



The Oaks at Shady Creek Community Development District

July 17, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 296 057 796 239 95

Passcode: nP2Vc2Hd

Call In Number: 1-646-838-1601

Conference ID: 552 044 873#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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

Friday, July 17, 2026, at 10:00 a.m.

The Regular Meeting of **The Oaks at Shady Creek Community Development District** will be held on **Friday, July 17, 2026, at 10:00 a.m. at the Purple Mountain Clubhouse, 10779 Purple Martin Boulevard, Riverview, Florida 33578**. 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. PUBLIC HEARING ON THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET

- A. Open the Public Hearing on the Fiscal Year 2027 Budget
- B. Presentation of the Fiscal Year 2027 Approved Tentative Budget
- C. Close the Public Hearing
- D. Consideration of Resolution 2026-05, Adopting the Fiscal Year 2027 Budget
- E. Consideration of Resolution 2026-06, Levying of O&M Assessments

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Field Inspection Report
- D. District Manager

6. BUSINESS ITEMS

- A. Consideration of Advanced Aquatic Waterway Maintenance Agreement
- B. Consideration of Resolution 2026-07, Adopting the Fiscal Year 2027 Meeting Schedule
- C. General Matters of the District

7. CONSENT AGENDA

- A. Consideration of the Minutes of the Regular Meeting held on June 19, 2026
- B. Consideration of Operations & Maintenance Expenditures for June 2026
- C. Approval of the Check Register for June 2026

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

The next Regular Meeting is scheduled for Friday, August 21, 2026, at 10:00 a.m.



The Oaks at Shady Creek Community Development District

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 15, 2026

CLEAR PARTNERSHIPS



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-2
Budget Narrative	3-5
<u>DEBT SERVICE BUDGETS</u>	
Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances	6
Amortization Schedule	7
Budget Narrative	8
<u>SUPPORTING BUDGET SCHEDULE</u>	
Non-Ad Valorem Assessment Summary	9

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	\$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						
<i>Administrative</i>						
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
<i>Utility Services</i>						
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
<i>Amenity</i>						
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

The Oaks at Shady Creek
Community Development District

Agenda Page 7

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/-(-)	BUDGET
	FY 2026	3/31/2026	9/30/2026	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 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	\$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
		\$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.

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		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 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the The

Oaks at Shady Creek Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

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

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

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

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

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

Passed and Adopted on July 17, 2026.

Attested By:

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

Print Name: _____
☐Secretary/☐Assistant Secretary

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

Exhibit A: FY 2026-2027 Adopted Budget

RESOLUTION 2026-06

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

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

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

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

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

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

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

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

Passed and Adopted on July 17, 2026.

Attested By:

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

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Budget



The Oaks at Shady Creek July 2026

Field Inspection Report

Thursday, 2 July 2026

Prepared For Board Of Supervisors

7 Issues Identified

7 Issues Incomplete

Christy Fowler

Inframark

Issue 1

Assigned To: Pine Lake

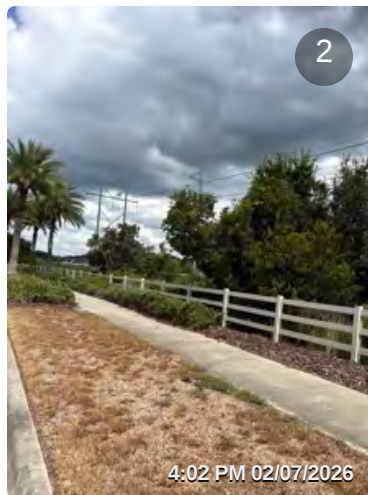
Purple Martin Boulevard (Inbound Entrance)

Observations:

Dead turf present along the inbound side of Purple Martin Boulevard, creating a noticeable decline in the appearance of the entrance landscape.

Recommendations:

Provide a proposal for sod replacement to restore healthy turf. Evaluate irrigation coverage prior to installation to ensure the underlying cause of the turf decline has been addressed.



Issue 2

Assigned To: Pine Lake

Purple Martin Boulevard (Inbound & Outbound Lanes)

Observations:

Dead fern debris remains within the landscape beds along both the inbound and outbound lanes of Purple Martin Boulevard, reducing the overall appearance of the entrance.

Recommendations:

Remove all dead fern material and clean the planting beds. Continue monitoring the remaining ferns and replace any plants that fail to recover.



Issue 3

Assigned To: Pine Lake

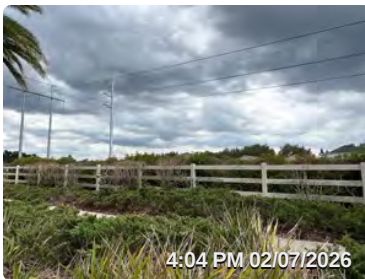
Purple Martin Boulevard (Outbound Entrance)

Observations:

A palm tree located on the outbound side of Purple Martin Boulevard at the community entrance has died.

Recommendations:

Provide a proposal to remove and replace the dead palm to maintain the appearance and continuity of the entrance landscaping.



Issue 4

Assigned To: Pine Lake

Purple Martin Boulevard

Observations:

Dead hibiscus debris remains within the landscape beds along Purple Martin Boulevard.

Recommendations:

Prune and remove all dead hibiscus material. Evaluate the remaining shrubs for overall health and replace any plants that do not recover.

Issue 5

Assigned To: Steadfast Aquatics/ Inframark Maintenance

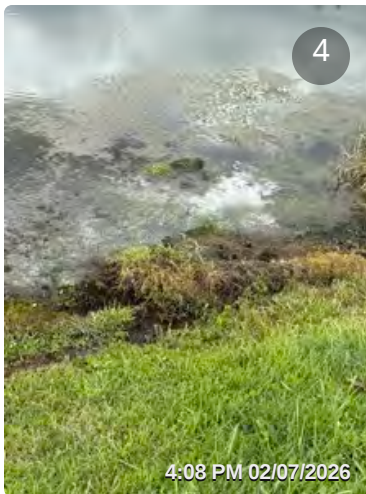
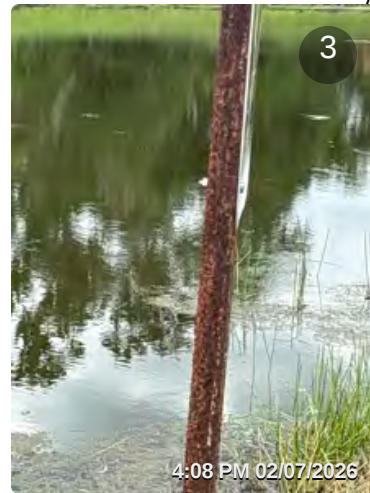
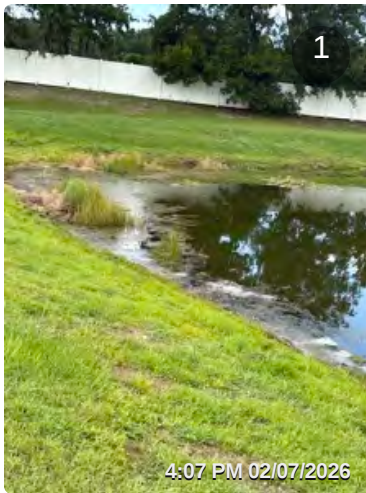
Lake F

Observations:

The pond identification sign is missing a mounting bolt and requires repair. Algae is also present within Lake F.

