

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

October 17, 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

- | | |
|---|--|
| <ul style="list-style-type: none">☐ Robin Lush, Chairperson☐ Michelle LeBeau-Elrod, Vice Chairperson☐ John Bentley, Assistant Secretary☐ Amy Brown, Assistant Secretary☐ Vivian Rothstein, Assistant Secretary | <ul style="list-style-type: none">☐ Alba Sanchez, District Manager☐ Whitney Sousa, District Counsel☐ Charles Reed, P.E. District Engineer |
|---|--|

Regular Meeting Agenda

Friday, October 17, 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. Consideration of Proposal from Egis Insurance & Risk Advisors.....Page 3
 - ii. Mainscape Proposal 3842-Install 5h/p Phase Irrigation Pump.....Page 14
 - iii. Consideration of Resolution 2026-01- General Fund Budget Amendment.....Page 15
 - iv. District Engineer
- 5. Business Items**
 - A. General Matters of the District**
- 6. Consent Agenda**
 - A. Consideration of Minutes of September 19, 2025 Regular MeetingPage 19
 - B. Consideration of Operation and Maintenance Expenditures for September 2025..Page 21
 - C. Approval of the Check Register as of September 30, 2025Page 44
- 7. Board of Supervisors' Requests and Comments**
- 8. Adjournment**

The next CDD Meeting is scheduled for Friday, November 21, 2025 at 10:00 A.M.



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

The Oaks at Shady Creek Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

The Oaks at Shady Creek Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125706

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$559,035
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$6,270

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

The Oaks at Shady Creek Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125706

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$6,270
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,812
Public Officials and Employment Practices Liability	\$2,812
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$11,894

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

The Oaks at Shady Creek Community Development District

 (Name of Local Governmental Entity)

By: Mark A. Vega
 Signature

Mark A. Vega
 Print Name

Witness By: Kelly Barr
 Signature

Kelly Barr
 Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
 Administrator



PROPERTY VALUATION AUTHORIZATION

The Oaks at Shady Creek Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$559,035	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

Signature: Mark A. Vega Date: 9/19/2025

Name: Mark A. Vega

Title: District Manager

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

Policy No.: 100125706
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	
1	Lift Station		2016	10/01/2025	\$338,660		\$338,660
	13956 US Hwy 301 S Riverview FL 33579		Pump / lift station	10/01/2026			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	Street Lights		2016	10/01/2025	\$112,750		\$112,750
	13956 US Hwy 301 S Riverview FL 33579		Electrical equipment	10/01/2026			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Entry Monument		2016	10/01/2025	\$56,375		\$56,375
	13956 US Hwy 301 S Riverview FL 33579		Non combustible	10/01/2026			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Perimeter Fencing		2016	10/01/2025	\$51,250		\$51,250
	13956 US Hwy 301 S Riverview FL 33579		Non combustible	10/01/2026			
Total:			Building Value	Contents Value		Insured Value	
			\$559,035	\$0		\$559,035	

Sign: Mark A. VegaPrint Name: Mark A. VegaDate: 9/19/2025



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

<u>SERVICE ADDRESS</u>		<u>CONTACT INFORMATION</u>	<u>BILLING ADDRESS</u>			
10805 PURPLE MARTIN BLVD						
RIVERVIEW, FL 33579			, --			
		<u>COMMUNITY</u>				
		THE OAKS AT SHADY CREEK CDD				
			Please see payment remit address below			
<u>CUSTOMER NAME</u>		<u>PROPOSAL: 3842</u>	<u>PROPOSED BY</u>			
THE OAKS AT SHADY CREEK CDD		Created: 10/1/2025	SCALES, LARRY			
<u>SERVICE CODE & DESCRIPTION</u>			<u>Billing: Property</u>			
IRRIGATION SERVICES (1720)						
SPECIFICS, DESCRIPTION & INSTRUCTIONS		UNIT PRICE	UOM	SIZE	QTY	TOTAL
Install new 5hp/single phase irrigation pump with deluxe control box and galvanized drop pipe. If after removal, this would represent the worst-case scenario, and the pump is determined to be in need of replacement.		\$10,235.00	OTHER	5.00	1.00	\$10,235.00
				SUBTOTAL		\$10,235.00
				TAX		\$0.00
				TOTAL:		\$10,235.00

BUDGET AMENDMENT RESOLUTION 2026-01

A BUDGET AMENDMENT AMENDING THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR FISCAL YEAR 2025

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of The Oaks At Shady Creek Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2025, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 17th day of October, 2025 and be reflected in the monthly and Fiscal Year End 9/30/2025 Financial Statements and Audit Report of the District.

