



The Oaks at Shady Creek Community Development District

May 15, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 296 057 796 239 95

Passcode: nP2Vc2Hd

Dial-In Phone: 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

The Oaks at Shady Creek Community Development District

Board of Supervisors

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

District Staff

Alba Sanchez, District Manager
Whitney Sousa, District Counsel
Charles Reed, District Engineer
Sandra Manuele, Onsite Manager
Sonia Rowley, District Accountant
Kareen Baker, District Admin

Regular Meeting Agenda

Monday, May 15, 2026, at 10:00 a.m.

The Regular Meeting of **The Oaks at Shady Creek Community Development District** will be held on **Friday, May 15, 2026, at 10:00 a.m. at the Purple Mountain Clubhouse, 10779 Purple Martin Boulevard, Riverview, Florida 33358**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

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

Dial-In by Phone: 1-646-838-1601 **Phone Conference ID:** 552044873#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF AGENDA

3. AUDIENCE COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

A. District Counsel

- i. Reminder of Form 1 Submission

B. District Manager

- i. Information on the Number of Registered Voters – 873

C. District Engineer

5. BUSINESS ITEMS

A. Presentation of Fiscal Year 2027 Proposed Budget

- i. Consideration of Resolution 2026-04, Approving the Fiscal Year 2027 Proposed Budget and Setting the Public Hearing

B. Discussion of Cost Sharing Agreement between the HOA and the CDD

C. General Matters of the District

6. CONSENT AGENDA

A. Consideration of the Minutes from the Regular Meeting held on April 17, 2026

B. Consideration of Operations & Maintenance Expenditures for March 2026

C. Approval of the Check Register for March 2026

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

The next Regular Meeting is scheduled for Monday, June 19, 2026, at 10:00 a.m.

2025 Form 1 Instructions

Statement of Financial Interests

Notice

The annual Statement of Financial Interests is due July 1. If the annual form is not submitted via the electronic filing system created and maintained by the Commission by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$20,000. [s. 112.317, F.S.]

Instructions for Completing and Filing Form 1 Statement of Financial Interests

WHEN TO FILE: *Initially*, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2025.

WHO MUST FILE FORM 1:

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.
8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions

and legislative assistants exempted by the presiding officer of their house);
and each employee of the Commission on Ethics.

17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[112.3145(3)(b)1, F.S]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such

as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

If disclosure of a primary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you may write "Legal Client" in each of the disclosure fields without providing any further information.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts,

etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

If disclosure of a secondary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you should disclose the name of the business entity for which your ownership and gross income exceeded the two thresholds above, and then write "Legal Client" in the remaining disclosure fields without providing any further information.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name

of the uniform rental company, its address, and its principal business activity (uniform rentals).

- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by its market value for ad valorem tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes

investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officer of an independent special district, including any person appointed to fill a vacancy on an elected independent special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

CE FORM 1 - Effective: January 1, 2026

Incorporated by reference in Rules 34-8.001 and 34-8.202, F.A.C



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
 AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Oaks at Shady Creek CDD	873

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

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

Respectfully,

Patricia "Patti" Thomas
 Administrative Assistant/Candidate Services





*The Oaks at Shady Creek
Community Development District*

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 15, 2026

CLEAR PARTNERSHIPS



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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	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$3,894.00	\$0.00	\$3,894.00	0%	\$0.00
Special Assmnts- Tax Collector	\$288,967.00	\$283,898.00	\$5,069.00	\$288,967.00	0%	\$307,410.20
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$12,296.41
Interest - Tax collector	\$0.00	\$647.00	\$0.00	\$647.00	0%	\$0.00
Special Assessments- CDD Collected	\$0.00	\$4,234.00	\$0.00	\$4,234.00	0%	\$0.00
TOTAL REVENUES	\$288,967.00	\$292,673.00	\$5,069.00	\$297,742.00	3%	\$295,113.79