Recommendations:

Replace the missing bolt and secure the sign to prevent further deterioration. Continue algae treatments and monitor Lake F to maintain acceptable water quality and appearance.



Issue 6

Assigned To: Steadfast Aquatics

Lake E

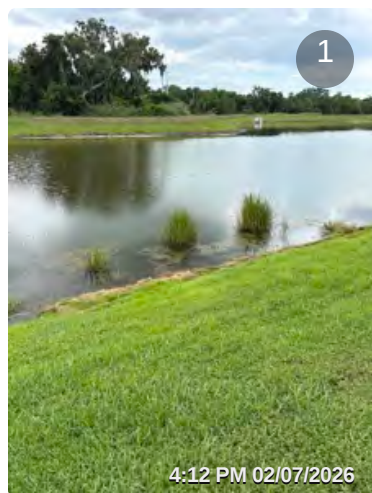
Observations:

Algae and torpedo grass are present within Lake E.

Recommendations:

Continue algae treatments and treat the invasive torpedo grass to prevent further spread.

Monitor the pond and adjust maintenance as necessary to improve overall pond health.



Issue 7

Assigned To: Steadfast Aquatics

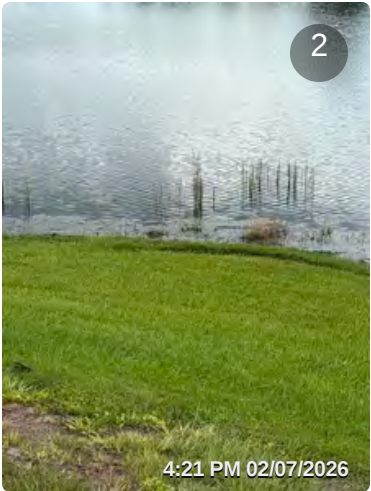
Lake D

Observations:

Algae is present within Lake D.

Recommendations:

Continue algae management treatments and monitor water quality to reduce algae growth and maintain the aesthetic appearance and function of the pond.





WATERWAY MAINTENANCE AGREEMENT

FOR

THE OAKS AT SHADY CREEK

COMMUNITY DEVELOPMENT DISTRICT



www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie,

1-800-491-9621



July 1, 2026

The Oaks at Shady Creek Community Development District
c/o Inframark
Ms. Alba Sanchez, District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33067

Dear Alba,

Thank you for the opportunity to submit our proposal for the management of your Stormwater ponds at The Oaks at Shady Creek Community Development District.

Advanced Aquatic is a Florida based company and has been in the waterway management business for over 35 years. We care for many of the finest golf courses, commercial properties and residential communities in Florida. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Advanced Aquatic as your service provider, you will be hiring a science based, customer first company that is serious about caring for your ponds.

We are on the cutting edge in our approach to weed control, water quality and littoral maintenance. Advanced Aquatic also offers consulting services to help design and create living shorelines of plants native to Florida. Our entire team at Advanced Aquatic will work diligently to earn your trust and transform your ponds into beautiful assets of which you will be proud. We look forward to working with you.

Sincerely,

Jason Jaszczak

Jason Jaszczak,
Regional Manager

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621



Our Philosophy Regarding Management of Natural Resources & Customer Relationship

The vision and management philosophy of Advanced Aquatic Services, Inc. (AAS) is based on **Responsible Environmental Stewardship**. Our sustainability goal is to use alternative methods of control whenever possible to reduce overall herbicide use in lakes and ponds and provide a balanced ecosystem for our customers.

Advanced Aquatic Services offers environmentally sound management plans to provide solutions for healthy and aesthetically pleasing waterways. AAS is a Future Forward Organization continually seeking contemporary innovations and strategies to enhance a sustainable future that leads to environmental, social, and economic improvements in the communities where we work.

Our science-based strategy to target the source of problematic lake & pond issues is outlined in our innovative environmental management plans—

- Perform strategic water quality analysis on site by AAS Biologists to identify and diagnose any underlying ecological concerns.
- Recommendation of bottom diffused aeration technology to aide in naturally reducing nutrient levels, thereby reducing algal blooms and the frequency and intensity of herbicide applications, all while improving water quality and enhancing fisheries.
- Utilization of beneficial bacteria and enzymes to naturally improve water quality, water clarity and reduce bottom organic sediment (muck).
- Stocking of sterile triploid grass carp to aide in naturally controlling submersed aquatic weeds, thereby lowering the reliance upon aquatic herbicides.
- Use of sequestering agents (i.e., Alum) to lower nutrient levels with the purpose of reducing the severity and recurrence of algal blooms.
- Lake/Pond Shading applications to diminish sunlight penetrating to a lake & pond bottom region. Helps to reduce overall algae and aquatic weed growth.
- Creation of “Living Shorelines” of native aquatic plants to filter surface run-off of excess nutrients such as Nitrogen and Phosphorus. These valuable native plants will also provide wildlife habitats, aide in shoreline erosion control and enhance environmental aesthetics.

Employing state-of-the-art equipment, technology, and techniques allows AAS to provide proactive and sustainable solutions to the most challenging water quality concerns. **Most importantly, our “Customer First” philosophy to client service and satisfaction is a vital part of the foundation of AAS.**

At AAS, customer first is defined as 1- Always carefully *identifying* and *listening* to the goals and expectations of our customers. 2- *Crafting* everything we do with focus upon customers goals and expectations. 3- *Maximizing* communication with all customers so that we can be as proactive as possible with all recommendations. 4- *Responding* to all customer requests/phone calls/emails within 24 hrs.

Simply summarized, AAS places customers first in all our considerations and we treat all people the way we would like to be treated.

