

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

March 14, 2025

AGENDA PACKAGE

Teams Meeting Information

Meeting ID: 238 512 574 983

Passcode:FhgSjb

[Click here to join the meeting](#)

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

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- | | |
|---|--|
| □ Robin Lush, Chairperson | □ Alba Sanchez, District Manager |
| □ Michelle LeBeau-Elrod, Vice Chairperson | □ Whitney Sousa, District Counsel |
| □ John Bentley, Assistant Secretary | □ Charles Reed, P.E. District Engineer |
| □ Amy Brown, Assistant Secretary | |
| □ Vivian Rothstein, Assistant Secretary | |

Regular Meeting Agenda

Friday, March 14, 2025 – 10:00 A.M.

Teams Meeting Information

Meeting ID: 238 512 574 983

Passcode: FhgSjb

[Join the meeting now](#)

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

1. Call to Order/Roll Call

2. Public Comments

3. Business Items

A. General Matters of the District

4. Consent Agenda

A. Consideration of Board of Supervisors Minutes of February 21, 2025 Regular Meeting

B. Consideration of Operation and Maintenance Expenditures for February 2025

C. Acceptance of the Financials and Approval of the Check Register as of February 28, 2025

5. Staff Report

A. District Counsel

B. District Manager

i. Consideration and Review of Target Recovery & Towing Inc. Agreement

C. District Engineer

6. Board of Supervisors' Requests and Comments

7. Adjournment

The next CDD Meeting is scheduled for Friday, April 18, 2025 at 10:30 A.M.

District Office:

Inframark, Community Management Services
11555 Heron Bay Blvd., Suite 201
Coral Springs, Florida 33076
954-603-0033

Meeting Location:

Purple Martin Clubhouse
10779 Purple Martin Boulevard,
Riverview, Florida 33578

4A

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, February 21, 2025 at 10:00 a.m. at the Purple Martin Clubhouse located at 10779 Purple Martin Boulevard, Riverview, FL 33578.

Present and constituting a quorum were:

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

Also present was:

Alba Sanchez	District Manager
Whitney Sousa	District Counsel
Charles Reed	District Engineer

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**
Ms. Sanchez called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**
There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**
A. General Matters of the District
There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Consent Agenda**
A. Consideration of Board Supervisors' Minutes of January 17, 2025 Regular Meeting
B. Consideration of Operation and Maintenance Expenditures for January 31, 2025
C. Acceptance of the Financials and Approval of the Check Register as of January 31, 2025

On MOTION by Ms. Brown, seconded by Mrs. Rothstein with all in favor, Consent Agenda items (A-C) were approved. 5-0

FIFTH ORDER OF BUSINESS **Staff Reports**
A. District Counsel
District Counsel was called. Counsel will look into the area that belongs to the CDD and work with the Engineer to potentially return it to the County.
B. District Manager

- i. Consideration and Review of Target Recovery & Towing Inc. Agreement.
This item was tabled to the March 2025 meeting.
- ii. **Ratification of Approval of the FY Ended 9/30/24 Audit Engagement Letter from Grau & Associates**
Engagement with Grau & Associates to perform the 2024 Audit was ratified.
- iii. **Illuminations Holiday Lighting Proposal for Permanent Lighting for the Front Entrance**

On MOTION by Ms. Lush, seconded by Ms. Brown with all in favor, the year round light installation for the front entrance for a one time fee \$3,000 was accepted. 5-0

- iv. **Mainscape Proposal 1963 Landscape Installation**
Installation to take place in March and have the annuals removed from the contract at a credit of \$331.53 quarterly.

On MOTION by Ms. Brown, seconded by Ms. Rothstein with all in favor, the Mainscape proposal 1963 for landscape installation at a cost of \$1,982.97 with a credit of \$331.53 for quarterly fee removing annuals from the contract with installation to take place in March was accepted. 5-0

C. District Engineer

There being no reports, the next order of business followed.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

The Supervisors asked to have Mainscape notified that the pocket park area is still leaking; the drip lines must be broken again.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bentley seconded by Ms. Lush with all in favor, the meeting was adjourned at 10:42 a.m. 5-0

Alba Sanchez
Secretary/Assistant Secretary

Robin Lush
Chairperson/ Chairperson

4B

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BOCC ACH	2/18/2025	021825-9919	\$455.32	\$455.32	BILL PRD 2.18-3.11.25
INFRAMARK LLC	2/1/2025	142795	\$350.00		MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	2/1/2025	142795	\$2,925.00		MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	2/1/2025	142795	\$125.00	\$3,400.00	MANAGEMENT FEE
INFRAMARK LLC	1/27/2025	142117	\$77.07	\$77.07	MANAGEMENT FEE APRIL 2024
MAINSCAPE	2/1/2025	1312229	\$5,179.25	\$5,179.25	LANDSCAPE SERVICES
MAINSCAPE	1/2/2025	1311183	\$5,179.25	\$5,179.25	LANDSCAPE SERVICES
MAINSCAPE	1/31/2025	1312778	\$94.92	\$94.92	irrigation SERVICES
SPEAREM ENTERPRISES	1/23/2025	6177	\$175.00	\$175.00	dog station
SPEAREM ENTERPRISES	2/24/2025	6188	\$175.00	\$175.00	weekly contract
STEADFAST ENVIRONMENTAL, LLC	2/1/2025	SE-26182	\$290.00	\$290.00	aquatic
Monthly Contract Subtotal			\$15,025.81	\$15,025.81	
Variable Contract					
AMY BROWN	1/17/2025	AB 011725	\$200.00	\$200.00	SUPERVISOR FEE
AMY BROWN	2/21/2025	AB 022125	\$200.00	\$200.00	BOARD 2/21/25
JOHN FRANK BENTLEY	1/17/2025	JB 011725	\$200.00	\$200.00	SUPERVISOR FEE
JOHN FRANK BENTLEY	2/21/2025	JB 022125	\$200.00	\$200.00	BOARD 2/21/25
MICHELLE J. LEBEAU-ELROD	1/17/2025	ML 011725	\$200.00	\$200.00	SUPERVISOR FEE
MICHELLE J. LEBEAU-ELROD	2/21/2025	ME 022125	\$200.00	\$200.00	BOARD 2/21/25
ROBIN M. LUSH	1/17/2025	RL 011725	\$200.00	\$200.00	SUPERVISOR FEE
ROBIN M. LUSH	2/21/2025	RL 022125	\$200.00	\$200.00	BOARD 2/21/25
VIVIAN ROTHSTEIN	2/21/2025	VR 022125	\$200.00	\$200.00	BOARD 2/21/25
Variable Contract Subtotal			\$1,800.00	\$1,800.00	

