



# *The Oaks at Shady Creek Community Development District*

**April 17, 2026**

**Agenda Package**

**TEAMS MEETING INFORMATION**

**Meeting ID:** 296 057 796 239 95      **Passcode:** nP2Vc2Hd

**Call In Number:** 1-646-838-1601      **Conference ID:** 552 044 873#

2005 Pan Am Circle, Suite 300  
TAMPA, FL 33607

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

Agenda Page 2

**The Oaks at Shady Creek Community Development District  
Board of Supervisors**

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

**Regular Meeting Agenda**  
Friday, April 17, 2026 – 10:00 A.M.

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**Teams Meeting Information**

Meeting ID: 296 057 796 239 95      Passcode: nP2Vc2Hd  
Call In Number: 1- 646-838-1601      Conference ID: 552 044 873#  
[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. Motion to Approve the Agenda**
- 3. Public Comments**
- 4. Staff Report**
  - A. District Accountant
    - i. Acceptance of Grau & Associates Fiscal Year 2025 Audit Report ..... Page 3
  - B. District Counsel
  - C. District Manager
  - D. District Engineer
- 5. Business Items**
  - A. General Matters of the District
  - B. Consideration of Inframark Field Inspection Proposal ..... Page 32
  - C. Consideration of Mainscape Proposal #5226 - Landscape Installation ..... Page 47
  - D. Solicitation for Landscape and Irrigation Maintenance Services..... Page 49
  - E. Discussion of the Proposed Fiscal Year 2027 Budget ..... Page 73
- 6. Business Administration**
  - A. Consideration of Minutes of the March 20, 2026 Regular Meeting ..... Page 90
  - B. Consideration of Operation and Maintenance Expenditures for March 2026..... Page 93
  - C. Approval of the Check Register as of March 2026 ..... Page 108
- 7. Board of Supervisors' Requests and Comments**
- 8. Adjournment**

The next CDD Meeting is scheduled for Friday, May 15, 2026, at 10:00 A.M.

**District Office:**  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607  
813-632-8048

<http://theoaksatshadycreekcdd.org/>

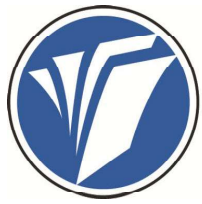
**Meeting Location:**  
Purple Martin Clubhouse  
10779 Purple Martin Blvd.  
Riverview, FL 33358

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

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

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities and each major fund of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

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

#### *Responsibilities of Management for the Financial Statements*

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

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

#### *Auditor's Responsibilities for the Audit of the Financial Statements*

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

In performing an audit in accordance with GAAS, we:

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

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

### ***Required Supplementary Information***

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

### ***Other Information Included in the Financial Report***

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

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 25, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*Grau & Associates*

March 25, 2026

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

Our discussion and analysis of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$2,027,077).
- The change in the District's total net position in comparison with the prior fiscal year was \$102,072, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$921,661, an increase of \$62,041 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

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

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

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

#### Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 927,556	\$ 869,100
Capital assets, net of depreciation	2,588,110	2,700,636
Total assets	3,515,666	3,569,736
Current liabilities	114,731	120,973
Long-term liabilities	5,428,012	5,577,912
Total liabilities	5,542,743	5,698,885
Net Position		
Net investment in capital assets	(2,839,902)	(2,877,276)
Restricted	466,913	425,585
Unrestricted	345,912	322,542
Total net position	\$ (2,027,077)	\$ (2,129,149)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

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

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 719,977	\$ 726,791
Operating grants and contributions	22,975	23,679
Capital grants and contributions	25	27
General revenues	1,665	2,236
Total revenues	744,642	752,733
Expenses:		
General government	82,494	67,862
Physical environment	298,239	285,856
Interest	261,837	268,194
Total expenses	642,570	621,912
Change in net position	102,072	130,821
Net position - beginning	(2,129,149)	(2,259,970)
Net position - ending	\$ (2,027,077)	\$ (2,129,149)

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2025, was \$642,570. The costs of the District’s activities were primarily funded by program revenues. The majority of program revenues are comprised of assessments and the remaining amount consists of interest income. In total, expenses, including depreciation, increased from the prior fiscal year, the majority of the increase was a result of an increase in professional services and maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$20,000.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2025, the District had \$3,375,792 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$787,682 has been taken, which resulted in a net book value of \$2,588,110. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2025, the District had \$5,430,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

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

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 333,301
Prepaid items	11,894
Deposits	6,612
Restricted assets:	
Investments	575,749
Capital assets:	
Depreciable, net	<u>2,588,110</u>
Total assets	<u>3,515,666</u>
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	5,895
Accrued interest payable	108,836
Non-current liabilities:	
Due within one year	155,000
Due in more than one year	<u>5,273,012</u>
Total liabilities	<u>5,542,743</u>
 <b>NET POSITION</b>	
Net investment in capital assets	(2,839,902)
Restricted for debt service	466,339
Restricted for capital projects	574
Unrestricted	<u>345,912</u>
Total net position	<u>\$ (2,027,077)</u>

See notes to the financial statements

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>	
Primary government:					
Governmental activities:					
General government	\$ 82,494	\$ 82,494	\$ -	\$ -	\$ -
Physical environment	298,239	207,418	-	25	(90,796)
Interest on long-term debt	261,837	430,065	22,975	-	191,203
Total governmental activities	642,570	719,977	22,975	25	100,407
		General revenues:			
		Unrestricted investment earnings		1,665	
		Total general revenues		1,665	
		Change in net position		102,072	
		Net position - beginning		(2,129,149)	
		Net position - ending		\$ (2,027,077)	

See notes to the financial statements

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 333,301	\$ -	\$ -	\$ 333,301
Investments	-	575,175	574	575,749
Assessment receivable	-	-	-	-
Prepaid items	11,894	-	-	11,894
Deposits	6,612	-	-	6,612
Total assets	\$ 351,807	\$ 575,175	\$ 574	\$ 927,556
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued liabilities	\$ 5,895	\$ -	\$ -	\$ 5,895
Total liabilities	5,895	-	-	5,895
Fund balances:				
Nonspendable:				
Prepaid items and deposits	18,506	-	-	18,506
Restricted for:				
Debt service	-	575,175	-	575,175
Capital projects	-	-	574	574
Unassigned	327,406	-	-	327,406
Total fund balances	345,912	575,175	574	921,661
Total liabilities and fund balances	\$ 351,807	\$ 575,175	\$ 574	\$ 927,556

See notes to the financial statements

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

Total fund balances - governmental funds	\$	921,661
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	3,375,792	
Accumulated depreciation	<u>(787,682)</u>	2,588,110

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(108,836)	
Original issue discount	1,988	
Bonds payable	<u>(5,430,000)</u>	<u>(5,536,848)</u>
Net position of governmental activities		<u>\$ (2,027,077)</u>

See notes to the financial statements

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 289,912	\$ 430,065	\$ -	\$ 719,977
Interest income	1,665	22,975	25	24,665
Total revenues	291,577	453,040	25	744,642
<b>EXPENDITURES</b>				
Current:				
General government	82,494	-	-	82,494
Physical environment	185,713	-	-	185,713
Debt Service:				
Principal	-	150,000	-	150,000
Interest	-	264,394	-	264,394
Total expenditures	268,207	414,394	-	682,601
Excess (deficiency) of revenues over (under) expenditures	23,370	38,646	25	62,041
Fund balances - beginning	322,542	536,529	549	859,620
Fund balances - ending	\$ 345,912	\$ 575,175	\$ 574	\$ 921,661

See notes to the financial statements

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	62,041
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities is reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		150,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(112,526)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue discount		(100)
The change in accrued interest on long-term liabilities between the current and prior fiscal year recorded in the statement of activities but not in the governmental fund financial statements.		<u>2,657</u>
Change in net position of governmental activities	\$	<u>102,072</u>

See notes to the financial statements

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

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

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

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

The Board has the final responsibility for:

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

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

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

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

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

### Assessments

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

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

The District reports the following major governmental funds:

### General Fund

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

### Debt Service Fund

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

### Capital Projects Fund

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

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

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

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Assets, Liabilities and Net Position or Equity**

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Inventories and Prepaid Items

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

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

Capital Assets

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

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

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

<u>Assets</u>	<u>Years</u>
Improvements other than buildings	30

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Unearned Revenue

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

#### Long-Term Obligations

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

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

#### Deferred Outflows/Inflows of Resources

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

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

#### Fund Equity/Net Position

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

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

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

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

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

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Assets, Liabilities and Net Position or Equity (Continued)**

Fund Equity/Net Position (Continued)

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

**Other Disclosures**

Use of Estimates

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

**NOTE 3 – BUDGETARY INFORMATION**

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

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

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

**NOTE 4 – DEPOSITS AND INVESTMENTS**

**Deposits**

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

**Investments**

The District’s investments were held as follows at September 30, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Allspring Gov Money Market Fund Instl CI - #1751	\$ 575,749	S&P AAAM	Weighted average of the fund portfolio: 43 days
Total Investments	<u>\$ 575,749</u>		

**NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**

**Investments (Continued)**

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

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

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

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

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

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

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

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

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

**NOTE 5 – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Improvements other than buildings	\$ 3,375,792	\$ -	\$ -	\$ 3,375,792
Total capital assets, being depreciated	<u>3,375,792</u>	<u>-</u>	<u>-</u>	<u>3,375,792</u>
Less accumulated depreciation for:				
Improvements other than buildings	675,156	112,526	-	787,682
Total accumulated depreciation	<u>675,156</u>	<u>112,526</u>	<u>-</u>	<u>787,682</u>
Total capital assets, being depreciated, net	<u>2,700,636</u>	<u>(112,526)</u>	<u>-</u>	<u>2,588,110</u>
Governmental activities capital assets, net	<u>\$ 2,700,636</u>	<u>\$ (112,526)</u>	<u>\$ -</u>	<u>\$ 2,588,110</u>

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

**NOTE 6 – LONG TERM LIABILITIES**

**Series 2015**

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015 Bonds	\$ 5,580,000	\$ -	\$ 150,000	\$ 5,430,000	\$ 155,000
Less: Bond discount	2,088	-	100	1,988	-
Total	<u>\$ 5,577,912</u>	<u>\$ -</u>	<u>\$ 149,900</u>	<u>\$ 5,428,012</u>	<u>\$ 155,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 155,000	\$ 257,912	\$ 412,912
2027	165,000	250,700	415,700
2028	170,000	242,744	412,744
2029	180,000	234,431	414,431
2030	190,000	225,644	415,644
2031-2035	1,075,000	982,750	2,057,750
2036-2040	1,365,000	691,484	2,056,484
2041-2045	1,730,000	316,145	2,046,145
2046	400,000	9,750	409,750
Total	<u>\$ 5,430,000</u>	<u>\$ 3,211,560</u>	<u>\$ 8,641,560</u>

**NOTE 7 – MANAGEMENT COMPANY**

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

**NOTE 8 – RISK MANAGEMENT**

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

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 289,110	\$ 289,110	\$ 289,912	\$ 802
Interest	-	-	1,665	1,665
Total revenues	289,110	289,110	291,577	2,467
<b>EXPENDITURES</b>				
Current:				
General government	88,614	97,514	82,494	15,020
Physical environment	200,496	211,596	185,713	25,883
Total expenditures	289,110	309,110	268,207	40,903
Excess (deficiency) of revenues over (under) expenditures	-	(20,000)	23,370	43,370
Other Financing Sources (Uses)				
Use of fund balance	-	20,000	-	(20,000)
Total other financing sources (uses)	-	20,000	-	(20,000)
Net change in fund balance	\$ -	\$ -	23,370	\$ 23,370
Fund balance - beginning			322,542	
Fund balance - ending			\$ 345,912	

See notes to required supplementary information

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$20,000.

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	None
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	7
Employee compensation	\$0
Independent contractor compensation	\$4,536
Construction projects to begin on or after October 1; (>\$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$842.64 Debt service - \$1,250.00
Special assessments collected	\$719,977
Outstanding Bonds:	
Series 2015, due November 1, 2045	\$5,430,000

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 25, 2026.

