

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

July 18, 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**

Agenda Page 2

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

Regular Meeting Agenda

Friday, July 18, 2025 – 10:00 A.M.

Teams Meeting Information

Meeting ID: 229 969 485 717 1

Passcode: Y4vz3RT7

[Join the meeting now](#)

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

1. Call to Order/Roll Call

2. Public Comments

3. Business Items

A. General Matters of the District

4. Consent Agenda

A. Consideration of Board of Supervisors Minutes of June 20, 2025 Regular Meeting

B. Consideration of Operation and Maintenance Expenditures for June 2025

C. Acceptance of the Financials and Approval of the Check Register as of June 30, 2025

5. Staff Report

A. District Counsel

B. District Manager

C. District Engineer

6. Board of Supervisors' Requests and Comments

7. Adjournment

The next CDD Meeting is scheduled for Friday, August 15, 2025 at 10:00 A.M.

*Note – The public hearing on the adoption of the Fiscal Year 2026 Budget will be held during this meeting.

District Office:

Inframark, Community Management Services
11555 Heron Bay Blvd., Suite 201
Coral Springs, Florida 33076
954-603-0033

Meeting Location:

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

4A

**MINUTES OF MEETING
THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of The Oaks at Shady Creek Community Development District was held on Friday, June 20, 2025 at 10:08 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 (remote)	Assistant Secretary
Amy Brown	Assistant Secretary

Also present was:

Alba Sanchez	District Manager
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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 May 16, 2025 Regular Meeting

B. Consideration of Operation and Maintenance Expenditures for May, 2025

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

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

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

No report.

B. District Manager

- i. For the Chairs' Signature – Mainscape Second Amendment to the Landscape Maintenance Agreement

On MOTION by Ms. Lush, seconded by Ms. Brown with all in favor, the Mainscape Second Amendment to the Landscape Maintenance Agreement was approved and executed. 5-0

June 20, 2025

The Oaks at Shady Creek CDD

C. District Engineer

No report.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Supervisor Lush discussed a request from an HOA board member to gather volunteers and plant flowers on CDD common areas.

The discussion was clear that Volunteer Insurance needs to be obtained before any volunteers are allowed to work on CDD property, and irrigation is needed. Those two items are not in place at this time.

Supervisor Brown asked Management to follow up with Mainscape for proposals discussed during her walkthrough.

Supervisor Bentley reminded Supervisors to fill out their Form1 and attend the ethics training.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bentley seconded by Ms. Brown with all in favor, the meeting was adjourned at 10:21 a.m. 5-0.

Alba Sanchez
Secretary/Assistant Secretary

Robin Lush
Chairperson/ Chairperson

4B

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BOCC ACH	6/18/2025	061825-9919 ACH	\$522.82	\$522.82	BILL PRD 9/16-10/16/24
INFRAMARK LLC	6/1/2025	150747	\$2,925.00		MANAGEMENT FEE
INFRAMARK LLC	6/1/2025	150747	\$125.00		MANAGEMENT FEE
INFRAMARK LLC	6/1/2025	150747	\$350.00	\$3,400.00	MANAGEMENT FEE
INFRAMARK LLC	6/17/2025	151857	\$9.81	\$9.81	MANAGEMENT FEE APRIL 2024
MAINSCAPE	6/1/2025	1317304	\$5,179.25	\$5,179.25	LANDSCAPE SERVICES
STEADFAST ENVIRONMENTAL, LLC	6/1/2025	SA-12385	\$290.00	\$290.00	SERVICE
Monthly Contract Subtotal			\$9,401.88	\$9,401.88	
Regular Services					
AMY BROWN	6/20/2025	AB-062025	\$200.00	\$200.00	BOARD 6/20/25
GRAU AND ASSOCIATES	6/2/2025	27712	\$2,600.00	\$2,600.00	AUDIT
JOHN FRANK BENTLEY	6/20/2025	JB-062025	\$200.00	\$200.00	BOARD 6/20/25
JOHNSON ENGINEERING, INC.	6/4/2025	5616	\$170.00	\$170.00	engineering
MICHELLE J. LEBEAU-ELROD	6/20/2025	ME-062025	\$200.00	\$200.00	BOARD 6/20/25
ROBIN M. LUSH	6/20/2025	RL-062025	\$200.00	\$200.00	BOARD 6/20/25
STRALEY ROBIN VERICKER	6/20/2025	26727	\$1,322.00	\$1,322.00	PROFESSIONAL SERVICES
VIVIAN ROTHSTEIN	6/20/2025	VR-062025	\$200.00	\$200.00	BOARD 6/20/25
Regular Services Subtotal			\$5,092.00	\$5,092.00	
Additional Services					
THE OAKS AT SHADY CREEK CDD	6/6/2025	06062025 - 726	\$2,523.50	\$2,523.50	SERIES 2015 FY 25 TAX DIST ID 726
Additional Services Subtotal			\$2,523.50	\$2,523.50	
TOTAL			\$17,017.38	\$17,017.38	