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
 1-800-491-9621



REFERENCES

Bexley CDD	Lynn Hayes	813-994-1001
Forest Creek CDD	Mark Vega	813-295-5455
Legends Bay CDD	Jim Turner	941-807-5333
New River CDD	Mark Vega	813-295-5455
Riverbend West CDD	Heather Jackson	656-258-5166
Copperstone CDD	Stephanie DeLuna	813-933-5571
North River Ranch	Pete Williams	813-625-4082
Sun City West Master	Shawna Deiulio	813-812-7895
Parkway Center CDD	Alba Sanchez	813-482-1614
South Fork CDD	Mark Vega	813-295-5455
Highlands CDD	Kristee Cole	813-382-7355
Southshore Falls	Chad Newell	941-740-3487
Elm Ridge	Pamela Cook	813-712-0568

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
 1-800-491-9621



WATERWAY CHART

Client:

The Oaks at Shady Creek Community Development District

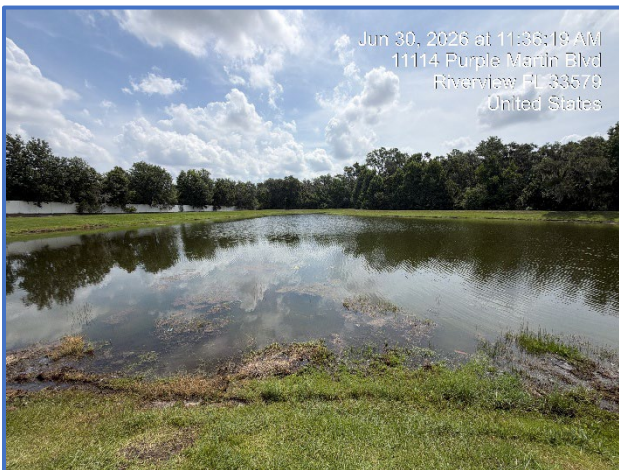
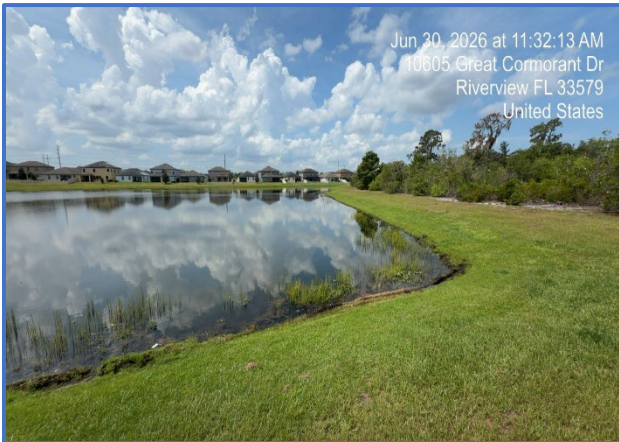
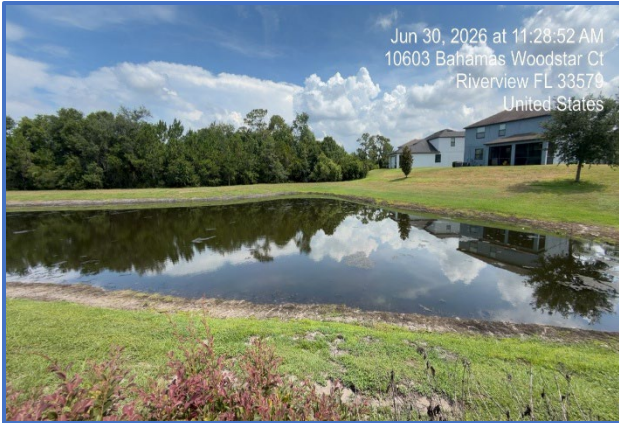
Survey Date: June 2026

WATERWAY	PERIMETER:	ACREAGE:
1	679	0.47
2	1,929	4.32
3	1,939	2.52
4	1,566	1.99
Total:	6,113	9.3

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
 Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
 1-800-491-9621

