THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

MEETING AGENDA

Friday, November 21, 2025, at 10:00 a.m.

Meeting to be held at:
Purple Martin Clubhouse
10779 Purple Martin Boulevard,
Riverview, FL 33358

INFRAMARK
DISTRICT SERVICES

2005 Pan Am Circle
Suite 300
Tampa, FL 33607
(813) 632-8048

The Oaks at Shady Creek Community Development District
Board of Supervisors

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

□ Alba Sanchez, District Manager
□ Whitney Sousa, District Counsel
□ Charles Reed, P.E. District Engineer
□ Nancy Hix, District Accountant
□ Crystal Yem, District Admin

Regular Meeting Agenda
Friday, November 21, 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. Accountant Report
   B. District Counsel
   C. District Manager
   D. District Engineer
5. **Business Items**
   A. General Matters of the District
   B. Discussion of TECO Front Monument Issue
   C. Discussion of GRAU Yearly Audit Contract
6. **Business Administration**
   A. Consideration of Minutes of October 17, 2025 Regular Meeting ……………...Page 3
   B. Consideration of Operation and Maintenance Expenditures for October 2025.. Page 5
   C. Approval of the Check Register as of October 2025 ……………………….… Page 33
7. **Board of Supervisors' Requests and Comments**
8. **Adjournment**

The next CDD Meeting is scheduled for Friday, December 19, 2025, at 10:00 A.M.

District Office:
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
813-632-8048
http://theoaksatshadycreekcdd.org/

Meeting Location:
Purple Martin Clubhouse
10779 Purple Martin Blvd.
Riverview, FL 33358

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, October 17, 2025, at 10:05 a.m. at the Purple Martin Clubhouse located at 10779 Purple Martin Boulevard, Riverview, FL 33578.

Present and constituting a quorum were:

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

Also present was:

Alba Sanchez	District Manager

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. Rothstein, seconded by Ms. Brown, 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. Consideration of Proposal from EGIS Insurance and Risk Advisors

No updates.

ii. Mainscape Proposal 3842- Install 5h/p Phase Irrigation Pump

> On MOTION by Ms. Brown, seconded by Ms. LeBeau-Elrod, with all in favor, the Mainscape Proposal #3842 to replace an irrigation pump for $10,235 was ratified.

iii. Consideration of Resolution 2026-01, General Fund Budget Amendment

> On MOTION by Ms. Rothstein, seconded by Mr. Bentley, with all in favor, the Board adopted Resolution 2026-01, General Fund Budget Amendment. 5-0

C. 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 September 19, 2025 Regular Meeting

B. Consideration of Operation and Maintenance Expenditures for September 2025

C. Approval of the Check Register as of September 30, 2025

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

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

Ms. LeBeau-Elrod had a few supervisor requests. She informed the Staff to contact the illumination company about the proposal for holiday lights this year and to contact the electrician because the GFI at the front entrance continues to trip.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business,

> On MOTION by Mr. Bentley, seconded by Ms. Brown, with all in favor, the meeting was adjourned at 10:30 a.m. 5-0.