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities					
BOCC ACH	1/17/2025	011725-9919	\$307.98	\$307.98	BILL PRD 12/17/24-01/14/25
TECO ACH	1/22/2025	012225-5159	\$152.55	\$152.55	ELECTRIC
TECO ACH	1/22/2025	012225-7436	\$66.33	\$66.33	ELECTRIC
TECO ACH	1/22/2025	012225-7634	\$6,497.40	\$6,497.40	ELECTRIC
TECO ACH	2/20/2025	022025-5159	\$151.88	\$151.88	ELECTRIC
TECO ACH	2/20/2025	022025-7436	\$60.20	\$60.20	ELECTRIC
TECO ACH	2/20/2025	022025-7634	\$6,914.34	\$6,914.34	ELECTRIC
Utilities Subtotal			\$14,150.68	\$14,150.68	
Regular Services					
THE OAKS AT SHADY CREEK CDD	2/7/2025	02072025 - 713	\$1,200.51	\$1,200.51	SERIES 2015 FY 25 TAX DIST 713
Regular Services Subtotal			\$1,200.51	\$1,200.51	
Additional Services					
ILLUMINATIONS HOLIDAY LIGHTING	2/22/2025	93225	\$1,250.00	\$1,250.00	one time fee for permanent lighting
INFRAMARK LLC	2/18/2025	143823	\$0.69	\$0.69	postage for jan 2025
Additional Services Subtotal			\$1,250.69	\$1,250.69	
TOTAL			\$33,427.69	\$33,427.69	



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	02/18/2025	03/11/2025

Service Address: 14099 TROPICAL KINGBIRD WAY

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	01/14/2025	38698	02/14/2025	39425	72700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$219.55
Water Base Charge	\$82.51
Water Usage Charge	\$147.23

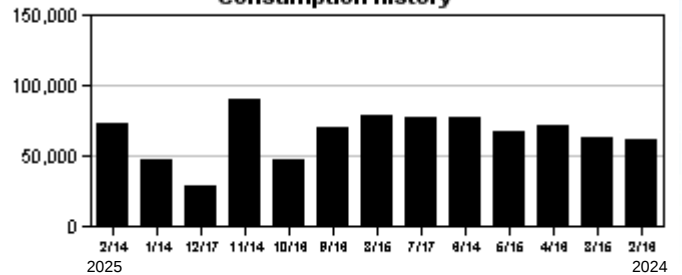
Summary of Account Charges

Previous Balance	\$307.98
Net Payments - Thank You	\$-307.98
Total Account Charges	\$455.32
AMOUNT DUE	\$455.32

Important Message

This account has ACH payment method

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

1,555 8

DUE DATE	03/11/2025
AMOUNT DUE	\$455.32
AMOUNT PAID	

0070157299192 00000455329



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#

142795

CUSTOMER ID

C2315

PO#**DATE**

2/1/2025

NET TERMS

Net 30

DUE DATE

3/3/2025

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	2,925.00		2,925.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,400.00

Subtotal	\$3,400.00
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Tax	\$0.00
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Total Due	\$3,400.00
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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

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
142117
CUSTOMER ID
C2315
PO#

DATE
1/27/2025
NET TERMS
Net 30
DUE DATE
2/26/2025

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: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Agenda Packages	5	Ea	15.00		75.00
Postage	3	Ea	0.69		2.07
Subtotal					77.07

Subtotal	\$77.07
Tax	\$0.00
Total Due	\$77.07

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.



Mail payments to:

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

Invoice Information

Invoice Number 1312229
Payment Due 3/3/2025
Invoice Date 2/1/2025
Terms Net 30 Days
Contract ID 69388
Work Order ID

Billing Address

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

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
FEBRUARY 2025 INSTALLMENT		\$5,179.25	\$0.00	\$5,179.25

TERMS: 2% per month will be charged on past due accounts. Any cost, including reasonable attorneys fees, incurred in the collection of this contract are to be paid by the purchaser.

Please remit top portion of invoice with payment



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

Invoice Number 1312229
Payment Due 3/3/2025
Invoice Date 2/1/2025
Terms Net 30 Days

Billing Address

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

Service Location

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

Invoice Detail

Description	PO#	Invoice Amount
2024-2025 LANDSCAPE MAINTENANCE (February 2025 Installment)		\$5,179.25
	Tax Amount	\$0.00
	Invoice Amount Due	\$5,179.25

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>



Mail payments to:

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

Invoice Information

Invoice Number 1311183
Payment Due 2/1/2025
Invoice Date 1/2/2025
Terms Net 30 Days
Contract ID 69388
Work Order ID

Billing Address

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

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
JANUARY 2025 INSTALLMENT		\$5,179.25	\$0.00	\$5,179.25

TERMS: 2% per month will be charged on past due accounts. Any cost, including reasonable attorneys fees, incurred in the collection of this contract are to be paid by the purchaser.

Please remit top portion of invoice with payment



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

Invoice Number 1311183
Payment Due 2/1/2025
Invoice Date 1/2/2025
Terms Net 30 Days

Billing Address

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

Service Location

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

Invoice Detail

Description	PO#	Invoice Amount
2024-2025 LANDSCAPE MAINTENANCE (January 2025 Installment)		\$5,179.25
	Tax Amount	\$0.00
	Invoice Amount Due	\$5,179.25

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>



Mail payments to:

Agenda Page 14

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

Invoice Information

Invoice Number 1312778
Payment Due 3/2/2025
Invoice Date 1/31/2025
Terms Net 30 Days
Contract ID 64092
Work Order ID 1717646

Billing Address

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

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
IRRIGATION SERVICES - REPAIR		\$94.92	\$0.00	\$94.92

TERMS: 2% per month will be charged on past due accounts. Any cost, including reasonable attorneys fees, incurred in the collection of this contract are to be paid by the purchaser.

