

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

August 15, 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

- | | |
|---|--|
| <ul style="list-style-type: none"><input type="checkbox"/> Robin Lush, Chairperson<input type="checkbox"/> Michelle LeBeau-Elrod, Vice Chairperson<input type="checkbox"/> John Bentley, Assistant Secretary<input type="checkbox"/> Amy Brown, Assistant Secretary<input type="checkbox"/> Vivian Rothstein, Assistant Secretary | <ul style="list-style-type: none"><input type="checkbox"/> Alba Sanchez, District Manager<input type="checkbox"/> Whitney Sousa, District Counsel<input type="checkbox"/> Charles Reed, P.E. District Engineer |
|---|--|

Regular Meeting Agenda

Friday, August 15, 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. Public Hearing on the Adoption of the Fiscal Year 2026 Budget

- A. Open the Public Hearing on the FY2026 Budget
- B. Discussion of the Budget for FY2026
- C. Close the Public Hearing
- D. Consideration of Resolution 2025-03; Adopting the Fiscal Year 2026 Budget
- E. Consideration of Resolution 2025-04; Levying O&M Assessments for FY2026

4. Business Items

A. General Matters of the District

- i. Consideration of Resolution 2025-05 Adopting the Meeting Schedule for FY2025-2026
- ii. Consideration of Resolution 2025-06 Adopting Goals, Objectives, and Performance Measures and Standards for Fiscal Year 2026

5. Consent Agenda

- A. Consideration of Board of Supervisors Minutes of July 18, 2025 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures for July 2025
- C. Acceptance of the Financials and Approval of the Check Register as of July 31, 2025

6. Staff Report

- A. District Counsel
- B. District Manager
 - i. Steadfast Estimate for Installation of Native Lily Plants on Ponds 1-4
 - ii. Mainscape Proposal #1923 to Remove Dead Sylvester Palm Tree and Grind Stump
- C. District Engineer

7. Board of Supervisors' Requests and Comments

8. Adjournment

The next CDD Meeting is scheduled for Friday, September 19, 2025 at 10:00 A.M.

Third Order of Business

3B.

The Oaks at Shady Creek

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Preliminary Budget 5.16.25

Prepared by:



The Oaks at Shady Creek

Community Development District

Operating Budget

Fiscal Year 2026

Table of Contents

OPERATING BUDGET

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 4

DEBT SERVICE BUDGETS

Series 2015

Summary of Revenues, Expenditures and Changes in Fund Balances	5 - 6
Amortization Schedules	7 - 8
Budget Narrative	9

SUPPORTING BUDGET SCHEDULES

2024-2025 Non-Ad Valorem Assessment Summary	10
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The Oaks at Shady Creek
Community Development District

General Fund

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

<i>ACCOUNT DESCRIPTION</i>	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
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)
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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)
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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&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.

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						
<i>Debt Service</i>						
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

The Oaks at Shady Creek

Community Development District

Debt Service Fund

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			

3D.

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Oaks at Shady Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for The Oaks

at Shady Creek Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 15, 2025.

Attested By:

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

Print Name:

☐Secretary/☐Assistant Secretary

Print Name:

☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

3E.

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Oaks at Shady Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 15, 2025.

Attested By:

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

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Fourth Order of Business

4Ai

RESOLUTION 2025-05

**A RESOLUTION OF THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT ADOPTING
THE ANNUAL MEETING SCHEDULE FOR FISCAL
YEAR 2025/2026**

WHEREAS, The Oaks At Shady Creek Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 15TH DAY OF AUGUST, 2025.

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Alba Sanchez
Assistant Secretary

Robin Lush
Chairman

Notice of Fiscal Year 2026 Meetings
The Oaks at Shady Creek
Community Development District

The Board of Supervisors of The Oaks at Shady Creek Community Development District will hold the meetings for Fiscal Year 2026 at 10779 Purple Martin Boulevard Riverview, Florida 33578 on the third Friday of every month at 10:00 a.m. as follows:

October 17, 2025
November 21, 2025
December 19, 2025
January 16, 2026
February 20, 2026
March 120, 2026
April 17, 2026
May 15, 2026
June 19, 2026
July 17, 2026
August 21, 2026
September 18, 2026

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Alba Sanchez
Manager

4Aii.

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Oaks At Shady Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 15th day of August, 2025.

ATTEST:

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

**The Oaks At Shady Creek Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third-party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair: _____

Date: _____

Printed Name:

The Oaks At Shady Creek Community Development District

Assistant Secretary: _____

Date: _____

Printed Name: Alba Sanchez

The Oaks At Shady Creek Community Development District

Fifth Order of Business

5A

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT MEETING MINUTES

The regular meeting of the Board of Supervisors of The Oaks at Shady Creek Community Development District was held on Friday, July 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 (via Teams)	Chairperson
Michelle LeBeau-Elrod	Vice Chairperson
John Bentley	Assistant Secretary
Vivian Rothstein	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 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

On MOTION by Ms. Rothstein, seconded by Ms. LeBeau Elrod 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

The following Mainscape estimates were approved:

Estimate 1952 for \$2,135.55 for Sylvester Palms

Estimate 3075 for flush cut of Oak \$275

July 18, 2025

The Oaks at Shady Creek CDD

Estimate 3072 for enhancement \$1,998.08 * will wait until the Frontier Project is completed at the front of the community.