____________________	____________________
Alba Sanchez	Robin Lush
Secretary/Assistant Secretary	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	10/8/2025	160652	$3,012.75	$3,012.75	MANAGEMENT FEE
MAINSCAPE	9/25/2025	1321950	$1,071.42	$1,071.42	LANDSCAPE SERVICES
Monthly Contract Subtotal			**$4,084.17**	**$4,084.17**	
Utilities					
BOCC ACH	9/19/2025	091925-9919-ACH	$418.93	$418.93	BILL PRD 9/16-10/16/24
BOCC ACH	10/20/2025	102025-9919 ACH	$412.47	$412.47	BILL PRD 9/16-10/16/24
INFRAMARK LLC	10/24/2025	161882	$22.38	$22.38	MANAGEMENT FEE APRIL 2024
TECO ACH	9/19/2025	091925-5159-ACH	$85.62	$85.62	ELECTRIC
TECO ACH	9/22/2025	092225-7436-ACH	$45.54	$45.54	ELECTRIC
Utilities Subtotal			**$984.94**	**$984.94**	
Regular Services					
FLORIDA COMMERCE	10/1/2025	93289	$175.00	$175.00	SPECIAL DISTRICT
INFRAMARK LLC	10/8/2025	160652	$125.00		MANAGEMENT FEE
INFRAMARK LLC	10/8/2025	160652	$350.00	$475.00	MANAGEMENT FEE
JOHN FRANK BENTLEY	10/17/2025	JB-101725	$200.00	$200.00	BOARD 10/17/25
JOHNSON ENGINEERING, INC.	9/26/2025	6934	$595.00	$595.00	engineer
MAINSCAPE	9/30/2025	1322543	$189.25	$189.25	LANDSCAPE SERVICES
MAINSCAPE	10/1/2025	1322299	$5,220.74	$5,220.74	LANDSCAPE SERVICES
MAINSCAPE	10/29/2025	1323166	$10,235.00	$10,235.00	LANDSCAPE SERVICES
MAINSCAPE	10/29/2025	1323167	$1,998.08	$1,998.08	LANDSCAPE SERVICES
MICHELLE J. LEBEAU-ELROD	10/17/2025	ME-101725	$200.00	$200.00	BOARD 10/17/25
STEADFAST ENVIRONMENTAL, LLC	10/1/2025	SA-15958	$290.00	$290.00	SERVICE
STRALEY ROBIN VERICKER	10/22/2025	27387	$157.00	$157.00	PROFESSIONAL SERVICES

THE OAKS AT SHADY CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO ACH	9/19/2025	091925-7634-ACH	$6,538.08	$6,538.08	ELECTRIC
TIMES PUBLISHING COM	9/28/2025	56705-092825	$541.00	$541.00	LEGAL ADVERTISING
VIVIAN ROTHSTEIN	10/17/2025	VR-101725	$200.00	$200.00	BOARD 10/17/25
Regular Services Subtotal			**$27,014.15**	**$27,014.15**	
TOTAL			**$32,083.26**	**$32,083.26**	

INVOICE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
160652	10/8/2025
CUSTOMER ID	**NET TERMS**
C2315	Due On Receipt
PO#	**DUE DATE**
	10/8/2025

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

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	3,012.75		3,012.75
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					**3,487.75**

Subtotal	$3,487.75
Tax	$0.00
Total Due	$3,487.75

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

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	**1321950**
Payment Due	10/25/2025
Invoice Date	9/25/2025
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1787757

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		$1,071.42	$0.00	$1,071.42

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	**1321950**
Payment Due	10/25/2025
Invoice Date	9/25/2025
Terms	Net 30 Days
Complete Date	9/19/2025

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		$1,071.42
PROPOSAL: 1923 Remove dead Sylvester Palm tree and grind stump.		

NonTaxable Sales	$1,071.42
Taxable Sales	$0.00
Tax Amount	$0.00
Invoice Amount Due	$1,071.42

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

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	09/19/2025	10/10/2025

Service Address: 14099 TROPICAL KINGBIRD WAY

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	08/14/2025	43843	09/15/2025	44508	66500 GAL	ESTIMATED	WATER

Service Address Charges

Customer Service Charge	$6.03
Purchase Water Pass-Thru	$200.83
Water Base Charge	$82.51
Water Usage Charge	$129.56

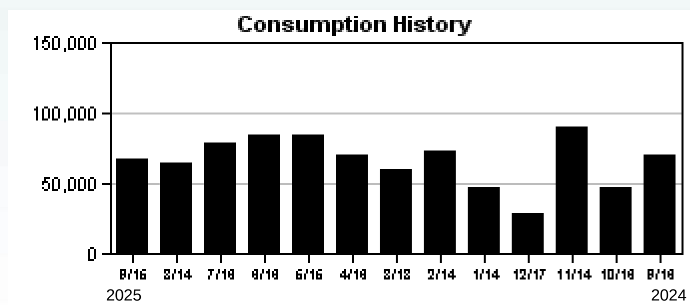
Summary of Account Charges

Previous Balance	$406.02
Net Payments - Thank You	$-406.02
Total Account Charges	**$418.93**
AMOUNT DUE	**$418.93**

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.**

An estimated read was used to calculate your bill



Make checks payable to: **BOCC**

ACCOUNT NUMBER: **7015729919**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

THANK YOU!