EXPENDITURES

Administrative

Supervisor Fees	\$12,000.00	\$5,600.00	\$5,692.82	\$11,292.82	-6%	\$18,000.00
District Manager	\$36,153.00	\$18,077.00	\$18,376.62	\$36,453.62	1%	\$37,237.59
Website Administration	\$1,500.00	\$750.00	\$750.00	\$1,500.00	0%	\$1,500.00
District Engineer	\$5,000.00	\$2,720.00	\$2,765.08	\$5,485.08	10%	\$2,000.00
District Counsel	\$4,000.00	\$1,518.00	\$2,482.00	\$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%	\$200.00
Legal Advertising	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$600.00
Dues, Licenses, Subscriptions	\$200.00	\$175.00	\$25.00	\$200.00	0%	\$200.00
Website Compliance	\$1,800.00	\$46.00	\$1,754.00	\$1,800.00	0%	\$1,800.00
Miscellaneous Expenses	\$800.00	\$1,418.00	\$0.00	\$1,418.00	77%	\$200.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,148.20
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	\$2,100.00	\$0.00	\$2,100.00	0%	\$1,400.00
Total Administrative	\$74,236.00	\$44,920.00	\$43,923.52	\$88,843.52	20%	\$94,528.79

Utility Services

Utility - Electric	\$81,000.00	\$40,217.00	\$40,883.58	\$81,100.58	0%	\$70,000.00
Utility- Water		\$1,593.00	\$1,619.40	\$3,212.40	0%	\$2,500.00
Total Utility Services	\$81,000.00	\$41,810.00	\$42,502.98	\$84,312.98	4%	\$72,500.00

Amenity

Misc-Parks	\$800.00	\$0.00	\$800.00	\$800.00	0%	\$1,600.00
Misc-Holiday Lighting	\$6,000.00	\$3,000.00	\$3,049.72	\$6,049.72	1%	\$5,000.00
Social Committee	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,200.00
Total Amenity	\$6,800.00	\$3,000.00	\$3,849.72	\$6,849.72	1%	\$7,800.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Landscape and Pond Maintenance						
Landscape Maintenance	\$62,151.00	\$33,323.00	\$33,875.31	\$67,198.31	8%	\$76,000.00
R&M-Other Landscape	\$7,000.00	\$300.00	\$6,700.00	\$7,000.00	0%	\$10,525.00
R&M-Plant Replacement	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	0%	\$7,000.00
Irrigation Maintenance	\$4,000.00	\$13,375.00	\$0.00	\$13,375.00	234%	\$5,180.00
Contracts-Aquatic Control	\$41,500.00	\$290.00	\$294.81	\$584.81	-99%	\$3,600.00
Waterway Management	\$5,280.00	\$1,740.00	\$3,540.00	\$5,280.00	0%	\$5,280.00
Dog Waste Station Services and Supplies	\$0.00	\$700.00	\$711.60	\$1,411.60	0%	\$700.00
Field Services	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$12,000.00
Total Landscape and Pond Maintenance	\$126,931.00	\$49,728.00	\$52,121.72	\$101,849.72	-20%	\$120,285.00
TOTAL EXPENDITURES	\$288,967.00	\$139,458.00	\$142,397.95	\$281,855.95	-2%	\$295,113.79
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$153,215.00	-\$137,328.95	\$15,886.05	0%	\$0.00
Net change in fund balance	\$0.00	\$153,215.00	-\$137,328.95	\$15,886.05	0%	\$0.00
FUND BALANCE, BEGINNING	\$345,912.00	\$345,912.00	\$0.00	\$345,912.00	0%	\$361,798.05
FUND BALANCE, ENDING	\$345,912.00	\$499,127.00	-\$137,328.95	\$361,798.05	5%	\$361,798.05

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.

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.

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.

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 2024 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

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.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

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.