On MOTION by Ms. Brown, seconded by Mr. Bentley with all in favor, the Mainscape Estimates 1952 and 3075 were approved. 5-0

C. District Engineer

No report.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Supervisor Lush asked on behalf of a homeowner if the CDD and the HOA can have the same mowing schedule.

After Board discussion, it was decided that having two different vendors on the same day would not be prudent.

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

5B

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	7/1/2025	152951	\$2,925.00		MANAGEMENT FEE
INFRAMARK LLC	7/1/2025	152951	\$125.00		MANAGEMENT FEE
INFRAMARK LLC	7/1/2025	152951	\$350.00	\$3,400.00	MANAGEMENT FEE
SPEAREM ENTERPRISES	7/21/2025	6244	\$175.00	\$175.00	dog stations
STEADFAST ENVIRONMENTAL, LLC	7/1/2025	SA-13352	\$290.00	\$290.00	SERVICE
Monthly Contract Subtotal			\$3,865.00	\$3,865.00	
Variable Contract					
SPEAREM ENTERPRISES	6/26/2025	6227	\$175.00	\$175.00	doggie station
Variable Contract Subtotal			\$175.00	\$175.00	
Utilities					
BOCC ACH	7/18/2025	071825-9919 ACH	\$489.95	\$489.95	BILL PRD 9/16-10/16/24
TECO ACH	6/20/2025	062025-7634 ACH	\$6,540.51	\$6,540.51	ELECTRIC
TECO ACH	6/20/2025	062025-5159 ACH	\$168.57	\$168.57	ELECTRIC
TECO ACH	6/20/2025	062025-7436 ACH	\$44.29	\$44.29	ELECTRIC
Utilities Subtotal			\$7,243.32	\$7,243.32	
Regular Services					
AMY BROWN	7/18/2025	AB-071825	\$200.00	\$200.00	BOARD 7/18/25
JOHN FRANK BENTLEY	7/18/2025	JB-071825	\$200.00	\$200.00	BOARD 7/18/25
JOHNSON ENGINEERING, INC.	6/27/2025	5946	\$255.00	\$255.00	engineer
MAINSCAPE	6/24/2025	1318178R	\$41.49	\$41.49	LANDSCAPE SERVICES
MAINSCAPE	7/3/2025	1318987	\$5,220.74	\$5,220.74	LANDSCAPE SERVICES
MICHELLE J. LEBEAU-ELROD	7/18/2025	ME-071825	\$200.00	\$200.00	BOARD 7/18/25
ROBIN M. LUSH	7/18/2025	RL-071825	\$200.00	\$200.00	BOARD 7/18/25
TIMES PUBLISHING COM	7/27/2025	4488-072025	\$1,058.00	\$1,058.00	LEGAL ADVERTISING
VIVIAN ROTHSTEIN	7/18/2025	VR-071825	\$200.00	\$200.00	BOARD 7/18/25

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services Subtotal			\$7,575.23	\$7,575.23	
Additional Services					
THE OAKS AT SHADY CREEK CDD	6/18/2025	06182025 01	\$2,849.07	\$2,849.07	SERIES 2015 FY 25 TAX DIST id 06.18.2025
Additional Services Subtotal			\$2,849.07	\$2,849.07	
TOTAL			\$21,707.62	\$21,707.62	



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#

152951

CUSTOMER ID

C2315

PO#**DATE**

7/1/2025

NET TERMS

Due On Receipt

DUE DATE

7/1/2025

Services provided for the Month of: July 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.

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.: 6244
 Terms: Net 15
 Invoice date: 07/21/2025
 Due date: 08/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	once weekly dog waste station services including trash bags mut mits and disposal 6/16/25 to 7/15/25	1	\$175.00	\$175.00

Total**\$175.00****Note to customer**

Thank You! We Appreciate Your Business.



Steadfast Alliance

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

Invoice

Date	Invoice #
7/1/2025	SA-13352

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

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.: 6227
 Terms: Net 15
 Invoice date: 06/26/2025
 Due date: 07/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	once weekly dog waste station services including trash bags mut mits and disposal 4/16/25 to 5/15/25	1	\$175.00	\$175.00

Total**\$175.00****Note to customer**

Thank You! We Appreciate Your Business.