Please remit top portion of invoice with payment



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

Invoice Number 1312778
Payment Due 3/2/2025
Invoice Date 1/31/2025
Terms Net 30 Days
Complete Date 1/30/2025

Billing Address

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

Service Location

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

Invoice Detail

Description	PO#	Invoice Amount
IRRIGATION SERVICES - REPAIR		\$94.92
Zone # 6 Replaced a broken head and a nozzle.		
Zone # 14 Replaced a broken head and a nozzle.		
Controller in The Park		
Zone #2 Raised two heads because they were too deep in the ground and were not spraying the grass properly.		
	NonTaxable Sales	\$94.92
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$94.92

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

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

INVOICE

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL 34638

spearem.jmb@gmail.com
 +1 (813) 997-8101

**Bill to**

The Oaks at Shady Creek CDD
 Inframark
 2005 Pan Am Circle, Suite 120
 Tampa , FL 33607

Ship to

The Oaks at Shady Creek CDD
 Inframark
 2005 Pan Am Circle, Suite 120
 Tampa , FL 33607

Invoice details

Invoice no.: 6177
 Terms: Net 15
 Invoice date: 01/23/2025
 Due date: 02/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	12/16/24 to 1/16/25 dog waste station services once a week from 4 weeks	4	\$43.75	\$175.00

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

Thank You! We Appreciate Your Business.

INVOICE

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638

spearem.jmb@gmail.com
+1 (813) 997-8101



Bill to
The Oaks at Shady Creek CDD
Inframark
2005 Pan Am Circle, Suite 120
Tampa , FL 33607

Ship to
The Oaks at Shady Creek CDD
Inframark
2005 Pan Am Circle, Suite 120
Tampa , FL 33607

Invoice details
Invoice no.: 6188
Terms: Net 15
Invoice date: 02/24/2025
Due date: 03/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	once weekly dog waste station services including trash bags mut mits and disposal 1/16/25 to 2/15/25	1	\$175.00	\$175.00

Total **\$175.00**

Note to customer
Thank You! We Appreciate Your Business.



Steadfast Environmental, LLC

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576
813-836-7940 | office@steadfastenv.com

Invoice

Date	Invoice #
2/1/2025	SE-26182

Bill To

The Oaks at Shady Creek CDD
Meritus
2005 Pan Am Circle Drive
Suite 300
Tampa, FL 33607

Please make all Checks payable to:
Steadfast Environmental

Ship To

SE1027
10779 Purple Martin Blvd
Riverview, Florida 33579
United States

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SE1027 The Oaks at Shady Creek CDD A...	
Quantity	Description		U/M	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.

Project Total Balance \$580.00 **Customer Total Balance** \$580.00

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

The OAKS AT SHADY CREEK CDD

MEETING DATE: 1/17/25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Robin Lush	PRESENT	Salary Accepted	\$200.00
Michael LeBeau-Elrod	PRESENT	Salary Accepted	\$200.00
John Bentley	Present	Salary Accepted	\$200.00
Amy Brown	PRESENT	Salary Accepted	\$200.00
Vivian Rothstein	PRESENT	Salary Accepted	\$200.00

The OAKS AT SHADY CREEK CDD

MEETING DATE: 1/17/25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Robin Lush	PRESENT	Salary Accepted	\$200.00
Michael LeBeau-Elrod	PRESENT	Salary Accepted	\$200.00
John Bentley	Present	Salary Accepted	\$200.00
Amy Brown	PRESENT	Salary Accepted	\$200.00
Vivian Rothstein	PRESENT	Salary Accepted	\$200.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	01/17/2025	02/07/2025

Service Address: 14099 TROPICAL KINGBIRD WAY

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	12/17/2024	38222	01/14/2025	38698	47600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$143.75
Water Base Charge	\$82.51
Water Usage Charge	\$75.69

Summary of Account Charges

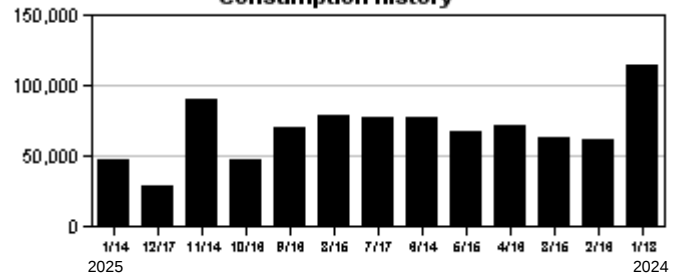
Previous Balance	\$204.37
Net Payments - Thank You	\$-204.37
Total Account Charges	\$307.98

AMOUNT DUE	\$307.98
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Important Message

This account has ACH payment method

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

1,485 8

DUE DATE	02/07/2025
AMOUNT DUE	\$307.98
AMOUNT PAID	

0070157299192 00000307983

Amount Due: \$152.55

Due Date: February 12, 2025

Account #: 211020235159

DO NOT PAY. Your account will be drafted on February 12, 2025

Account Summary

Current Service Period: December 14, 2024 - January 15, 2025

Previous Amount Due	\$129.34
Payment(s) Received Since Last Statement	-\$119.77
Miscellaneous Credits	-\$9.57

Current Month's Charges \$152.55

Amount Due by February 12, 2025 \$152.55

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 **36.17% lower** than the same period last year.

 Your average daily kWh used was **11.11% higher** than it was in your previous period.



Scan here to view your account online.



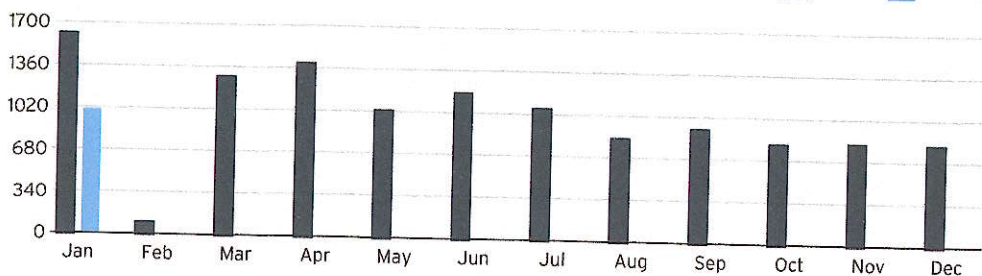
DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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: February 12, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$152.55

Payment Amount: \$ _____

661260737086

Your account will be drafted on February 12, 2025

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

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

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



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

Account #: 21020235137
Statement Date: January 22, 2025
Charges Due: February 12, 2025

Meter Read

Service Period: Dec 14, 2024 - Jan 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497018	01/15/2025	68,953	67,947	1,006 kWh	1	33 Days

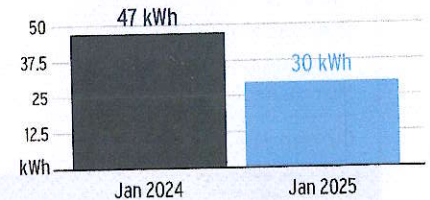
Charge Details



Electric Charges

Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	1,006 kWh @ \$0.08641/kWh	\$86.93
Fuel Charge	1,006 kWh @ \$0.03083/kWh	\$31.01
Storm Protection Charge	1,006 kWh @ \$0.00577/kWh	\$5.80
Clean Energy Transition Mechanism	1,006 kWh @ \$0.00418/kWh	\$4.21
Florida Gross Receipt Tax		\$3.81
Electric Service Cost		\$152.55

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$152.55



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$9.57
Total Current Month's Credits	-\$9.57

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Amount Due: \$66.33

Due Date: February 12, 2025

Account #: 211005987436

DO NOT PAY. Your account will be drafted on February 12, 2025

Account Summary

Current Service Period: December 14, 2024 - January 15, 2025

Previous Amount Due	\$57.27
Payment(s) Received Since Last Statement	-\$56.04
Miscellaneous Credits	-\$1.23
Current Month's Charges	\$66.33

Amount Due by February 12, 2025 \$66.33

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 **11.11% higher** than the same period last year.