Legal Advertising

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

Miscellaneous-Assessment Collection Costs

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

Dues, Licenses and Subscriptions

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

Website Compliance

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

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy. 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.

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.

Utility - Water

Water for accounts with the local Utilities for the District. Fees are based on historical costs for metered use.

Budget Narrative
Fiscal Year 2027

Amenity

Misc - Parks

Cost of upkeep and repairs to all parks in the CDD.

Misc - Holiday Lighting

Cost of lighting for major holidays (i.e., Christmas)

Social Committee

Costs associated with the social committee.

Landscape and Pond Maintenance

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.

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.

Waterway Management

Other costs related to the care and maintenance of the lakes and ponds.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Field Services

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

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 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$9,824.00	\$0.00	\$9,824.00	0%	\$0.00
Special Assmnts- Tax Collector	\$428,875.00	\$421,351.00	\$7,524.00	\$428,875.00	0%	\$456,250.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$18,250.00
Special Assmnts- CDD Collected	\$0.00	\$6,284.00	\$0.00	\$6,284.00	0%	\$0.00
TOTAL REVENUES	\$428,875.00	\$437,459.00	\$7,524.00	\$444,983.00	4%	\$438,000.00
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$9,125.00
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$9,125.00
<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
Total Debt Service	\$412,913.00	\$285,603.00	\$127,310.00	\$412,913.00	0%	\$420,700.00
TOTAL EXPENDITURES	\$412,913.00	\$285,603.00	\$127,310.00	\$412,913.00		\$429,825.00
Excess (deficiency) of revenues						
Over (under) expenditures	\$15,962.00	\$151,856.00	-\$119,786.00	\$32,070.00	101%	\$8,175.00
Net change in fund balance		\$151,856.00	-\$119,786.00	\$32,070.00	0%	\$8,175.00
FUND BALANCE, BEGINNING	\$575,174.00	\$575,174.00	\$0.00	\$575,174.00	0%	\$607,244.00
FUND BALANCE, ENDING	\$575,174.00	\$727,030.00	-\$119,786.00	\$607,244.00	6%	\$615,419.00

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
		<u>\$6,600,000.00</u>		<u>\$6,100,543.97</u>	<u>\$12,700,543.97</u>

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.

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

Debt Service

Principal Debt Retirement

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

Interest Expense

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

The Oaks at Shady Creek
Community Development District

Supporting Budget 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'	\$842.22	\$842.22	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$2,092.22	\$2,092.22	\$0.00	0.0%	365
											365

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of The Oaks at Shady Creek Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

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

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

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

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

DATE: Friday, July 17, 2026
 HOUR: 10:00 a.m.
 LOCATION: 10779 Purple Martin Boulevard
 Riverview, Florida 33358

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

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

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

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

PASSED AND ADOPTED ON MAY 15, 2026.

Attest:

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

Print Name: _____
 Secretary/ Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

**THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
UTILITY COST SHARING AGREEMENT**

This The Oaks at Shady Creek Community Development District Utility Cost Sharing Agreement is made effective the 19th day of February 2021, by and between **The Oaks at Shady Creek Community Development District**, a special-purpose unit of local government created and existing pursuant to Chapter 190, Florida Statute, ("**District**") and **The Oaks at Shady Creek Community Association, Inc.**, a Florida non-profit corporation ("**Association**").

RECITALS:

A. The District is the owner of public lands and facilities within the community, and the Association is the owner of community lands and facilities within the community.

B. The District is responsible for the cost of the utilities for the portion of the utilities serving District property, and the Association is responsible for the cost of the utilities for the portion of the utilities serving Association property. The community utilities are listed in the name of The Oaks at Shady Creek Community Development District, however, 20% of the utility costs are for charges related to the Association's property and facilities.

C. The District and the Association desire to enter into an agreement whereby the Association reimburses the District for its share of the utility costs.