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	07/18/2025	08/08/2025

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	06/16/2025	42414	07/16/2025	43200	78600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$237.37
Water Base Charge	\$82.51
Water Usage Charge	\$164.04

Summary of Account Charges

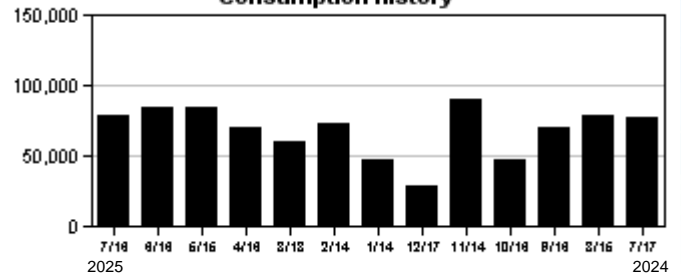
Previous Balance	\$522.82
Net Payments - Thank You	\$-522.82
Total Account Charges	\$489.95

AMOUNT DUE	\$489.95
------------	----------

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

1,707 0

DUE DATE

08/08/2025

**Auto Pay Scheduled
DO NOT PAY**



0070157299192 00000489955



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

Statement Date: June 20, 2025
Agenda Page 53

Amount Due: \$6,540.51

Due Date: July 11, 2025

Account #: 211005987634

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

Account Summary

Current Service Period: May 16, 2025 - June 16, 2025

Previous Amount Due \$6,531.68

Payment(s) Received Since Last Statement -\$6,531.68

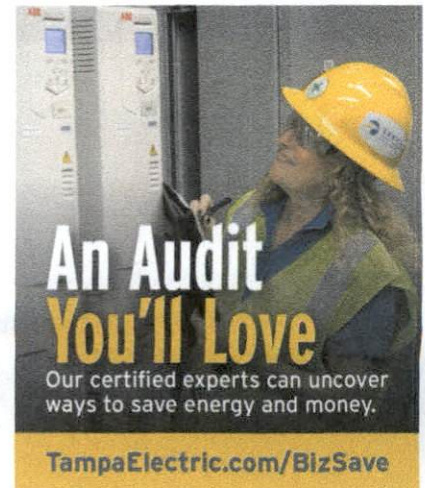
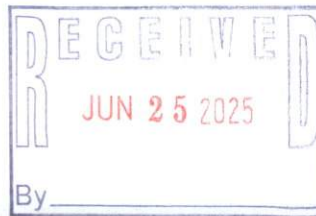
Current Month's Charges \$6,540.51

Amount Due by July 11, 2025 \$6,540.51

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



Scan here to view
your account online.



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



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

Account #: 211005987634

Due Date: July 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: \$6,540.51

Payment Amount: \$ _____

653853469518

Your account will be
drafted on July 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.



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

Account #: 211005987634
Statement Date: June 20, 2025
Charges Due: July 11, 2025

Service Period: May 16, 2025 - Jun 16, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	2881 kWh @ \$0.03412/kWh	\$98.30
Fixture & Maintenance Charge	117 Fixtures	\$2356.15
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	2881 kWh @ \$0.03363/kWh	\$96.89
Storm Protection Charge	2881 kWh @ \$0.00559/kWh	\$16.10
Clean Energy Transition Mechanism	2881 kWh @ \$0.00043/kWh	\$1.24
Storm Surcharge	2881 kWh @ \$0.01230/kWh	\$35.44
Florida Gross Receipt Tax		\$6.36

Lighting Charges **\$6,540.51**

Total Current Month's Charges

\$6,540.51

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.

Amount Due: \$168.57

Due Date: July 11, 2025
Account #: 211020235159

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

Account Summary

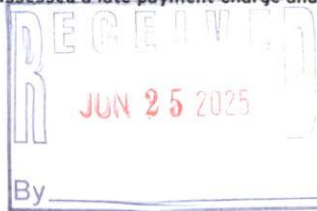
Current Service Period: May 16, 2025 - June 16, 2025

Previous Amount Due	\$177.98
Payment(s) Received Since Last Statement	-\$177.98

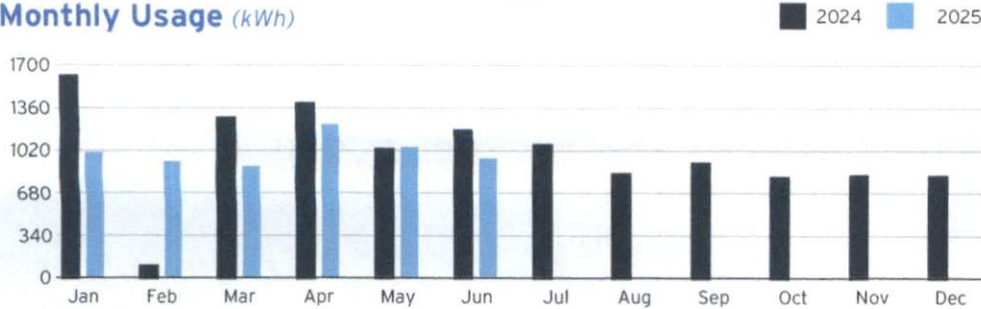
Current Month's Charges	\$168.57
-------------------------	----------

Amount Due by July 11, 2025 \$168.57

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



Monthly Usage (kWh)



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

Your Energy Insight

Your average daily kWh used was **23.08% lower** than the same period last year.

Your average daily kWh used was **14.29% lower** than it was in your previous period.



Scan here to view your account online.

An Audit You'll Love
Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave

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

Account #: 211020235159

Due Date: July 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: \$168.57

Payment Amount: \$ _____

689655746566

Your account will be drafted on July 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.