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

By: _____
Robin Lush, Chair

Attest:

By: _____
Alba Sanchez, Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ 1	\$ 1
Interest - Tax Collector	-	-	-	1,068	1,068
Special Assmnts- Tax Collector	289,110	-	289,110	289,912	802
TOTAL REVENUES	289,110	-	289,110	290,981	1,871
<u>EXPENDITURES</u>					
<u>Administration</u>					
Supervisor Fees	12,000	-	12,000	10,600	1,400
Trustees Fees	5,000	2,100	7,100	7,083	17
Disclosure Report	4,200	-	4,200	3,500	700
District Counsel	4,000	3,000	7,000	4,976	2,024
District Engineer	5,000	-	5,000	2,465	2,535
District Management	35,100	-	35,100	32,175	2,925
Auditing Services	4,500	2,600	7,100	7,100	-
Website ADA Compliance	1,800	-	1,800	1,100	700
Postage, Phone, Faxes, Copies	600	-	600	342	258
Insurance - General Liability	2,727	-	2,727	2,673	54
Public Officials Insurance	2,727	-	2,727	2,673	54
Legal Advertising	2,000	700	2,700	2,607	93
Bank Fees	250	500	750	531	219
Website Admin Services	1,500	-	1,500	1,500	-
Misc Admin	800	-	800	600	200
Dues, Licenses & Fees	200	-	200	190	10
Total Administration	82,404	8,900	91,304	80,115	11,189
<u>Electric Utility Services</u>					
Electric Utility Services	81,000	1,100	82,100	81,174	926
Total Electric Utility Services	81,000	1,100	82,100	81,174	926
<u>Water-Sewer Comb Services</u>					
Utility - Water	3,000	2,000	5,000	4,588	412
Irrigation Maintenance	-	-	-	155	(155)
Total Water-Sewer Comb Services	3,000	2,000	5,000	4,743	257
<u>Other Physical Environment</u>					
Waterway Management Program	5,280	-	5,280	3,480	1,800
Property & Casualty Insurance	6,210	-	6,210	6,078	132
Landscaping - R&M	7,000	-	7,000	2,600	4,400
Landscaping - Plant Replacement Program	7,000	-	7,000	-	7,000

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Landscape Maintenance - Contract	62,151	8,000	70,151	70,068	83
Irrigation Maintenance	4,000	-	4,000	842	3,158
Holiday Decorations	6,000	-	6,000	6,000	-
Dog Waste Station Service & Supplies	2,100	-	2,100	1,025	1,075
Capital Reserve	22,965	-	22,965	1,560	21,405
Total Other Physical Environment	122,706	8,000	130,706	91,653	39,053
TOTAL EXPENDITURES	289,110	20,000	309,110	257,685	51,425
Excess (deficiency) of revenues Over (under) expenditures	-	(20,000)	(20,000)	33,296	53,296
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	-	20,000	20,000	-	(20,000)
TOTAL FINANCING SOURCES (USES)	-	20,000	20,000	-	(20,000)
Net change in fund balance	-	-	-	33,296	33,296
FUND BALANCE, BEGINNING (OCT 1, 2024)	322,543	-	322,543	322,543	-
FUND BALANCE, ENDING	\$ 322,543	\$ -	\$ 322,543	\$ 355,839	\$ 33,296

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

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 of the Board of Supervisors of The Oaks at Shady Creek Community Development District was held on Friday, September 19, 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
Amy Brown	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

Motion to Adopt the Agenda

On MOTION by Ms. LeBeau-Elrod, seconded by Ms. Lush with all in favor, the agenda was approved. 5-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There was no report.

