

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

**September 19, 2025**

**AGENDA PACKAGE**

**Teams Meeting Information**

**Meeting ID: 229 969 485 717 1**

**Passcode: Y4vz3RT7**

[Click here to join the meeting](#)

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

Agenda Page 2

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

- Alba Sanchez, District Manager
- Whitney Sousa, District Counsel
- Charles Reed, P.E. District Engineer

**Regular Meeting Agenda**

Friday, September 19, 2025 – 10:00 A.M.

**Teams Meeting Information**

Meeting ID: 229 969 485 717 1

Passcode: Y4vz3RT7

[Join the meeting now](#)

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

**1. Call to Order/Roll Call**

**2. Motion to adopt the Agenda**

**3. Public Comments**

**4. Staff Report**

A. District Counsel

B. District Manager

i. Steadfast Estimate for Installation of Native Lily Plants on Ponds 1-4 .....Page 3

ii. Mainscape Proposal 3620-Replace Bladder Tank, etc.....Page 4

iii. District Engineer

**5. Business Items**

**A. General Matters of the District**

**6. Consent Agenda**

A. Consideration of Minutes of August 15, 2025 Regular Meeting .....Page 5

B. Consideration of Operation and Maintenance Expenditures for August 2025 .....Page 8

C. Approval of the Check Register as of July 31, 2025 .....Page 26

**7. Board of Supervisors' Requests and Comments**

**8. Adjournment**

The next CDD Meeting is scheduled for Friday, October 17, 2025 at 10:00 A.M.



Steadfast Alliance  
30435 Commerce Drive  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

**DATE** 7/23/2025 **DUE** 8/22/2025 **ESTIMATE #** EST-SCA2146

## BILL TO

The Oaks at Shady Creek CDD  
c/o Inframark, LLC  
2005 Pan Am Circle, Ste 300  
Tampa FL 33607

## SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Installation of 10 Native lily plants, on pond 1 at The Oaks at Shady Creek.	1.00	157.50	157.50
Installation of 10 Native lily plants, on pond 2 at The Oaks at Shady Creek.	1.00	157.50	157.50
Installation of 10 Native lily plants, on pond 3 at The Oaks at Shady Creek.	1.00	157.50	157.50
Installation of 10 Native lily plants, on pond 4 at The Oaks at Shady Creek.	1.00	157.50	157.50

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

**TOTAL** **630.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_



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

SERVICE ADDRESS	CONTACT INFORMATION	BILLING ADDRESS
10805 PURPLE MARTIN BLVD		
RIVERVIEW, FL 33579		, --
	<u>COMMUNITY</u>	
	THE OAKS AT SHADY CREEK CDD	
		Please see payment remit address below

CUSTOMER NAME	PROPOSAL: 3620	PROPOSED BY
THE OAKS AT SHADY CREEK CDD	Created: 9/4/2025	SCALES, LARRY

SERVICE CODE & DESCRIPTION	Billing: Property
IRRIGATION SERVICES (1720)	

SPECIFICS, DESCRIPTION & INSTRUCTIONS	UNIT PRICE	UOM	SIZE	QTY	TOTAL
Replace bladder tank, pressure switch and pressure gauges on the irrigation pump for boulevard.	\$1,400.00	Gallons	65.00	1.00	\$1,400.00
			SUBTOTAL		\$1,400.00
			TAX		\$0.00
			TOTAL:		\$1,400.00

**Conditions:** The above price is good for 30 days from date of proposal. Any additional trips to the site caused by the customer for reasons uncontrolled by Mainscape, Inc. will result in a \$65.00 'trip charge' per event. No warranty on transplanted material. All material is guaranteed to be as specified. Transplanted plant material is not covered under warranty. All work is to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. The purchaser is to carry fire, tornado, and other necessary insurance. Mainscape, Inc. is insured for workman's compensation, general liability, and automobile liability. Certificates of insurance are available upon request. Mainscape is not responsible during the re-staking of trees for any damage to underground piping, including but not limited to irrigation lines, sewer lines, electrical lines and any other object that cannot be seen.

**Terms:** Net due upon receipt, subject to a 2% per month late charge on past due accounts with costs incurred in collection of this contract, including reasonable attorney's fees, to be paid by the purchaser.

**Acceptance of Proposal:** The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Mainscape, Inc. is authorized to do the work as specified. Mainscape or Purchaser may cancel this contract at any time upon giving a 30-day notice or upon customer default of payment terms.