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

Agenda Page 56

Account #: 211020235159
Statement Date: June 20, 2025
Charges Due: July 11, 2025

Meter Read

Service Period: May 16, 2025 - Jun 16, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	06/16/2025	74,003		73,051		952 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	952 kWh @ \$0.08641/kWh	\$82.26
Fuel Charge	952 kWh @ \$0.03391/kWh	\$32.28
Storm Protection Charge	952 kWh @ \$0.00577/kWh	\$5.49
Clean Energy Transition Mechanism	952 kWh @ \$0.00418/kWh	\$3.98
Storm Surcharge	952 kWh @ \$0.02121/kWh	\$20.19
Florida Gross Receipt Tax		\$4.21
Electric Service Cost		\$168.57

Total Current Month's Charges

\$168.57

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

Contact Us

Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.	In-Person Find list of Payment Agents at TampaElectric.com	Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111	Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
			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)	Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909
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			

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



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

Statement Date: June 20, 2025
Agenda Page 57

Amount Due: \$44.29

Due Date: July 11, 2025

Account #: 211005987436

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

Account Summary

Current Service Period: May 16, 2025 - June 16, 2025

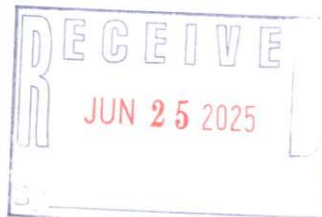
Previous Amount Due \$52.41

Payment(s) Received Since Last Statement -\$52.41

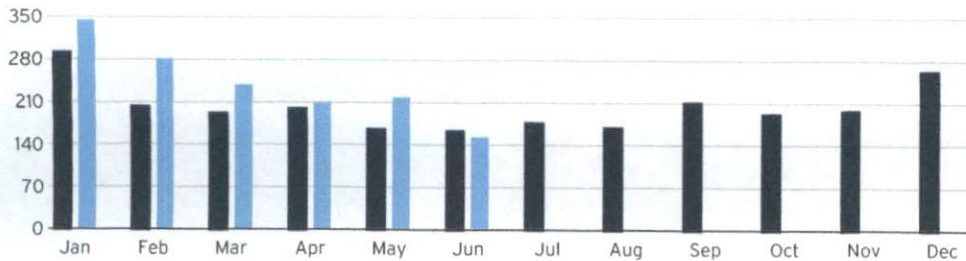
Current Month's Charges \$44.29

Amount Due by July 11, 2025 \$44.29

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



Monthly Usage (kWh)



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

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.



Your average daily kWh used was **28.57% lower** than it was in your previous period.



Scan here to view your account online.

An Audit You'll Love
Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave



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

Account #: 211005987436

Due Date: July 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: \$44.29

Payment Amount: \$ _____

653853469517

Your account will be
drafted on July 11, 2025



00006128 FTECO106202522571610 00000 02 00000000 13109 006

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 211005987436
Statement Date: June 20, 2025
Charges Due: July 11, 2025

Meter Read

Service Period: May 16, 2025 - Jun 16, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497017	06/16/2025	8,124	7,972	152 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	152 kWh @ \$0.08641/kWh	\$13.13
Fuel Charge	152 kWh @ \$0.03391/kWh	\$5.15
Storm Protection Charge	152 kWh @ \$0.00577/kWh	\$0.88
Clean Energy Transition Mechanism	152 kWh @ \$0.00418/kWh	\$0.64
Storm Surcharge	152 kWh @ \$0.02121/kWh	\$3.22
Florida Gross Receipt Tax		\$1.11

Electric Service Cost

\$44.29

Total Current Month's Charges

\$44.29

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



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

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: THE OAKS AT SHADY CREEK

Board Meeting Date: JULY 18, 2025

	Name	In Attendance (Please 'X')	Paid
1	Robin Lush	X	\$200
2	Michelle Le-Beau Elrod	X	\$200
3	John Bentley	X	\$200
4	Amy Brown	X	\$200
5	Vivian Rothstein	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alba M. Sanchez

District Manager Signature

7/18/25

Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE *****

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: THE OAKS AT SHADY CREEK

Board Meeting Date: JULY 18, 2025

	Name	In Attendance (Please 'X')	Paid
1	Robin Lush	X	\$200
2	Michelle Le-Beau Elrod	X	\$200
3	John Bentley	X	\$200
4	Amy Brown	X	\$200
5	Vivian Rothstein	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alba M. Sanchez
District Manager Signature

7/18/25
Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE *****

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 27, 2025
 Project No: 20203281-000
 Invoice No: 5946

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
----------------	--------------	-------------------------

Professional Services from May 17, 2025 to June 13, 2025

Task	1.0	Engineering Services
-------------	-----	----------------------

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Reed, Charles	5/19/2025	1.00	170.00	170.00	
The Oaks at Shady Creek / Shady Branch at Purple Martin - coordination with the County regarding deed back					
Reed, Charles	5/29/2025	.50	170.00	85.00	
The Oaks at Shady Creek / Shady Branch at Purple Martin - coordination regarding project status with County					
Totals		1.50		255.00	
Total Labor					255.00
			Total this Task		\$255.00
			Total this Invoice		\$255.00

Billings to Date

	Current	Prior	Total
Labor	255.00	2,592.50	2,847.50
Totals	255.00	2,592.50	2,847.50



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.