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	06/18/2025	07/09/2025

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	05/15/2025	41572	06/16/2025	42414	84200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$254.28
Water Base Charge	\$82.51
Water Usage Charge	\$180.00

Summary of Account Charges

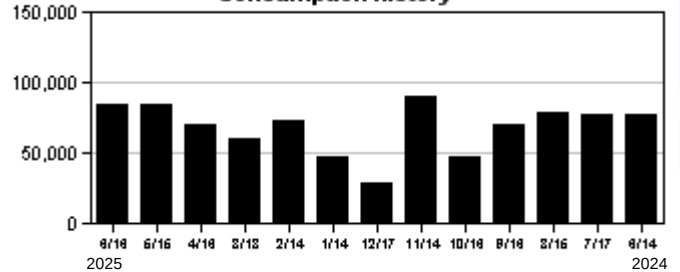
Previous Balance	\$525.17
Net Payments - Thank You	\$-525.17
Total Account Charges	\$522.82

AMOUNT DUE	\$522.82
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Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

1.683 0

DUE DATE

07/09/2025

**Auto Pay Scheduled
DO NOT PAY**



0070157299192 00000522821



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150747

CUSTOMER ID

C2315

PO#

DATE

6/1/2025

NET TERMS

Net 30

DUE DATE

7/1/2025

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: June 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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

151857

CUSTOMER ID

C2315

PO#**DATE**

6/17/2025

NET TERMS

Net 30

DUE DATE

7/17/2025

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	40	Ea	0.15		6.00
Color Copies	8	Ea	0.39		3.12
Postage	1	Ea	0.69		0.69
Subtotal					9.81

Subtotal	\$9.81
Tax	\$0.00
Total Due	\$9.81

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.



Steadfast Alliance

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

Invoice

Date	Invoice #
6/1/2025	SA-12385

Please make all Checks payable to:
Steadfast Alliance

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

Ship To
SE1027 10779 Purple Martin Blvd Riverview, FL 33579

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

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

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

The OAKS AT SHADY CREEK CDD

MEETING DATE: 6/20/2025

DMS: Alba Sanchez

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

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. 27712
Date 06/02/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>2,600.00</u>
Current Amount Due	\$ <u><u>2,600.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,600.00	0.00	0.00	0.00	0.00	2,600.00

Payment due upon receipt.

The OAKS AT SHADY CREEK CDD

MEETING DATE: 6/20/2025

DMS: Alba Sanchez

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

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Johnson Engineering, LLC	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) P Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
5 Address (number, street, and apt. or suite no.). See instructions. P.O. Box 69142		Requester's name and address (optional)
6 City, state, and ZIP code Baltimore, MD 21284-9142		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-				-		
or									
Employer identification number									
5	9	-	1	1	7	3	8	3	4

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
		5/15/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Invoice

Johnson Engineering, LLC
2122 Johnson Street; Fort Myers, FL 33901
Payment by EFT: M&T Bank, Buffalo, NY
ABA/Routing #022000046, Account #259000073
Swift Code: MANTUS33 ph: (301) 417-0200

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

Invoice Date: June 4, 2025
 Project No: 20203281-000
 Invoice No: 5616

Additional Information:

Contract No: **Facility:**
Proposal No: **GSA Sin No:**
Project Manager: Charles R. Reed **Store/Unit No:**

Project	20203281-000	Oaks at Shady Creek CDD
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Professional Services from April 12, 2025 to May 16, 2025

Task	1.0	Engineering Services
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Professional Personnel

		Hours	Rate	Amount
Professional 6				
Reed, Charles	4/18/2025	.50	170.00	85.00
Oaks at Shady Creek / coordination regarding road deed				
Reed, Charles	4/28/2025	.50	170.00	85.00
The Oaks At Shady Creek CDD / Drainage Easements				
Totals		1.00		170.00
Total Labor				170.00
			Total this Task	\$170.00
			Total this Invoice	\$170.00

Billings to Date

	Current	Prior	Total
Labor	170.00	2,422.50	2,592.50
Totals	170.00	2,422.50	2,592.50



IMPORTANT NOTICE

Change of Ownership & Remittance

Apex Companies, LLC has acquired Johnson Engineering LLC.