**Remit to Address:** Please remit payments to: Mainscape Inc. 13418 Britton Park Rd Fishers, IN 46038

**Plant warranty:** Trees provided and installed by Mainscape, Inc. shall be warrantied for a period of one (1) year from date of installation. Shrubs and groundcovers provided and installed by Mainscape, Inc. shall be warrantied for a period of six (6) months from installation. Sod provided and installed by Mainscape, Inc. shall be warrantied for a period of thirty (30) days from installation. Annual flowers provided and installed by Mainscape, Inc. shall be warrantied for thirty (30) days from the date of installation. Transplanted plants are not covered under this warranty. All warranties are contingent on plants receiving proper maintenance. Plants that are damaged or die due to acts of God are not covered under this warranty. Plants that are damaged or die due to diseases and insects for which there is no known cure are not covered under this warranty.

**Mainscape's terms and conditions are incorporated herein, and supersede any provisions herein that are inconsistent with those terms and conditions.** [www.mainscape.com/termsandconditions](http://www.mainscape.com/termsandconditions)

Purchaser Signature	Purchaser Name	Date

	SCALES, LARRY	
Mainscape Signature	Mainscape Name	Date

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

The regular meeting and public hearing of the Board of Supervisors of The Oaks at Shady Creek Community Development District was held on Friday, August 15, 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
Vivian Rothstein	Assistant Secretary

Also present was:

Alba Sanchez	District Manager
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*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**

**Public Hearing on the Adoption of the Fiscal  
Year 2026 Budget**

**A. Open the Public Hearing on the FY2026 Budget**

On MOTION by Ms. Rothstein, seconded by Ms. LeBeau Elrod with all in favor, the public hearing was opened. 4-0

**B. Discussion of the budget for FY2026**

A copy of the preliminary fiscal year 2026 budget included in today's agenda package and approved at the May 16, 2025 meeting was reviewed.

**C. Close the Public Hearing**

On MOTION by Mr. Bentley, seconded by Ms. Rothstein with all in favor, the public hearing was closed. 4-0

**D. Consideration of Resolution 2025-03; Adopting the Fiscal Year 2026 Budget**

On MOTION by Ms. LeBeau Elrod, seconded by Mr. Bentley with all in favor, Resolution 2025-03 adopting a budget for the fiscal year 2026 and providing an effective date was adopted. 4-0

**E. Consideration of Resolution 2025-04; Levying O&M Assessments for FY 2026**

On MOTION by Mr. Bentley, seconded by Ms. LeBeau Elrod with all in favor, Resolution 2025-04 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 was adopted. 4-0

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. General Matters of the District**

**i. Consideration of Resolution 2025-05 Adopting the Meeting Schedule for Fiscal Year 2025-2026**

On MOTION by Ms. Rothstein, seconded by Ms. LeBeau Elrod with all in favor, resolution 2025-05 adopting the meeting schedule for fiscal year 2025-2026 was adopted. 4-0

**ii. Consideration of Resolution 2025-06 Adopting Goals, Objectives and Performance Measures and Standards for Fiscal Year 2026**

On MOTION by Ms. Rothstein, seconded by Ms. LeBeau Elrod with all in favor, resolution 2025-06 adopting the goals, objectives, performance measures and standards for fiscal year 2026 was adopted. 4-0

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of Board Supervisors' Minutes of July 18, 2025 Regular Meeting**

**B. Consideration of Operation and Maintenance Expenditures for July, 2025**

**C. Acceptance of the Financials and Approval of the Check Register as of July 31, 2025**

On MOTION by Mr. Bentley, seconded by Ms. Lush with all in favor, Consent Agenda items (A-C) were approved. 4-0

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Manager**

**i. Steadfast Estimate for Installation of Native Lily Plants on Ponds 1-4**

Staff was asked to reach out to Steadfast to revise the proposal to 10 Lily pads per pond.

**ii. Mainscape Proposal #1923 to Remove Dead Sylvester Palm Tree and Grind Stump**

On MOTION by Ms. Lush, seconded by Mr. Bentley with all in favor, the Mainscape Estimate #1923 in the amount of \$1,071.41 to remove a dead Sylvester Palm Tree and grind the stump was approved. 4-0

Staff was directed to request a proposal from Mainscape for removal of 5 Palm Trees and replacing them with Crepe Myrtles, to include permits, etc. for the next meeting.

**C. District Engineer**

No report.

