and contributions	27	22
General revenues	2,236	214
Total revenues	752,733	745,765
Expenses:		
General government	67,862	74,193
Physical environment	285,856	306,002
Interest	268,194	274,340
Total expenses	621,912	654,535
Change in net position	130,821	91,230
Net position - beginning	(2,259,970)	(2,351,200)
Net position - ending	$ (2,129,149)	$ (2,259,970)

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2024 was $621,912. The costs of the District's activities were primarily funded by program revenues. The majority of program revenues are comprised of assessments and the remaining amount consists of interest income. In total, expenses, including depreciation, decreased from the prior fiscal year, the majority of the decrease was a result of a decrease in maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had $3,375,792 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $675,156 has been taken, which resulted in a net book value of $2,700,636. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had $5,580,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

	Governmental Activities
ASSETS	
Cash	$ 317,427
Assessments receivable	5,900
Prepaid items	2,083
Deposits	6,612
Restricted assets:	
Investments	537,078
Capital assets:	
Depreciable, net	2,700,636
Total assets	3,569,736
LIABILITIES	
Accounts payable and accrued expenses	9,480
Accrued interest payable	111,493
Non-current liabilities:	
Due within one year	150,000
Due in more than one year	5,427,912
Total liabilities	5,698,885
NET POSITION	
Net investment in capital assets	(2,877,276)
Restricted for debt service	425,036
Restricted for capital projects	549
Unrestricted	322,542
Total net position	$ (2,129,149)

See notes to the financial statements

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 67,862	$ 67,862	$ -	$ -	$ -
Physical environment	285,856	229,759	-	27	(56,070)
Interest on long-term debt	268,194	429,170	23,679	-	184,655
Total governmental activities	621,912	726,791	23,679	27	128,585

General revenues:	
Unrestricted investment earnings	2,236
Total general revenues	2,236
Change in net position	130,821
Net position - beginning	(2,259,970)
Net position - ending	$ (2,129,149)

See notes to the financial statements

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	$ 317,427	$ -	$ -	$ 317,427
Investments	-	536,529	549	537,078
Assessment receivable	5,900	-	-	5,900
Prepaid items	2,083	-	-	2,083
Deposits	6,612	-	-	6,612
Total assets	$ 332,022	$ 536,529	$ 549	$ 869,100
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	$ 9,480	$ -	$ -	$ 9,480
Total liabilities	9,480	-	-	9,480
Fund balances:				
Nonspendable:				
Prepaid items and deposits	8,695	-	-	8,695
Restricted for:				
Debt service	-	536,529	-	536,529
Capital projects	-	-	549	549
Unassigned	313,847	-	-	313,847
Total fund balances	322,542	536,529	549	859,620
Total liabilities and fund balances	$ 332,022	$ 536,529	$ 549	$ 869,100

See notes to the financial statements

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERMENTAL FUNDS TO THE STATEMENTS OF NET POSITION
SEPTEMBER 30, 2024

Total fund balances - governmental funds		$ 859,620
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	3,375,792	
Accumulated depreciation	(675,156)	2,700,636
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(111,493)	
Original issue discount	2,088	
Bonds payable	(5,580,000)	(5,689,405)
Net position of governmental activities		$ (2,129,149)

See notes to the financial statements

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	$ 297,621	$ 429,170	$ -	$ 726,791
Interest income	2,236	23,679	27	25,942
Total revenues	299,857	452,849	27	752,733
EXPENDITURES				
Current:				
General government	67,862	-	-	67,862
Physical environment	173,330	-	-	173,330
Debt Service:				
Principal	-	145,000	-	145,000
Interest	-	270,661	-	270,661
Total expenditures	241,192	415,661	-	656,853
Excess (deficiency) of revenues over (under) expenditures	58,665	37,188	27	95,880
Fund balances - beginning	263,877	499,341	522	763,740
Fund balances - ending	$ 322,542	$ 536,529	$ 549	$ 859,620

See notes to the financial statements

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Net change in fund balances - total governmental funds	$	95,880
Amounts reported for governmental activities in the statement of activities are different because;		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		145,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(112,526)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue discount		(100)
The change in accrued interest on long-term liabilities between the current and prior fiscal year recorded in the statement of activities but not in the governmental fund financial statements.		2,567
Change in net position of governmental activities	$	130,821

See notes to the financial statements

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the final responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

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

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

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

The District reports the following major governmental funds:

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

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

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

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

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

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

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

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

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

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

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

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

Assets	Years
Improvements other than buildings	30

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

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

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

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

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

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

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

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

Other Disclosures

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

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

Investments
The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
Allspring Gov Money Market Fund Instl Cl - #1751	$ 537,078	S&P AAAm	Weighted average of the fund portfolio: 34 days
Total Investments	$ 537,078		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

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

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

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

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

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, being depreciated				
Improvements other than buildings	$ 3,375,792	$ -	$ -	$ 3,375,792
Total capital assets, being depreciated	3,375,792	-	-	3,375,792
Less accumulated depreciation for:				
Improvements other than buildings	562,630	112,526	-	675,156
Total accumulated depreciation	562,630	112,526	-	675,156
Total capital assets, being depreciated, net	2,813,162	(112,526)	-	2,700,636
Governmental activities capital assets, net	$ 2,813,162	$ (112,526)	$ -	$ 2,700,636

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

NOTE 6 – LONG TERM LIABILITIES

Series 2015

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Series 2015 Bonds	$ 5,725,000	$ -	$ 145,000	$ 5,580,000	$ 150,000
Less: Bond discount	2,188	-	100	2,088	-
Total	$ 5,722,812	$ -	$ 144,900	$ 5,577,912	$ 150,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

	Governmental Activities		
Year ending September 30:	Principal	Interest	Total
2025	$ 150,000	$ 264,394	$ 414,394
2026	155,000	257,912	412,912
2027	165,000	250,700	415,700
2028	170,000	242,744	412,744
2029	180,000	234,431	414,431
2030-2034	1,030,000	1,032,744	2,062,744
2035-2039	1,300,000	755,984	2,055,984
2040-2044	1,650,000	398,532	2,048,532
2045-2046	780,000	38,513	818,513
Total	$ 5,580,000	$ 3,475,954	$ 9,055,954

NOTE 7 – MANAGEMENT COMPANY

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

NOTE 8 – RISK MANAGEMENT

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

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 289,110	$ 297,621	$ 8,511
Interest	-	2,236	2,236
Total revenues	289,110	299,857	10,747
EXPENDITURES			
Current:			
General government	80,025	67,862	12,163
Physical environment	209,085	173,330	35,755
Total expenditures	289,110	241,192	47,918
Excess (deficiency) of revenues over (under) expenditures	$ -	58,665	$ 58,665
Fund balance - beginning		263,877	
Fund balance - ending		$ 322,542	

See notes to required supplementary information

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	None
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	10
Employee compensation	$0
Independent contractor compensation	$55,311
Construction projects to begin on or after October 1; (>$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $842.64 Debt service - $1,250.00
Special assessments collected	$726,791
Outstanding Bonds:	
Series 2015, due November 1, 2045	$5,580,000

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 9, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

May 9, 2025

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

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

We have examined The Oaks at Shady Creek Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

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

May 9, 2025

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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May 9, 2025.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 9, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

May 9, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

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

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

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

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.