Your average daily kWh used was **11.11% higher** than it was in your previous period.



Scan here to view your account online.

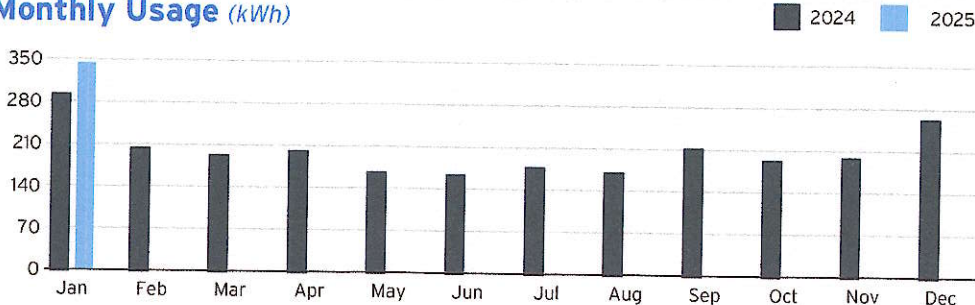


DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit
TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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



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

Account #: 211005987436

Due Date: February 12, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$66.33

Payment Amount: \$ _____

653853388541

Your account will be
drafted on February 12, 2025

00006058 FTECO101232500110310 00000 02 00000000 13164 003

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

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

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



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

Agenda Page 31
Account #: 211005987436
Statement Date: January 22, 2025
Charges Due: February 12, 2025

Meter Read

Service Period: Dec 14, 2024 - Jan 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497017	01/15/2025	7,026	6,681	345 kWh	1	33 Days

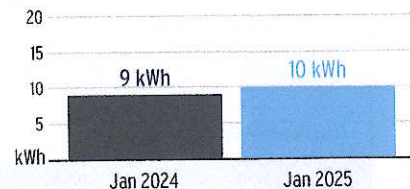
Charge Details



Electric Charges

Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	345 kWh @ \$0.08641/kWh	\$29.81
Fuel Charge	345 kWh @ \$0.03083/kWh	\$10.64
Storm Protection Charge	345 kWh @ \$0.00577/kWh	\$1.99
Clean Energy Transition Mechanism	345 kWh @ \$0.00418/kWh	\$1.44
Florida Gross Receipt Tax		\$1.66
Electric Service Cost		\$66.33

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$66.33



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$1.23
Total Current Month's Credits	-\$1.23

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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P.O. Box 31318
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Credit or Debit Card

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Tampa, FL 33601-0111

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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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Amount Due: \$6,497.40

Due Date: February 12, 2025
Account #: 211005987634

DO NOT PAY. Your account will be drafted on February 12, 2025

Account Summary

Current Service Period: December 14, 2024 - January 15, 2025

Previous Amount Due	\$6,603.68
Payment(s) Received Since Last Statement	-\$6,393.29
Miscellaneous Credits	-\$210.39
Current Month's Charges	\$6,497.40

Amount Due by February 12, 2025 \$6,497.40

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



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit
TampaElectric.com/PowerLineSafety

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



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Account #: 211005987634

Due Date: February 12, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$6,497.40

Payment Amount: \$ _____

653853388542

Your account will be
drafted on February 12, 2025

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

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

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



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

Agenda Page 33
Account #: 211005987634
Statement Date: January 22, 2025
Charges Due: February 12, 2025

Service Period: Dec 14, 2024 - Jan 15, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	3052 kWh @ \$0.03412/kWh	\$104.13
Fixture & Maintenance Charge	117 Fixtures	\$2345.98
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	3052 kWh @ \$0.03059/kWh	\$93.36
Storm Protection Charge	3052 kWh @ \$0.00559/kWh	\$17.06
Clean Energy Transition Mechanism	3052 kWh @ \$0.00043/kWh	\$1.31
Florida Gross Receipt Tax		\$5.53

Lighting Charges **\$6,497.40**

Total Current Month's Charges

\$6,497.40



Miscellaneous Credits

Interest for Cash Security Deposit - Electric **-\$210.39**

Total Current Month's Credits **-\$210.39**

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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Ways To Pay Your Bill



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In-Person

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Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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



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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: February 20, 2025

Agenda Page 34

Amount Due: \$151.88

Due Date: March 13, 2025

Account #: 211020235159

DO NOT PAY. Your account will be drafted on March 13, 2025

Account Summary

Current Service Period: January 16, 2025 - February 14, 2025

Previous Amount Due \$152.55

Payment(s) Received Since Last Statement -\$152.55

Current Month's Charges \$151.88

Amount Due by March 13, 2025 \$151.88

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 **933.33% higher** than the same period last year.

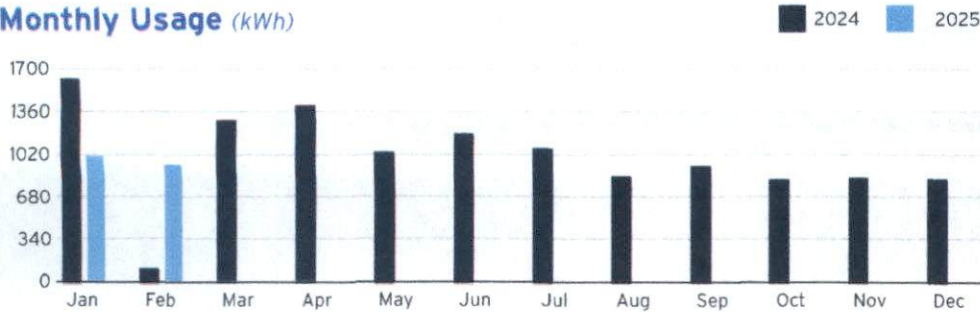


Your average daily kWh used was **3.33% higher** than it was in your previous period.