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. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> 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. <input type="checkbox"/> 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 <input type="checkbox"/>	
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

Mail payments to:

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

Agenda Page 64

Invoice Information

Invoice Number	1318178R
Payment Due	7/24/2025
Invoice Date	6/24/2025
Terms	Net 30 Days
Contract ID	70903
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
JUNE 2025 INSTALLMENT		\$41.49	\$0.00	\$41.49

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	1318178R
Payment Due	7/24/2025
Invoice Date	6/24/2025
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
2025-2026 LANDSCAPE MAINTENANCE (June 2025 Installment)		\$41.49
Contracted monthly amount beginning 6/1/25 = \$5,220.74		
Less payment of invoice# 69388 at previous contract rate (\$5,179.25)		
	Tax Amount	\$0.00
	Invoice Amount Due	\$41.49

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



INVOICE

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

Invoice Information

Invoice Number	1318987
Payment Due	8/2/2025
Invoice Date	7/3/2025
Terms	Net 30 Days
Contract ID	70903
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
JULY 2025 INSTALLMENT		\$5,220.74	\$0.00	\$5,220.74

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	1318987
Payment Due	8/2/2025
Invoice Date	7/3/2025
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
2025-2026 LANDSCAPE MAINTENANCE (July 2025 Installment)		\$5,220.74
	Tax Amount	\$0.00
	Invoice Amount Due	\$5,220.74

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>

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: THE OAKS AT SHADY CREEK

Board Meeting Date: JULY 18, 2025

	Name	In Attendance (Please 'X')	Paid
1	Robin Lush	X	\$200
2	Michelle Le-Beau Elrod	X	\$200
3	John Bentley	X	\$200
4	Amy Brown	X	\$200
5	Vivian Rothstein	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alba M. Sanchez

District Manager Signature

7/18/25

Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE *****

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: THE OAKS AT SHADY CREEK

Board Meeting Date: JULY 18, 2025

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5	Vivian Rothstein	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alba M. Sanchez

District Manager Signature

7/18/25

Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE *****

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

Agenda Page 68

vertising Run Dates	Advertiser Name	
7/20/25-7/27/25	THE OAKS AT SHADY CREEK CDD	
Billing Date	Sales Rep	Customer Account
7/27/2025	Jean Mitotes	TB44291
Total Amount Due		Invoice Number
\$1,058.00		44488-072025

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/20/25	7/27/25	44488	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Public Hearing and Board of Superviso Affidavit Fee	4	1.00x50.00 L	\$1,056.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANC

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/20/25-7/27/25	THE OAKS AT SHADY CREEK CDD	
Billing Date	Sales Rep	Customer Account
7/27/2025	Jean Mitotes	TB44291
Total Amount Due		Invoice Number
\$1,058.00		44488-072025

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABL TO: TIM S PUBLISHING COMPANY

THE OAKS AT SHADY CREEK CDD
2005 Pan Am Cir Ste 300 # Attn
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Public Hearing and Board of Supervisors was published in said newspaper by print in the issues of 07/20/25, 07/27/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



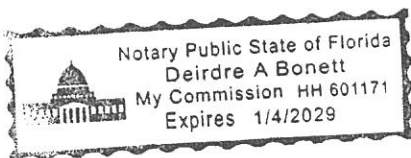
Signature of Affiant _____

Sworn to and subscribed before me this **07/27/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of The Oaks at Shady Creek Community Development District

Agenda Page 69

The Board of Supervisors (the "Board") of The Oaks at Shady Creek Community Development District (the "District") will hold a public hearing and a meeting on August 15, 2025, at 10:00 a.m. at 10779 Purple Martin Boulevard, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://theoaksatshadycreekcdd.org/> or may be obtained by contacting the District Manager's office via email at alba.sanchez@inframark.com or via phone at 813-632-8048.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Alba Sanchez
District Manager

Run Date: July 20, 2025, and July 27, 2025

44488

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: THE OAKS AT SHADY CREEK

Board Meeting Date: JULY 18, 2025

	Name	In Attendance (Please 'X')	Paid
1	Robin Lush	X	\$200
2	Michelle Le-Beau Elrod	X	\$200
3	John Bentley	X	\$200
4	Amy Brown	X	\$200
5	Vivian Rothstein	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alba M. Sanchez

District Manager Signature

7/18/25

Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE *****

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 6/18/2025
Check Amount **\$2,849.07**
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 25 Tax Dist. ID 6.18.25
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 #	<u> </u> Date <u> </u>

THE OAKS AT SHADY CREEK CDD

Agenda Page 72

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	021580
6/18/2025	4,769.66	1,920.59	1,920.59	2,849.07	2,849.07	-	6.18.25	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	719,977.54	289,912.20	289,912.20	430,065.34	430,065.34	-		
Net Total on Roll	763,813.60		307,563.60		456,250.00			
Collection Surplus / (Deficit)	(43,836.06)		(17,651.40)		(26,184.66)			

THE OAKS AT SHADY CREEK CDD

Agenda Page 73

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
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Net Total	763,813.60	100.00%	1.000000