B. District Manager

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

On MOTION by Ms. Rush, seconded by Ms. Brown with all in favor, the Steadfast Estimate for installation of Native Lilly Plants on ponds 1-4 beginning with the pond on Tropical King Bird Way beginning with 10 Lilly plants was accepted. 5-0

ii. Ratification of Mainscape Proposal 3620-Replace Bladder Tank, etc.

On MOTION by Ms. Rush, seconded by Ms. Rothstein with all in favor, approval of the Mainscape proposal 3620 to replace the bladder tank, etc. was ratified. 5-0

iii. District Engineer

There was no report.

FIFTH ORDER OF BUSINESS

Business Items

A. General Matters of the District

None.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Board Supervisors' Minutes of August 15, 2025 Regular Meeting

B. Consideration of Operation and Maintenance Expenditures for August, 2025

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

On MOTION by Ms. Lush, seconded by Mr. Bentley with all in favor, Consent Agenda items (A-C) were approved. 5-0

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There were none.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Brown seconded by Mr. Bentley with all in favor, the meeting was adjourned at 11:45 a.m. 5-0.

Alba Sanchez
Secretary/Assistant Secretary

Robin Lush
Chairperson/ Chairperson

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	9/5/2025	158099	\$2,925.00		MANAGEMENT FEE
INFRAMARK LLC	9/5/2025	158099	\$350.00	\$3,275.00	MANAGEMENT FEE
JOHNSON ENGINEERING, INC.	8/28/2025	6598	\$255.00	\$255.00	engineer
MAINSCAPE	8/31/2025	1321486	\$154.75	\$154.75	LANDSCAPE SERVICES
MAINSCAPE	8/29/2025	1320914	\$2,135.55	\$2,135.55	LANDSCAPE SERVICES
MAINSCAPE	9/1/2025	1321100	\$5,220.74	\$5,220.74	LANDSCAPE SERVICES
SPEAREM ENTERPRISES	9/12/2025	6264	\$175.00	\$175.00	dog waste
STRALEY ROBIN VERICKER	8/27/2025	27046	\$122.00	\$122.00	PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$11,338.04	\$11,338.04	
Utilities					
STEADFAST ENVIRONMENTAL, LLC	9/1/2025	SA-14919	\$290.00	\$290.00	SERVICE
TECO ACH	8/20/2025	082025-7436 ACH	\$40.64	\$40.64	ELECTRIC
TECO ACH	8/20/2025	082025-7634 ACH	\$6,538.45	\$6,538.45	ELECTRIC
TECO ACH	8/20/2025	082025-5159 ACH	\$113.21	\$113.21	ELECTRIC
Utilities Subtotal			\$6,982.30	\$6,982.30	
Regular Services					
AMY BROWN	9/19/2025	AB-091925	\$200.00	\$200.00	BOARD 9/19/25
INFRAMARK LLC	9/5/2025	158099	\$125.00	\$125.00	MANAGEMENT FEE
INFRAMARK LLC	9/22/2025	159289	\$13.50	\$13.50	MANAGEMENT FEE APRIL 2024
JOHN FRANK BENTLEY	9/19/2025	JB-091925	\$200.00	\$200.00	BOARD 9/19/25
MICHELLE J. LEBEAU-ELROD	9/19/2025	ME-091925	\$200.00	\$200.00	BOARD 9/19/25
ROBIN M. LUSH	9/19/2025	RL-091925	\$200.00	\$200.00	BOARD 9/19/25
VIVIAN ROTHSTEIN	9/19/2025	VR-091925	\$200.00	\$200.00	BOARD 9/19/25

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services Subtotal			\$1,138.50	\$1,138.50	
Additional Services					
EGIS INSURANCE	9/19/2025	29683	\$11,894.00	\$11,894.00	INSURANCE 10/1/25-10/1/26
Additional Services Subtotal			\$11,894.00	\$11,894.00	
TOTAL			\$31,352.84	\$31,352.84	