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: March 13, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$151.88

Payment Amount: \$ _____

658791635750

Your account will be drafted on March 13, 2025

00006080 FTECO102212501150210 00000 02 00000000 13058 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:
10707 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579-0000

Account #: 211020235159
Statement Date: February 20, 2025
Charges Due: March 13, 2025

Meter Read

Service Period: Jan 16, 2025 - Feb 14, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	02/14/2025	69,888	68,953		935 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	935 kWh @ \$0.08641/kWh	\$80.79
Fuel Charge	935 kWh @ \$0.03083/kWh	\$28.83
Storm Protection Charge	935 kWh @ \$0.00577/kWh	\$5.39
Clean Energy Transition Mechanism	935 kWh @ \$0.00418/kWh	\$3.91
Florida Gross Receipt Tax		\$3.53
Electric Service Cost		\$141.35
State Tax		\$10.53
Total Electric Cost, Local Fees and Taxes		\$151.88

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

Total Current Month's Charges

\$151.88

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

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In-Person

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Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: February 20, 2025
Agenda Page 36

Amount Due: \$60.20

Due Date: March 13, 2025
Account #: 211005987436

DO NOT PAY. Your account will be drafted on March 13, 2025

Account Summary

Current Service Period: January 16, 2025 - February 14, 2025

Previous Amount Due	\$66.33
Payment(s) Received Since Last Statement	-\$66.33
Current Month's Charges	\$60.20

Amount Due by March 13, 2025 \$60.20

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 **28.57% higher** than the same period last year.

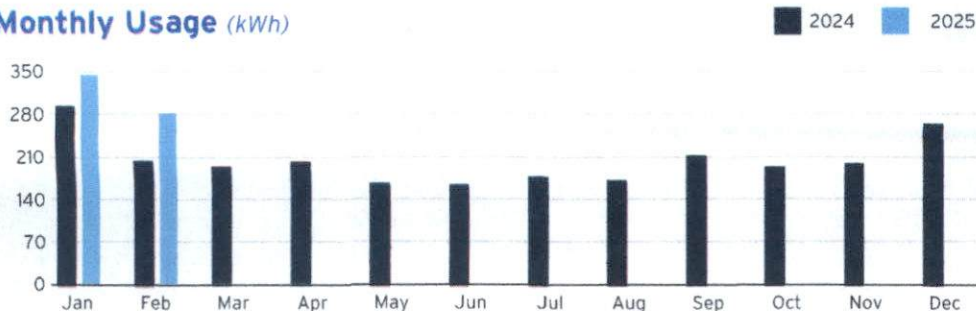


Your average daily kWh used was **10% lower** than it was in your previous period.

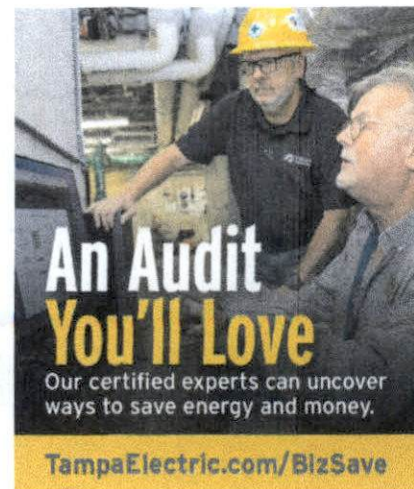


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211005987436

Due Date: March 13, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$60.20

Payment Amount: \$ _____

688421113929

Your account will be
drafted on March 13, 2025

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

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

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



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

Account #: 211005987436
Statement Date: February 20, 2025
Charges Due: March 13, 2025

Meter Read

Service Period: Jan 16, 2025 - Feb 14, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497017	02/14/2025	7,307	7,026	281 kWh	1	30 Days

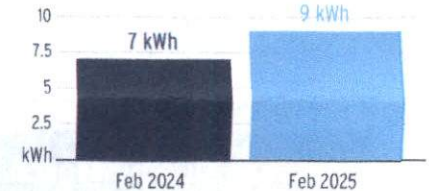
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	281 kWh @ \$0.08641/kWh	\$24.28
Fuel Charge	281 kWh @ \$0.03083/kWh	\$8.66
Storm Protection Charge	281 kWh @ \$0.00577/kWh	\$1.62
Clean Energy Transition Mechanism	281 kWh @ \$0.00418/kWh	\$1.17
Florida Gross Receipt Tax		\$1.40
Electric Service Cost		\$56.03
State Tax		\$4.17
Total Electric Cost, Local Fees and Taxes		\$60.20

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

Total Current Month's Charges

\$60.20

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7-1-1

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

Statement Date: February 20, 2025
Agenda Page 38

Amount Due: \$6,914.34

Due Date: March 13, 2025
Account #: 211005987634

DO NOT PAY. Your account will be drafted on March 13, 2025

Account Summary

Current Service Period: January 16, 2025 - February 14, 2025

Previous Amount Due	\$6,497.40
Payment(s) Received Since Last Statement	-\$6,497.40

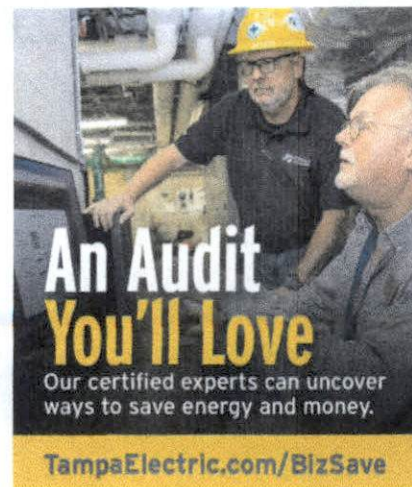
Current Month's Charges	\$6,914.34
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Amount Due by March 13, 2025	\$6,914.34
-------------------------------------	-------------------

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



Scan here to view
your account online.



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



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

Account #: 211005987634
Due Date: March 13, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$6,914.34

Payment Amount: \$ _____

688421113930

Your account will be
drafted on March 13, 2025

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

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

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



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

Account #: 211005987634
Statement Date: February 20, 2025
Charges Due: March 13, 2025

Service Period: Jan 16, 2025 - Feb 14, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	2986 kWh @ \$0.03412/kWh	\$101.88
Fixture & Maintenance Charge	117 Fixtures	\$2349.77
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	2986 kWh @ \$0.03059/kWh	\$91.34
Storm Protection Charge	2986 kWh @ \$0.00559/kWh	\$16.69
Clean Energy Transition Mechanism	2986 kWh @ \$0.00043/kWh	\$1.28
Florida Gross Receipt Tax		\$5.42
State Tax		\$417.93
Lighting Charges		\$6,914.34

Total Current Month's Charges

\$6,914.34

Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

00005000-0013680-Page 10 of 12

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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.