94%

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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	021580
6/18/2025	4,769.66	1,920.59	1,920.59	2,849.07	2,849.07	-	6.18.25	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	719,977.54	289,912.20	289,912.20	430,065.34	430,065.34	-		
Net Total on Roll	763,813.60		307,563.60		456,250.00			
Collection Surplus / (Deficit)	(43,836.06)		(17,651.40)		(26,184.66)			

THE OAKS AT SHADY CREEK CDD

Agenda Page 74

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
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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	021580
6/18/2025	4,769.66	1,920.59	1,920.59	2,849.07	2,849.07	-	6.18.25	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	719,977.54	289,912.20	289,912.20	430,065.34	430,065.34	-		
Net Total on Roll	763,813.60		307,563.60		456,250.00			
Collection Surplus / (Deficit)	(43,836.06)		(17,651.40)		(26,184.66)			

5C

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2025

Prepared by:



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

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2015					
	GENERAL	SERIES 2015	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 383,623	\$ -	\$ -	\$ -	\$ -	\$ 383,623
Investments:						
Acquisition & Construction Account	-	-	570	-	-	570
Interest Account	-	15	-	-	-	15
Reserve Fund	-	126,398	-	-	-	126,398
Revenue Fund	-	444,698	-	-	-	444,698
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	\$ 392,318	\$ 571,132	\$ 570	\$ 3,375,792	\$ 5,430,000	\$ 9,769,812
LIABILITIES						
Accounts Payable	\$ 3,341	\$ -	\$ -	\$ -	\$ -	\$ 3,341
Bonds Payable	-	-	-	-	5,430,000	5,430,000
TOTAL LIABILITIES	3,341	-	-	-	5,430,000	5,433,341

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 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	-	571,132	-	-	-	571,132
Capital Projects	-	-	570	-	-	570
Unassigned:	386,894	-	-	3,375,792	-	3,762,686
TOTAL FUND BALANCES	388,977	571,132	570	3,375,792	-	4,336,471
TOTAL LIABILITIES & FUND BALANCES	\$ 392,318	\$ 571,132	\$ 570	\$ 3,375,792	\$ 5,430,000	\$ 9,769,812

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 1,010	\$ 1,010	0.00%
Special Assmnts- Tax Collector	289,110	289,912	802	100.28%
Special Assmnts- CDD Collected	-	59	59	0.00%
TOTAL REVENUES	289,110	290,981	1,871	100.65%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	9,800	2,200	81.67%
ProfServ-Trustee Fees	5,000	5,000	-	100.00%
Disclosure Report	4,200	2,800	1,400	66.67%
District Counsel	4,000	4,854	(854)	121.35%
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	2,607	(607)	130.35%
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	69,524	12,880	84.37%
<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	3,622	(622)	120.73%
Total Water-Sewer Comb Services	3,000	3,622	(622)	120.73%

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	5,280	2,900	2,380	54.92%
Insurance -Property & Casualty	6,210	6,078	132	97.87%
R&M-Other Landscape	7,000	2,250	4,750	32.14%
R&M-Plant Replacement	7,000	-	7,000	0.00%
Landscape Maintenance	62,151	62,436	(285)	100.46%
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	82,779	39,927	67.46%
TOTAL EXPENDITURES	289,110	224,546	64,564	77.67%
Excess (deficiency) of revenues				
Over (under) expenditures	-	66,435	66,435	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		322,542		
FUND BALANCE, ENDING		\$ 388,977		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2025

Series 2015 Debt Service Fund (203)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 18,933	\$ 18,933	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	448,998	20,123	104.69%
<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	34,604	26,392	421.38%
<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	\$ 8,212	\$ 34,604	\$ 9,968	421.38%
FUND BALANCE, BEGINNING (OCT 1, 2024)		536,528		
FUND BALANCE, ENDING		\$ 571,132		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2025

Series 2015 Capital Projects Fund (303)

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 21	\$ 21	0.00%
TOTAL REVENUES	-	21	21	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	21	21	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		549		
FUND BALANCE, ENDING		<u>\$ 570</u>		