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

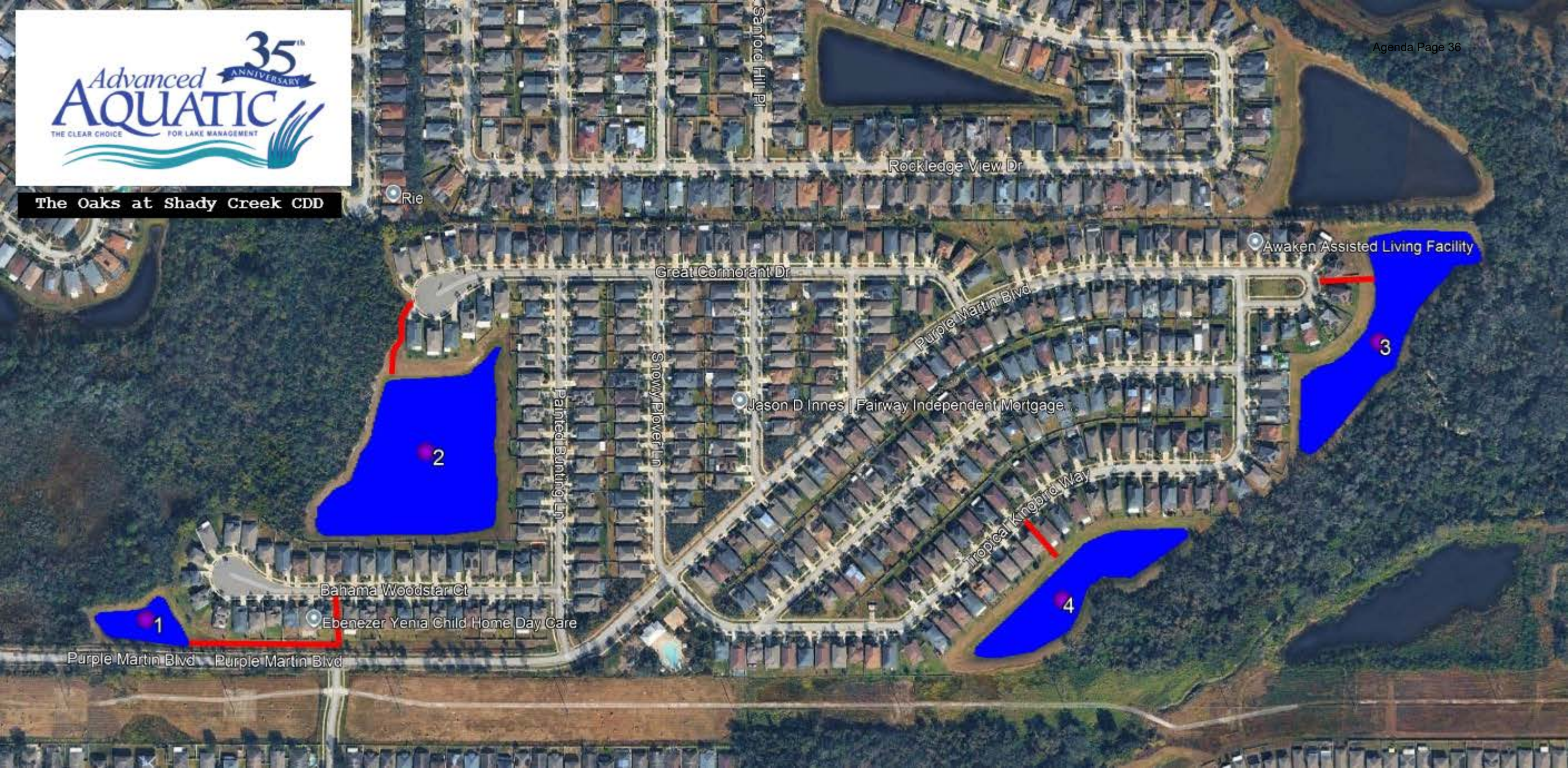
1-800-491-9621

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT





The Oaks at Shady Creek CDD



Santorio Hill Pl

Rockledge View Dr

Rie

Awaken Assisted Living Facility

Great Cormorant Dr

Purple Martin Blvd

Jason D Innes | Fairway Independent Mortgage

Snowy Flower Ln

Painted Bunting Ln

Tropical Knobrod Way

Bahama Woodstar Ct

Ebenezer Yenia Child Home Day Care

Purple Martin Blvd



Proposal Date: 7/2/2026

ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

The Oaks at Shady Creek Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33067

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage four (4) ponds with a total shoreline of approximately 6,113 linear feet located at The Oaks at Shady Creek Community Development District in Riverview, Florida.
- 2) A minimum of 12 inspections with treatment as required (1 visit per month).
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Breakdown of Service:

Aquatic Weed and Algae Control	\$535.00
Shoreline Weed Control	Included
Management Reporting	Included
CDD Meeting Attendance (as required)	Included
Quality Assurance Reports	Included
Debris Removal (man-made ex: cans, bottles)	Included
Pond Dye (as needed)	Included
Total Monthly Investment	\$535.00

Payments to be made in equal and consecutive monthly installments of \$535.00.

Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a five percent (5%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

4) This agreement is subject to the terms and conditions contained on pages 1-2 of this agreement.

5) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-491-9621



Proposal Date: 7/2/2026

(The Oaks at Shady Creek Community Development District, Page 2 of 2)

6) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).

7) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.

8) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.

9) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.

10) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.

11) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.

12) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.

13) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.

14) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.

15) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

For: *Advanced Aquatic Services, Inc.*

Authorized Customer's Signature Title

Date: _____

Print Name: _____ Date: _____

Contract Start Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-491-9621

RESOLUTION 2026-07

**A RESOLUTION OF THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE
ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2026/2027**

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

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

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**.

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF JULY, 2026.

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

ATTEST:

Secretary/Assistant Secretary

Chairperson /Vice Chairperson

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT
DISTRICT**

FISCAL YEAR 2026/2027

All meetings will be held at 10779 Purple Martin Boulevard, Riverview, Florida 33578, on the third Friday of every month at 10:00 a.m., except as noted below, as follows:

October 16, 2026
November 20, 2026
December 18, 2026
January 15, 2027
February 19, 2027
March 19, 2027
April 16, 2027
May 21, 2027 (Approval of Budget)
June 18, 2027
July 23, 2027 (Adoption of Budget- Fourth Friday)
August 20, 2027
September 17, 2027

The Board will also hold Workshops at 9:00 a.m. at 10779 Purple Martin Boulevard, Riverview, Florida 33578, on the dates indicated below:

October 16, 2026
January 15, 2027
February 19, 2027
April 16, 2027
June 18, 2027
August 20, 2027

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

The regular meeting of the Board of Supervisors of The Oaks at Shady Creek Community Development District was held on Friday, June 19, 2026, at 10:00 a.m. at the Purple Martin Clubhouse located at 10779 Purple Martin Boulevard, Riverview, FL 33578.

Present and constituting a quorum were:

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

Also present either in person or via electronic communications were:

Alba Sanchez	District Manager
Christy Fowler	Field Inspection Coordinator
Kareen Baker	District Admin (via Teams)

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Approval of Agenda

On MOTION by Ms. Lush, seconded by Ms. Rothstein, with all in favor, the agenda was approved as presented.
--

THIRD ORDER OF BUSINESS

Audience Comments

There were no audience comments.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Proposals for Landscape Maintenance Services

- i. BrightView
- ii. Covepark Landscape
- iii. Fieldstone
- iv. Juniper

June 19, 2026

The Oaks at Shady Creek CDD

- 40 v. **NewLeaf Horticulture**
- 41 vi. **Pine Lake Services**
- 42 vii. **Steadfast**

43 An informal RFP process was conducted, during which each vendor, except NewLeaf Horticulture,
 44 which was not in attendance, was given the opportunity to present, and the Board asked questions.
 45 Following each discussion and deliberation, the Board evaluated each vendor.

46

47 On MOTION by Ms. Lush, seconded by Ms. LeBeau-Elrod, with all in
 48 favor, Pine Lake Services for landscaping services was selected by the
 49 Board with a start date of July 1, 2026, and preferred service days of
 50 Wednesday and Thursday.

51

52 **B. Mainscape Proposal #5862 – Assessment for Tree Across from Clubhouse**

53 The Board discussed the proposal and decided not to move forward with the Mainscape proposal.

54

55 **C. General Matters of the District**

56 General matters were discussed.

57

58 **FOURTH ORDER OF BUSINESS**

Staff Reports

59 **A. District Counsel**

60 No report.

61

62 **B. District Manager**

63 No report.

64

65 **C. District Engineer**

66 No report.

67

68 **D. Field Inspection Report**

69 Ms. Fowler presented her report.

70

71 **SIXTH ORDER OF BUSINESS**

Consent Agenda

72 **A. Consideration of the Minutes from the Regular Meeting held on May 15, 2026**

73

74 On MOTION by Mr. Bentley, seconded by Ms. LeBeau-Elrod, with all
 75 in favor, the Minutes from the Regular Meeting held on May 15, 2026,
 76 were approved as presented.

77

78

79

B. Consideration of Operation and Maintenance Expenditures for May 2026

On MOTION by Mr. Bentley, seconded by Ms. LeBeau-Elrod, with all in favor, the O&M Expenditures for May 2026 were approved.

C. Approval of the Check Register as of May 2026

On MOTION by Mr. Bentley, seconded by Ms. LeBeau-Elrod, with all in favor, the Check Register as of May 2026 was approved.

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

Ms. Lush requested Ms. Fowler to continue to work with Steadfast to provide services to the ponds.

EIGHTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Bentley, seconded by Ms. Brown, with all in favor, the meeting was adjourned at 12:01 p.m.