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 2/7/2025
Check Amount **\$1,200.51**
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 25 Tax Dist. ID Dist 713
Special Instructions Do not mail. Please give to Eric

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

Eric

Authorization

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

THE OAKS AT SHADY CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	\$ 307,563.60	40.27%	0.402700
Net DS 15	\$ 456,250.00	59.73%	0.597300
Net Total	763,813.60	100.00%	1.000000

90%

203

Date Received	Amount Received	40.27% Raw Numbers Operations Revenue	40.27% Rounded Operations Revenue	59.73% Raw Numbers 2015 Debt Service Revenue	59.73% Rounded 2015 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/6/2024	4,973.62	2,002.72	2,002.72	2,970.90	2,970.90	-	Dist 695	021546
11/14/2024	9,843.79	3,963.78	3,963.78	5,880.01	5,880.01	-	Dist 697	021546
11/22/2024	3,937.51	1,585.51	1,585.51	2,352.00	2,352.00	-	Dist 698	021542
12/3/2024	11,812.51	4,756.52	4,756.52	7,055.99	7,055.99	-	Dist 700	021546
12/6/2024	505,970.52	203,738.34	203,738.34	302,232.18	302,232.18	-	Dist 706	021546
12/17/2024	61,730.73	24,857.01	24,857.01	36,873.72	36,873.72	-	Dist 707	021546
1/7/2025	89,616.61	36,085.78	36,085.78	53,530.83	53,530.83	-	Dist 709	021547
2/7/2025	2,009.78	809.27	809.27	1,200.51	1,200.51	-	Dist 713	021557
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	689,895.07	277,798.94	277,798.94	412,096.13	412,096.13	-		
Net Total on Roll	763,813.60		307,563.60		456,250.00			
Collection Surplus / (Deficit)	(73,918.53)		(29,764.66)		(44,153.87)			

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 93225

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827

TO:
Oaks at Shady Creek CDD
32711 Windelstraw Dr
Wesley Chapel, FL 33545
Attn: Alba Sanchez (877) 907-0256

JOB DESCRIPTION
Permanent Lighting for Oaks at Shady Creek

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Center Median	Front Entrance	
	Install clear, twinkling warm white, mini lights across front entrance sign tree structure	\$1,250.00
AMOUNT DUE		\$1,250.00

- * Price includes materials, labor, installation and service.
- * Remaining balance of project due upon receipt of invoice after installation.
- * MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay
PREPARED BY

2/22/2025
DATE



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#

143823

CUSTOMER ID

C2315

PO#**DATE**

2/18/2025

NET TERMS

Net 30

DUE DATE

3/20/2025

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	0.69		0.69
Subtotal					0.69

Subtotal	\$0.69
-----------------	--------

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

Total Due	\$0.69
------------------	--------

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.

4C.

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28 2025

Prepared by:



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

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2015					
	GENERAL	SERIES 2015	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS						
Cash - Operating Account	\$ 485,990	\$ -	\$ -	\$ -	\$ -	\$ 485,990
Cash in Transit	-	24,728	-	-	-	24,728
Due From Other Funds	8,369	-	-	-	-	8,369
Investments:						
Acquisition & Construction Account	-	-	560	-	-	560
Interest Account	-	18	-	-	-	18
Reserve Fund	-	124,242	-	-	-	124,242
Revenue Fund	-	547,424	-	-	-	547,424
Sinking fund	-	20	-	-	-	20
Prepaid Trustee Fees	2,083	-	-	-	-	2,083
Deposits	6,612	-	-	-	-	6,612
Fixed Assets						
Construction Work In Process	-	-	-	5,823,191	-	5,823,191
Amount Avail In Debt Services	-	-	-	-	415,384	415,384
Amount To Be Provided	-	-	-	-	5,309,769	5,309,769
TOTAL ASSETS	\$ 503,054	\$ 696,432	\$ 560	\$ 5,823,191	\$ 5,725,153	\$ 12,748,390
LIABILITIES						
Accounts Payable	\$ 14,282	\$ -	\$ -	\$ -	\$ -	\$ 14,282
Bonds Payable	-	-	-	-	5,725,153	5,725,153
Due To Other Funds	-	8,369	-	-	-	8,369
TOTAL LIABILITIES	14,282	8,369	-	-	5,725,153	5,747,804

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2015					TOTAL
	GENERAL	SERIES 2015	CAPITAL	GENERAL	GENERAL	
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	DEBT FUND	
<u>FUND BALANCES</u>						
Nonspendable:						
Prepaid Trustee Fees	2,083	-	-	-	-	2,083
Restricted for:						
Debt Service	-	688,063	-	-	-	688,063
Capital Projects	-	-	560	-	-	560
Unassigned:	486,689	-	-	5,823,191	-	6,309,880
TOTAL FUND BALANCES	488,772	688,063	560	5,823,191	-	7,000,586
TOTAL LIABILITIES & FUND BALANCES	\$ 503,054	\$ 696,432	\$ 560	\$ 5,823,191	\$ 5,725,153	\$ 12,748,390

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 885	\$ 885	0.00%
Special Assmnts- Tax Collector	289,110	277,799	(11,311)	96.09%
TOTAL REVENUES	289,110	278,684	(10,426)	96.39%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	5,400	6,600	45.00%
ProfServ-Trustee Fees	5,000	-	5,000	0.00%
Disclosure Report	4,200	1,400	2,800	33.33%
District Counsel	4,000	938	3,062	23.45%
District Engineer	5,000	-	5,000	0.00%
District Manager	35,100	14,625	20,475	41.67%
Auditing Services	4,500	2,500	2,000	55.56%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	600	326	274	54.33%
Insurance - General Liability	2,727	2,673	54	98.02%
Public Officials Insurance	2,727	2,673	54	98.02%
Legal Advertising	2,000	491	1,509	24.55%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	750	750	50.00%
Miscellaneous Expenses	800	600	200	75.00%
Dues, Licenses, Subscriptions	200	190	10	95.00%
Total Administration	82,404	33,666	48,738	40.85%
<u>Electric Utility Services</u>				
Utility - Electric	81,000	40,775	40,225	50.34%
Total Electric Utility Services	81,000	40,775	40,225	50.34%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,000	1,264	1,736	42.13%
Total Water-Sewer Comb Services	3,000	1,264	1,736	42.13%
<u>Other Physical Environment</u>				
Waterway Management	5,280	1,450	3,830	27.46%
Insurance -Property & Casualty	6,210	6,078	132	97.87%
R&M-Other Landscape	7,000	1,250	5,750	17.86%
R&M-Plant Replacement	7,000	-	7,000	0.00%
Landscape Maintenance	62,151	27,325	34,826	43.97%
Irrigation Maintenance	4,000	432	3,568	10.80%
Misc-Holiday Lighting	6,000	6,000	-	100.00%