Bank Account Statement

The Oaks At Shady Creek CDD

Bank Account No. 3422
Statement No. 07_25

Statement Date 07/31/2025

G/L Account No. 101001 Balance	383,622.50	Statement Balance	384,706.81
		Outstanding Deposits	7,163.17
Positive Adjustments	0.00	Subtotal	391,869.98
Subtotal	383,622.50	Outstanding Checks	-8,247.48
Negative Adjustments	0.00	Ending Balance	383,622.50
Ending G/L Balance	383,622.50		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/17/2025	Payment	BD00011	Special Assmnts-CDD Collected	Deposit No. BD00011	58.51	58.51	0.00
Total Deposits					58.51	58.51	0.00
Checks							
							0.00
06/17/2025	Payment	021580	THE OAKS AT SHADY CREEK CDD	Payment of Invoice 000988	-2,523.50	-2,523.50	0.00
06/23/2025	Payment	021584	ROBIN M. LUSH	Payment of Invoice 000993	-200.00	-200.00	0.00
06/23/2025	Payment	021585	VIVIAN ROTHSTEIN	Payment of Invoice 000989	-200.00	-200.00	0.00
06/24/2025	Payment	100055	INFRAMARK LLC	Inv: 150747, Inv: 151857	-3,409.81	-3,409.81	0.00
07/03/2025	Payment	100056	MAINSCAPE	Inv: 1318178R	-41.49	-41.49	0.00
07/03/2025	Payment	100057	JOHNSON ENGINEERING, INC.	Inv: 5946	-255.00	-255.00	0.00
07/08/2025	Payment	300024	BOCC ACH	Inv: 061825-9919 ACH	-522.82	-522.82	0.00
07/09/2025	Payment	100058	STEADFAST ENVIRONMENTAL, LLC	Inv: SA-13352	-290.00	-290.00	0.00
07/09/2025	Payment	100059	SPEAREM ENTERPRISES	Inv: 6227	-175.00	-175.00	0.00
07/11/2025	Payment	300025	TECO ACH	Inv: 062025-7436 ACH	-44.29	-44.29	0.00
07/11/2025	Payment	300026	TECO ACH	Inv: 062025-7634 ACH	-6,540.51	-6,540.51	0.00
07/11/2025	Payment	300027	TECO ACH	Inv: 062025-5159 ACH	-168.57	-168.57	0.00
07/15/2025	Payment	021586	THE OAKS AT SHADY CREEK CDD	Payment of Invoice 001006	-2,849.07	-2,849.07	0.00
07/15/2025	Payment	100060	MAINSCAPE	Inv: 1318987	-5,220.74	-5,220.74	0.00
07/22/2025	Payment	021587	AMY BROWN	Payment of Invoice 001007	-200.00	-200.00	0.00
07/22/2025	Payment	021589	MICHELLE J. LEBEAU-ELROD	Payment of Invoice 001010	-200.00	-200.00	0.00
07/23/2025	Payment	100061	INFRAMARK LLC	Inv: 152951	-3,400.00	-3,400.00	0.00
07/21/2025	Payment	300028	BOCC ACH	Inv: 071825-9919 ACH	-489.95	-489.95	0.00
07/30/2025	Payment	100063	TIMES PUBLISHING COM	Inv: 4488-072025	-1,058.00	-1,058.00	0.00
Total Checks					-27,788.75	-27,788.75	0.00

Bank Account Statement

The Oaks At Shady Creek CDD

Agenda Page 84
Tuesday, August 5, 2025
Page 2

Bank Account No. 3422
Statement No. 07_25

Statement Date 07/31/2025

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
07/22/2025	Payment	021588	JOHN FRANK BENTLEY	Payment of Invoice 001008	-200.00
07/22/2025	Payment	021590	ROBIN M. LUSH	Payment of Invoice 001011	-200.00
07/28/2025	Payment	100062	SPEAREM ENTERPRISES	Inv: 6244	-175.00
07/31/2025	Payment	021592	VIVIAN ROTHSTEIN	Check for Vendor V00034	-200.00
Total Outstanding Checks					-8,247.48

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

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	021581	06/23/25	AMY BROWN	AB-062025	BOARD 6/20/25	Supervisor Fees	511100-51101	\$200.00
001	021582	06/23/25	JOHN FRANK BENTLEY	JB-062025	BOARD 6/20/25	Supervisor Fees	511100-51101	\$200.00
001	021583	06/23/25	MICHELLE J. LEBEAU-ELROD	ME-062025	BOARD 6/20/25	Supervisor Fees	511100-51101	\$200.00
001	021584	06/23/25	ROBIN M. LUSH	RL-062025	BOARD 6/20/25	Supervisor Fees	511100-51101	\$200.00
001	021585	06/23/25	VIVIAN ROTHSTEIN	VR-062025	BOARD 6/20/25	Supervisor Fees	511100-51101	\$200.00
001	100049	06/03/25	JAYMAN ENTERPRISES LLC	3991	Cement in Dog stations throughout the District	R&M-Other Landscape	546036-53908	\$300.00
001	100050	06/06/25	GRAU AND ASSOCIATES	27712	FYE 2024 AUDIT	Auditing Services	532002-51301	\$2,600.00
001	100051	06/06/25	MAINSCAPE	1317304	June 2025 Maint contract	Landscape Maintenance	546300-53600	\$5,179.25
001	100052	06/06/25	STEADFAST ENVIRONMENTAL, LLC	SA-12385	June 2025 Pond Maint	Waterway Management	531085-53600	\$290.00
001	100053	06/12/25	JOHNSON ENGINEERING, INC.	5616	Road Deed Coordination June 2025	District Engineer	531147-51301	\$170.00
001	100054	06/24/25	STRALEY ROBIN VERICKER	26727	June 20 2025 legal review of audit	District Counsel	531146-51401	\$1,322.00
001	100055	06/24/25	INFRAMARK LLC	150747	June 2025 Management Contract	District Manager	531150-51301	\$2,925.00
001	100055	06/24/25	INFRAMARK LLC	150747	June 2025 Management Contract	Website Administration	549936-51301	\$125.00
001	100055	06/24/25	INFRAMARK LLC	150747	June 2025 Management Contract	Disclosure Report	531142-51301	\$350.00
001	100055	06/24/25	INFRAMARK LLC	151857	June 2025 postage- copies	Postage, Phone, Faxes, Copies	541024-51301	\$9.81
001	300020	06/09/25	BOCC ACH	052025-9919 ACH	May 2025 BOCC	Utility - Water	543018-53600	\$525.17
001	300021	06/10/25	TECO ACH	052125-7634 ACH	May 21 2025 TECO	Utility - Electric	543041-53100	\$6,531.68
001	300022	06/10/25	TECO ACH	052125-5159 ACH	May 2025 TECO	Utility - Electric	543041-53100	\$177.98
001	300023	06/10/25	TECO ACH	052125-7436 ACH	May 2025 TECO	Utility - Electric	543041-53100	\$52.41
Fund Total								\$21,558.30