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

1,633 0

DUE DATE	10/10/2025
Auto Pay Scheduled DO NOT PAY	

0070157299192 00000418939

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	10/20/2025	11/10/2025

Service Address: 14099 TROPICAL KINGBIRD WAY

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	09/15/2025	44508	10/16/2025	45162	65400 GAL	ACTUAL	WATER

Service Address Charges

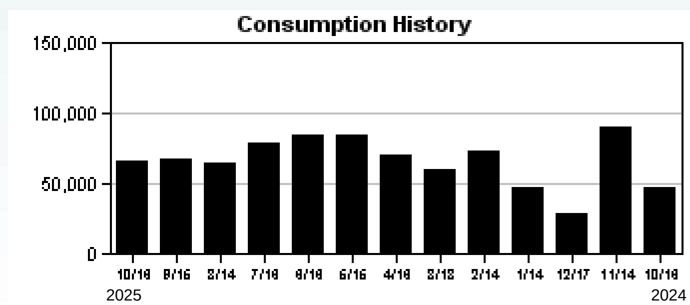
Customer Service Charge	$6.03
Purchase Water Pass-Thru	$197.51
Water Base Charge	$82.51
Water Usage Charge	$126.42

Summary of Account Charges

Previous Balance	$418.93
Net Payments - Thank You	$-418.93
Total Account Charges	**$412.47**
AMOUNT DUE	**$412.47**

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.**



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **7015729919**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

THANK YOU!

DUE DATE	11/10/2025
Auto Pay Scheduled DO NOT PAY	

1,791 0

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

0070157299192 00000412478

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
161882	10/24/2025
CUSTOMER ID	**NET TERMS**
C2315	Due On Receipt
PO#	**DUE DATE**
	10/24/2025

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

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Sandra Demarco- 7-25-25 DNH*GODADDY#: Domain Renewals $22.19	1	Ea	22.38		22.38
Subtotal					**22.38**

Subtotal	$22.38
Tax	$0.00
Total Due	$22.38

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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TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: September 19, 2025

Amount Due: $85.62

Due Date: October 10, 2025
Account #: 211020235159

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

Account Summary

Current Service Period: August 15, 2025 - September 15, 2025

Previous Amount Due	$113.21
Payment(s) Received Since Last Statement	-$96.88
Miscellaneous Credits	-$16.33
Current Month's Charges	**$85.62**
Amount Due by October 10, 2025	**$85.62**

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

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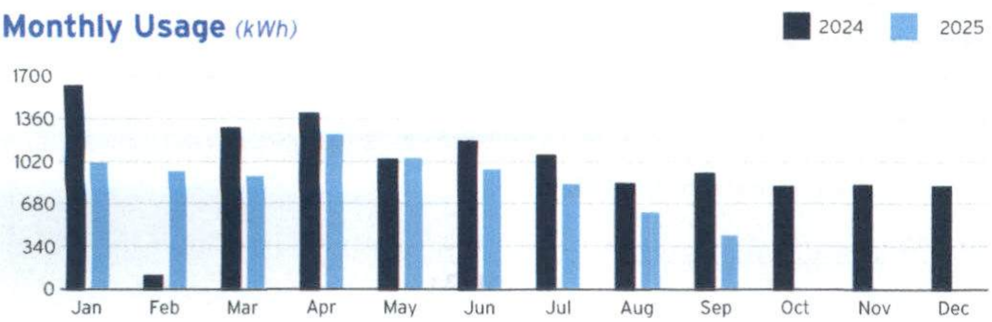
Your Energy Insight

Your average daily kWh used was 53.57% lower than the same period last year.

