INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

The Oaks at Shady Creek
Community Development District

FISCAL YEAR 2027

ADOPTED BUDGET

July 17, 2026

CLEAR PARTNERSHIPS



The Oaks at Shady Creek
Community Development District

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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 BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$3,894.00	$0.00	$3,894.00	0%	$0.00
Special Assmnts- Tax Collector	$307,410.20	$288,132.00	$19,278.20	$307,410.20	0%	$307,410.20
Special Assmnts- Discounts	-$12,296.41	$0.00	$0.00	$0.00	-100%	-$12,296.41
Interest - Tax collector	$0.00	$647.00	$0.00	$647.00	0%	$0.00
TOTAL REVENUES	**$295,113.79**	**$292,673.00**	**$19,278.20**	**$311,951.20**	**6%**	**$295,113.79**
EXPENDITURES						
Administrative						
Supervisor Fees	$12,000.00	$5,600.00	$6,400.00	$12,000.00	0%	$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	$6,148.20	$0.00	$6,148.20	$6,148.20	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	**$80,384.20**	**$44,920.00**	**$50,778.91**	**$95,698.91**	**19%**	**$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	$0.00	$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 BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL 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	**$295,115.20**	**$139,458.00**	**$149,253.34**	**$288,711.34**	**-2%**	**$295,113.79**
Excess (deficiency) of revenues Over (under) expenditures	-$1.41	$153,215.00	-$129,975.13	$23,239.87	-1648317%	$0.00
Net change in fund balance	$0.00	$153,215.00	-$129,975.13	$23,239.87	0%	$0.00
FUND BALANCE, BEGINNING	$345,912.00	$345,912.00	$0.00	$345,912.00	0%	$369,151.87
FUND BALANCE, ENDING	**$345,912.00**	**$499,127.00**	**-$129,975.13**	**$369,151.87**	7%	**$369,151.87**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessment – Tax Collector

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.

Budget Narrative
Fiscal Year 2027

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.

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 BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL 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	$427,635.00	$1,240.00	$428,875.00	0%	$456,250.00
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$18,250.00
TOTAL REVENUES	**$428,875.00**	**$437,459.00**	**$1,240.00**	**$438,699.00**	**2%**	**$438,000.00**
EXPENDITURES						
Administrative						
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**
Debt Service						
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	-$126,070.00	$25,786.00	62%	$8,175.00
Net change in fund balance		$151,856.00	-$126,070.00	$25,786.00	0%	$8,175.00
FUND BALANCE, BEGINNING	$575,174.00	$575,174.00	$0.00	$575,174.00	0%	$600,960.00
FUND BALANCE, ENDING	**$575,174.00**	**$727,030.00**	**-$126,070.00**	**$600,960.00**	4%	**$609,135.00**

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
		$6,600,000.00		**$6,100,543.97**	**$12,700,543.97**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

Special Assessments – Tax Collector
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

	General Fund			Debt Service Series 2015			Total Assessments per Unit				Units
Product	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026		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