### Report on Internal Control Over Financial Reporting

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

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

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

### Report on Compliance and Other Matters

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

**Purpose of this Report**

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

*Grau & Associates*

March 25, 2026

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**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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

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

We have examined The Oaks at Shady Creek Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

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

*Grau & Associates*

March 25, 2026

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

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

### **Report on the Financial Statements**

We have audited the accompanying basic financial statements of The Oaks at Shady Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 25, 2026.

### **Auditor's Responsibility**

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

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 25, 2026, should be considered in conjunction with this management letter.

### **Purpose of this Letter**

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

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

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

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

*Grau & Associates*

March 25, 2026

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.

# The Oaks At Shady Creek CDD Field Inspection Proposal



## Field Inspection Services

INFRAMARK shall provide the following field services for the DISTRICT:

### **1. Monthly Property Inspection**

Conduct a comprehensive monthly inspection of all District-owned property and areas of maintenance responsibility.

### **2. Follow-Up Inspections**

Perform follow-up inspections to verify completion and adequacy of previously identified items prior to regularly scheduled Board meetings.

### **3. Inspection Reports**

Prepare and provide detailed monthly inspection reports, including:

- ❖ Photographs
- ❖ Analysis of Findings
- ❖ Conduct pre-application meetings with interested proposers as necessary.

### **4. Vendor Deficiency Notification**

Notify District vendors of any deficiencies in service or performance discovered during inspections.

### **5. Staff Coordination**

Collaborate and coordinate with the District's on-site staff, if applicable, to support operations and ensure follow-through on maintenance activities.

### **6. Vendor Progress Monitoring**

Monitor the progress of remedial work performed by vendors and provide progress updates to the District Board.

### **7. Budget Input**

Provide input and recommendations to the District Manager for consideration during the annual budgeting process.

### **8. Project Proposal Procurement**

Utilize industry experience to obtain competitive proposals for various District projects and services.

### **9. Procurement Assistance**

Assist in drafting procurement documents, including:

- ❖ Instructions to proposers
- ❖ Scope of Services
- ❖ Related materials for competitive bidding.
- ❖ Conduct pre-application meetings with interested proposers as necessary.

### **10. Meeting Attendance**

Attend Board meetings and workshops as requested or required, to present findings, provide updates, and answer related questions.

Vendor Compensation

<b>Pricing Category</b>	<b>Proposed Yearly Pricing</b>
Field Service/Inspection Monthly	\$12,000 \$1,000
<b>Total/Yr</b>	<b>\$12,000</b>



## Easton Park CDD

Wednesday, 04 March 2026

Prepared For Board Of Supervisors

32 Item Identified

32 Item Incomplete

Jason Liggett

Department Manager- Field Services

### Item 1

Assigned To: [Landscaper](#)

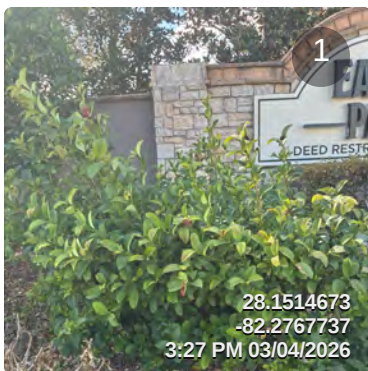
Looks like the perennials in the main entrance monument beds need to be removed. I don't believe they will come back after the frost. Provide a proposal to the district for new plantings.



### Item 2

Assigned To: [Landscaper](#)

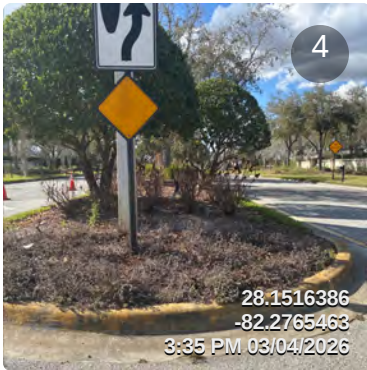
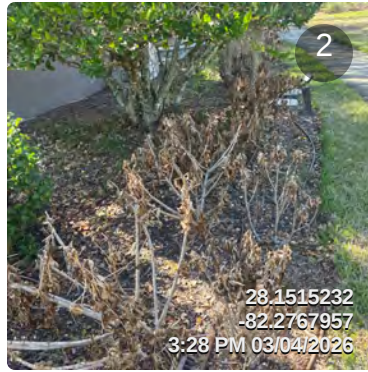
Trim the Viburnum odoratissimum on both the entrance and exit monuments. These have not been done in a while.



### Item 3

Assigned To: [Landscaper](#)

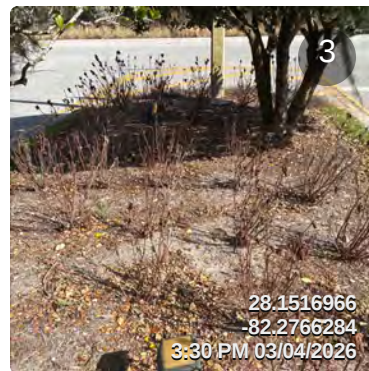
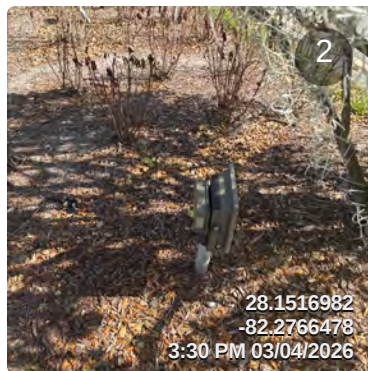
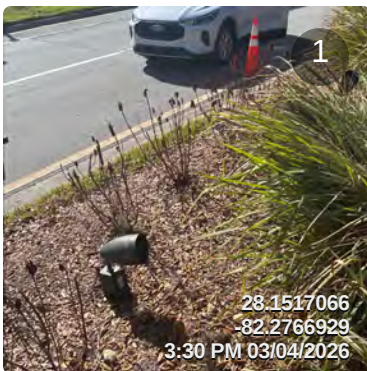
The landscaper should put together a plan for rejuvenation pruning of the plant material at the main entrance and throughout the community. We can start doing that now.



**Item 4**

Assigned To: [District Manager](#)

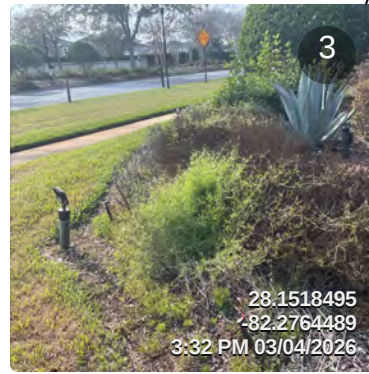
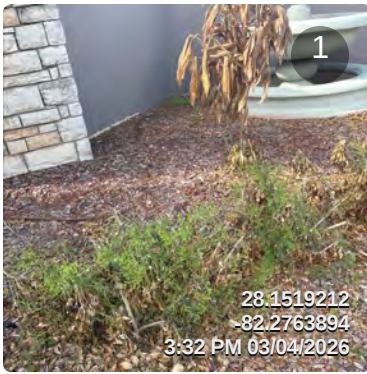
The lighting in the center island needs to be looked at and adjusted. Some of the lenses are facing the road.



**Item 5**

Assigned To: [Landscaper](#)

Weeds and vines at both entrance monuments are unacceptable and need to be corrected ASAP.



### Item 6

Assigned To: District Manager

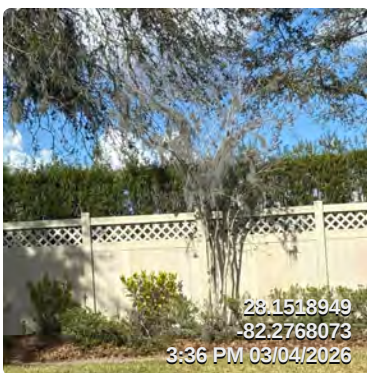
On both sides of the entrance, the monument signs and the fencing need to be pressure washed.



### Item 7

Assigned To: Landscaper

Cut back the Fakahatchee in the center island at the main entrance.



### Item 8

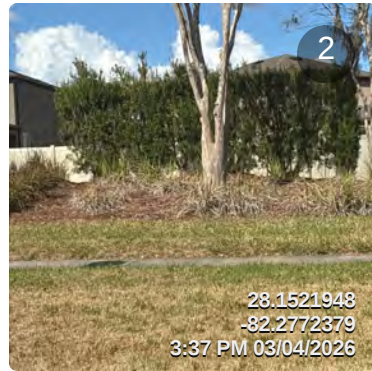
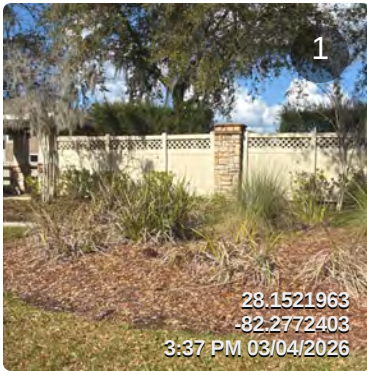
Assigned To: Landscaper

Crape myrtles throughout the district are covered in moss. What is the landscaper's contractual obligation?

### Item 9

Assigned To: [Landscaper](#)

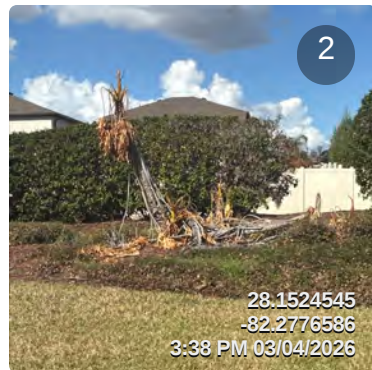
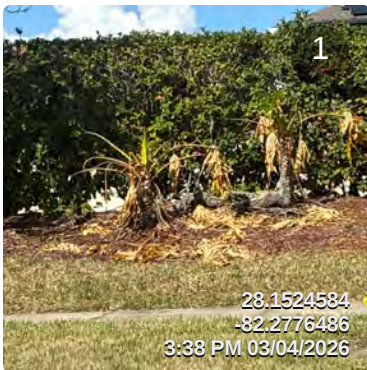
Remove the dead growth from the African iris on the inbound side of Pictorial Park Drive.



### Item 10

Assigned To: [Landscaper](#)

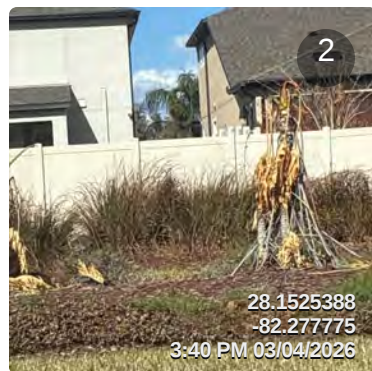
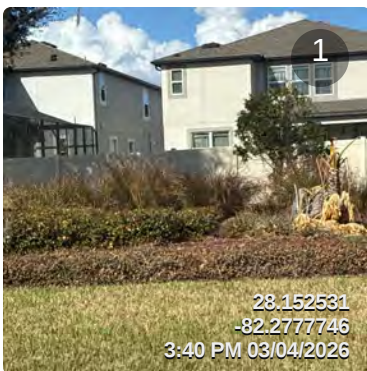
Throughout the community, remove the dead growth from under the split-leaf philodendrons. Also remove the dead growth around the spear.

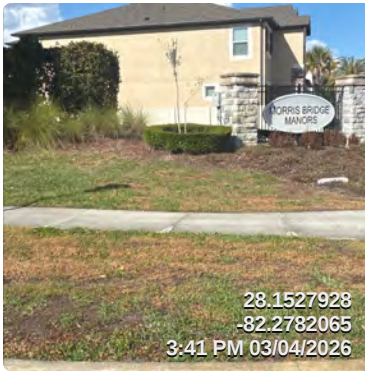


### Item 11

Assigned To: [Landscaper](#)

Cut back the grasses on the inbound side of Pictorial Park Drive, before the Morris Bridge Manors entrance.

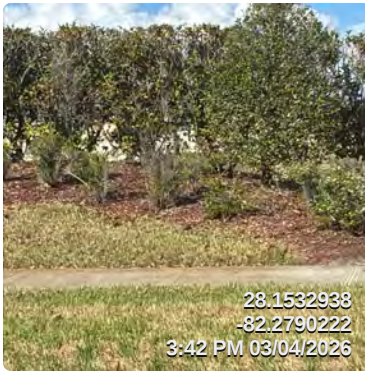




### Item 12

Assigned To: [Landscaper](#)

The turf area in front of Morris Bridge Manors will need to be replaced this spring.