**SEVENTH ORDER OF BUSINESS**

There were none.

**Board of Supervisors' Requests and  
Comments**

**EIGHTH ORDER OF BUSINESS**

There being no further business,

**Adjournment**

On MOTION by Ms. LeBeau Elrod seconded by Mr. Bentley with all in favor, the meeting was adjourned at 11:15 a.m. 4-0.

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Alba Sanchez  
Secretary/Assistant Secretary

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Robin Lush  
Chairperson/ Chairperson

<b>THE OAKS AT SHADY CREEK CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	8/1/2025	155242	\$2,925.00	\$2,925.00	MANAGEMENT FEE
MAINSCAPE	8/1/2025	1319846	\$5,220.74	\$5,220.74	LANDSCAPE SERVICES
MAINSCAPE	7/31/2025	1320183	\$311.97	\$311.97	LANDSCAPE SERVICES
MAINSCAPE	8/26/2025	1320741	\$275.00	\$275.00	LANDSCAPE SERVICES
SPEAREM ENTERPRISES	8/26/2025	6251	\$175.00	\$175.00	dog stations
<b>Monthly Contract Subtotal</b>			<b>\$8,907.71</b>	<b>\$8,907.71</b>	
<b>Utilities</b>					
BOCC ACH	8/18/2025	081825-9919 ACH	\$406.02	\$406.02	BILL PRD 9/16-10/16/24
TECO ACH	7/22/2025	072225-7634 ACH	\$6,539.48	\$6,539.48	ELECTRIC
TECO ACH	7/22/2025	072225-5159 ACH	\$148.17	\$148.17	ELECTRIC
TECO ACH	7/22/2025	072225-7436 ACH	\$41.61	\$41.61	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$7,135.28</b>	<b>\$7,135.28</b>	
<b>Regular Services</b>					
INFRAMARK LLC	8/1/2025	155242	\$125.00		MANAGEMENT FEE
INFRAMARK LLC	8/1/2025	155242	\$350.00	\$475.00	MANAGEMENT FEE
JOHN FRANK BENTLEY	8/15/2025	JB-081525	\$200.00	\$200.00	BOARD 8/15/25
MICHELLE J. LEBEAU-ELROD	8/15/2025	ME-081525	\$200.00	\$200.00	BOARD 8/15/25
ROBIN M. LUSH	8/15/2025	RL-081525	\$200.00	\$200.00	BOARD 8/15/25
STEADFAST ENVIRONMENTAL, LLC	8/1/2025	SA-14064	\$290.00	\$290.00	SERVICE
VIVIAN ROTHSTEIN	8/15/2025	VR-081525	\$200.00	\$200.00	BOARD 8/15/25
<b>Regular Services Subtotal</b>			<b>\$1,565.00</b>	<b>\$1,565.00</b>	
<b>TOTAL</b>			<b>\$17,607.99</b>	<b>\$17,607.99</b>	





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#**

155242

**CUSTOMER ID**

C2315

**PO#****DATE**

8/1/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

8/1/2025

**Services provided for the Month of: August 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
<b>Subtotal</b>					<b>3,400.00</b>

<b>Subtotal</b>	\$3,400.00
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<b>Tax</b>	\$0.00
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<b>Total Due</b>	\$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.*



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

### Invoice Information

Invoice Number	<b>1319846</b>
Payment Due	8/31/2025
Invoice Date	8/1/2025
Terms	Net 30 Days
Contract ID	70903
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
AUGUST 2025 INSTALLMENT		\$5,220.74	\$0.00	\$5,220.74

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

*Please remit top portion of invoice with payment*



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

Invoice Number	<b>1319846</b>
Payment Due	8/31/2025
Invoice Date	8/1/2025
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
2025-2026 LANDSCAPE MAINTENANCE (August 2025 Installment)		\$5,220.74
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$5,220.74</b>

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

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



# INVOICE

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

## Invoice Information

Invoice Number	1320183
Payment Due	8/30/2025
Invoice Date	7/31/2025
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1775750

## 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		\$311.97	\$0.00	\$311.97

**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	1320183
Payment Due	8/30/2025
Invoice Date	7/31/2025
Terms	Net 30 Days
Complete Date	7/30/2025

## 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		\$311.97
Replaced 15 clogged nozzles		
Replaced two broken spray heads		
Replaced a broken drip POC		
Repaired 4 broken drip lines		
Repaired a broken 1/2" lateral line		
	NonTaxable Sales	\$311.97
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$311.97</b>