Your average daily kWh used was 38.1% lower than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211020235159
Due Date: October 10, 2025

Amount Due: $85.62

Payment Amount: $ ________

693358442641

Your account will be drafted on October 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.

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211020235159
Statement Date: September 19, 2025
Charges Due: October 10, 2025

00006056-0013551-Page 6 of 8

Meter Read

Service Period: Aug 15, 2025 - Sep 15, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	09/15/2025	75,858		75,440		418 kWh	1	32 Days

Charge Details

Electric Charges

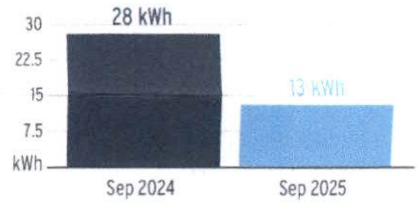
Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*418 kWh @ $0.08641/kWh*	$36.12
Fuel Charge	*418 kWh @ $0.03391/kWh*	$14.17
Storm Protection Charge	*418 kWh @ $0.00577/kWh*	$2.41
Clean Energy Transition Mechanism	*418 kWh @ $0.00418/kWh*	$1.75
Storm Surcharge	*418 kWh @ $0.02121/kWh*	$8.87
Florida Gross Receipt Tax		$2.14
Electric Service Cost		**$85.62**

Total Current Month's Charges $85.62

Miscellaneous Credits

Deposit Refund During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	-$16.00
Interest for Cash Security *Deposit - Electric*	-$0.33
Total Current Month's Credits	**-$16.33**

Avg kWh Used Per Day



Important Messages

Deposit Credit Applied. During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

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.

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

Phone
Toll Free:
866-689-6469

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

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: September 22, 2025

Amount Due:	**$45.54**
Due Date: October 13, 2025	
Account #: 211005987436	

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

Account Summary

Current Service Period: August 15, 2025 - September 15, 2025

Previous Amount Due	$40.64
Payment(s) Received Since Last Statement	-$40.64
Current Month's Charges	**$45.54**
Amount Due by October 13, 2025	**$45.54**

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

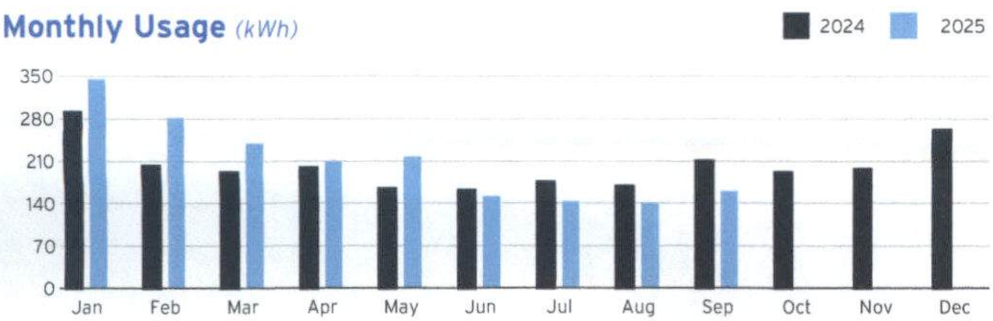
Your Energy Insight

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.

Monthly Usage *(kWh)*



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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

RECEIVED
SEP 25 2025

Account #: 211005987436
Due Date: October 13, 2025

Amount Due:	**$45.54**
Payment Amount: $________	

600000800907

Your account will be drafted on October 13, 2025

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

00000334 FTECO109222523083710 00000 02 00000000 7177 002
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.

TECO TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211005987436
Statement Date: September 22, 2025
Charges Due: October 13, 2025

Meter Read

Service Period: Aug 15, 2025 - Sep 15, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	09/15/2025	8,568 (Estimated)		8,408		160 kWh	1	32 Days