### Item 13

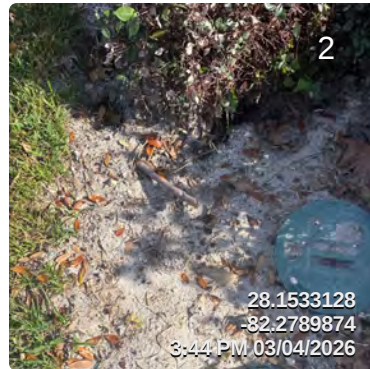
Assigned To: [Board](#)

During my inspection on both sides of the Pictorial Park berm, I noticed plants that have been struggling for a long time. I recommend putting together a plan to replace and improve these areas.

### Item 14

Assigned To: [Landscaper](#)

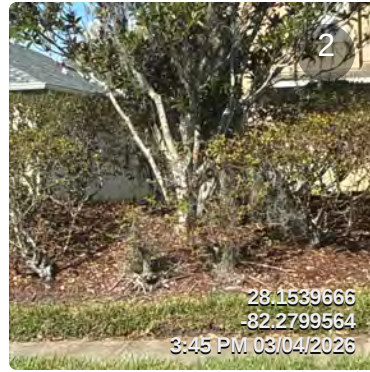
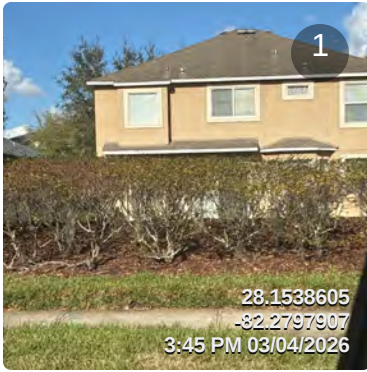
In the center island on Pictorial Park, just past Morris Bridge Manors, address the disturbed areas next to the valve boxes and the exposed drip line.



### Item 15

Assigned To: [Landscaper](#)

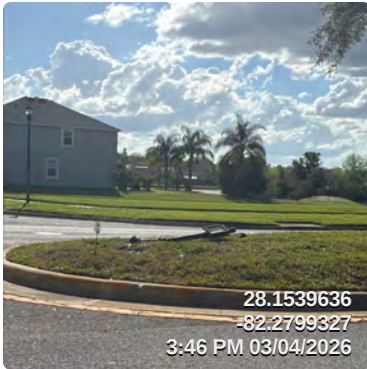
Throughout Pictorial Park Drive, remove the moss from the Loropetalum.



**Item 16**

**Assigned To:** [Board/ Inframark Maintenance Services](#)

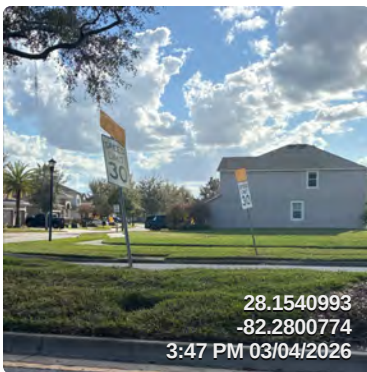
There is a sign down on Pictorial Park Drive in front of The Breakers community. Does the board want this removed and a new sign installed?



**Item 17**

**Assigned To:** [District Manager](#)

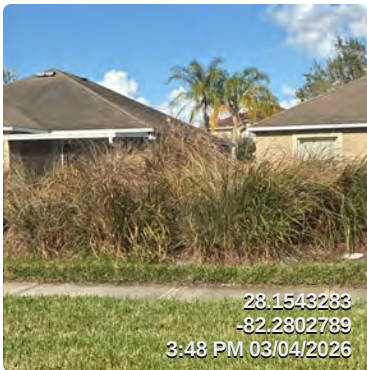
On the outbound side of Pictorial Park Drive, there are leaning speed limit signs. This is sometimes a county issue, but they need to be straightened.



**Item 18**

**Assigned To:** [Landscaper](#)

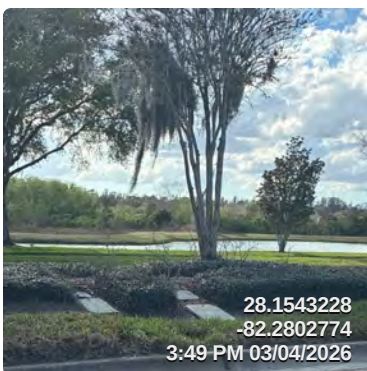
Clean up and cut back the Fakahatchee grass on the inbound side of Pictorial Park Drive, past The Breakers community.



**Item 19**

**Assigned To:** [Landscaper](#)

The dwarf bottlebrush plants in the center island are dead and need to be removed.

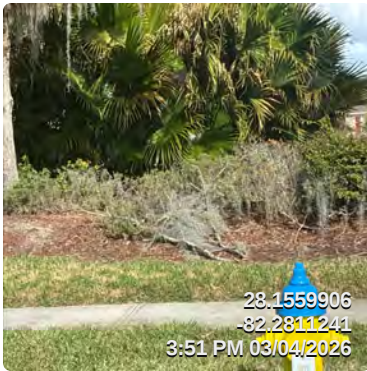




**Item 20**

Assigned To: [Landscaper](#)

My suggestion for the landscaper is to remove the dead material and provide the district with an action plan for replacement.



**Item 21**

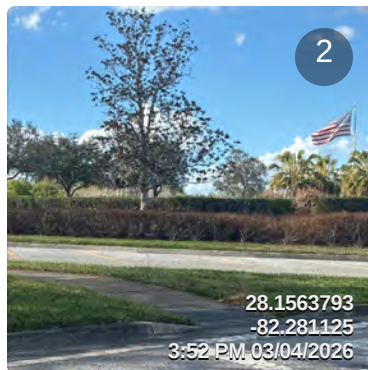
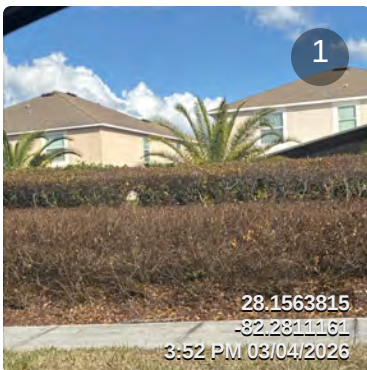
Assigned To: [Landscaper](#)

Make sure crews remove fallen debris during each visit.

**Item 22**

Assigned To: [Landscaper](#)

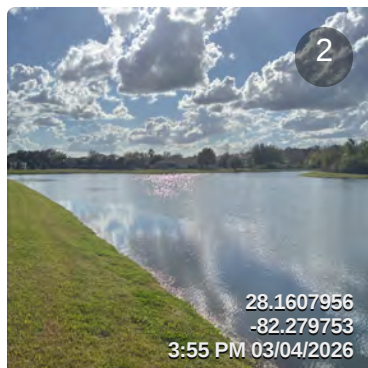
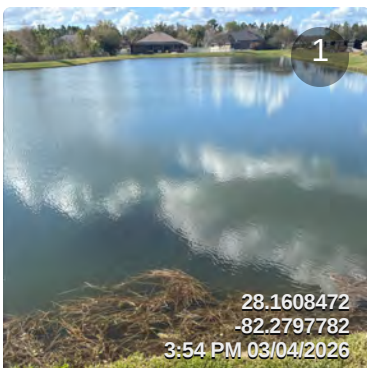
All of the downy jasmine will need to be cut back at the traffic circle on Pictorial Park Drive.



**Item 23**

Assigned To: [Solitude](#)

Underwater eelgrass in Pond 26—please investigate and determine if it needs to be treated.



### Item 24

Assigned To: [Landscaper](#)

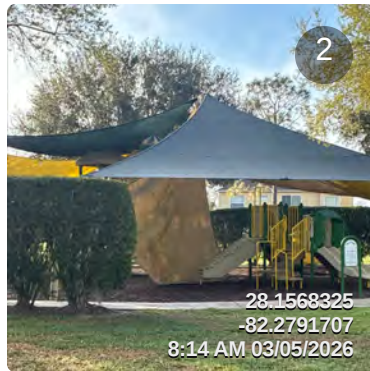
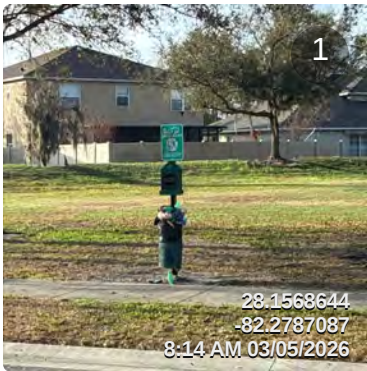
Eradicate the weeds from the Winds entrance beds.



### Item 25

Assigned To: [HOA](#)

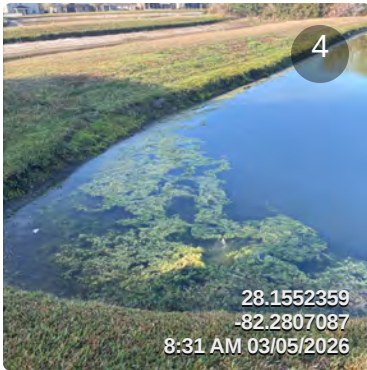
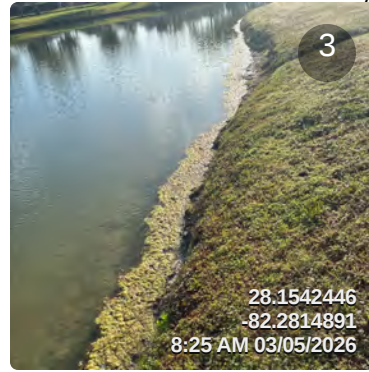
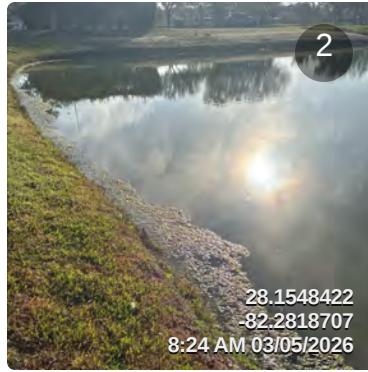
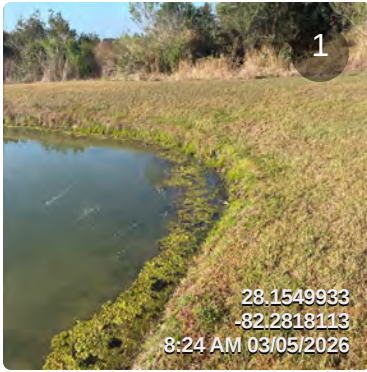
During my inspection, the HOA park on Ancient Futures Drive needs some improvements. The dog poop stations are overflowing, and the shade structure is lying on the ground.



### Item 26

Assigned To: [Solitude](#)

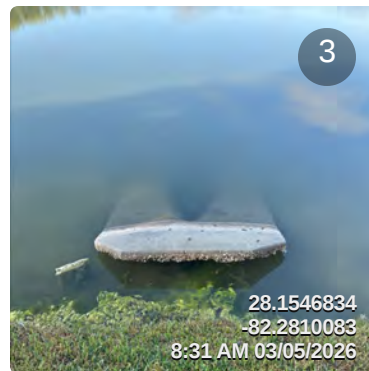
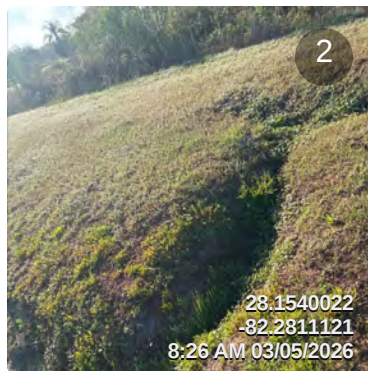
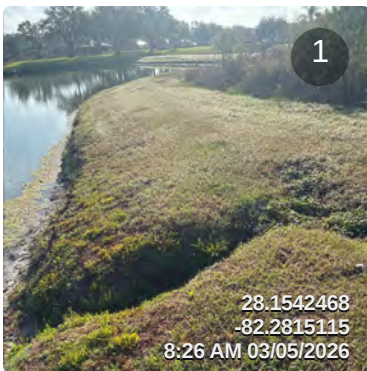
Algae growth around Pond 7 needs to be treated.