Alba Sanchez
Secretary/Assistant Secretary

Robin Lush
Chairperson/ Chairperson

THE OAKS AT SHADY CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BUSINESS OBSERVER INC	6/19/2026	26-02188H	\$157.50			legal
Monthly Contract Subtotal			\$157.50			
Utilities						
BOCC	6/18/2026	061826-9919	\$178.01			BILL PRD 9/16-10/16/24
TECO	6/22/2026	062226-7436-ACH	\$48.13			ELECTRIC
TECO	6/22/2026	062226-7634-ACH	\$6,529.27			ELECTRIC
TECO	6/22/2026	062226-5159-ACH	\$239.64		\$6,817.04	ELECTRIC
Utilities Subtotal			\$6,995.05			
Regular Services						
ADP INC	6/5/2026	722977974-ACH	\$23.00			adp
APEX COMPANIES LLC	6/23/2026	9664	\$1,835.00			engineer
BUSINESS OBSERVER INC	5/15/2026	26-01686H	\$56.88			LEGAL AD
INFRAMARK LLC	6/3/2026	180995	\$3,012.75			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	6/3/2026	180995	\$125.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	6/3/2026	180995	\$350.00	\$3,487.75		MANAGEMENT FEE
INFRAMARK LLC	6/3/2026	1168346	\$175.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	6/22/2026	182452	\$16.56		\$3,679.31	MAY26 AGENDA PKG & COPIES
MAINSCAPE	6/1/2026	1332045	\$5,220.74			LANDSCAPE SERVICES
STEADFAST ALLIANCE	6/1/2026	SA-24010	\$290.00			SERVICE
STRALEY ROBIN VERICKER	6/15/2026	28567	\$794.00			PROFESSIONAL SERVICES
Regular Services Subtotal			\$11,898.93			
Additional Services						
THE OAKS AT SHADY CREEK CDD	6/5/2026	06052026-776	\$218.20			SERIES 2015 FY26 TAX DIST ID 776
Additional Services Subtotal			\$218.20			
Miscellaneous						
INFRAMARK LLC	5/29/2026	144890-A	\$2,925.00			District Management

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
INFRAMARK LLC	5/29/2026	144890-A	\$125.00			Website Admin Services
INFRAMARK LLC	5/29/2026	144890-A	\$350.00	\$3,400.00	\$3,400.00	Disclosure Report
Miscellaneous Subtotal			\$3,400.00			
TOTAL			\$22,669.68			

Business Observer

Agenda Page 46

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-02188H

Date 06/19/2026

Attn:
The Oaks at Shady Creek CDD - Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-02188H

\$157.50

Notice of Public Hearing

RE: The Oaks at Shady Creek CDD Board of Supervisors Meeting on 7/17/26
at 10:00 AM

Published: 6/19/2026, 6/26/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$157.50

**Payment is due within 30 days of the
1st publication date of your notice. if
payment is not made, affidavits may be held**

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

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

The Board of Supervisors (the “**Board**”) of The Oaks at Shady Creek Community Development District (the “**District**”) will hold a public hearing and a meeting on Friday, July 17, 2026, at 10:00 a.m. at 10779 Purple Martin Boulevard, Riverview, Florida 33358.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://theoaksatshadycreekcdd.org/> or may be obtained by contacting the District Manager's office via email at alba.sanchez@inframark.com or via phone at 813-482-1614.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting without further publication of notice. There may be occasions when staff or Board members may participate by speaker telephone.

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

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

Alba Sanchez, District Manager
June 19, 26, 2026

26-02188H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	06/18/2026	07/09/2026

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	05/15/2026	46870	06/16/2026	47068	19800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$59.80
Water Base Charge	\$89.49
Water Usage Charge	\$22.18

Summary of Account Charges

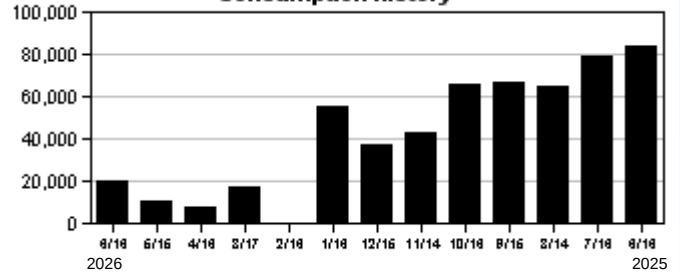
Previous Balance	\$140.75
Net Payments - Thank You	\$-140.75
Total Account Charges	\$178.01

AMOUNT DUE	\$178.01
-------------------	-----------------

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 ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 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

1.927 0

DUE DATE

07/09/2026

**Auto Pay Scheduled
DO NOT PAY**



0070157299192 00000178012



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

Statement Date: June 22, 2026
Agenda Page 49

Amount Due: \$48.13

Due Date: July 13, 2026

Account #: 211005987436

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

Account Summary

Current Service Period: May 16, 2026 - June 17, 2026

Previous Amount Due \$42.84

Payment(s) Received Since Last Statement -\$42.84

Current Month's Charges \$48.13

Amount Due by July 13, 2026 \$48.13

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



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



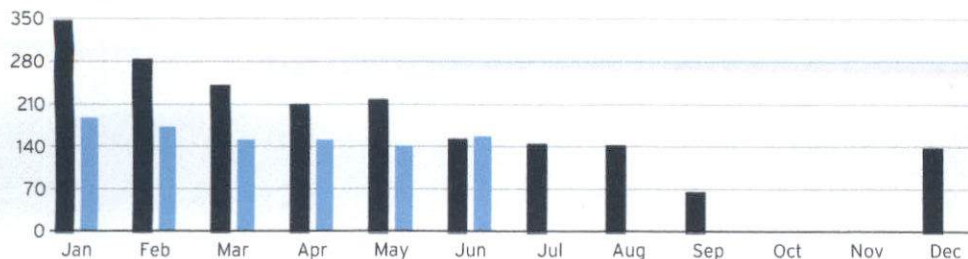
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)

2025 2026



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: July 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: \$48.13

Payment Amount: \$ _____

643977191313

Your account will be drafted on July 13, 2026

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

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

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



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

Account #: 211005987436
Statement Date: June 22, 2026
Charges Due: July 13, 2026

Meter Read

Service Period: May 16, 2026 - Jun 17, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497017	06/17/2026	9,579	9,420	159 kWh	1	33 Days

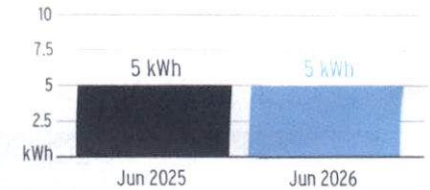
Charge Details



Electric Charges

Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	159 kWh @ \$0.09202/kWh	\$14.63
Fuel Charge	159 kWh @ \$0.03516/kWh	\$5.59
Storm Protection Charge	159 kWh @ \$0.00568/kWh	\$0.90
Clean Energy Transition Mechanism	159 kWh @ \$0.00418/kWh	\$0.66
Storm Surcharge	159 kWh @ \$0.02121/kWh	\$3.37
Florida Gross Receipt Tax		\$1.20
Electric Service Cost		\$48.13