NOW THEREFORE, in consideration of the above-stated recitals and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the parties hereto, District and Association agree as follows:

1. Recitals Confirmed. The parties confirm that the above stated recitals are true and correct.
2. Cost Sharing. The Association shall reimburse the District for 20% of the utility costs for the operation of the community utilities.
3. Payment. The District shall invoice the Association quarterly for the Association's portion of the utility costs for the previous quarter. The Association shall pay the District within thirty (30) days of the invoice date.
4. Negotiation at Arm's Length. This Agreement has been negotiated fully between the parties as an arms length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.
5. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
6. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

7. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties, as follows:

If to Association: The Oaks at Shady Creek
 Community Association, Inc.
 12906 Tampa Oaks Blvd., Suite 100
 Temple Terrace, Florida 33637

If to District: The Oaks at Shady Creek
 Community Development District
 2005 Pan Am Circle, Suite 300
 Tampa, Florida 33607

8. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

10. Interest and Attorneys' Fees. Any payment due from Association to District shall bear interest at the highest permissible rate of interest under the laws of the State of Florida, from the date such payment is due pursuant to this Agreement. In the event either party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution, and including fees incurred in appellate proceedings.

11. Assignment. This Agreement may not be assigned, in whole or in part, by either party without the prior written consent of the other. Any purported assignment without such approval shall be void.

12. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of Association beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. Binding Effect; No Third Party Beneficiaries. The terms and provisions hereof shall be binding upon and shall inure to the benefit of District and Association. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

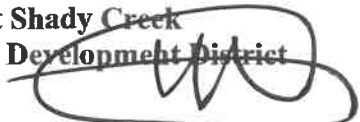
14. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to its subject matter and all antecedent and contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are merged into this Agreement and superseded by its delivery. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the parties to this Agreement, or their respective successors or assigns.

15. Execution in Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

16. Public Records. As required under Section 119.0701, Florida Statutes, Association shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Association does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Association upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, OR BY EMAIL AT GENE.ROBERTS@MERITUSCORP.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

IN WITNESS WHEREOF, District and Association have each caused their duly authorized officers to execute this Agreement as of the date and year first above-written.

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

By: _____
Name: Tim Wersinger
Vice-Chair of the Board of
Supervisors

**The Oaks at Shady Creek
Community Association, Inc.**

By: _____
Name: G. Stuckmann
President

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

1 The regular meeting of the Board of Supervisors of The Oaks at Shady Creek Community
2 Development District was held on Friday, April 17, 2026, at 10:00 a.m. at the Purple Martin
3 Clubhouse located at 10779 Purple Martin Boulevard, Riverview, FL 33358.

4
5 Present and constituting a quorum were:

6	7	Robin Lush	Chairperson
8	8	Michelle LeBeau-Elrod	Vice Chairperson
9	9	John Bentley	Assistant Secretary
10	10	Amy Brown	Assistant Secretary
11	11	Vivian Rothstein	Assistant Secretary

12
13 Also present either in person or via electronic communications were:

14	15	Alba Sanchez	District Manager
16	16	John Fowler	Lead Field Inspection Coordinator

17
18
19 *This is not a certified or verbatim transcript but rather represents the context and summary*
20 *of the meeting. The full meeting is available in audio format upon request. Contact the District*
21 *Office for any related costs for an audio copy.*

22
23 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

24 Ms. Sanchez called the meeting to order and called the roll. A quorum was established.
25

26 **SECOND ORDER OF BUSINESS**

Motion to Approve the Agenda

27
28 On MOTION by Ms. Lush, seconded by Ms. Le-Beau Elrod, with all
29 in favor, the agenda was approved as presented.

30
31 **THIRD ORDER OF BUSINESS**

Public Comments

32 There were no audience comments.
33

34 **FOURTH ORDER OF BUSINESS**

Staff Reports

35 **A. Accountant Report**

36 **i. Acceptance of Grau & Associates Fiscal Year 2025 Audit Report**
37

38 On MOTION by Ms. Lush, seconded by Ms. Brown, with all in favor,
39 Grau & Associates Fiscal Year 2025 Audit Report was accepted.