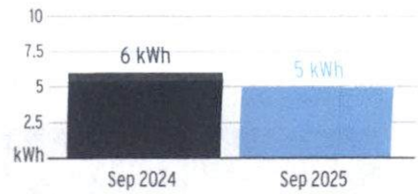
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*160 kWh @ $0.08641/kWh*	$13.83
Fuel Charge	*160 kWh @ $0.03391/kWh*	$5.43
Storm Protection Charge	*160 kWh @ $0.00577/kWh*	$0.92
Clean Energy Transition Mechanism	*160 kWh @ $0.00418/kWh*	$0.67
Storm Surcharge	*160 kWh @ $0.02121/kWh*	$3.39
Florida Gross Receipt Tax		$1.14
Electric Service Cost		**$45.54**

Total Current Month's Charges **$45.54**

Avg kWh Used Per Day



Important Messages

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Check mailed Seperately

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93289
Annual Fee: $175.00	1st Late Fee: $0.00	2nd Late Fee: $0.00	Received: $0.00	Total Due, Postmarked by 12/02/2025: $175.00

RECEIVED
OCT 06 2025
By________

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

FLORIDA COMMERCE

Oaks at Shady Creek Community Development District
Mr. Brian K. Lamb
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

2. Telephone:	813-873-7300 Ext:
3. Fax:	813-873-7070
4. Email:	brian.lamb@inframark.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	theoaksatshadycreekcdd.org
8. County(ies):	Hillsborough
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	07/09/2015
11. Creation Document on File:	07/09/2015
12. Date Established:	12/10/2014
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Hillsborough County
15. Creation Document(s):	County Ordinance 14-38
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: __________________ Date 10/7/25

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects $3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying $3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:____ Denied: ____ Reason:________________________

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: THE OAKS AT SHADY CREEK

Board Meeting Date: October 17 2025

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

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

Approved for payment:

Alba M. Sanchez
District Manager Signature

10.17.25
Date

PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE *

Invoice

Johnson Engineering, LLC
PO Box 69142; Baltimore, MD 21264-9142
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:	September 26, 2025
Project No:	20203281-000
Invoice No:	6934

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 August 16, 2025 to September 12, 2025

Task 1.0 Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Reed, Charles	9/12/2025	3.50	170.00	595.00	
The Oaks at Shady Creek / Creekside Park Phase 1 SWFWMD Stormwater Inspection - Field Review					
Totals		3.50		595.00	
Total Labor					**595.00**

Total this Task **$595.00**

Total this Invoice **$595.00**

Billings to Date

	Current	Prior	Total
Labor	595.00	3,102.50	3,697.50
Totals	**595.00**	**3,102.50**	**3,697.50**

Mail payments to:

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

INVOICE

Invoice Information	
Invoice Number	**1322543**
Payment Due	10/30/2025
Invoice Date	9/30/2025
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1775752

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		$189.25	$0.00	$189.25

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

Please remit top portion of invoice with payment

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

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

Invoice Number	**1322543**
Payment Due	10/30/2025
Invoice Date	9/30/2025
Terms	Net 30 Days
Complete Date	9/29/2025

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		$189.25

Troubleshooting irrigation pump. Water continues flowing out of the back flow.
Further Troubleshooting will be required. The pressure switch may be bad.

Back controller
Zone # 3 replaced one clogged nozzle.

Front controller
Manually watered turf areas due to the irrigation pump tank is currently bad.
The tank is on schedule for replacement.

NonTaxable Sales	$189.25
Taxable Sales	$0.00
Tax Amount	$0.00
Invoice Amount Due	$189.25

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

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Mail payments to:

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

INVOICE

Invoice Information

Invoice Number	**1322299**
Payment Due	10/31/2025
Invoice Date	10/1/2025
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
OCTOBER 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	**1322299**
Payment Due	10/31/2025
Invoice Date	10/1/2025
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 (October 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

Mail payments to:

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

INVOICE

Invoice Information

Invoice Number	**1323166**
Payment Due	11/28/2025
Invoice Date	10/29/2025
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1795685

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		$10,235.00	$0.00	$10,235.00

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	**1323166**
Payment Due	11/28/2025
Invoice Date	10/29/2025
Terms	Net 30 Days
Complete Date	10/28/2025

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		$10,235.00
PROPOSAL: 3842 Install new 5hp/single phase irrigation pump on west side of clubhouse with deluxe control box and galvanized drop pipe.		