As indicated in previous correspondence, Johnson Engineering LLC will remain a separate legal entity and there will be no changes in the local leadership or the technical staff providing services to your team. We are providing an updated W-9 and payment remittance information for your files and invoice processing.

Effective immediately, please remit all payments to our Corporate Headquarters per the following information.

Payment by ACH or Wire - Preferred

Account Name: Apex Companies, LLC

Type of Account: Checking

M&T Bank

Buffalo, NY

ABA/Routing # 022000046

Account # 259000073

Swift Code: MANTUS33

Payment by Check

Johnson Engineering LLC

P.O. Box 69142

Baltimore, MD 21264-9142

Please send remittance information to: Remittance@apexcos.com.

If you have questions or need additional information, please contact Lisa Middleton at Lisa.Middleton@Apexcos.com or 239-461-2470.

The OAKS AT SHADY CREEK CDD

MEETING DATE: 6/20/2025

DMS: Alba Sanchez

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

The OAKS AT SHADY CREEK CDD

MEETING DATE: 6/20/2025

DMS: Alba Sanchez

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

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

June 20, 2025

Client: 001450

Matter: 000001

Invoice #: 26727

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/6/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	\$335.50
5/6/2025	WAS	COMMUNICATIONS REGARDING AUDIT RESPONSE.	0.2	\$61.00
5/6/2025	AM	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	\$87.50
5/13/2025	WAS	REVIEW REVISED AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	\$122.00
5/14/2025	AM	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$350.00
5/16/2025	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING AGREEMENT RENEWAL WITH MAINSCAPE.	0.2	\$61.00
5/19/2025	WAS	REVIEW CONTRACT RENEWAL TERMS FOR LANDSCAPE SERVICES; DRAFT SECOND AMENDMENT TO LANDSCAPE MAINTENANCE SERVICES AGREEMENT.	1.0	\$305.00
Total Professional Services			5.4	\$1,322.00

Total Services	\$1,322.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,322.00
Previous Balance		\$593.00
Less Payments		(\$593.00)
PAY THIS AMOUNT		\$1,322.00

Please Include Invoice Number on all Correspondence

The OAKS AT SHADY CREEK CDD

MEETING DATE: 6/20/2025

DMS: Alba Sanchez

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

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 6/6/2025
Check Amount **\$2,523.50**
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 25 Tax Dist. ID Dist 726
Special Instructions Do not mail. Please give to Eric

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

Eric

Authorization

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

THE OAKS AT SHADY CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

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

94%

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	021568
3/10/2025	10,151.39	4,087.64	4,087.64	6,063.75	6,063.75	-	Dist 716	021569
6/6/2025	4,224.62	1,701.12	1,701.12	2,523.50	2,523.50	-	Dist 726	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	715,207.88	287,991.61	287,991.61	427,216.27	427,216.27	-		
Net Total on Roll	763,813.60		307,563.60		456,250.00			
Collection Surplus / (Deficit)	(48,605.72)		(19,571.99)		(29,033.73)			

4C.

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

Prepared by:



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

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2015					
	GENERAL	SERIES 2015	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS						
Cash - Operating Account	\$ 405,794	\$ -	\$ -	\$ -	\$ -	\$ 405,794
Cash in Transit	-	2,524	-	-	-	2,524
Due From Other Funds	-	2,849	-	-	-	2,849
Investments:						
Acquisition & Construction Account	-	-	568	-	-	568
Interest Account	-	15	-	-	-	15
Reserve Fund	-	125,967	-	-	-	125,967
Revenue Fund	-	437,827	-	-	-	437,827
Sinking fund	-	21	-	-	-	21
Prepaid Trustee Fees	2,083	-	-	-	-	2,083
Deposits	6,612	-	-	-	-	6,612
Fixed Assets						
Improvements Other Than Buildings (IOTB)	-	-	-	3,375,792	-	3,375,792
Amount Avail In Debt Services	-	-	-	-	415,384	415,384
Amount To Be Provided	-	-	-	-	5,014,616	5,014,616
TOTAL ASSETS	\$ 414,489	\$ 569,203	\$ 568	\$ 3,375,792	\$ 5,430,000	\$ 9,790,052
LIABILITIES						
Accounts Payable	\$ 8,148	\$ -	\$ -	\$ -	\$ -	\$ 8,148
Bonds Payable	-	-	-	-	5,430,000	5,430,000
Due To Other Funds	2,849	-	-	-	-	2,849
TOTAL LIABILITIES	10,997	-	-	-	5,430,000	5,440,997