April 17, 2026

The Oaks at Shady Creek CDD

40 **B. District Counsel**
41 No report.

42
43 **C. District Manager**
44 No report.

45
46 **D. District Engineer**
47 No report.

48

49 **FIFTH ORDER OF BUSINESS** **Business Items**

50 **A. General Matters of the District**
51 There were no updates.

52

53 **B. Consideration of Inframark Field Inspection Proposal**

54

55 On MOTION by Ms. Brown, seconded by Ms. Rothstein, with all in
56 favor, Inframark Field Inspection Proposal in the amount of \$12,000
57 for the year was approved.

58

59 **C. Consideration of Mainscape Proposal #5226 – Landscape Installation**

60 The Board discussed the Mainscape proposal. No action was taken, and approval is deferred until
61 completion of the informal RFP.

62

63 **D. Solicitation of Landscape and Irrigation Maintenance Services**

64 The Board discussed the solicitation for landscape and irrigation maintenance services.

65

66 **E. Discussion of the Proposed Fiscal Year 2027 Budget**

67 The Board discussed the proposed Fiscal Year 2027 Budget.

68

69 On MOTION by Ms. Rothstein, seconded by Mr. Bentley, with all in
70 favor, keeping the Fiscal Year 2027 Budget flat was approved.

71

72 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

73 **A. Consideration of the Minutes of the March 20, 2026, Regular Meeting**

74

75 On MOTION by Ms. Rothstein, seconded by Mr. Bentley, with all in
76 favor, the Minutes of the March 20, 2026, Regular Meeting were
77 approved as presented.

78

79

80

81

82 **B. Consideration of Operation and Maintenance Expenditures for March 2026**

83

84 On MOTION by Ms. Lush, seconded by Ms. LeBeau-Elrod, with all in
85 favor, the O&M Expenditures for March 2026 were approved.

86

87 **C. Approval of the Check Register as of March 2026**

88

89 On MOTION by Ms. Lush, seconded by Ms. LeBeau-Elrod, with all in
90 favor, the Check Register for March 2026 was approved.

91

92 **SEVENTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and
Comments**

93

94 There was an open discussion regarding adding six additional workshops for the upcoming Fiscal
95 Year 2027, January, February, April, June, August, and October, with workshops to take place on the
96 same meeting dates at 9:00 a.m.

97

98 **EIGHTH ORDER OF BUSINESS**

Adjournment

99

100 On MOTION by Mr. Bentley, seconded by Ms. LeBeau-Elrod, with all
101 in favor, the meeting was adjourned at 11:40 a.m.

102

103

104

105 _____
Alba Sanchez
106 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
Monthly Contract						
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
Monthly Contract Subtotal			\$9,622.99			
Utilities						
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
Utilities Subtotal			\$6,837.85			
Regular Services						
ADP INC	3/6/2026	030626-1870	\$23.00			adp
STEADFAST ENVIRONMENTAL, LLC	4/1/2026	SA-21758	\$290.00			SERVICE
Regular Services Subtotal			\$313.00			
Additional Services						
THE OAKS AT SHADY CREEK CDD	3/9/2026	03092026-0203	\$1,592.68			SERIES 2015 FY26 DS
Additional Services Subtotal			\$1,592.68			
TOTAL			\$18,366.52			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
173049

DATE
3/1/2026

CUSTOMER ID
C2315

NET TERMS
Due On Receipt

PO#

DUE DATE
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
Subtotal					3,837.75

Subtotal	\$3,837.75
Tax	\$0.00
Total Due	\$3,837.75

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
	Invoice Amount Due	\$5,220.74

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

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

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.