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

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# INVOICE

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

## Invoice Information

Invoice Number	<b>1320741</b>
Payment Due	9/25/2025
Invoice Date	8/26/2025
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1782713

## 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
LANDSCAPE INSTALLATION		\$275.00	\$0.00	\$275.00

**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	<b>1320741</b>
Payment Due	9/25/2025
Invoice Date	8/26/2025
Terms	Net 30 Days
Complete Date	8/25/2025

## 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
LANDSCAPE INSTALLATION		\$275.00
PROPOSAL: 3075		
Flush cut oak Tree		
	NonTaxable Sales	\$275.00
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$275.00</b>

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

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

**INVOICE**

**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.: 6251  
 Terms: Net 15  
 Invoice date: 08/26/2025  
 Due date: 09/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Labor</b>	once weekly dog waste station services including trash bags mut mits and disposal 7/16/25 to 8/15/25	1	\$175.00	\$175.00

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

Thank You! We Appreciate Your Business.



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	08/18/2025	09/08/2025

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	07/16/2025	43200	08/14/2025	43843	64300 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$194.19
Water Base Charge	\$82.51
Water Usage Charge	\$123.29

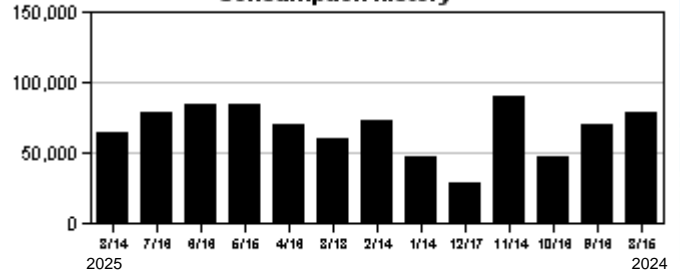
#### Summary of Account Charges

Previous Balance	\$489.95
Net Payments - Thank You	\$-489.95
Total Account Charges	<b>\$406.02</b>
<b>AMOUNT DUE</b>	<b>\$406.02</b>

#### Notice

\* DO NOT PAY \* YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

#### 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](https://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://HCFLGov.net/Water)



**THANK YOU!**



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

1,835 0

DUE DATE

09/08/2025

**Auto Pay Scheduled  
DO NOT PAY**



0070157299192 00000406025



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

Statement Date: July 22, 2025  
Agenda Page 15

Amount Due: \$6,539.48

Due Date: August 12, 2025

Account #: 211005987634

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

## Account Summary

Current Service Period: June 17, 2025 - July 16, 2025

Previous Amount Due \$6,540.51

Payment(s) Received Since Last Statement -\$6,540.51

Current Month's Charges \$6,539.48

**Amount Due by August 12, 2025 \$6,539.48**

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](https://TECOaccount.com)



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

Account #: 211005987634

Due Date: August 12, 2025



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$6,539.48

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

636569620590

Your account will be  
drafted on August 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

**Account #:** 211005987634  
**Statement Date:** July 22, 2025  
**Charges Due:** August 12, 2025

**Service Period:** Jun 17, 2025 - Jul 16, 2025

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

### What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit [TampaElectric.com/2025Bills](http://TampaElectric.com/2025Bills) to learn more.



### Electric Charges

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

Lighting Energy Charge	2843 kWh @ \$0.03412/kWh	\$97.00
Fixture & Maintenance Charge	117 Fixtures	\$2358.49
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	2843 kWh @ \$0.03363/kWh	\$95.61
Storm Protection Charge	2843 kWh @ \$0.00559/kWh	\$15.89
Clean Energy Transition Mechanism	2843 kWh @ \$0.00043/kWh	\$1.22
Storm Surcharge	2843 kWh @ \$0.01230/kWh	\$34.97
Florida Gross Receipt Tax		\$6.27
<b>Lighting Charges</b>		<b>\$6,539.48</b>

**Total Current Month's Charges**

**\$6,539.48**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

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

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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



Amount Due: **\$148.17**

Due Date: August 12, 2025

Account #: 211020235159

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

## Account Summary

Current Service Period: June 17, 2025 - July 16, 2025

Previous Amount Due \$168.57

Payment(s) Received Since Last Statement -\$168.57

Current Month's Charges **\$148.17**

**Amount Due by August 12, 2025 \$148.17**

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 **15.15% lower** than the same period last year.