Avg kWh Used Per Day



Total Current Month's Charges

\$48.13

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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
301 US HIGHWAY 301 S
TAMPA, FL 33619

Statement Date: June 22, 2026
Agenda Page 51

Amount Due: \$6,529.27

Due Date: July 13, 2026
Account #: 211005987634

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

Account Summary

Current Service Period: May 16, 2026 - June 16, 2026

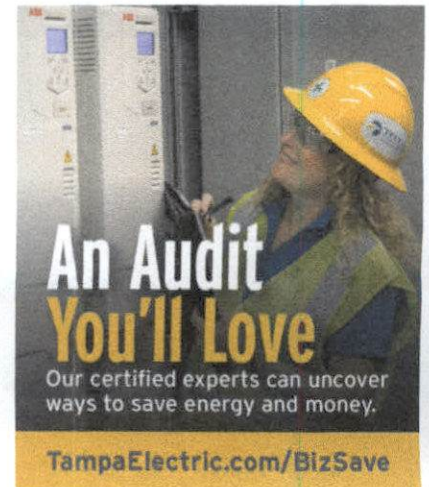
Previous Amount Due	\$6,529.43
Payment(s) Received Since Last Statement	-\$6,529.43
Current Month's Charges	\$6,529.27

Amount Due by July 13, 2026 \$6,529.27

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



Scan here to view
your account online.



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



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

Account #: 211005987634

Due Date: July 13, 2026

Amount Due: \$6,529.27

Payment Amount: \$ _____

643977191314

Your account will be
drafted on July 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.

00006174 FTECO106232601364310 00000 02 00000000 13174 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:
301 US HIGHWAY 301 S
TAMPA, FL 33619

Account #: 211005987634
Statement Date: June 22, 2026
Charges Due: July 13, 2026

Service Period: May 16, 2026 - Jun 16, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	2371 kWh @ \$0.03411/kWh	\$80.87
Fixture & Maintenance Charge	117 Fixtures	\$2387.43
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	2371 kWh @ \$0.03452/kWh	\$81.85
Storm Protection Charge	2371 kWh @ \$0.00574/kWh	\$13.61
Clean Energy Transition Mechanism	2371 kWh @ \$0.00043/kWh	\$1.02
Storm Surcharge	2371 kWh @ \$0.01230/kWh	\$29.16
Florida Gross Receipt Tax		\$5.30

Lighting Charges **\$6529.27**

Total Current Month's Charges

\$6,529.27

00006174-0013737-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: June 22, 2026
Agenda Page 53

Amount Due: \$239.64

Due Date: July 13, 2026

Account #: 211020235159

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

Account Summary

Current Service Period: May 16, 2026 - June 16, 2026

Previous Amount Due	\$181.29
Payment(s) Received Since Last Statement	-\$181.29

Current Month's Charges	\$239.64
-------------------------	----------

Amount Due by July 13, 2026	\$239.64
-----------------------------	----------

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

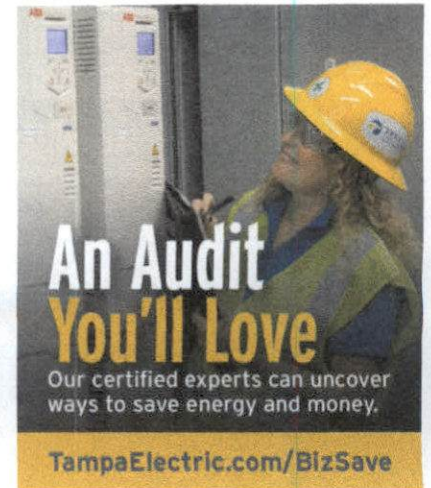
Your Energy Insight

Your average daily kWh used was **40% higher** than the same period last year.

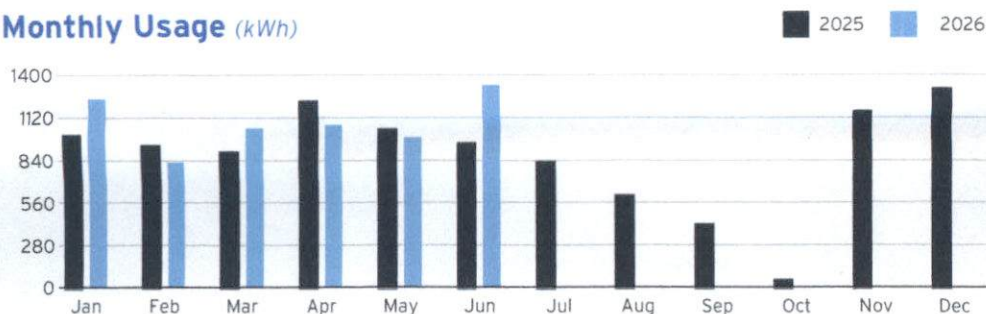
Your average daily kWh used was **23.53% higher** than it was in your previous period.



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: July 13, 2026

Amount Due: \$239.64

Payment Amount: \$ _____

687186833614

Your account will be
drafted on July 13, 2026

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

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

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



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

Agenda Page 54

Account #: 211020235159
Statement Date: June 22, 2026
Charges Due: July 13, 2026

Meter Read

Service Period: May 16, 2026 - Jun 16, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	06/16/2026	84,926	83,583		1,343 kWh	1	32 Days

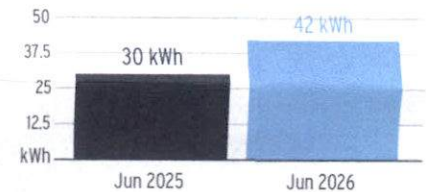
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	1,343 kWh @ \$0.09202/kWh	\$123.58
Fuel Charge	1,343 kWh @ \$0.03516/kWh	\$47.22
Storm Protection Charge	1,343 kWh @ \$0.00568/kWh	\$7.63
Clean Energy Transition Mechanism	1,343 kWh @ \$0.00418/kWh	\$5.61
Storm Surcharge	1,343 kWh @ \$0.02121/kWh	\$28.49
Florida Gross Receipt Tax		\$5.99
Electric Service Cost		\$239.64

Avg kWh Used Per Day



Total Current Month's Charges

\$239.64

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

Ways to Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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.



