

The Oaks at Shady Creek

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Adopted Budget 8.15.25

Prepared by:



The Oaks at Shady Creek

Community Development District

Operating Budget

Fiscal Year 2026

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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 Maintenance

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
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Excess (deficiency) of revenues	\$ (800)	\$(124,301)	\$ 123,095	\$ (1,206)		\$ -
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Net change in fund balance	\$ (800)	\$(124,301)	\$ 123,095	\$ (1,206)		\$ -
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FUND BALANCE, BEGINNING

FUND BALANCE, ENDING	\$ (800)	\$(124,301)	\$ 123,095	\$ (1,206)		\$ -
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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 Maintenance – 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&MCost 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.

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	

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

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION - BASED ON CURRENT BUDGET												
Product	General Fund			Debt Service Series 2015			Total Assessments per Unit				Units	
	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			
Product	Assessment Increase		
	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			