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

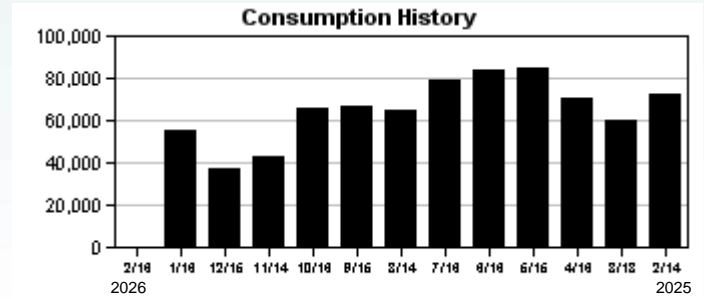
Previous Balance	\$368.38
Net Payments - Thank You	\$-368.38
Total Account Charges	\$96.44
AMOUNT DUE	\$96.44

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 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
 Additional Information: HCFL.gov/Water

THANK YOU!



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

1,153 0

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



0070157299192 00000096446



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

Statement Date: February 20, 2026
Agenda Page 40

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

Current Service Period: January 16, 2026 - February 16, 2026

Previous Amount Due \$6,535.69

Payment(s) Received Since Last Statement -\$6,535.69

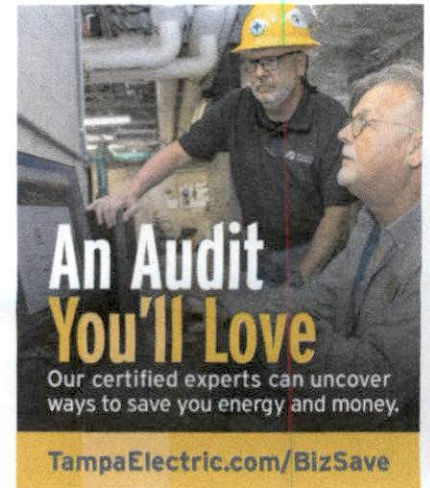
Current Month's Charges \$6,534.31

Amount Due by March 13, 2026 \$6,534.31

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



Scan here to view your account online.



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



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

Account #: 211005987634

Due Date: 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 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.

00005932-0013219-Page 9 of 12



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

Agenda Page 41

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.

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
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
Lighting Charges		\$6,534.31

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

Statement Date: February 20, 2026
 Agenda Page 42

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

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

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

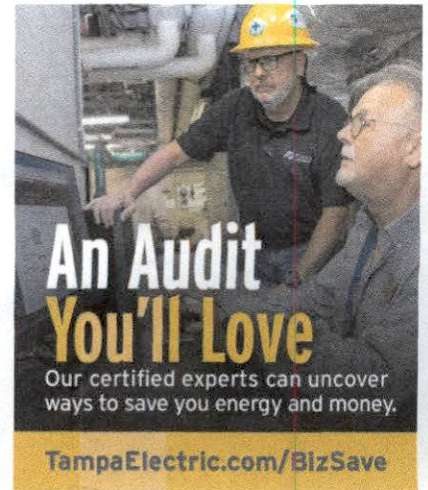
Your Energy Insight

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.

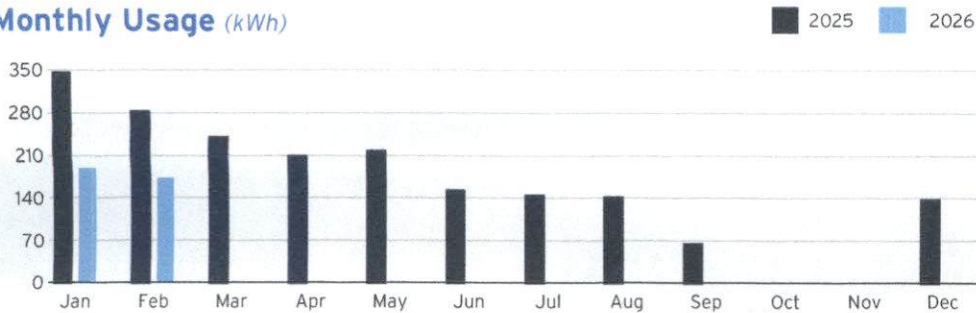


Scan here to view your account online.