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#

158099

CUSTOMER ID

C2315

PO#**DATE**

9/5/2025

NET TERMS

Due On Receipt

DUE DATE

9/5/2025

Services provided for the Month of: September 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
Tax	\$0.00
Total Due	\$3,400.00

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

Johnson Engineering, LLC
2122 Johnson Street; Fort Myers, FL 33901
Payment by EFT: M&T Bank, Buffalo, NY
ABA/Routing #022000046, Account #259000073
Swift Code: MANTUS33 ph: (301) 417-0200

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

Invoice Date: August 28, 2025
Project No: 20203281-000
Invoice No: 6598

Additional Information:

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

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

Professional Services from July 12, 2025 to August 15, 2025

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

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Reed, Charles	8/13/2025	1.50	170.00	255.00	
The Oaks at Shady Creek / SWFWMD Operations and Maintenance compliance coordination					
Totals		1.50		255.00	
Total Labor					255.00
			Total this Task		\$255.00
			Total this Invoice		\$255.00

Billings to Date

	Current	Prior	Total
Labor	255.00	2,847.50	3,102.50
Totals	255.00	2,847.50	3,102.50



INVOICE

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

Invoice Information

Invoice Number	1321486
Payment Due	9/30/2025
Invoice Date	8/31/2025
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1775751

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		\$154.75	\$0.00	\$154.75

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	1321486
Payment Due	9/30/2025
Invoice Date	8/31/2025
Terms	Net 30 Days
Complete Date	8/30/2025

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		\$154.75
Zone # 14 replaced one leaking spray head.		
Zone # 24 replaced one leaking spray head and three clogged nozzles.		
Zone # 28 replaced two clogged nozzles.		
	NonTaxable Sales	\$154.75
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$154.75

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

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

Invoice Information

Invoice Number	1320914
Payment Due	9/28/2025
Invoice Date	8/29/2025
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1782712

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		\$2,135.55	\$0.00	\$2,135.55

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	1320914
Payment Due	9/28/2025
Invoice Date	8/29/2025
Terms	Net 30 Days
Complete Date	8/26/2025

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		\$2,135.55
PROPOSAL: 1952 Pruning of Sylvester Palms		
	NonTaxable Sales	\$2,135.55
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$2,135.55

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:

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

Invoice Information	
Invoice Number	1321100
Payment Due	10/1/2025
Invoice Date	9/1/2025
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
SEPTEMBER 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	1321100
Payment Due	10/1/2025
Invoice Date	9/1/2025
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 (September 2025 Installment)		\$5,220.74
	Tax Amount	\$0.00
	Invoice Amount Due	\$5,220.74

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

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

INVOICE

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.: 6264
 Terms: Net 15
 Invoice date: 09/12/2025
 Due date: 09/27/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	once weekly dog waste station services including trash bags mut mits and disposal 8/16/25 to 9/15/25	1	\$175.00	\$175.00

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

Thank You! We Appreciate Your Business.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 27, 2025

Client: 001450

Matter: 000001

Invoice #: 27046

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/11/2025	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING DISTRICT COUNSEL COVERAGE.	0.2	\$61.00
7/17/2025	CAW	REVIEW AGENDA FOR JULY 18TH BOARD MEETING.	0.2	\$61.00
Total Professional Services			0.4	\$122.00
Total Services			\$122.00	
Total Disbursements			\$0.00	
Total Current Charges				\$122.00
Previous Balance				\$462.00
Less Payments				(\$462.00)
PAY THIS AMOUNT				\$122.00

Please Include Invoice Number on all Correspondence



Steadfast Alliance

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

Invoice

Date	Invoice #
9/1/2025	SA-14919

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SE1027
10779 Purple Martin Blvd
Riverview, FL 33579