### Item 27

Assigned To: [Engineer](#)

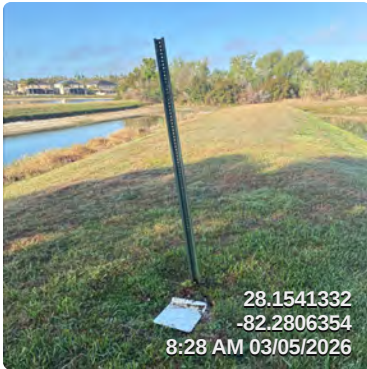
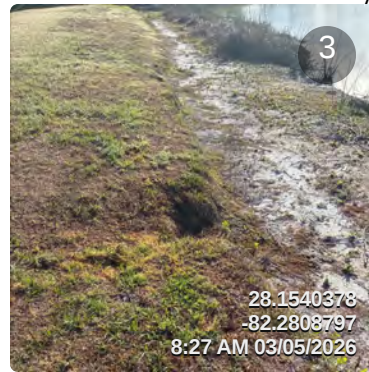
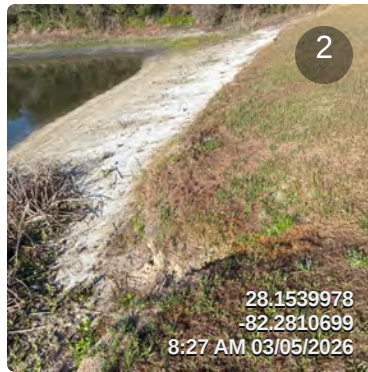
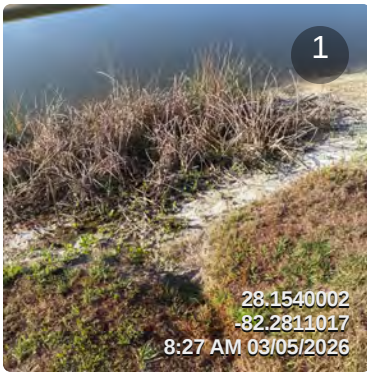
Erosion control and structural stability could be an issue on Pond 7, as there may not be a base supporting the backside. Please advise.



### Item 28

Assigned To: [Engineer](#)

There is minor erosion at Pond 8, which could become a bigger issue in the future. Please advise.



### Item 29

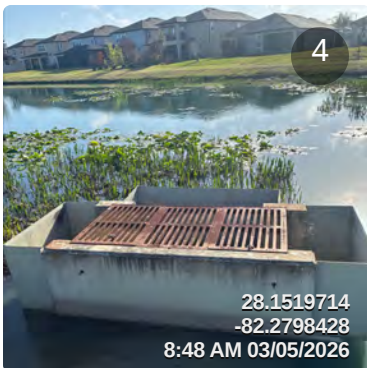
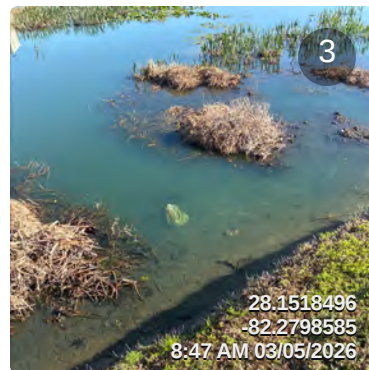
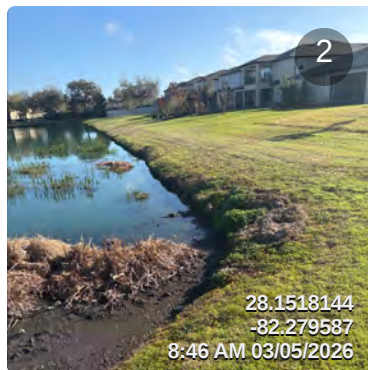
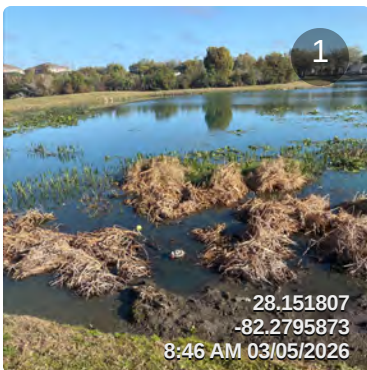
Assigned To: Board

A missing sign was lying on the ground during my inspection between Ponds 7 and 8. Most of the pond signs in the district are now illegible and need to be addressed.

### Item 30

Assigned To: Solitude

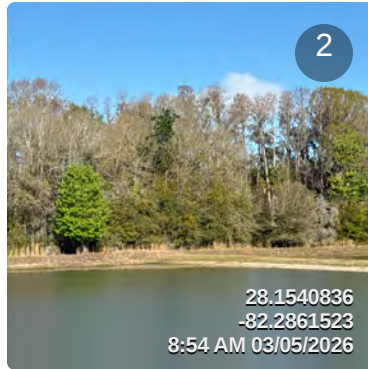
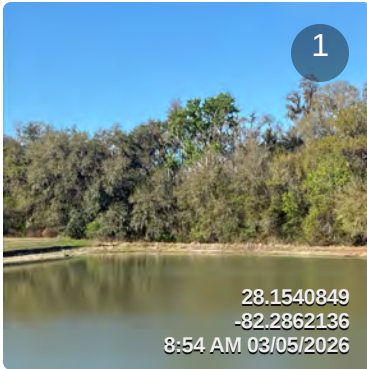
Remove the trash and debris from the littoral area of Pond 1. The overflow structure looks good.



### Item 31

Assigned To: Landscaper

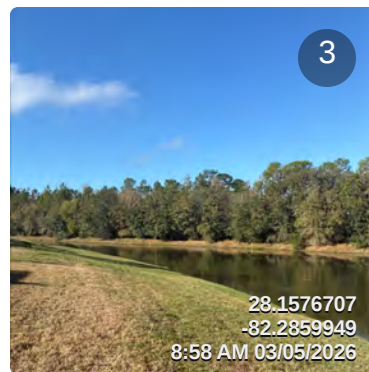
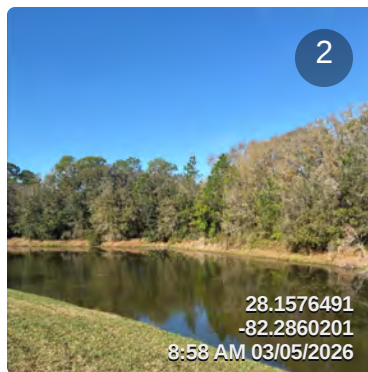
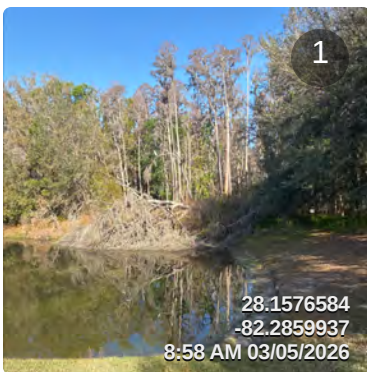
The backside of Ponds 12 and 14 appears to need mowing. Please check the maintenance map and address this if it is a designated area to mow.



### Item 32

Assigned To: [Board](#)

Pond 15 has a large oak tree that has fallen on the bank and into the water. Has the district considered having this cut up and disposed of in the common area? Also, is the backside of the bank a designated mowing area?





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



<u>SERVICE ADDRESS</u>	<u>CONTACT INFORMATION</u>	<u>BILLING ADDRESS</u>
10805 PURPLE MARTIN BLVD	Alba Sanchez	
RIVERVIEW, FL 33579		, --
8134821614	<u>COMMUNITY</u>	
alba.sanchez@inframark.com	THE OAKS AT SHADY CREEK CDD	
		<b>Please see payment remit address below</b>

<u>CUSTOMER NAME</u>	<u>PROPOSAL: 5226</u>	<u>PROPOSED BY</u>
THE OAKS AT SHADY CREEK CDD	Created: 3/15/2026	ESTRADA JR JR, JUNIOR

<u>SERVICE CODE &amp; DESCRIPTION</u>	<u>Billing: Property</u>
LANDSCAPE INSTALLATION (1521)	

<u>SPECIFICS, DESCRIPTION &amp; INSTRUCTIONS</u>	<u>UNIT PRICE</u>	<u>UOM</u>	<u>SIZE</u>	<u>QTY</u>	<u>TOTAL</u>
Dwarf Ixora	\$57.00	Gallons	7.00	26.00	\$1,482.00
Arboricola	\$57.00	Gallons	7.00	63.00	\$3,591.00
Copper Leaf plant	\$57.00	Gallons	7.00	8.00	\$456.00
Pine bark mulch to top dress disturbed areas	\$9.85	BAGS		15.00	\$147.75
			SUBTOTAL		\$5,676.75
			TAX		\$0.00
			<b>TOTAL:</b>		<b>\$5,676.75</b>

**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](http://www.mainscape.com/termsandconditions)

Purchaser Signature	Purchaser Name	Date

	ESTRADA JR JR, JUNIOR	
Mainscape Signature	Mainscape Name	Date

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

**Solicitation for  
Landscape & Irrigation Maintenance  
Services**

1. **General Information.**

The Board of Supervisors (“**Board**”) of the (**The Oaks at Shady Creek Community Development District**) Community Development District (“**District**”) is requesting proposals for the provision of Landscape and Irrigation Maintenance Services on a continuing basis (“**Proposals**”). The District will accept proposals from all qualified companies interested in providing these services. All proposers should be experienced in providing landscaping and irrigation services in the State of Florida and hold any applicable licenses or certifications. Any proposer that is a corporation or other business entity must be registered with the Florida Department of State, Division of Corporations, authorized to do business in the State of Florida, and currently in good standing.

2. **Questions should be Directed to District Management.** Any questions relating to this solicitation should be directed to District Management via email at [alba.sanchez@inframark.com](mailto:alba.sanchez@inframark.com). The deadline for submitting questions is **May 15, 2026, at 4pm**

3. **Submittal of Proposals.**

- a. Interested persons and firms should submit an electronic copy of their Proposal containing the information and materials described herein to District Management at the above email address no later than **May 31, 2026, at 4pm**
- b. Proposals will be securely kept and not reviewed until after the submission deadline.
- c. The Board reserves the right to review and accept any Proposals submitted late.

4. **Shortlist Review and Invitation to Present to the Board.** The Board will be provided the proposals before the regular meeting on **Friday June 19 2026 at 10:00am**. The board will be doing a selection of bidders that will be invited to provide 10–15-minute presentations in this meeting. This notice will be sent out via email.

5. **Scope of Services.**

The services to the District are generally described in the “**Scope of Services**” attached hereto as **Exhibit A** and is intended to incorporate all services that are necessarily performed by a landscape and irrigation maintenance vendor (the “**Contractor**”) in the effective operation of a CDD in compliance with federal, state, or local regulation. Proposers are strongly encouraged to visit and become familiar with the landscape and irrigation areas as depicted on the “**Landscape Maintenance Map**” attached here to as **Exhibit B**. If a specific task is not identified in the Scope of Services, but is necessary for the District’s landscaping maintenance, irrigation maintenance or compliance with federal, state, or local regulation, it is expected that the landscape vendor will include such task in the performance of its general landscape and irrigation services unless an additional charge is identified in the Proposal and agreed to by the District in writing.

6. **Interpretation and Addenda of Scope of Services.** No verbal interpretations will be made to any proposer as to the meaning of the Scope of Services. Interpretations, if made, will be written in the form of an addendum and sent by District Management to all known proposers who have shown interest in submitting a Proposal.