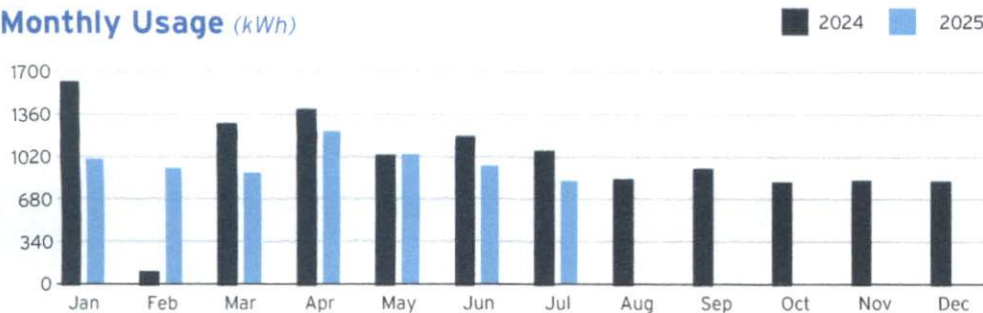


Your average daily kWh used was **6.67% lower** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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



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

Account #: 211020235159

Due Date: August 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$148.17**

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

694592971047

Your account will be  
drafted on August 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

Agenda Page 18

**Account #:** 211020235159  
**Statement Date:** July 22, 2025  
**Charges Due:** August 12, 2025

## Meter Read

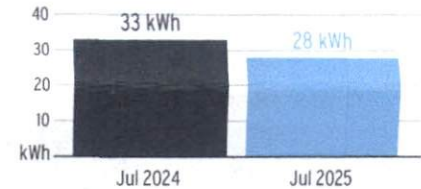
**Service Period:** Jun 17, 2025 - Jul 16, 2025

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	07/16/2025	74,832	74,003		829 kWh	1	30 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages

### What's Raising Your Power Bill?

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	<b>Electric Charges</b>		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	829 kWh @ \$0.08641/kWh	\$71.63
	Fuel Charge	829 kWh @ \$0.03391/kWh	\$28.11
	Storm Protection Charge	829 kWh @ \$0.00577/kWh	\$4.78
	Clean Energy Transition Mechanism	829 kWh @ \$0.00418/kWh	\$3.47
	Storm Surcharge	829 kWh @ \$0.02121/kWh	\$17.58
	Florida Gross Receipt Tax		\$3.70
	<b>Electric Service Cost</b>		<b>\$148.17</b>

**Total Current Month's Charges**

**\$148.17**

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  
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### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.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](https://www.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: July 22, 2025  
Agenda Page 19

Amount Due: \$41.61

Due Date: August 12, 2025  
Account #: 211005987436

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

## Account Summary

Current Service Period: June 17, 2025 - July 16, 2025

Previous Amount Due	\$44.29
Payment(s) Received Since Last Statement	-\$44.29
<b>Current Month's Charges</b>	<b>\$41.61</b>

**Amount Due by August 12, 2025 \$41.61**

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

## Your Energy Insight



Your average daily kWh used was **16.67% lower** than the same period last year.



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



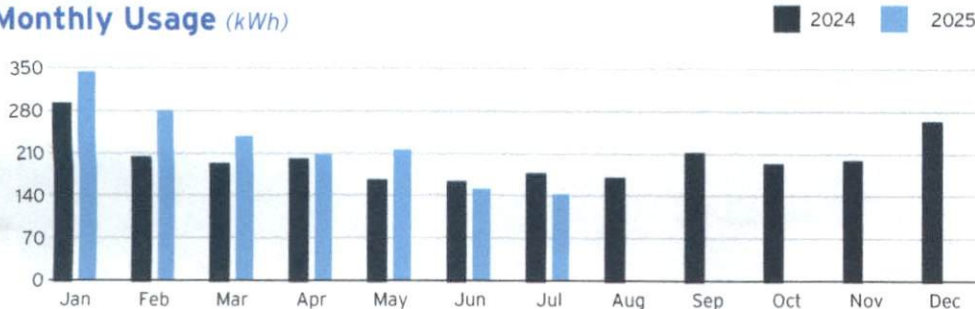
Scan here to view your account online.