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

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

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

Amount Due: \$40.64

Due Date: September 10, 2025

Account #: 211005987436

DO NOT PAY. Your account will be drafted on September 10, 2025

Account Summary

Current Service Period: July 17, 2025 - August 14, 2025

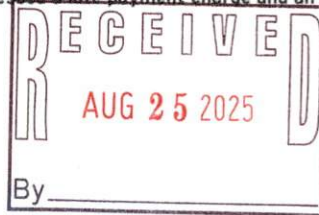
Previous Amount Due \$41.61

Payment(s) Received Since Last Statement -\$41.61

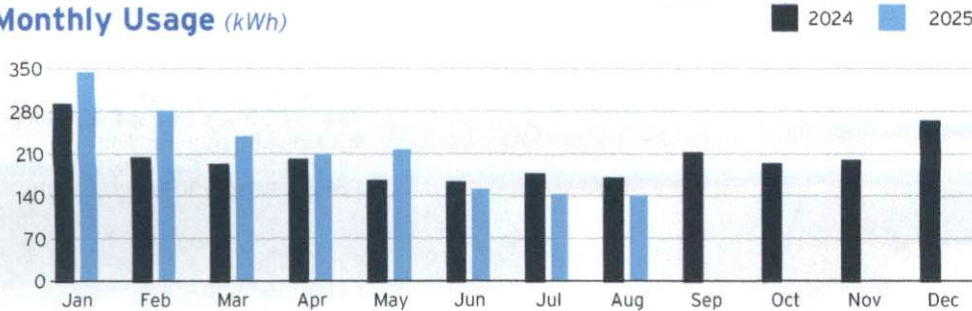
Current Month's Charges \$40.64

Amount Due by September 10, 2025 \$40.64

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



Monthly Usage (kWh)



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

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.

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 211005987436

Due Date: September 10, 2025

Amount Due: \$40.64

Payment Amount: \$ _____

671137340689

Your account will be drafted on September 10, 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: August 20, 2025
Charges Due: September 10, 2025

Meter Read

Service Period: Jul 17, 2025 - Aug 14, 2025 Rate Schedule: General Service - Non Demand

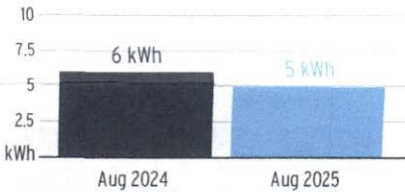
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497017	08/14/2025	8,408	8,267	141 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	141 kWh @ \$0.08641/kWh	\$12.18
Fuel Charge	141 kWh @ \$0.03391/kWh	\$4.78
Storm Protection Charge	141 kWh @ \$0.00577/kWh	\$0.81
Clean Energy Transition Mechanism	141 kWh @ \$0.00418/kWh	\$0.59
Storm Surcharge	141 kWh @ \$0.02121/kWh	\$2.99
Florida Gross Receipt Tax		\$1.02
Electric Service Cost		\$40.64

Total Current Month's Charges \$40.64

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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

Contact Us

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

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



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

Statement Date: August 20, 2025
Agenda Page 33

Amount Due: \$6,538.45

Due Date: September 10, 2025

Account #: 211005987634

DO NOT PAY. Your account will be drafted on September 10, 2025

Account Summary

Current Service Period: July 17, 2025 - August 14, 2025

Previous Amount Due \$6,539.48

Payment(s) Received Since Last Statement -\$6,539.48

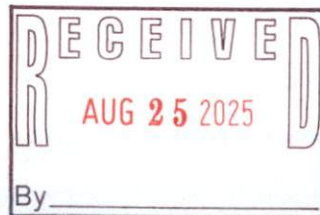
Current Month's Charges \$6,538.45

Amount Due by September 10, 2025 \$6,538.45

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



Scan here to view
your account online.



**Let's be honest.
You don't
need me
anymore.**



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

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: September 10, 2025

Amount Due: \$6,538.45

Payment Amount: \$ _____

671137340690

Your account will be
drafted on September 10, 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: August 20, 2025
Charges Due: September 10, 2025

Service Period: Jul 17, 2025 - Aug 14, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	2803 kWh @ \$0.03412/kWh		\$95.64
Fixture & Maintenance Charge	117 Fixtures		\$2360.97
Lighting Pole / Wire	117 Poles		\$3930.03
Lighting Fuel Charge	2803 kWh @ \$0.03363/kWh		\$94.26
Storm Protection Charge	2803 kWh @ \$0.00559/kWh		\$15.67
Clean Energy Transition Mechanism	2803 kWh @ \$0.00043/kWh		\$1.21
Storm Surcharge	2803 kWh @ \$0.01230/kWh		\$34.48
Florida Gross Receipt Tax			\$6.19
Lighting Charges			\$6,538.45

Total Current Month's Charges **\$6,538.45**

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.