7. **Term and Renewal.** The initial term of the service agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods until terminated pursuant to the termination provisions in the agreement. The scope of services and compensation for renewal periods may be adjusted by mutual written agreement evidenced by a written addendum.
8. **Submittal Requirements.** Each Proposal shall include the following information:
- a. **Company Information**
    - i. Name of company (including any "Doing Business As" names)
    - ii. Headquarters/parent company locations
    - iii. Office locations and total number of employees at each
    - iv. Local address and telephone number
    - v. History of the company
    - vi. Organization chart of company
    - vii. Proof of applicable insurance
    - viii. List of any outstanding litigation that would threaten the viability of the proposer or the performance of services
  - b. **Qualifications and Staffing**
    - i. Number of CDDs the proposer is currently providing landscape maintenance services for along with the names of those CDDs
    - ii. Why the proposer is the best qualified to perform the Scope of Services
      1. if there will be a subcontractor performing certain services, describe which services will be subcontracted and include subcontractor's qualifications
    - iii. Staff team the proposer will assign to the District, including:
      1. the name, title, number of years' service, specific services each will have primary responsibility over, and relevant educational and work experiences
      2. for the proposed "**Site Manager**" include:
        - a. number of CDDs they are responsible for
        - b. names of the CDDs they represent nearest to the District
        - c. length of career in serving as a Site Manager
        - d. professional designations (if any)
    - iv. How often site visits will be performed and how often the Site Manager will meet with District Management
    - v. How any issues arising after business hours will be handled
    - vi. Backup plan for situations where the Site Manager is unavailable
    - vii. Escalation procedures and contact information if there are any concerns regarding the assigned Site Manager or staff
  - c. **Cost of Services.** All proposers must submit a separate cost proposal for district management services (inclusive of all direct and non-direct costs as well as all overhead, fees and profit). Cost proposals should be written so that they may be incorporated, as modified during negotiations, as an attachment to an agreement.
    - i. Each cost proposal must include the following:
      1. A completed Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance services attached hereto as **Exhibit C**.
      2. The total annual cost of all services described in the Scope of Services ("**Total Annual Price**")
        - a. if the Total Annual Price will be broken down in equal monthly installments, list the monthly installment that will be invoiced

- b. if the Total Annual Price will be broken down in another manner, list such breakdown and include the pricing and when such services will be invoiced
        - c. An itemized price of the services should be included along with the Total Annual Price.
      - 3. A detailed listing of any other expenses or fees to be reimbursed to the proposer (excluding those additional services provided below) such as postage, courier services, printing, binding, travel expenses, etc. Any expenses not specifically included will not be eligible for reimbursement and must be absorbed by the Total Annual Price.
      - 4. A fee proposal and detailed explanation for additional services that may be performed in addition to the items described in the Scope of Services.
        - a. The fee proposal must clearly identify what types of services will be separately billed to the District, as opposed to those that are included in the Total Annual Price
    - ii. If any of the services described in the “Scope of Services” are not going to be provided directly by the proposer, then the Proposal should disclose that and provide an estimate of the costs from a 3<sup>rd</sup>-party vendor to provide such services.
  - d. **References.** All proposers must submit a list of at least 3 references, including the name of the client entity, the client’s website or general location, and the name, email, and number of a contact person.
9. **Proposal Duration.** The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the submission deadline. During this time, all provisions of the Proposal must be in effect, including prices.
10. **Proposal Evaluation Criteria.** Each Proposal will be evaluated using the following criteria:
  - a. Responsiveness to each element contained in the Scope of Services and this solicitation
  - b. Ability of the proposer
  - c. Experience of the proposer
  - d. Geographic location of the proposer's headquarters or local office in relation to the District
  - e. Past performance of the proposer in other CDDs
  - f. Willingness to meet time and budget requirements
  - g. Recent, current, and anticipated workloads
  - h. Volume of work previously awarded to the proposer
  - i. Reasonableness of cost for the total effort
  - j. The District reserves the right to consider other factors and the criteria included herein shall constitute the minimum criteria to be considered
11. **Right to Waive Mistakes and Variations.**
  - a. Proposals may not be modified after the submission deadline.
  - b. Mistakes in arithmetic extension of pricing may be corrected by the Board.
  - c. The District reserves the right to waive any minor or non-material discrepancies or technicalities.
  - d. The District further reserves the right to request supplementation of any or all Proposals.

**12. Method of Selection, Award, and Right to Reject.**

- a. The Board will evaluate each Proposal pursuant to the evaluation criteria in order to determine which Proposal is in the District's best interest (low price shall not entitle any proposer to be awarded the services).
- b. There is no guarantee that a service agreement will be awarded.
- c. The District expressly reserves the right to reject any or all Proposals at any time or until such time as an agreement is fully executed.
- d. If the Board intends on awarding the services to a proposer, it will announce the proposer they desire to engage with at a public meeting. No written notice of the award will be provided unless requested by a proposer.
- e. The selected proposer shall promptly enter into negotiations with the District to finalize any terms or details.
  - i. If the negotiations are unsuccessful, the District may negotiate with the next proposer(s) whose proposal(s) was determined to be in the District's best interest until such the negotiation(s) is successful.
- f. If the District elects to move forward with a Proposal, it will be sent to District Counsel to prepare a Landscape and Irrigation Maintenance Services Agreement (the "Agreement").

**13. No Protest of Board Decisions:** By submitting a proposal, proposers acknowledge this is an informal solicitation of proposals for services, there are no competitive procurement thresholds and requirements with respect to the Scope of Services, and thus there is no right to protest any decision by the Board with respect to this solicitation.

**14. No Reimbursement of Preparation Costs.** Proposers will not be reimbursed for any cost associated with responding to this solicitation.

**15. Required Disclosure:**

- a. **Public Entity Crimes:** Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes. A representation of compliance will be included in the Agreement.
- b. **Scrutinized Companies:** Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.
- c. **E-Verify:** Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
- d. **Anti-Human Trafficking:** Pursuant to Section 787.06, Florida Statutes, proposer represents that it does not use coercion for labor or services as defined in the statute. In addition to being part of the Agreement, proposer is required to provide an affidavit, signed by an officer or a representative of the proposer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes. A sample Affidavit for Anti-Human Trafficking is attached hereto as **Exhibit G**.
- e. **Public Records:** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
- f. **No Consideration of social, political, or ideological interests.** You are hereby made aware of the provisions of Section 287.05701, Florida Statutes. The District is not requesting documentation of nor will it consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor or when awarding a contract.

Thank you for your interest in the District.

## EXHIBIT “A” - SCOPE OF SERVICES

### PART 1

#### GENERAL LANDSCAPE MAINTENANCE

**1) MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at their sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT CDD’S Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted, when necessary, upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

**1) POND MOWING** – All pond banks identified shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water’s edge or sod line (if water is not present). Line trimming at water’s edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond

banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

- 2) **EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

**AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.**

- 3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles

are not to be “hat racked” at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Oak at Shady Creek. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor’s responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District’s representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o’clock – nine o’clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

**4) WEEDS AND GRASSES** – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All

shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

**NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.**

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

**5) MAINTENANCE OF PAVED AREAS** – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

**6) CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

**7) REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to their negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

### **Reporting**

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

**PART 2**

**FERTILIZATION**

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Hillsborough County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS:

- i) IF IT IS RAINING AT THE APPLICATION SITE, OR
- ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR
- iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

**All Bahia Sod:**

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

**All St. Augustine Sod:**

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to the Field Inspections Coordinator for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and into peak condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

### **SHRUB, TREE & GROUNDCOVER FERTILIZATION:**

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

### **PALM FERTILIZATION:**

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled- release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde  
P - Superphosphate, triple superphosphate, coated diammonium phosphate  
K - Sulfur-coated potassium sulfate (may have additional polymer coating)  
Mg - Kieserite (magnesium sulfate monohydrate) granules  
Mn - Manganese sulfate  
Fe - Iron sulfate, FeEDTA and/or FeDTPA  
B - Granubor® (sodium borate)

\*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy:  
for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

**This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.**

**CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms.** Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

## PART 3

### PEST CONTROL

#### **Insects and Disease in Turf:**

Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

#### **Insects and Disease Control for Trees, Palms and Plants:**

The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

## **FIRE ANT CONTROL**

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as “CDD Maintained – with irrigation unless otherwise noted” on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

**Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.**

**Pest Control shall be included in the Contract Amount.**

## PART 4

### IRRIGATION SYSTEM MONITORING AND MAINTENANCE

**Irrigation System.** The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

#### A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

#### B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

#### C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

#### D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency,

contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

**Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,**

**After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings.** Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

## PART 5

### INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3” deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3” & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to District Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3” depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

**This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid. The CDD reserves the right to subcontract out any and all mulching events.**

**EXHIBIT B**  
**LANDSCAPE MAINTENANCE MAP**

EXHIBIT C

**Official Proposal Form for  
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: \_\_\_\_\_

In accordance with the solicitation of proposals issued by the (The Oaks at Shady Creek Community Development District) Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Solicitation for Proposals for Landscape and Irrigation Maintenance Services.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer’s proposal:

- 1. General Landscape Maintenance (Part 1) \$ \_\_\_\_\_
- 2. Fertilization (Part 2) \$ \_\_\_\_\_
- 3. Pest Control (Part 3) \$ \_\_\_\_\_
- 4. Irrigation System Monitoring and Maintenance (Part 4) \$ \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
**Total Yearly Cost for the first year of the above items** \$ \_\_\_\_\_

- 6. Annuals Maintenance/Installation – 4x yearly rotation \$ \_\_\_\_\_
- 7. Top Choice Application (Per Year) \$ \_\_\_\_\_

- 8. Mulching for Tree and Shrub/Groundcover Bed Areas \$ \_\_\_\_\_

*Estimate of total cubic yards proposed to service the property:* \_\_\_\_\_

*Cost of Mulch Per Cubic Yard* \$ \_\_\_\_\_

*Irrigation Hourly Rate for items not included in the Scope of Services:* \$ \_\_\_\_\_

Proposer, thoroughly reviewed all components of the Solicitation for Landscape and Irrigation Maintenance Proposals and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer’s proposal is accepted, to enter into the proposed Agreement with the District.

Name of Authorized Signatory of Proposer: \_\_\_\_\_

Title of Authorized Signatory of Proposer: \_\_\_\_\_

Signature of Authorized Signatory of Proposer: \_\_\_\_\_

**EXHIBIT D**

**COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE**

**General Landscape Maintenance**

- Mowing, hard edging, blowing off hard surfaces: \$ \_\_\_\_\_ / event
- Pond bank mowing, including line-trimming to water’s edge: \$ \_\_\_\_\_ / event Bed detailing,  
including weeding, soft edging, shrub  
pruning, delineation and dead-wooding, dead-heading of annuals,  
trash and landscape litter removal: \$ \_\_\_\_\_ / event
- Tree Lifting: \$ \_\_\_\_\_ / event
- Palm Pruning, including seed pods, old flower stalks,  
and inflorescence, vines & volunteers: \$ \_\_\_\_\_ / event

## EXHIBIT E

### LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

- A. Mowers w/operator \$ \_\_\_\_\_ Hour
- B. Bush-Hog w/operator \$ \_\_\_\_\_ Hour
- C. Tractor w/operator \$ \_\_\_\_\_ Hour
- D. Supervisor with Transportation \$ \_\_\_\_\_ Hour
- E. Laborer with hand equipment \$ \_\_\_\_\_ Hour
- F. Truck w/driver \$ \_\_\_\_\_ Hour
- G. Irrigation Tech \$ \_\_\_\_\_ Hour
- H. Granular Pesticide Applicator  
     Person with Drop Spreader \$ \_\_\_\_\_ Hour
- I. Liquid Pesticide Applicator  
     Person with Spray Truck \$ \_\_\_\_\_ Hour
- J. Granular Fertilizer Applicator  
     Person with Drop Applicator \$ \_\_\_\_\_ Hour
- K. Liquid Fertilizer Applicator  
     Person with Spray Truck \$ \_\_\_\_\_ Hour
- L. Granular Weed Control Applicator  
     Person with Drop Applicator \$ \_\_\_\_\_ Hour
- M. Liquid Weed Control Applicator  
     Person with Spray Truck \$ \_\_\_\_\_ Hour
- N. Laborer for Additional Trash Pick-Up \$ \_\_\_\_\_ Hour
- O. Lump Sum Mowing <sup>(1)</sup>, entire community \$ \_\_\_\_\_ Per Mow

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

<sup>1</sup> Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

**EXHIBIT F**

**EMERGENCY CLEAN-UP SERVICES**

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

\$ \_\_\_\_\_ per Hour

\$ \_\_\_\_\_ per Hour

\$ \_\_\_\_\_ per Hour

8) Debris removal equipment unit costs:

\$ \_\_\_\_\_ per Hour

\$ \_\_\_\_\_ per Hour

\$ \_\_\_\_\_ per Hour

9) Other emergency/disaster related unit costs:

\$ \_\_\_\_\_ per Hour

\$ \_\_\_\_\_ per Hour

\$ \_\_\_\_\_ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District

**EXHIBIT G**

**Affidavit for Anti-Human Trafficking**

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared \_\_\_\_\_, who being duly sworn, deposes and says (the “Affiant”):

- 1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
- 2. Affiant is the \_\_\_\_\_(Title) of \_\_\_\_\_(the “Company”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
- 3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
- 4. Company intends to execute, renew, or extend a contract between Company and the The Oaks at Shady Creek Community Development District (“CDD”).
- 5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

\_\_\_\_\_  
Signature of Affiant

Sworn before me on \_\_\_\_\_, 2025

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp



*The Oaks at Shady Creek  
Community Development District*

**FISCAL YEAR 2027**

**PROPOSED BUDGET**

**DATE: April 17, 2026 Meeting**

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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

**Operating Budget**  
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance  
Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	February-	PROJECTED		BUDGET
	FY 2026	1/31/2026	9/30/2026	FY 2026	Budget	FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$2,605.00	\$0.00	\$2,605.00	0%	\$0.00
Special Assmnts- Tax Collector	\$288,967.00	\$282,825.00	\$6,142.00	\$288,967.00	0%	\$307,671.90
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$12,306.88
Other Miscellaneous Revenues	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
interest tax collector	\$0.00	\$647.00	\$0.00	\$647.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$288,967.00</b>	<b>\$286,077.00</b>	<b>\$6,142.00</b>	<b>\$292,219.00</b>	<b>1%</b>	<b>\$295,365.03</b>

**EXPENDITURES**

*Administrative*

Supervisor Fees	\$12,000.00	\$3,600.00	\$8,400.00	\$12,000.00	0%	\$12,000.00
District Manager	\$36,153.00	\$15,064.00	\$30,004.52	\$45,068.52	25%	\$37,237.59
Website Administration	\$1,500.00	\$500.00	\$1,000.00	\$1,500.00	0%	\$1,500.00
District Engineer	\$5,000.00	\$2,380.00	\$4,740.49	\$7,120.49	42%	\$3,000.00
District Counsel	\$4,000.00	\$218.00	\$3,782.00	\$4,000.00	0%	\$3,000.00
ProfServ-Trustee Fees	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Auditing Services	\$4,500.00	\$0.00	\$4,500.00	\$4,500.00	0%	\$4,500.00
Postage, Phone, Faxes, Copies	\$600.00	\$22.00	\$578.00	\$600.00	0%	\$600.00
Legal Advertising	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Dues, Licenses, Subscriptions	\$200.00	\$175.00	\$25.00	\$200.00	0%	\$200.00
Website Compliance	\$1,800.00	\$125.00	\$1,675.00	\$1,800.00	0%	\$1,800.00
Miscellaneous Expenses	\$800.00	\$960.00	\$0.00	\$960.00	20%	\$800.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,153.44
Insurance - General Liability	\$0.00	\$2,812.00	\$0.00	\$2,812.00	0%	\$3,093.00
Public Officials Insurance	\$0.00	\$2,812.00	\$0.00	\$2,812.00	0%	\$3,093.00
Insurance -Property & Casualty	\$683.00	\$6,270.00	\$0.00	\$6,270.00	818%	\$5,957.00
ProfServ- Arbitrage Rebate	\$0.00	\$600.00	\$0.00	\$600.00	0%	\$600.00
Professional Dissemination Agent	\$0.00	\$1,400.00	\$0.00	\$1,400.00	0%	\$1,400.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$74,236.00</b>	<b>\$36,938.00</b>	<b>\$61,705.02</b>	<b>\$98,643.02</b>	<b>33%</b>	<b>\$91,934.03</b>

*Utility Services*

Utility - Electric	\$81,000.00	\$19,931.00	\$39,698.63	\$59,629.63	-26%	\$70,000.00
Utility- Water		\$1,329.00	\$0.00	\$1,329.00	0%	
<b>Total Utility Services</b>	<b>\$81,000.00</b>	<b>\$21,260.00</b>	<b>\$39,698.63</b>	<b>\$60,958.63</b>	<b>-25%</b>	<b>\$70,000.00</b>

*Amenity*

Misc-Parks	\$800.00	\$0.00	\$0.00	\$0.00	-100%	\$500.00
Misc-Holiday Lighting	\$6,000.00	\$3,000.00	\$5,975.41	\$8,975.41	50%	\$4,500.00
<b>Total Amenity</b>	<b>\$6,800.00</b>	<b>\$3,000.00</b>	<b>\$5,975.41</b>	<b>\$8,975.41</b>	<b>32%</b>	<b>\$5,000.00</b>

*Landscape and Pond Maintenance*

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 1/31/2026	February- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Landscape Maintenance	\$62,151.00	\$17,660.00	\$44,491.00	\$62,151.00	0%	\$62,151.00
R&M-Other Landscape	\$7,000.00	\$300.00	\$6,700.00	\$7,000.00	0%	\$7,000.00
R&M-Plant Replacement	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	0%	\$7,000.00
Irrigation Maintenance	\$4,000.00	\$13,040.00	\$0.00	\$13,040.00	226%	\$4,000.00
Contracts-Aquatic Control	\$41,500.00	\$0.00	\$41,500.00	\$41,500.00	0%	\$41,500.00
Waterway Management	\$5,280.00	\$1,160.00	\$4,120.00	\$5,280.00	0%	\$5,280.00
Dog Waste Station Services and Supplies	\$0.00	\$700.00	\$1,394.26	\$2,094.26	0%	\$1,500.00
<b>Total Landscape and Pond Maintenance</b>	<b>\$126,931.00</b>	<b>\$32,860.00</b>	<b>\$105,205.26</b>	<b>\$138,065.26</b>	<b>9%</b>	<b>\$128,431.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$288,967.00</b>	<b>\$94,058.00</b>	<b>\$212,584.32</b>	<b>\$306,642.32</b>	<b>6%</b>	<b>\$295,365.03</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$192,019.00	-\$206,442.32	-\$14,423.32	0%	\$0.00
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance		\$192,019.00	-\$206,442.32	-\$14,423.32	0%	\$0.00
<b>FUND BALANCE, BEGINNING</b>	<b>\$340,691.00</b>	<b>\$340,691.00</b>	<b>\$0.00</b>	<b>\$340,691.00</b>	<b>0%</b>	<b>\$326,267.68</b>
<b>FUND BALANCE, ENDING</b>	<b>\$340,691.00</b>	<b>\$532,710.00</b>	<b>-\$206,442.32</b>	<b>\$326,267.68</b>	<b>-4%</b>	<b>\$326,267.68</b>

**Budget Narrative**  
Fiscal Year 2027

**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 2027

**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 2027

**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 2027

**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 2027

**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 2027

**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 2027

**EXPENDITURES**

**Landscape and Pond Maintenance (Continued)**

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

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

**Aquatics – Contract**

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

**Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

**Aquatics – Plant Replacement**

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

**Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

**Debris Cleanup**

Cost of cleaning up debris on district property.

**Wildlife Control**

Management of wildlife on district property.

**EXPENDITURES**

**Contingency/Reserves**

**Contingency**

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

**Capital Improvements**

Funding of major projects and building improvements to CDD property.

**R&M Other Reserves**

The board may set aside monetary reserves for necessary for maintenance projects as needed.

**The Oaks at Shady Creek**

Community Development District

**Debt Service Budget**

FY 2027

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2015 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 1/31/2026	February- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$5,858.00	\$0.00	\$5,858.00	0%	\$0.00
Special Assmnts- Tax Collector	\$428,875.00	\$419,759.00	\$9,116.00	\$428,875.00	0%	\$456,250.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$18,250.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$428,875.00</b>	<b>\$425,617.00</b>	<b>\$9,116.00</b>	<b>\$434,733.00</b>	<b>1%</b>	<b>\$438,000.00</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$9,125.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$9,125.00</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$155,000.00	\$155,000.00	\$0.00	\$155,000.00	0%	\$170,000.00
Interest Expense	\$257,913.00	\$130,603.00	\$127,310.00	\$257,913.00	0%	\$250,700.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$412,913.00</b>	<b>\$285,603.00</b>	<b>\$127,310.00</b>	<b>\$412,913.00</b>	<b>0%</b>	<b>\$420,700.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$412,913.00</b>	<b>\$285,603.00</b>	<b>\$127,310.00</b>	<b>\$412,913.00</b>		<b>\$429,825.00</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$15,962.00	\$140,014.00	-\$118,194.00	\$21,820.00	37%	\$8,175.00
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance		\$140,014.00	-\$118,194.00	\$21,820.00	0%	\$8,175.00
<b>FUND BALANCE, BEGINNING</b>		\$0.00	\$0.00	\$0.00	0%	\$21,820.00
<b>FUND BALANCE, ENDING</b>	<b>\$15,962.00</b>	<b>\$140,014.00</b>	<b>-\$118,194.00</b>	<b>\$21,820.00</b>	<b>37%</b>	<b>\$29,995.00</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2015 Bonds	\$5,430,000.00	\$5,275,000.00	\$5,110,000.00	\$4,940,000.00

Series 2015 Amortization Schedule

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
MAY 2015					
NOV 2015	\$6,600,000.00			\$160,025.21	\$160,025.21
MAY 2016	\$6,600,000.00			\$153,215.63	\$153,215.63
NOV 2016	\$6,490,000.00	\$110,000.00	3.500%	\$153,215.63	\$263,215.63
MAY 2017	\$6,490,000.00			\$151,290.63	\$151,290.63
NOV 2017	\$6,375,000.00	\$115,000.00	3.500%	\$151,290.63	\$266,290.63
MAY 2018	\$6,375,000.00			\$149,278.13	\$149,278.13
NOV 2018	\$6,255,000.00	\$120,000.00	3.500%	\$149,278.13	\$269,278.13
MAY 2019	\$6,255,000.00			\$147,178.13	\$147,178.13
NOV 2019	\$6,130,000.00	\$125,000.00	3.500%	\$147,178.13	\$272,178.13
MAY 2020	\$6,130,000.00			\$144,990.63	\$144,990.63
NOV 2020	\$6,000,000.00	\$130,000.00	3.500%	\$144,990.63	\$274,990.63
MAY 2021	\$6,000,000.00			\$142,715.63	\$142,715.63
NOV 2021	\$5,865,000.00	\$135,000.00	4.250%	\$142,715.63	\$277,715.63
MAY 2022	\$5,865,000.00			\$139,846.88	\$139,846.88
NOV 2022	\$5,725,000.00	\$140,000.00	4.250%	\$139,846.88	\$279,846.88
MAY 2023	\$5,725,000.00			\$136,871.88	\$136,871.88
NOV 2023	\$5,580,000.00	\$145,000.00	4.250%	\$136,871.88	\$281,871.88
MAY 2024	\$5,580,000.00			\$133,790.63	\$133,790.63
NOV 2024	\$5,430,000.00	\$150,000.00	4.250%	\$133,790.63	\$283,790.63
MAY 2025	\$5,430,000.00			\$130,603.13	\$130,603.13
NOV 2025	\$5,275,000.00	\$155,000.00	4.250%	\$130,603.13	\$285,603.13
MAY 2026	\$5,275,000.00			\$127,309.38	\$127,309.38
NOV 2026	\$5,110,000.00	\$165,000.00	4.750%	\$127,309.38	\$292,309.38
MAY 2027	\$5,110,000.00			\$123,390.63	\$123,390.63
NOV 2027	\$4,940,000.00	\$170,000.00	4.750%	\$123,390.63	\$293,390.63
MAY 2028	\$4,940,000.00			\$119,353.13	\$119,353.13
NOV 2028	\$4,760,000.00	\$180,000.00	4.750%	\$119,353.13	\$299,353.13
MAY 2029	\$4,760,000.00			\$115,078.13	\$115,078.13
NOV 2029	\$4,570,000.00	\$190,000.00	4.750%	\$115,078.13	\$305,078.13
MAY 2030	\$4,570,000.00			\$110,565.63	\$110,565.63
NOV 2030	\$4,375,000.00	\$195,000.00	4.750%	\$110,565.63	\$305,565.63
MAY 2031	\$4,375,000.00			\$105,934.38	\$105,934.38
NOV 2031	\$4,170,000.00	\$205,000.00	4.750%	\$105,934.38	\$310,934.38
MAY 2032	\$4,170,000.00			\$101,065.63	\$101,065.63
NOV 2032	\$3,955,000.00	\$215,000.00	4.750%	\$101,065.63	\$316,065.63
MAY 2033	\$3,955,000.00			\$95,959.38	\$95,959.38
NOV 2033	\$3,730,000.00	\$225,000.00	4.750%	\$95,959.38	\$320,959.38
MAY 2034	\$3,730,000.00			\$90,615.63	\$90,615.63
NOV 2034	\$3,495,000.00	\$235,000.00	4.750%	\$90,615.63	\$325,615.63
MAY 2035	\$3,495,000.00			\$85,034.38	\$85,034.38
NOV 2035	\$3,245,000.00	\$250,000.00	4.750%	\$85,034.38	\$335,034.38
MAY 2036	\$3,245,000.00			\$79,096.88	\$79,096.88
NOV 2036	\$2,985,000.00	\$260,000.00	4.875%	\$79,096.88	\$339,096.88
MAY 2037	\$2,985,000.00			\$72,759.38	\$72,759.38
NOV 2037	\$2,715,000.00	\$270,000.00	4.875%	\$72,759.38	\$342,759.38
MAY 2038	\$2,715,000.00			\$66,178.13	\$66,178.13
NOV 2038	\$2,430,000.00	\$285,000.00	4.875%	\$66,178.13	\$351,178.13
MAY 2039	\$2,430,000.00			\$59,231.25	\$59,231.25
NOV 2039	\$2,130,000.00	\$300,000.00	4.875%	\$59,231.25	\$359,231.25
MAY 2040	\$2,130,000.00			\$51,918.75	\$51,918.75
NOV 2040	\$1,815,000.00	\$315,000.00	4.875%	\$51,918.75	\$366,918.75
MAY 2041	\$1,815,000.00			\$44,240.63	\$44,240.63
NOV 2041	\$1,485,000.00	\$330,000.00	4.875%	\$44,240.63	\$374,240.63
MAY 2042	\$1,485,000.00			\$36,196.88	\$36,196.88
NOV 2042	\$1,140,000.00	\$345,000.00	4.875%	\$36,196.88	\$381,196.88
MAY 2043	\$1,140,000.00			\$27,787.50	\$27,787.50
NOV 2043	\$780,000.00	\$360,000.00	4.875%	\$27,787.50	\$387,787.50
MAY 2044	\$780,000.00			\$19,012.50	\$19,012.50
NOV 2044	\$400,000.00	\$380,000.00	4.875%	\$19,012.50	\$399,012.50
MAY 2045	\$400,000.00			\$9,750.00	\$9,750.00
NOV 2045	\$0.00	\$400,000.00	4.875%	\$9,750.00	\$409,750.00
		<b>\$6,600,000.00</b>		<b>\$6,100,543.97</b>	<b>\$12,700,543.97</b>