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Dog Waste Station Service & Supplies	2,100	1,025	1,075	48.81%
Capital Reserve	22,965	1,560	21,405	6.79%
Total Other Physical Environment	<u>122,706</u>	<u>45,120</u>	<u>77,586</u>	<u>36.77%</u>
TOTAL EXPENDITURES	289,110	120,825	168,285	41.79%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>157,859</u>	<u>157,859</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		330,913		
FUND BALANCE, ENDING		<u>\$ 488,772</u>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025

Series 2015 Debt Service Fund (203)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,071	\$ 8,071	0.00%
Special Assmnts- Tax Collector	428,875	412,096	(16,779)	96.09%
Special Assmnts- CDD Collected	-	2,352	2,352	0.00%
TOTAL REVENUES	428,875	422,519	(6,356)	98.52%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	150,000	-	150,000	0.00%
Interest Expense	270,663	283,791	(13,128)	104.85%
Total Debt Service	420,663	283,791	136,872	67.46%
TOTAL EXPENDITURES	420,663	283,791	136,872	67.46%
Excess (deficiency) of revenues Over (under) expenditures	8,212	138,728	130,516	1689.33%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	8,212	-	(8,212)	0.00%
TOTAL FINANCING SOURCES (USES)	8,212	-	(8,212)	0.00%
Net change in fund balance	\$ 8,212	\$ 138,728	\$ 114,092	1689.33%
FUND BALANCE, BEGINNING (OCT 1, 2024)		549,335		
FUND BALANCE, ENDING		\$ 688,063		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025

Series 2015 Capital Projects Fund (303)

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11	\$ 11	0.00%
TOTAL REVENUES	-	11	11	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	11	11	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		549		
FUND BALANCE, ENDING		<u>\$ 560</u>		

The Oaks At Shady Creek CDD

Statement Date 02/28/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/07/2025	Payment	BD00004	Special Assmnts-Tax Collector	Deposit No. BD00004	2,009.78	2,009.78	0.00
Total Deposits					2,009.78	2,009.78	0.00
Checks							
							0.00
01/31/2025	Payment	021552	VIVIAN ROTHSTEIN	Payment of Invoice 000897	-200.00	-200.00	0.00
02/05/2025	Payment	021553	AMY BROWN	Payment of Invoice 000899	-200.00	-200.00	0.00
02/05/2025	Payment	021554	JOHN FRANK BENTLEY	Payment of Invoice 000900	-200.00	-200.00	0.00
02/05/2025	Payment	021555	MICHELLE J. LEBEAU-ELROD	Payment of Invoice 000898	-200.00	-200.00	0.00
02/05/2025	Payment	021556	ROBIN M. LUSH	Payment of Invoice 000901	-200.00	-200.00	0.00
02/06/2025	Payment	100017	STEADFAST ENVIRONMENTAL, LLC	Inv: SE-26031	-290.00	-290.00	0.00
02/06/2025	Payment	100018	STRALEY ROBIN VERICKER	Inv: 25855	-244.00	-244.00	0.00
02/06/2025	Payment	100019	INFRAMARK LLC	Inv: 141029	-3,400.00	-3,400.00	0.00
02/06/2025	Payment	100020	ILLUMINATIONS HOLIDAY LIGHTING	Inv: 931224	-3,000.00	-3,000.00	0.00
02/11/2025	Payment	100021	SPEAREM ENTERPRISES	Inv: 6177	-175.00	-175.00	0.00
02/25/2025	Payment	100023	INFRAMARK LLC	Inv: 142117, Inv: 142795	-3,477.07	-3,477.07	0.00
02/25/2025	Payment	100024	MAINSCAPE	Inv: 1312149, Inv: 1312229	-6,607.82	-6,607.82	0.00
02/25/2025	Payment	300005	TECO ACH	Inv: 012225-7436	-66.33	-66.33	0.00
02/25/2025	Payment	300006	TECO ACH	Inv: 012225-5159	-152.55	-152.55	0.00
02/25/2025	Payment	300007	TECO ACH	Inv: 012225-7634	-6,497.40	-6,497.40	0.00
Total Checks					-24,910.17	-24,910.17	0.00
Adjustments							
Total Adjustments							

Bank Account Statement

The Oaks At Shady Creek CDD

Bank Account No. 3422
Statement No. 02_25

Statement Date 02/28/2025

Outstanding Checks

01/12/2024	Payment	2236	INFRAMARK LLC	Check for Vendor V00038	-3,293.92
03/14/2024	Payment	DD143	BOCC ACH	Payment of Invoice 000625	-378.87
03/14/2024	Payment	DD144	TECO ACH	Payment of Invoice 000635	-50.19
03/14/2024	Payment	DD145	TECO ACH	Payment of Invoice 000636	-6,628.96
03/14/2024	Payment	DD146	TECO ACH	Payment of Invoice 000637	-35.02
09/05/2024	Payment	021492	INFRAMARK LLC	Check for Vendor V00038	-115.50
11/20/2024	Payment	21536	AMY BROWN	Inv: AB 111524	-200.00
11/20/2024	Payment	21538	MICHELLE J. LEBEAU-ELROD	Inv: ML 111524	-200.00
12/09/2024	Payment	100005	STEADFAST ENVIRONMENTAL, LLC	Inv: SE-25234	-290.00
11/14/2024	Payment	DD175	BOCC ACH	Payment of Invoice 000862	-295.95
11/11/2024	Payment	DD176	TECO ACH	Payment of Invoice 000865	-6,603.68
11/11/2024	Payment	DD177	TECO ACH	Payment of Invoice 000866	-128.18
11/11/2024	Payment	DD178	TECO ACH	Payment of Invoice 000867	-48.11
02/17/2025	Payment	021557	THE OAKS AT SHADY CREEK CDD STEADFAST	Payment of Invoice 000904	-1,200.51
02/25/2025	Payment	100022	ENVIRONMENTAL, LLC	Inv: SE-26182	-290.00
02/27/2025	Payment	021558	AMY BROWN	Check for Vendor V00041	-200.00
02/27/2025	Payment	021559	JOHN FRANK BENTLEY	Check for Vendor V00028	-200.00
02/27/2025	Payment	021560	MICHELLE J. LEBEAU-ELROD	Check for Vendor V00018	-200.00
02/27/2025	Payment	021561	ROBIN M. LUSH	Check for Vendor V00039	-200.00
02/27/2025	Payment	021562	VIVIAN ROTHSTEIN	Check for Vendor V00034	-200.00
Total Outstanding Checks					-20,758.89