**STOP POWER SURGES!**  
50% OFF install  
plus 1<sup>st</sup> month free!

Limited time offer at  
[TampaElectric.com/SurgeProtection](http://TampaElectric.com/SurgeProtection)

ZapCap SYSTEMS | **TECO**  
TAMPA ELECTRIC  
AN EMERA COMPANY

## Monthly Usage (kWh)



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

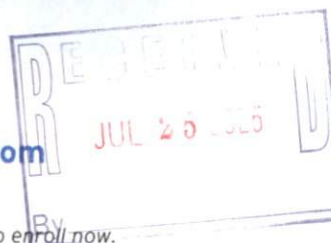


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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

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



Account #: 211005987436

Due Date: August 12, 2025

Amount Due: \$41.61

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

636569620589

Your account will be  
drafted on August 12, 2025

00006236 FTECO107222522524210 00000 02 00000000 13215 006

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

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

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



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

Agenda Page 20

**Account #:** 211005987436  
**Statement Date:** July 22, 2025  
**Charges Due:** August 12, 2025

## Meter Read

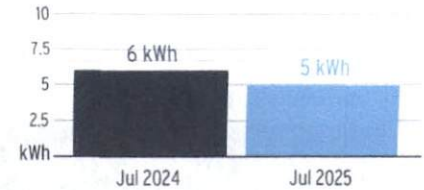
**Service Period:** Jun 17, 2025 - Jul 16, 2025

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	07/16/2025	8,267	8,124		143 kWh	1	30 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages

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<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	143 kWh @ \$0.08641/kWh	\$12.36
Fuel Charge	143 kWh @ \$0.03391/kWh	\$4.85
Storm Protection Charge	143 kWh @ \$0.00577/kWh	\$0.83
Clean Energy Transition Mechanism	143 kWh @ \$0.00418/kWh	\$0.60
Storm Surcharge	143 kWh @ \$0.02121/kWh	\$3.03
Florida Gross Receipt Tax		\$1.04
<b>Electric Service Cost</b>		<b>\$41.61</b>

**Total Current Month's Charges**

**\$41.61**

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Tampa, FL 33601-0111

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**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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7-1-1

**Power Outage:**

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**Energy-Saving Programs:**

813-275-3909

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**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

---

District Name: THE OAKS AT SHADY CREEK

Board Meeting Date: August 15 2025

	Name	In Attendance (Please 'X')	Paid
1	Robin Lush	x	Yes \$200
2	Michelle Le-Beau Elrod	<input type="checkbox"/> x	Yes \$200
3	John Bentley	<input type="checkbox"/> x	Yes \$200
4	Amy Brown		NO \$200
5	Vivian Rothstein	<input type="checkbox"/> x	Yes \$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

*Alba M. Sanchez*

District Manager Signature

8/15/25

Date

**\*\*\*PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE \*\*\***

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

District Name: THE OAKS AT SHADY CREEK

Board Meeting Date: August 15 2025

	Name	In Attendance (Please 'X')	Paid
1	Robin Lush	x	Yes \$200
2	Michelle Le-Beau Elrod	<input checked="" type="checkbox"/>	Yes \$200
3	John Bentley	<input type="checkbox"/>	Yes \$200
4	Amy Brown		NO \$200
5	Vivian Rothstein	<input checked="" type="checkbox"/>	Yes \$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

*Alba M. Sanchez*

District Manager Signature

8/15/25

Date

**\*\*\*PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE \*\*\***



**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

District Name: THE OAKS AT SHADY CREEK

Board Meeting Date: August 15 2025

	Name	In Attendance (Please 'X')	Paid
1	Robin Lush	x	Yes \$200
2	Michelle Le-Beau Elrod	<div>x</div>	Yes \$200
3	John Bentley	<div>x</div>	Yes \$200
4	Amy Brown		NO \$200
5	Vivian Rothstein	<div>x</div>	Yes \$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alba M. Sanchez  
District Manager Signature

8/15/25  
Date

\*\*\*PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE \*\*\*



# Steadfast Alliance

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

## Invoice

Date	Invoice #
8/1/2025	SA-14064

Please make all Checks payable to:  
Steadfast Alliance

### Bill To

The Oaks at Shady Creek CDD  
c/o Inframark, LLC  
2005 Pan Am Circle, Ste 300  
Tampa, FL 33607

### Ship To

SE1027  
10779 Purple Martin Blvd  
Riverview, FL 33579

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1027 The Oaks at Shady Creek CDD A...
Quantity	Description		Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		290.00		290.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