**The Oaks at Shady Creek**

Community Development District

**Supporting Budget Schedule**

FY 2027

**Assessment Summary**  
**Fiscal Year 2027 vs. Fiscal Year 2026**

**ASSESSMENT ALLOCATION - BASED ON CURRENT BUDGET**

Product	General Fund			Debt Service Series 2015			Total Assessments per Unit			Units	
	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change		Percent Change
SF 50'	\$842.94	\$842.22	\$0.71	\$1,250.00	\$1,250.00	\$0.00	\$2,092.94	\$2,092.22	\$0.71	0.0%	365
											<b>365</b>



March 20, 2026

The Oaks at Shady Creek CDD

39 **B. District Counsel**

40 The attorney was not in attendance, and the Board had no questions for Counsel.

41  
42 **C. District Manager**

43 **i. General Election 2026 Fact Sheet**

44 Ms. Sanchez discussed the timeline for the 2026 General Election and distributed the fact sheet to  
45 all supervisors.

46  
47 **D. District Engineer**

48 No report.

49

50 **FIFTH ORDER OF BUSINESS**

**Business Items**

51 **A. General Matters of the District**

52 There were no updates.

53

54 **B. Irrigation Audit for the District**

55 The Irrigation Audit Report provided by Ballenger Irrigation was discussed.

56

57 On MOTION by Ms. Brown, seconded by Mr. Bentley, with all in  
58 favor, staff was authorized to proceed with Ballenger Irrigation for Tier  
59 1 Services at a cost of \$1,850.

60

61 It was confirmed that the District has two clocks. The Pocket Park consists of six zones, and the  
62 clubhouse irrigation system includes a total of 38 zones. Of those, 26 zones are maintained by the  
63 CDD, with the remaining zones belonging to the HOA.

64

65 **C. Consideration of Mainscape Proposal #1952 – Pruning and Flesh Cut of Sylvester Palms**

66

67 On MOTION by Ms. Lush, seconded by Ms. Rothstein, with all in  
68 favor, Mainscape proposal #1952 in the amount of \$4,814.73 to prune  
69 and flesh cut the Sylvester Palms was approved.

70

71 The Board discussed Proposal #5226 for the replacement of front entrance Annuals. The Board  
72 noted they requested seven gallons rather than three gallons. As a result, the Board chose not to  
73 consider the proposal at this time.

74

75 **SIXTH ORDER OF BUSINESS**

**Consent Agenda**

76 **A. Consideration of the Minutes of the February 20, 2026 Regular Meeting**

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On MOTION by Ms. Brown seconded by Ms. Rothstein, with all in favor, the Minutes of the February 20, 2026 Regular Meeting were approved as presented.

**B. Consideration of Operation and Maintenance Expenditures for February 2026**  
**C. Approval of the Check Register as of February 2026**

On MOTION by Ms. Lush, seconded by Ms. Brown with all in favor, the O&M Expenditures and Check Register for February 2026 were approved.

**SEVENTH ORDER OF BUSINESS** **Board of Supervisors' Requests and Comments**

There was open discussion regarding the overall landscape conditions within the District, including concerns regarding failure to follow up on requests, and proposals submitted that do not meet the requested specifications.

On MOTION by Ms. Lush, seconded by Ms. Rothstein, with all in favor, staff was authorized to solicit a Landscape Request for Proposals, the District Manager was authorized to issue the required 30-day notice to Mainscape and begin preparation of the RFP.

**EIGHTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Mr. Bentley, seconded by Ms. Rothstein, with all in favor, the meeting was adjourned at 11:02 a.m.

\_\_\_\_\_  
Alba Sanchez  
Secretary/Assistant Secretary

\_\_\_\_\_  
Robin Lush  
Chairperson/ Chairperson

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
INFRAMARK LLC	3/1/2026	173049	\$3,012.75			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	3/1/2026	173049	\$125.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	3/1/2026	173049	\$700.00	\$3,837.75	\$3,837.75	MANAGEMENT FEE
MAINSCAPE	3/1/2026	1328468	\$5,220.74			LANDSCAPE SERVICES
STEADFAST ENVIRONMENTAL, LLC	3/2/2026	SA-20623	\$290.00			SERVICE
STRALEY ROBIN VERICKER	3/24/2026	28127	\$274.50			PROFESSIONAL SERVICES
<b>Monthly Contract Subtotal</b>			<b>\$9,622.99</b>			
<b>Utilities</b>						
BOCC	2/18/2026	021826-9919-ACH	\$96.44			BILL PRD 9/16-10/16/24
TECO ACH	2/20/2026	022026-7634-ACH	\$6,534.31			ELECTRIC
TECO ACH	2/20/2026	022026-7436-ACH	\$49.91			ELECTRIC
TECO ACH	2/20/2026	022026-5159-ACH	\$157.19		\$6,741.41	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$6,837.85</b>			
<b>Regular Services</b>						
ADP INC	3/6/2026	030626-1870	\$23.00			adp
STEADFAST ENVIRONMENTAL, LLC	4/1/2026	SA-21758	\$290.00			SERVICE
<b>Regular Services Subtotal</b>			<b>\$313.00</b>			
<b>Additional Services</b>						
THE OAKS AT SHADY CREEK CDD	3/9/2026	03092026-0203	\$1,592.68			SERIES 2015 FY26 DS
<b>Additional Services Subtotal</b>			<b>\$1,592.68</b>			
<b>TOTAL</b>			<b>\$18,366.52</b>			



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

<b>INVOICE#</b>	173049
<b>CUSTOMER ID</b>	C2315
<b>PO#</b>	

<b>DATE</b>	3/1/2026
<b>NET TERMS</b>	Due On Receipt
<b>DUE DATE</b>	3/1/2026

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

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	3,012.75		3,012.75
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	350.00		350.00
Dissemination Services- Retro Billing February 2026	1	Ea	350.00		350.00
<b>Subtotal</b>					<b>3,837.75</b>

<b>Subtotal</b>	\$3,837.75
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$3,837.75</b>

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

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

## Invoice Information

**Invoice Number** 1328468  
**Payment Due** 3/31/2026  
**Invoice Date** 3/1/2026  
**Terms** Net 30 Days  
**Contract ID** 70903  
**Work Order ID**

## Billing Address

THE OAKS AT SHADY CREEK CDD  
 c/o Inframark  
 2005 PAN AM CIRCLE, SUITE 300  
 TAMPA, FL 33607

## Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
MARCH 2026 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** 1328468  
**Payment Due** 3/31/2026  
**Invoice Date** 3/1/2026  
**Terms** Net 30 Days

### Billing Address

THE OAKS AT SHADY CREEK CDD  
 c/o Inframark  
 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 (March 2026 Installment)		\$5,220.74
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$5,220.74</b>

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

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

# Invoice



## Steadfast Alliance

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

Date	Invoice #
3/2/2026	SA-20623

**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.

<b>Total</b>	\$290.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$290.00



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	02/18/2026	03/11/2026

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	01/16/2026	46509	02/16/2026	46510	100 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$0.30
Water Base Charge	\$89.49
Water Usage Charge	\$0.11

**Summary of Account Charges**

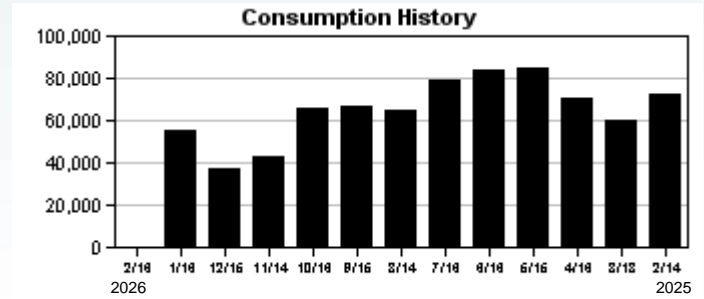
Previous Balance	\$368.38
Net Payments - Thank You	\$-368.38
<b>Total Account Charges</b>	<b>\$96.44</b>
<b>AMOUNT DUE</b>	<b>\$96.44</b>

**Important Message**

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

**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.



Hillsborough County Florida

Make checks payable to: **BOCC**  
ACCOUNT NUMBER: 7015729919



**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 307-1000  
 Internet Payments: [HCFL.gov/WaterBill](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**



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

1,153 0

<b>DUE DATE</b>	03/11/2026
<b>Auto Pay Scheduled DO NOT PAY</b>	



0070157299192 00000096446



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

Statement Date: February 20, 2026  
Agenda Page 98

Amount Due: \$6,534.31

Due Date: March 13, 2026


Account #: 211005987634

**DO NOT PAY. Your account will be drafted on March 13, 2026**

### Account Summary

<b>Current Service Period:</b> January 16, 2026 - February 16, 2026	
Previous Amount Due	\$6,535.69
Payment(s) Received Since Last Statement	-\$6,535.69
<b>Current Month's Charges</b>	<b>\$6,534.31</b>
<b>Amount Due by March 13, 2026</b>	<b>\$6,534.31</b>

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



Scan here to view your account online.