Outstanding Deposits

12/01/2024	JE000271	Reverse Bank recon Adj	295.95
12/01/2024	JE000273	Reverse Bank recon Adj	48.11
12/01/2024	JE000275	Reverse Bank recon Adj	128.18
12/01/2024	JE000277	Reverse Bank recon Adj	6,603.68
01/01/2025	JE000283	Reverse Bank recon adj HC-	559.81
01/02/2025	JE000291	Rev JE000290 12/31/2024	290.00
03/14/2024	JE000298	Rev. JE000203 booked	6,628.96
03/14/2024	JE000298	Rev. JE000202 booked	50.19
03/14/2024	JE000298	Rev. JE000201 booked	35.02
03/04/2024	JE000299	Rev. JE000200 booked	378.87
Total Outstanding Deposits			15,018.77

5Bi

TARGET RECOVERY & TOWING INC.

3800 N. Florida Avenue Tampa, FL 33603
 11954 US Hwy 41 South Gibsonton, FL 33534
 4850 Seaberg Rd Zephyrhills, FL 33541
 PH:(813)221-6800 Email: office@targetrt.com

IN CONSIDERATION WITH FLORIDA STATUTES §713.78, AND §715.07 TARGET RECOVERY & TOWING INC., PROMISES TO PROVIDE 24 HOUR SERVICE TO

Date: _____ Name of Location: _____
 Address: _____
 Phone: _____ Email: _____ Alt Phone: _____
 Contact Name(s): _____

TO THE BEST OF ITS KNOWLEDGE, TARGET RECOVERY & TOWING INC. HAS MET AND EXCEEDED ALL THE REQUIREMENTS OF THE FOLLOWING FLORIDA STATE STATUTES § 713.78 AND §715.07 AS WELL AS ALL HILLSBOROUGH COUNTY LOCAL LAWS AND ORDINANCES.

ANY AND ALL VEHICLES WILL BE TOWED TO TARGET RECOVERY & TOWING INC'S STORAGE FACILITIES. ALL VEHICLES BEFORE BEING TOWED WILL BE DIGITALLY PHOTOGRAPHED AND AFTER BEING TOWED WILL BE LOGGED INTO THE LOCAL POLICE DEPARTMENT'S LOG SYSTEM WITHIN 30 MIN. OF ARRIVING AT OUR SECURED STORAGE FACILITY. THIS AGREEMENT SHALL BECOME EFFECTIVE UPON THE SIGNATURE OF BOTH PARTIES AND WILL BE AUTOMATICALLY RENEWED YEARLY FROM THE SAID DATE UNLESS TARGET RECOVERY & TOWING INC. IS GIVEN A 30 DAY NOTICE TO DISCONTINUE SERVICES, WITHIN SUCH TIME ALL SIGNS FROM TARGET RECOVERY & TOWING INC WILL BE REMOVED FROM THE PROPERTY WITH DUE CARE AND DILLIGENCE.

PLEASE CHECK THE APPROPRIATE REASON FOR TOW **(CHECK ALL THAT APPLIES)**.

FIRE LANE _____	LEAKING FLUID _____
GARBAGE AREA _____	FLAT OR MISSING TIRE _____
DOUBLE PARKED _____	ILLEGALLY PARKED _____
COMMERCIAL _____	JUNK! ABANDONED VEHICLE _____
EXPIRED TAG _____	BACKED IN PARKING _____
NO PARKING PERMIT _____	

PARKING IN HANDICAPPED WITHOUT DECAL _____ *ADDITIONAL COMMENTS PLEASE
 CIRCLE WHETHER TOW WILL BE INITIATED BY: **ON CALL** OR **PATROLLING**.
 DATED THIS _____ DAY OF _____, 20____, ACCEPTED AND APPROVED BY: _____
 TARGET RECOVERY & TOWING INC. AGENT _____

PATROL ENFORCEMENT AGREEMENT

Please place a C, P, T or N/A next to the service type for which vehicles may be removed from property described on page 1 of the contract.

C= Property calls in P= Towing company patrols T= Towing company tags N/A= Not applicable

1. ☐ No valid permit, no valid residents, tenant, or visitor permit.
2. ☐ Tow away zone, sign posted and or pavement drawings
3. ☐ Abandonment/ inoperable vehicles, Flat tires, vehicles on jacks, blocks, missing wheels, major parts, remain parked in same locations longer than ____ hours, expired inspection or license plates. If tagging rules apply, please state length of warning.
4. ☐ Fire lanes, vehicles parked in a designated fire lane.
5. ☐ Security office may call to have vehicle removed.
6. ☐ Management requests an abandoned vehicle removal.
7. ☐ Vehicle wrecked or obviously inoperable.
8. ☐ No tractor, trailer, or large (over 1 ton) commercial vehicles parked on property.
9. ☐ Vehicles parked on grass, off pavement or on landscaping.
10. ☐ Vehicles parked in handicap space, ramp, or unloading zone with no handicap permit.
11. ☐ Vehicle blocking or in isle or roadway.
12. ☐ No after-hours parking (vehicle parked on property after business is closed) or (same as no overnight parking).
13. ☐ Hindering access. Blocking dumpster, building entrances, loading docks or zones. Etc
14. ☐ "For Sale" vehicle. Vehicle is parked out front displaying a for-sale sign. Tow immediately.
15. ☐ Vehicle parked in a reserved/ assigned/ designated space
16. ☐ Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
17. ☐ No parking at any time. Vehicle is parked on property where its posted "NO PARKING"
18. ☐ Non-Customer. Vehicle operator is not a customer of this business located on the property
19. ☐ Vehicle is parked on the sidewalk
20. ☐ Double parked behind another vehicle
21. ☐ Vehicle parked in Manager's or Maintenance space.

Can residents/tenants call to have vehicles removed from their assigned spaces?

(Yes or No)

Furthermore, I understand that if an agent, manager or representative listed herein calls the company to have vehicle removed from the property, therefore authorizing removal the client will NOT hold TARGET RECOVERY & TOWING INC or its employees responsible for any charges that may be accumulated by said vehicle in Company's possession.

Authorized by: _____

(Signature)

(Printed name)

(Date)

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