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

ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 722977974
Advice of Debit Date	: 06/05/2026
Advice of Debit Due Date	: 06/12/2026
Total Debited This Invoice	: \$23.00



0006289 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

JUN 15 2026

i 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: 05/15/2026

	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 06/12/2026 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

**Apex Companies, LLC, by and through its wholly
owned subsidiary "Johnson Engineering, LLC."
PO Box 69142; Baltimore, MD 21264-9142
Payment by EFT: M&T Bank, Buffalo, NY
ABA/Routing #022000046, Account #259000073**



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

Invoice Date: June 23, 2026
Project No: 20203281-000
Invoice No: 9664

Additional Information:

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

Project	20203281-000	Oaks at Shady Creek CDD
----------------	--------------	-------------------------

Professional Services from May 9, 2026 to June 12, 2026

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

Professional Personnel

		Hours	Rate	Amount
Administrative 1				
Leonard, Carrie	5/15/2026	.50	60.00	30.00
Project assistance.				
Professional 6				
Reed, Charles	5/12/2026	.50	170.00	85.00
Oaks at Shady Creek CDD / Coordination regarding damaged storm drain				
Reed, Charles	5/13/2026	.50	170.00	85.00
Oaks at Shady Creek CDD / Coordination regarding damaged storm drain				
Reed, Charles	6/5/2026	.50	170.00	85.00
The Oaks at Shady Creek / SWFWMD O&M Inspection - project coordination				
Reed, Charles	6/9/2026	1.00	170.00	170.00
Oaks at Shady Creek / Coordination regarding SWFWMD O&M Inspection Report				

Payment Due: Within 30 days of invoice date, or per your contract terms. Overdue balances outside of agreed contract terms are subject to a 1.5% monthly finance charge, or per your contract terms.

Professional 3

Mumme, Christian	5/18/2026	3.25	125.00	406.25
- Review construction plans and plats to verify parcel description and ownership.- Consult w/ Landscape Architect (JN) - Research Hillsborough LDC for requirements on Littoral vegetation.- Research information and progress of giving Shady Branch Dr. to the County.- Draft email of report to send to DM.				
Mumme, Christian	6/2/2026	.25	125.00	31.25
- Staff consult w/ CR re: O&M inspection report.				
Mumme, Christian	6/9/2026	1.25	125.00	156.25
- Fill out O&M report regarding stormwater system, sign & seal.- Correspondence w/ CR re: O&M report.				

Technician 3

Marino, Brian	5/14/2026	4.00	85.00	340.00
Created exhibit for lakes; Created lake polygons; Created shapefiles; Reviewed plats ; revised boundaries per new plats; Discussed plats with project manager; Created boundary for Shady Creek Preserve CDD;				
Marino, Brian	5/20/2026	2.00	85.00	170.00
Researching Conservation easements shapefiles for Hillsborough County;				
Marino, Brian	5/21/2026	3.25	85.00	276.25
Discussed easement information with county departments; Created open space areas shapefile; Created separate lake areas;				
Totals		17.00		1,835.00

Total Labor **1,835.00**

Total this Task **\$1,835.00**

Total this Invoice **\$1,835.00**

Billings to Date

	Current	Prior	Total
Labor	1,835.00	9,078.75	10,913.75
Totals	1,835.00	9,078.75	10,913.75

Payment Due: Within 30 days of invoice date, or per your contract terms. Overdue balances outside of agreed contract terms are subject to a 1.5% monthly finance charge, or per your contract terms.

Business Observer

Agenda Page 58

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01686H

Date 05/15/2026

Attn:
The Oaks at Shady Creek CDD - Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-01686H

\$56.88

Notice of Qualifying Period for Candidates for the Board of Supervisors

RE: The Oaks at Shady Creek CDD Board of Supervisors Qualifying Period
Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26

Published: 5/15/2026

Important Message

Please include our Serial # on your check Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$56.88

**Payment is due within 30 days of the
1st publication date of your notice. if
payment is not made, affidavits may be held**

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Oaks at Shady Creek Community Development District will commence **at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the Office of Supervisor with the Hillsborough County Supervisor of Elections located at 601 East Kennedy Boulevard, 16th Floor, Tampa, Florida 33602, (813) 272-5850 (votehillsborough.gov). All candidates shall qualify for individual Seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is a person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida, a registered voter in Hillsborough County, Florida, and who resides within the boundaries of the District. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Oaks at Shady Creek Community Development District has three (3) seats up for election, specifically **Seats 3, 4, and 5.** Each Seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the General Election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

Alba Sanchez, District Manager
May 15, 2026

26-01686H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

180995

CUSTOMER ID

C2315

PO#**DATE**

6/3/2026

NET TERMS

Due On Receipt

DUE DATE

6/3/2026

Services provided for the Month of: June 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
Subtotal					3,487.75

Subtotal	\$3,487.75
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,487.75
------------------	------------

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.



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1168346
Invoice Date	6/3/2026
Due Date	7/3/2026

To: The Oaks at Shady Creek CDD
2005 Pan Am Cir Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$175.00

Please Pay This Amount

Subtotal	\$175.00
Sales Tax	\$0.00
Total	\$175.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

03 Jun 2026 02:57:43PM CST

DISTRICT : THE OAKS AT SHADY CREEK CDD

Go Green! Think before you print.

INVOICE NO. 1168346 - DETAIL

INVOICE DATE: 6/3/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	6/1/2026	4575105	OSCCDD District Area	General Porter Service; Dog Waste Stations-June 2026	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	
				BWO Total	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	
				Invoice Total	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
182452
CUSTOMER ID
C2315
PO#

DATE
6/22/2026
NET TERMS
Due On Receipt
DUE DATE
6/22/2026

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: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Agenda Packages	1	Ea	15.00		15.00
Color Copies	4	Ea	0.39		1.56
Subtotal					16.56

Subtotal	\$16.56
Tax	\$0.00
Total Due	\$16.56

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

ALL PAYMENTS SHOULD BE
SENT TO:
Mainscape Inc.
PO Box 10689
Fort Wayne, IN 46853
(800) 481-0096
www.mainscape.com

Agenda Page 64

Invoice Information

Invoice Number 1332045
Payment Due 7/1/2026
Invoice Date 6/1/2026
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 Ste 300
TAMPA, FL 33607

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
JUNE 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



IMMEDIATELY.
ALL PAYMENTS SHOULD BE
SENT TO:
Mainscape Inc.
PO Box 10689
Fort Wayne, IN 46853
(800) 481-0096
FAX (317) 577-3161
www.mainscape.com

Invoice Number 1332045
Payment Due 7/1/2026
Invoice Date 6/1/2026
Terms Net 30 Days

Billing Address

THE OAKS AT SHADY CREEK CDD
c/o Inframark
2005 Pan Am Circle Ste 300
TAMPA, FL 33607

Service Location

THE OAKS AT SHADY CREEK CDD
10805 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579

Invoice Detail

Description	PO#	Invoice Amount
2025-2026 LANDSCAPE MAINTENANCE (June 2026 Installment)		\$5,220.74
	Tax Amount	\$0.00
	Invoice Amount Due	\$5,220.74

ALL PAYMENTS SHOULD BE SENT TO:
Mainscape Inc.
PO Box 10689
Fort Wayne, IN 46853

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>



Steadfast Alliance

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

Invoice

Date	Invoice #
6/1/2026	SA-24010

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

The Oaks at Shady Creek CDD
 c/o Inframark
 2005 PAN AM CIRCLE, SUITE 300
 Tampa, FL 33607