**An Audit You'll Love**  
Our certified experts can uncover ways to save you energy and money.  
[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave)

00005932-0013219-Page 9 of 12

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 211005987634

Due Date: March 13, 2026

 **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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$6,534.31

Payment Amount: \$ \_\_\_\_\_

643977123696

Your account will be drafted on March 13, 2026



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

Agenda Page 99

**Account #:** 211005987634  
**Statement Date:** February 20, 2026  
**Charges Due:** March 13, 2026

**Service Period:** Jan 16, 2026 - Feb 16, 2026

**Rate Schedule:** Lighting Service

### Charge Details

### Important Messages

**Quarterly Fuel Source Update**

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>		
Lighting Energy Charge	2551 kWh @ \$0.03411/kWh	\$87.01
Fixture & Maintenance Charge	117 Fixtures	\$2376.39
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	2551 kWh @ \$0.03452/kWh	\$88.06
Storm Protection Charge	2551 kWh @ \$0.00574/kWh	\$14.64
Clean Energy Transition Mechanism	2551 kWh @ \$0.00043/kWh	\$1.10
Storm Surcharge	2551 kWh @ \$0.01230/kWh	\$31.38
Florida Gross Receipt Tax		\$5.70
<b>Lighting Charges</b>		<b>\$6,534.31</b>

**Total Current Month's Charges \$6,534.31**

00005832-0013219-Page 10 of 12

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

### Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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.



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

Statement Date: February 20, 2026  
Agenda Page 100

Amount Due: \$49.91

Due Date: March 13, 2026

Account #: 211005987436

**DO NOT PAY. Your account will be drafted on March 13, 2026**

### Account Summary

<b>Current Service Period:</b> January 16, 2026 - February 16, 2026	
Previous Amount Due	\$17.35
Payment(s) Received Since Last Statement	-\$17.35
<b>Current Month's Charges</b>	<b>\$49.91</b>
<b>Amount Due by March 13, 2026</b>	<b>\$49.91</b>

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

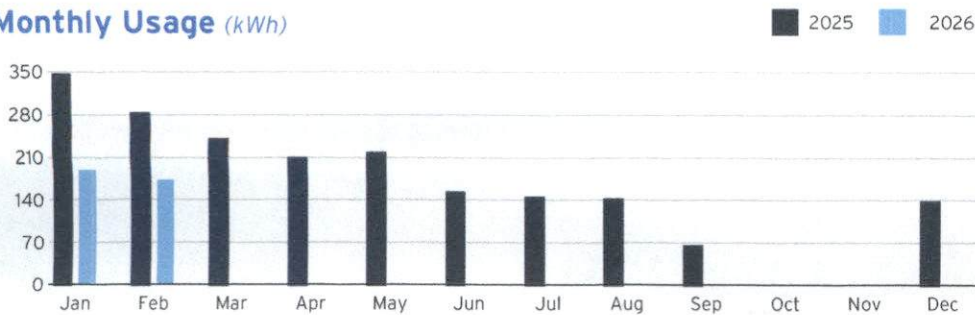
### Your Energy Insight

- Your average daily kWh used was **44.44% lower** than the same period last year.
- Your average daily kWh used was **16.67% lower** than it was in your previous period.

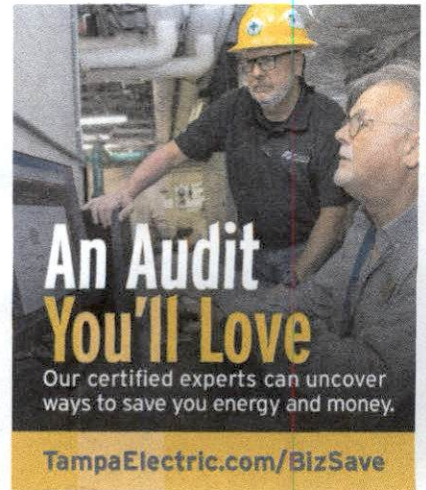


Scan here to view your account online.

### Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 211005987436

Due Date: March 13, 2026

**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](http://TampaElectric.com/Paperless) to enroll now.



Amount Due: \$49.91

Payment Amount: \$ \_\_\_\_\_

643977123695

Your account will be drafted on March 13, 2026

00005932 FTECO102202623152010 00000 02 00000000 12888 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.

00005932-0013215-Page 1 of 12





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

Agenda Page 101

Account #: 211005987436  
Statement Date: February 20, 2026  
Charges Due: March 13, 2026

## Meter Read

**Service Period:** Jan 16, 2026 - Feb 16, 2026

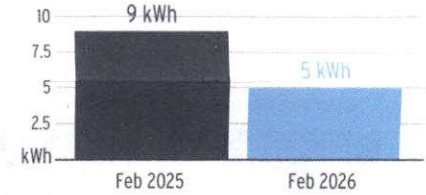
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497017	02/16/2026	8,972	8,798	174 kWh	1	32 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	174 kWh @ \$0.09202/kWh	\$16.01
Fuel Charge	174 kWh @ \$0.03516/kWh	\$6.12
Storm Protection Charge	174 kWh @ \$0.00568/kWh	\$0.99
Clean Energy Transition Mechanism	174 kWh @ \$0.00418/kWh	\$0.73
Storm Surcharge	174 kWh @ \$0.02121/kWh	\$3.69
Florida Gross Receipt Tax		\$1.25
<b>Electric Service Cost</b>		<b>\$49.91</b>

## Avg kWh Used Per Day



## Important Messages

### Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

**Total Current Month's Charges \$49.91**

00005932-0013215-Page 2 of 12

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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.



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

Statement Date: February 20, 2026  
 Agenda Page 102

Amount Due: \$157.19

Due Date: March 13, 2026

Account #: 211020235159

**DO NOT PAY. Your account will be drafted on March 13, 2026**

**Account Summary**

<b>Current Service Period:</b> January 16, 2026 - February 16, 2026	
Previous Amount Due	\$224.18
Payment(s) Received Since Last Statement	-\$224.18
<b>Current Month's Charges</b>	<b>\$157.19</b>
<b>Amount Due by March 13, 2026</b>	<b>\$157.19</b>

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

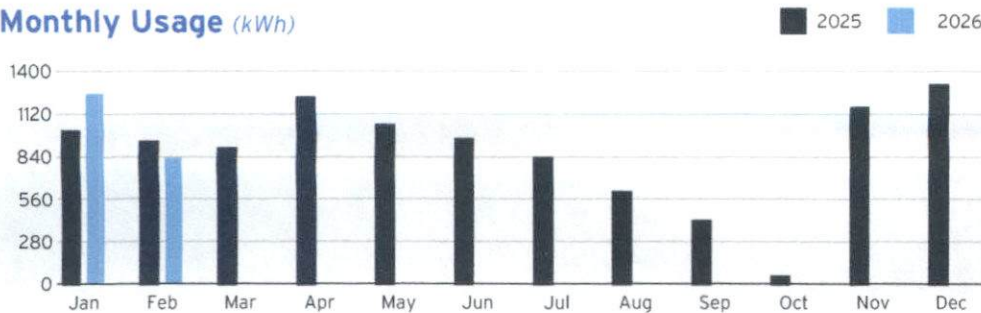
**Your Energy Insight**

- Your average daily kWh used was **16.13% lower** than the same period last year.
- Your average daily kWh used was **35% lower** than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

**An Audit You'll Love**  
 Our certified experts can uncover ways to save you energy and money.  
[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave)



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

Account #: 211020235159

Due Date: March 13, 2026

**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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due:	\$157.19
Payment Amount: \$	_____

687186763619

Your account will be drafted on March 13, 2026



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.

00005832-0013217-Page 5 of 12



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

Agenda Page 103

**Account #:** 211020235159  
**Statement Date:** February 20, 2026  
**Charges Due:** March 13, 2026

## Meter Read

**Service Period:** Jan 16, 2026 - Feb 16, 2026

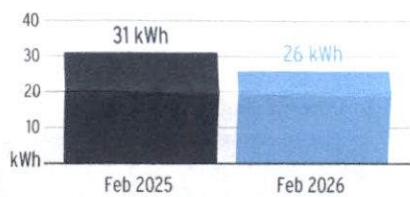
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	02/16/2026	80,456	79,621		835 kWh	1	32 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	835 kWh @ \$0.09202/kWh	\$76.84
Fuel Charge	835 kWh @ \$0.03516/kWh	\$29.36
Storm Protection Charge	835 kWh @ \$0.00568/kWh	\$4.74
Clean Energy Transition Mechanism	835 kWh @ \$0.00418/kWh	\$3.49
Storm Surcharge	835 kWh @ \$0.02121/kWh	\$17.71
Florida Gross Receipt Tax		\$3.93
<b>Electric Service Cost</b>		<b>\$157.19</b>

## Avg kWh Used Per Day



## Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

**Total Current Month's Charges \$157.19**

00005932-0013217-Page 6 of 12

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

## Ways To Pay Your Bill

- Bank Draft**  
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- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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.

ADVICE OF DEBIT

ADP, Inc.  
PO Box 830272  
Philadelphia PA 19182-0272



Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 715467708
Advice of Debit Date	: 03/06/2026
Advice of Debit Due Date	: 03/13/2026
Total Debited This Invoice	: \$23.00

0006307 01 MB 0.672 01 TR 00026 R2BDDC11 000000



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

**Inquiries**

For Product/Service inquiries, please contact your Client Service Team.

**CURRENT CHARGES**

**ADP PAYROLL SERVICES**

COMPANY CODE	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
0062-10-KJZ					
Processing Charges for Period Ending Date: 02/20/2026					
Workforce Now Payroll Solution Bundle	5	\$2.60 each		\$13.00	
Includes: Enhanced Payroll Delivery	1	\$10.00 each		\$10.00	

**TOTAL CHARGES FOR COMPANY CODE: 0062-10-KJZ \$23.00**

**Total Debited \$23.00**

**WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.**

This amount will be processed for debit from your account # XXXXXXXXXX3422 on 03/13/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X

# Invoice



## Steadfast Alliance

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

Date	Invoice #
4/1/2026	SA-21758

**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 Aqu...

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.

<b>Total</b>	\$290.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$290.00

# THE OAKS AT SHADY CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 3/9/2026  
**Check Amount** \$1,592.68  
**Payable To** The Oaks at Shady Creek CDD  
**Check Description** 2015 Debt Service 2.3  
**Code to** 203.103200

*Nancy*

\_\_\_\_\_  
Authorization

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



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

**Payment Register by Fund**

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100109	03/04/26	MAINSCAPE	1328468	March 2026 Landscape Contract	Landscape Maintenance - Contract	546300-53908	\$5,220.74
001	100110	03/04/26	JOHNSON ENGINEERING.	8458	Engineer Services Feb 2026	District Engineer	531147-51301	\$340.00
001	100111	03/04/26	INFRAMARK LLC	173049	Management Fee March 2026	District Management	531150-51301	\$3,012.75
001	100111	03/04/26	INFRAMARK LLC	173049	Management Fee March 2026	Website Admin Services	549936-51301	\$125.00
001	100111	03/04/26	INFRAMARK LLC	173049	Management Fee March 2026	Postage, Phone, Faxes, Copies	541024-51301	\$700.00
001	100112	03/12/26	STEADFAST ENVIRONMENTAL, LLC	SA-20623	Aquatic Maintenance March 2026	Waterway Management Program	531085-53908	\$290.00
001	100113	03/27/26	STRALEY ROBIN VERICKER	28127	Legal March 2026	District Counsel	531146-51301	\$274.50
001	300055	03/10/26	BOCC	021826-9919- ACH	water sewage March 2026	Utility - Water	543018-53908	\$96.44
001	300056	03/13/26	TECO ACH	022026-7436- ACH	TECO Feb 2026	Electric Utility Services	543041-53100	\$49.91
001	300057	03/13/26	TECO ACH	022026-5159- ACH	TECO Feb 2026	Electric Utility Services	543041-53100	\$157.19
001	300058	03/13/26	TECO ACH	022026-7634- ACH	TECO Feb 2026	Electric Utility Services	543041-53100	\$6,534.31
001	DD190	03/13/26	ADP INC	030626-1870	ADP payroll taxes	Payroll Services	549405-51301	\$23.00
<b>Fund Total</b>								<b>\$16,823.84</b>
<b>SERIES 2015 DEBT SERVICE FUND - 203</b>								
203	021628	03/09/26	THE OAKS AT SHADY CREEK CDD	03092026-0203	SERIES 2015 FY26 DS	Cash in Transit	103200	\$1,592.68
<b>Fund Total</b>								<b>\$1,592.68</b>
<b>Total Checks Paid</b>								<b>\$18,416.52</b>