00005932-0013215-Page 1 of 12

Monthly Usage (kWh)



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



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

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 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.





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

Agenda Page 43

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

Meter Read

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

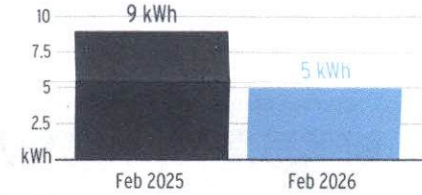
Rate Schedule: General Service - Non Demand

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
Electric Service Cost		\$49.91

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

Statement Date: February 20, 2026
Agenda Page 44

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

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

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

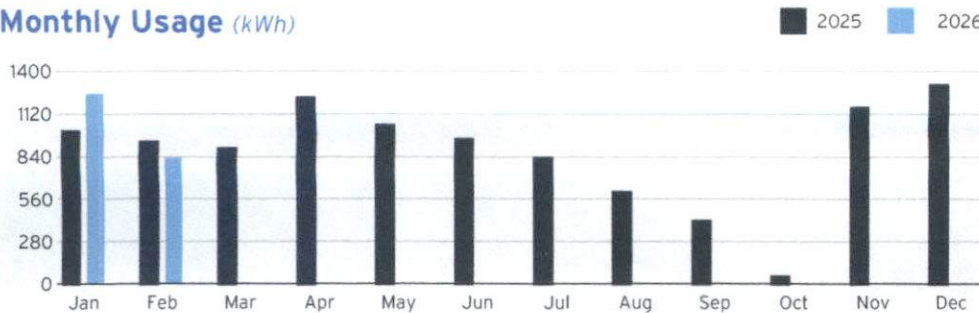
Your Energy Insight

- 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.

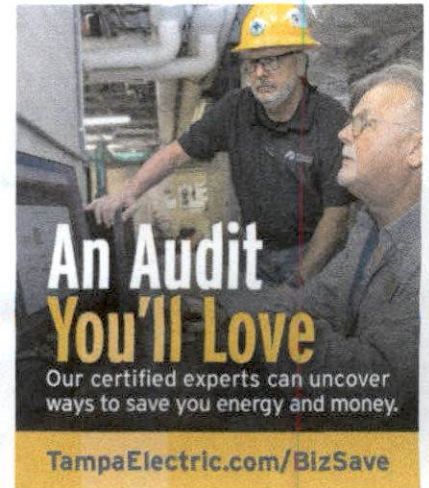


Scan here to view your account online.

Monthly Usage (kWh)



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



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 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 45

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

Meter Read

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

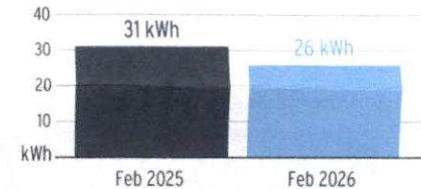
Rate Schedule: General Service - Non Demand

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
Electric Service Cost		\$157.19

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

Ways To Pay Your Bill

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Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

ADVICE OF DEBIT

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 0062-10-KJZ

Processing Charges for
Period Ending Date: 02/20/2026

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
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.

Total	\$290.00
Payments/Credits	\$0.00
Balance Due	\$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 #	<u> </u>	Date <u> </u>

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
GENERAL FUND - 001								
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
Fund Total								\$16,823.84

SERIES 2015 DEBT SERVICE FUND - 203

203	021628	03/09/26	THE OAKS AT SHADY CREEK CDD	03092026-0203	SERIES 2015 FY26 DS	Cash in Transit	103200	\$1,592.68
Fund Total								\$1,592.68

Total Checks Paid	\$18,416.52
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