June 15, 2026

Client: 001450

Matter: 000001

Invoice #: 28567

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/8/2026	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	\$122.00
5/11/2026	WAS	REVIEW UPDATED AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.2	\$61.00
5/14/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
5/19/2026	WAS	REVIEW PROPOSED FY 2027 GENERAL FUND AND COMPARE TO PRIOR FY BUDGET AND ASSESSMENT ROLL INFORMATION, REVIEW ASSESSMENT ROLL CALCULATIONS AND DISCOUNT FOR CONSISTENCY WITH PRIOR METHODOLOGY AND COMMUNICATIONS WITH DISTRICT MANAGER'S OFFICE REGARDING RECONCILIATION OF ASSESSMENT AND REVENUE AMOUNTS; COMMUNICATIONS WITH A. SANCHEZ REGARDING CORRECTION NEEDED TO DISTRICT MANAGEMENT CONTACT INFORMATION ON DISTRICT'S WEBSITE.	0.7	\$213.50
5/19/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	0.8	\$140.00
5/20/2026	WAS	REVIEW RESPONSES FROM DISTRICT MANAGEMENT ALONG WITH REVISED BUDGET AND PREPARE RESPONSE.	0.5	\$152.50
Total Professional Services			3.2	\$794.00

Total Services	\$794.00	
Total Disbursements	\$0.00	
Total Current Charges		\$794.00
Previous Balance		\$427.00
Less Payments		(\$427.00)
PAY THIS AMOUNT		\$794.00

Please Include Invoice Number on all Correspondence

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 6/5/2026
Check Amount \$218.20
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 26 Tax Dist. ID Dist 776
(5/1 - 5/31/26)

Special Instructions: Mail check with US Bank letter

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

Sonia Rowley
Authorization

DM	<u>Alba Sanchez</u>		
Fund	<u>203</u>		
G/L	<u>103200</u>		
Object Code			
Chk	#	<u> </u>	Date <u> </u>

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle, Suite 300 ♦ Tampa, Florida 33607
Office (813) 873-7300 ♦ Fax (813) 873-7070

June 5, 2026

Wells Fargo Bank – CTS Payment Processing (Computershare)
Lockbox Services 856470
1801 Parkview Dr, 1st Floor
Shoreview, MN 55126

Re: Debt Service Checks for Deposit

To whom it may concern:

The Oaks at Shady Creek Community Development District is requesting the enclosed checks deposited into our Series 2015, account as follows:

Series 2015 Revenue account # 84127000 in the amount of \$218.20.

If you have any questions, please do not hesitate to contact me directly at
Sonia.rowley@inframark.com.

Sincerely,

Sonia Rowley

Accountant III

THE OAKS AT SHADY CREEK

Community Development District

Payment Register by Bank Account

For the Period from 6/1/2026 to 6/30/2026

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
-----------	-----------------	------	------------	-------	-------------	---------------------	--------------------------	---------------	-------------

TRUIST BANK - (ACCT# XXXXX3422)

Check	021631	06/08/26	Vendor	THE OAKS AT SHADY CREEK CDD		***Voided Voided***			\$0.00
Check	021632	06/08/26	Vendor	THE OAKS AT SHADY CREEK CDD		***Voided Voided***			\$0.00
Check	021633	06/08/26	Vendor	THE OAKS AT SHADY CREEK CDD	06052026-776	SERIES 2015 FY26 TAX DIST ID 776	Cash in Transit	103200	\$218.20
Manual Che	100130	06/03/26	Vendor	MAINSCAPE	1332045	June 2026 LANDSCAPE	LANDSCAPE SERVICES	001-546300-53908	\$5,220.74
Manual Che	100131	06/03/26	Vendor	STEADFAST ENVIRONMENTAL, LLC	SA-24010	AQUATIC June 2026	SERVICE	001-531085-53908	\$290.00
Manual Che	100132	06/08/26	Vendor	INFRAMARK LLC	179207	Postage May 2026	MANAGEMENT FEE APRIL 2024	001-541024-51301	\$22.39
Manual Che	100132	06/08/26	Vendor	INFRAMARK LLC	180995	Management fee June 2026	MANAGEMENT FEE APRIL 2024	001-531150-51301	\$3,012.75
Manual Che	100132	06/08/26	Vendor	INFRAMARK LLC	180995	Management fee June 2026	MANAGEMENT FEE APRIL 2024	001-549936-51301	\$125.00
Manual Che	100132	06/08/26	Vendor	INFRAMARK LLC	180995	Management fee June 2026	MANAGEMENT FEE	001-531150-51301	\$350.00
Manual Che	100132	06/08/26	Vendor	INFRAMARK LLC	1168346	dog waste station June 2026	MANAGEMENT FEE APRIL 2024	001-549071-53908	\$175.00
Manual Che	100133	06/15/26	Vendor	BUSINESS OBSERVER INC	26-01686H	LEGAL AD	Legal Advertising	001-548002-51301	\$56.88
Manual Che	100134	06/18/26	Vendor	STRALEY ROBIN VERICKER	28567	legal services May 2026	PROFESSIONAL SERVICES	001-531146-51301	\$794.00
Manual Che	100135	06/24/26	Vendor	BUSINESS OBSERVER INC	26-02188H	Legal Advertisement July 2026	legal	001-548002-51301	\$157.50
Manual Che	300069	06/01/26	Vendor	TECO	052126-5159-ACH	ELECTRIC	Electric Utility Services	001-543041-53100	\$181.29
Manual Che	300070	06/01/26	Vendor	TECO	052126-7436-ACH	ELECTRIC	Electric Utility Services	001-543041-53100	\$42.84
Manual Che	300071	06/01/26	Vendor	TECO	052126-7634-ACH	ELECTRIC	Electric Utility Services	001-543041-53100	\$6,529.43
Manual Che	300072	06/17/26	Vendor	ADP INC	722977974-ACH	ADP June 2026	adp	001-549405-51301	\$23.00
Manual Che	300073	06/22/26	Vendor	BOCC	061826-9919	BOCC July 2026	BILL PRD 9/16-10/16/24	001-543018-53600	\$178.01
Manual Che	300074	06/15/26	Vendor	TECO	062226-7436-ACH	TECO 5/16-6/17/2026	ELECTRIC	001-543041-53100	\$48.13
Manual Che	300075	06/15/26	Vendor	TECO	062226-7634-ACH	TECO 5/16-6/16/2026	ELECTRIC	001-543041-53100	\$6,529.27
Manual Che	300076	06/15/26	Vendor	TECO	062226-5159-ACH	TECO 5/16-6/16/2026	ELECTRIC	001-543041-53100	\$239.64
Account Total									\$24,194.07

Total Amount Paid	\$24,194.07
-------------------	-------------