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



**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

---

District Name: THE OAKS AT SHADY CREEK

Board Meeting Date: August 15 2025

	Name	In Attendance (Please 'X')	Paid
1	Robin Lush	x	Yes \$200
2	Michelle Le-Beau Elrod	<div style="border: 1px solid black; padding: 2px; text-align: center;">x</div>	Yes \$200
3	John Bentley	<div style="border: 1px solid black; padding: 2px; text-align: center;">x</div>	Yes \$200
4	Amy Brown		NO \$200
5	Vivian Rothstein	<div style="border: 1px solid black; padding: 2px; text-align: center;">x</div>	Yes \$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

*Alba M. Sanchez*

District Manager Signature

8/15/25

Date

**\*\*\*PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE \*\*\***

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	021587	07/22/25	AMY BROWN	AB-071825	BOARD 7/18/25	Supervisor Fees	511100-51101	\$200.00
001	021588	07/22/25	JOHN FRANK BENTLEY	JB-071825	BOARD 7/18/25	Supervisor Fees	511100-51101	\$200.00
001	021589	07/22/25	MICHELLE J. LEBEAU-ELROD	ME-071825	BOARD 7/18/25	Supervisor Fees	511100-51101	\$200.00
001	021590	07/22/25	ROBIN M. LUSH	RL-071825	BOARD 7/18/25	Supervisor Fees	511100-51101	\$200.00
001	021592	07/31/25	VIVIAN ROTHSTEIN	VR-071825	BOARD 7/18/25	Supervisor Fees	511100-51101	\$200.00
001	100056	07/03/25	MAINSCAPE	1318178R	June 2025 Installment of perennials	LANDSCAPE SERVICES	546300-53600	\$41.49
001	100057	07/03/25	JOHNSON ENGINEERING, INC.	5946	June 2025 Engineer services	engineer	531147-53908	\$255.00
001	100058	07/09/25	STEADFAST ENVIRONMENTAL, LLC	SA-13352	July 2025 pond spraying	SERVICE	531085-53600	\$290.00
001	100059	07/09/25	SPEAREM ENTERPRISES	6227	June 2025 Doggie Cleaning stations	doggie station	546036-53908	\$175.00
001	100060	07/15/25	MAINSCAPE	1318987	July 2025 Landscape contract	LANDSCAPE SERVICES	546300-53600	\$5,220.74
001	100061	07/23/25	INFRAMARK LLC	152951	July 2025 Management Contract	MANAGEMENT FEE	531150-51301	\$2,925.00
001	100061	07/23/25	INFRAMARK LLC	152951	July 2025 Management Contract	MANAGEMENT FEE	549936-51301	\$125.00
001	100061	07/23/25	INFRAMARK LLC	152951	July 2025 Management Contract	MANAGEMENT FEE	531142-51301	\$350.00
001	100062	07/28/25	SPEAREM ENTERPRISES	6244	June 2025 dog stations	dog stations	546036-53908	\$175.00
001	100063	07/30/25	TIMES PUBLISHING COM	4488-072025	public hearing notification July 2025	LEGAL ADVERTISING	548002-51301	\$1,058.00
001	300024	07/08/25	BOCC ACH	061825-9919 ACH	June 2025 water sewage	BILL PRD 9/16-10/16/24	543018-53600	\$522.82
001	300025	07/11/25	TECO ACH	062025-7436 ACH	May 16 June 16 2025 TECO	ELECTRIC	543041-53100	\$44.29
001	300026	07/11/25	TECO ACH	062025-7634 ACH	May 2025 TECO	ELECTRIC	543041-53100	\$6,540.51
001	300027	07/11/25	TECO ACH	062025-5159 ACH	May 16-June 16 2025 TECO	ELECTRIC	543041-53100	\$168.57
001	300028	07/21/25	BOCC ACH	071825-9919 ACH	July 2025 BOCC	BILL PRD 9/16-10/16/24	543018-53600	\$489.95
<b>Fund Total</b>								<b>\$19,381.37</b>

**SERIES 2015 DEBT SERVICE FUND - 203**

203	021586	07/15/25	THE OAKS AT SHADY CREEK CDD	06182025 01	FY25 TAX DIST ID 06.18.2025	SERIES 2015 FY 25 TAX DIST id 06.18.2025	103200	\$2,849.07
<b>Fund Total</b>								<b>\$2,849.07</b>

<b>Total Checks Paid</b>	<b>\$22,230.44</b>
--------------------------	--------------------