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 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
<u>FUND BALANCES</u>						
Nonspendable:						
Prepaid Trustee Fees	2,083	-	-	-	-	2,083
Restricted for:						
Debt Service	-	569,203	-	-	-	569,203
Capital Projects	-	-	568	-	-	568
Unassigned:	401,409	-	-	3,375,792	-	3,777,201
TOTAL FUND BALANCES	403,492	569,203	568	3,375,792	-	4,349,055
TOTAL LIABILITIES & FUND BALANCES	\$ 414,489	\$ 569,203	\$ 568	\$ 3,375,792	\$ 5,430,000	\$ 9,790,052

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 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
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 1,010	\$ 1,010	0.00%
Special Assmnts- Tax Collector	289,110	289,912	802	100.28%
TOTAL REVENUES	289,110	290,922	1,812	100.63%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	9,200	2,800	76.67%
ProfServ-Trustee Fees	5,000	5,000	-	100.00%
Disclosure Report	4,200	2,800	1,400	66.67%
District Counsel	4,000	4,392	(392)	109.80%
District Engineer	5,000	2,210	2,790	44.20%
District Manager	35,100	26,325	8,775	75.00%
Auditing Services	4,500	7,100	(2,600)	157.78%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	600	342	258	57.00%
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	1,250	250	83.33%
Miscellaneous Expenses	800	600	200	75.00%
Dues, Licenses, Subscriptions	200	190	10	95.00%
Total Administration	82,404	66,346	16,058	80.51%
<u>Electric Utility Services</u>				
Utility - Electric	81,000	68,621	12,379	84.72%
Total Electric Utility Services	81,000	68,621	12,379	84.72%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,000	3,132	(132)	104.40%
Total Water-Sewer Comb Services	3,000	3,132	(132)	104.40%

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>Other Physical Environment</u>				
Waterway Management	5,280	2,610	2,670	49.43%
Insurance -Property & Casualty	6,210	6,078	132	97.87%
R&M-Other Landscape	7,000	2,075	4,925	29.64%
R&M-Plant Replacement	7,000	-	7,000	0.00%
Landscape Maintenance	62,151	51,995	10,156	83.66%
Irrigation Maintenance	4,000	530	3,470	13.25%
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	71,873	50,833	58.57%
TOTAL EXPENDITURES	289,110	209,972	79,138	72.63%
Excess (deficiency) of revenues				
Over (under) expenditures	-	80,950	80,950	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		322,542		
FUND BALANCE, ENDING		\$ 403,492		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 17,004	\$ 17,004	0.00%
Special Assmnts- Tax Collector	428,875	427,216	(1,659)	99.61%
Special Assmnts- CDD Collected	-	2,849	2,849	0.00%
TOTAL REVENUES	428,875	447,069	18,194	104.24%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	150,000	150,000	-	100.00%
Interest Expense	270,663	264,394	6,269	97.68%
Total Debt Service	420,663	414,394	6,269	98.51%
TOTAL EXPENDITURES	420,663	414,394	6,269	98.51%
Excess (deficiency) of revenues Over (under) expenditures	8,212	32,675	24,463	397.89%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	8,212	-	(8,212)	0.00%
TOTAL FINANCING SOURCES (USES)	8,212	-	(8,212)	0.00%
Net change in fund balance	<u>\$ 8,212</u>	<u>\$ 32,675</u>	<u>\$ 8,039</u>	<u>397.89%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		536,528		
FUND BALANCE, ENDING		<u>\$ 569,203</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 19	\$ 19	0.00%
TOTAL REVENUES	-	19	19	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	19	19	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		549		
FUND BALANCE, ENDING		<u>\$ 568</u>		