SERIES 2015 DEBT SERVICE FUND - 203

203	021580	06/17/25	THE OAKS AT SHADY CREEK CDD	06062025 - 726	FY25 TAX DIST ID 726	Cash in Transit	103200	\$2,523.50
Fund Total								\$2,523.50

Total Checks Paid	\$24,081.80
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Sixth Order of Business

6B.i.



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
7/23/2025	8/22/2025	

BILL TO

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

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Installation of 180 Native lily plants, 10' OC, on pond 1 at The Oaks at Shady Creek.	1.00	1,620.00	1,620.00
Installation of 70 Native lily plants, 10' OC, on pond 2 at The Oaks at Shady Creek.	1.00	630.00	630.00
Installation of 190 Native lily plants, 10' OC, on pond 3 at The Oaks at Shady Creek.	1.00	1,710.00	1,710.00
Installation of 150 Native lily plants, 10' OC, on pond 4 at The Oaks at Shady Creek.	1.00	1,350.00	1,350.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **5,310.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

6B.ii.



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

<u>SERVICE ADDRESS</u>		<u>CONTACT INFORMATION</u>	<u>BILLING ADDRESS</u>			
10805 PURPLE MARTIN BLVD		Alba Sanchez				
RIVERVIEW, FL 33579			, --			
8134821614		<u>COMMUNITY</u>				
alba.sanchez@inframark.com		(NEW CUSTOMER)				
			Please see payment remit address below			
<u>CUSTOMER NAME</u>		<u>PROPOSAL: 1923</u>	<u>PROPOSED BY</u>			
THE OAKS AT SHADY CREEK CDD		Created: 1/13/2025	ESTRADA JR JR, JUNIOR			
<u>SERVICE CODE & DESCRIPTION</u>			<u>Billing: Home Owner</u>			
LANDSCAPE INSTALLATION (1521)						
SPECIFICS, DESCRIPTION & INSTRUCTIONS		UNIT PRICE	UOM	SIZE	QTY	TOTAL
Remove dead Sylvester Palm tree and grind stump.		\$1,071.42	Item		1.00	\$1,071.42
				SUBTOTAL		\$1,071.42
				TAX		\$0.00
				TOTAL:		\$1,071.42

Conditions: The above price is good for 30 days from date of proposal. Any additional trips to the site caused by the customer for reasons uncontrolled by Mainscape, Inc. will result in a \$65.00 'trip charge' per event. No warranty on transplanted material. All material is guaranteed to be as specified. Transplanted plant material is not covered under warranty. All work is to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. The purchaser is to carry fire, tornado, and other necessary insurance. Mainscape, Inc. is insured for workman's compensation, general liability, and automobile liability. Certificates of insurance are available upon request. Mainscape is not responsible during the re-staking of trees for any damage to underground piping, including but not limited to irrigation lines, sewer lines, electrical lines and any other object that cannot be seen.

Terms: Net due upon receipt, subject to a 2% per month late charge on past due accounts with costs incurred in collection of this contract, including reasonable attorney's fees, to be paid by the purchaser.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Mainscape, Inc. is authorized to do the work as specified. Mainscape or Purchaser may cancel this contract at any time upon giving a 30-day notice or upon customer default of payment terms.

Remit to Address: Please remit payments to: Mainscape Inc. 13418 Britton Park Rd Fishers, IN 46038

Plant warranty: Trees provided and installed by Mainscape, Inc. shall be warrantied for a period of one (1) year from date of installation. Shrubs and groundcovers provided and installed by Mainscape, Inc. shall be warrantied for a period of six (6) months from installation. Sod provided and installed by Mainscape, Inc. shall be warrantied for a period of thirty (30) days from installation. Annual flowers provided and installed by Mainscape, Inc. shall be warrantied for thirty (30) days from the date of installation. Transplanted plants are not covered under this warranty. All warranties are contingent on plants receiving proper maintenance. Plants that are damaged or die due to acts of God are not covered under this warranty. Plants that are damaged or die due to diseases and insects for which there is no known cure are not covered under this warranty.

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

PO Number	Purchaser Name	Date

Mainscape Signature	ESTRADA JR JR, JUNIOR Mainscape Name	Date