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



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

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: \$113.21

Due Date: September 10, 2025

Account #: 211020235159

DO NOT PAY. Your account will be drafted on September 10, 2025

Account Summary

Current Service Period: July 17, 2025 - August 14, 2025

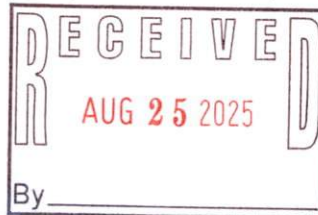
Previous Amount Due \$148.17

Payment(s) Received Since Last Statement -\$148.17

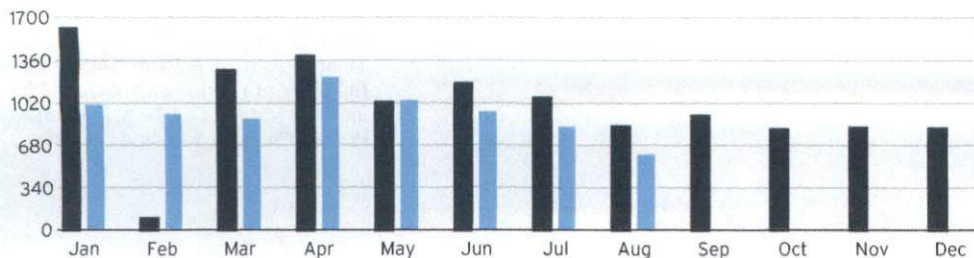
Current Month's Charges \$113.21

Amount Due by September 10, 2025 \$113.21

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



Monthly Usage (kWh)



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

Your Energy Insight



Your average daily kWh used was **27.59% lower** than the same period last year.



Your average daily kWh used was **25% lower** than it was in your previous period.



Scan here to view your account online.

Let's be honest.
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 211020235159

Due Date: September 10, 2025

Amount Due: \$113.21

Payment Amount: \$ _____

687186665867

Your account will be drafted on September 10, 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.

00005989 FTECO108212500030710 00000 02 00000000 12696 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: August 20, 2025
Charges Due: September 10, 2025

Meter Read

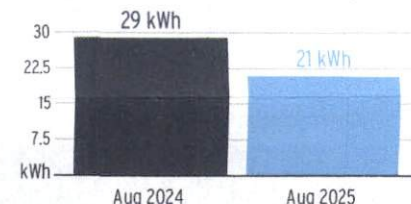
Service Period: Jul 17, 2025 - Aug 14, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497018	08/14/2025	75,440	74,832	608 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	608 kWh @ \$0.08641/kWh	\$52.54
Fuel Charge	608 kWh @ \$0.03391/kWh	\$20.62
Storm Protection Charge	608 kWh @ \$0.00577/kWh	\$3.51
Clean Energy Transition Mechanism	608 kWh @ \$0.00418/kWh	\$2.54
Storm Surcharge	608 kWh @ \$0.02121/kWh	\$12.90
Florida Gross Receipt Tax		\$2.83
Electric Service Cost		\$113.21

Total Current Month's Charges

\$113.21

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

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

MEETING DATE: 9.19.25

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



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#

159289

CUSTOMER ID

C2315

PO#**DATE**

9/22/2025

NET TERMS

Due On Receipt

DUE DATE

9/22/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	90	Ea	0.15		13.50
Subtotal					13.50

Subtotal	\$13.50
Tax	\$0.00
Total Due	\$13.50

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.