Bank Account Statement

The Oaks At Shady Creek CDD

Bank Account No. 3422
Statement No. 06_25

Statement Date 06/30/2025

G/L Account No. 101001 Balance	405,794.43	Statement Balance	412,437.05
		Outstanding Deposits	7,163.17
Positive Adjustments	0.00	Subtotal	419,600.22
Subtotal	405,794.43	Outstanding Checks	-13,805.79
Negative Adjustments	0.00	Ending Balance	405,794.43
Ending G/L Balance	405,794.43		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/06/2025	Payment	BD00009	Special Assmnts-Tax Collector	Deposit No. BD00009	4,224.62	4,224.62	0.00
06/18/2025	Payment	BD00010	Special Assmnts-Tax Collector	Deposit No. BD00010	4,769.66	4,769.66	0.00
Total Deposits					8,994.28	8,994.28	0.00
Checks							
							0.00
03/26/2025	Payment	100027	SPEAREM ENTERPRISES	Inv: 6188	-175.00	-175.00	0.00
05/20/2025	Payment	021576	JOHN FRANK BENTLEY	Check for Vendor V00028	-200.00	-200.00	0.00
05/28/2025	Payment	100047	SPEAREM ENTERPRISES	Inv: 6212	-175.00	-175.00	0.00
05/28/2025	Payment	100048	STRALEY ROBIN VERICKER	Inv: 26557	-593.00	-593.00	0.00
06/03/2025	Payment	100049	JAYMAN ENTERPRISES LLC	Inv: 3991	-300.00	-300.00	0.00
06/06/2025	Payment	100050	GRAU AND ASSOCIATES	Inv: 27712	-2,600.00	-2,600.00	0.00
06/06/2025	Payment	100051	MAINSCAPE	Inv: 1317304	-5,179.25	-5,179.25	0.00
06/06/2025	Payment	100052	STEADFAST ENVIRONMENTAL, LLC	Inv: SA-12385	-290.00	-290.00	0.00
06/09/2025	Payment	300020	BOCC ACH	Inv: 052025-9919 ACH	-525.17	-525.17	0.00
06/10/2025	Payment	300021	TECO ACH	Inv: 052125-7634 ACH	-6,531.68	-6,531.68	0.00
06/10/2025	Payment	300022	TECO ACH	Inv: 052125-5159 ACH	-177.98	-177.98	0.00
06/10/2025	Payment	300023	TECO ACH	Inv: 052125-7436 ACH	-52.41	-52.41	0.00
06/12/2025	Payment	100053	JOHNSON ENGINEERING, INC.	Inv: 5616	-170.00	-170.00	0.00
06/23/2025	Payment	021581	AMY BROWN	Payment of Invoice 000991	-200.00	-200.00	0.00
06/23/2025	Payment	021582	JOHN FRANK BENTLEY	Payment of Invoice 000990	-200.00	-200.00	0.00
06/23/2025	Payment	021583	MICHELLE J. LEBEAU-ELROD	Payment of Invoice 000992	-200.00	-200.00	0.00

Bank Account Statement

The Oaks At Shady Creek CDD

Bank Account No. 3422
Statement No. 06_25

Statement Date 06/30/2025

06/24/2025	Payment	100054	STRALEY ROBIN VERICKER	Inv: 26727	-1,322.00	-1,322.00	0.00
Total Checks					-18,891.49	-18,891.49	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/09/2024	Payment	100005	STEADFAST ENVIRONMENTAL, LLC	Inv: SE-25234			-290.00
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
06/17/2025	Payment	021580	THE OAKS AT SHADY CREEK CDD	Payment of Invoice 000988			-2,523.50
06/23/2025	Payment	021584	ROBIN M. LUSH	Payment of Invoice 000993			-200.00
06/23/2025	Payment	021585	VIVIAN ROTHSTEIN	Payment of Invoice 000989			-200.00
06/24/2025	Payment	100055	INFRAMARK LLC	Inv: 150747, Inv: 151857			-3,409.81
Total Outstanding Checks							-13,805.79

Outstanding Deposits

01/01/2025	JE000283	Reverse Bank recon adj HC-	559.81
01/02/2025	JE000291	Rev JE000290 12/31/2024	290.00
05/01/2025	JE000354	Reverse Bank recon adj	52.24
05/01/2025	JE000356	Reverse Bank recon adj	145.57
05/01/2025	JE000358	Reverse Bank recon adj	6,115.55
Total Outstanding Deposits			7,163.17