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Amy Brown	Present	Salary Accepted	\$200.00
Vivian Rothstein	PRESENT	Salary Accepted	\$200.00



Customer	The Oaks at Shady Creek Community Development District
Acct #	761
Date	09/19/2025
Customer Service	Christina Wood
Page	1 of 1

The Oaks at Shady Creek Community Development District
c/o Meritus
2005 Pan Am Circle, Ste 300
Tampa 33607

Payment Information	
Invoice Summary	\$ 11,894.00
Payment Amount	
Payment for:	Invoice#29683
100125706	

Thank You

Please detach and return with payment



Customer: The Oaks at Shady Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
29683	10/01/2025	Renew policy	Policy #100125706 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2025	11,894.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 11,894.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/19/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	021597	09/22/25	AMY BROWN	AB-091925	BOARD 9/19/25	Supervisor Fees	511100-51101	\$200.00
001	021598	09/22/25	JOHN FRANK BENTLEY	JB-091925	BOARD 9/19/25	Supervisor Fees	511100-51101	\$200.00
001	021599	09/22/25	MICHELLE J. LEBEAU-ELROD	ME-091925	BOARD 9/19/25	Supervisor Fees	511100-51101	\$200.00
001	021600	09/22/25	ROBIN M. LUSH	RL-091925	BOARD 9/19/25	Supervisor Fees	511100-51101	\$200.00
001	021601	09/22/25	VIVIAN ROTHSTEIN	VR-091925	BOARD 9/19/25	Supervisor Fees	511100-51101	\$200.00
001	021602	09/23/25	EGIS INSURANCE	29683	Prepaid Insurance	Prepaid Insurance	155100-51301	\$11,894.00
001	100070	09/09/25	MAINSCAPE	1320741	Landscape Maint August 2025	Landscape Maintenance - Contract	546300-53600	\$275.00
001	100070	09/09/25	MAINSCAPE	1321486	irrigation repairs August 2025	Irrigation Maintenance	546930-53600	\$154.75
001	100070	09/09/25	MAINSCAPE	1320914	August Landscape Maint 2025	Landscape Maintenance - Contract	546300-53908	\$2,135.55
001	100070	09/09/25	MAINSCAPE	1321100	Sept 2025 landscape contract	Landscape Maintenance - Contract	546300-53908	\$5,220.74
001	100071	09/09/25	JOHNSON ENGINEERING, INC.	6598	engineering services August 2025	District Engineer	531147-51301	\$255.00
001	100072	09/09/25	SPEAREM ENTERPRISES	6251	Dog station August 2025	Landscaping - R&M	546036-53908	\$175.00
001	100073	09/09/25	STRALEY ROBIN VERICKER	27046	legal services August 2025	District Counsel	531146-51401	\$122.00
001	100074	09/09/25	INFRAMARK LLC	158099	Management FEE Sept 2025	District Management	531150-51301	\$2,925.00
001	100074	09/09/25	INFRAMARK LLC	158099	Management FEE Sept 2025	Website Admin Services	549936-51301	\$125.00
001	100074	09/09/25	INFRAMARK LLC	158099	Management FEE Sept 2025	Disclosure Report	531142-51301	\$350.00
001	100075	09/09/25	STEADFAST ENVIRONMENTAL, LLC	SA-14919	routine aquatic maint Sept 2025	Waterway Management Program	531085-53908	\$290.00
001	100076	09/17/25	SPEAREM ENTERPRISES	6264	Dog station waste removal	Landscaping - R&M	546036-53908	\$175.00
001	100077	09/30/25	INFRAMARK LLC	159289	copies For business Sept 2025	Postage, Phone, Faxes, Copies	541024-51301	\$13.50
001	300033	09/09/25	TECO ACH	082025-7436 ACH	TECO August 2025	Electric Utility Services	543041-53100	\$40.64
001	300034	09/09/25	TECO ACH	082025-7634 ACH	TECO Sept 2025	Electric Utility Services	543041-53100	\$6,538.45
001	300035	09/09/25	TECO ACH	082025-5159 ACH	TECO Sept 2025	Electric Utility Services	543041-53100	\$113.21
Fund Total								\$31,802.84

Total Checks Paid	\$31,802.84
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