NonTaxable Sales	$10,235.00
Taxable Sales	$0.00
Tax Amount	$0.00
Invoice Amount Due	$10,235.00

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:

INVOICE

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

Invoice Information

Invoice Number	**1323167**
Payment Due	11/28/2025
Invoice Date	10/29/2025
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1782714

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		$1,998.08	$0.00	$1,998.08

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

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

MAINSCAPE®

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

Invoice Number	**1323167**
Payment Due	11/28/2025
Invoice Date	10/29/2025
Terms	Net 30 Days
Complete Date	10/23/2025

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		$1,998.08
PROPOSAL: 3072 Front entrance enhancement Arboricola Crepe Myrtle - multi trunk (Purple) Dwarf Ixora - Red Pine Bark Mulch Copper leaf Plant		

NonTaxable Sales	$1,998.08
Taxable Sales	$0.00
Tax Amount	$0.00
Invoice Amount Due	$1,998.08

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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: THE OAKS AT SHADY CREEK

Board Meeting Date: October 17 2025

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

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

Approved for payment:

Alba M. Sanchez
District Manager Signature

10.17.25
Date

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

Invoice

Date	Invoice #
10/1/2025	SA-15958

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

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

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

October 22, 2025
Client: 001450
Matter: 000001
Invoice #: 27387

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/8/2025	MS	REVIEW STATUS OF 2026 GENERAL ELECTION QUALIFIED ELECTORS.	0.2	$35.00
9/16/2025	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	$122.00
		Total Professional Services	0.6	$157.00

Total Services	$157.00	
Total Disbursements	$0.00	
Total Current Charges		$157.00
PAY THIS AMOUNT		**$157.00**

Please Include Invoice Number on all Correspondence

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: September 19, 2025

Amount Due:	**$6,538.08**
Due Date:	October 10, 2025
Account #:	211005987634

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

Account Summary

Current Service Period: August 15, 2025 - September 15, 2025

Previous Amount Due	$6,538.45
Payment(s) Received Since Last Statement	-$6,538.45
Current Month's Charges	**$6,538.08**
Amount Due by October 10, 2025	**$6,538.08**

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211005987634
Due Date: October 10, 2025

Amount Due:	**$6,538.08**
Payment Amount:	$ ________

641507903378

Your account will be drafted on October 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.

RECEIVED
SEP 24 2025
By ________

00006056 FTECO109202500101110 00000 02 00000000 13028 004
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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211005987634
Statement Date: September 19, 2025
Charges Due: October 10, 2025

Service Period: Aug 15, 2025 - Sep 15, 2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*2791 kWh @ $0.03412/kWh*	$95.23
Fixture & Maintenance Charge	*117 Fixtures*	$2361.67
Lighting Pole / Wire	*117 Poles*	$3930.03
Lighting Fuel Charge	*2791 kWh @ $0.03363/kWh*	$93.86
Storm Protection Charge	*2791 kWh @ $0.00559/kWh*	$15.60
Clean Energy Transition Mechanism	*2791 kWh @ $0.00043/kWh*	$1.20
Storm Surcharge	*2791 kWh @ $0.01230/kWh*	$34.33
Florida Gross Receipt Tax		$6.16
Lighting Charges		**$6,538.08**

Total Current Month's Charges **$6,538.08**

Important Messages

00006056-0013549-Page 2 of 8

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.

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

Phone
Toll Free:
866-689-6469

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

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.

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
9/28/25-9/28/25	THE OAKS AT SHADY CREEK CDD	
Billing Date	**Sales Rep**	**Customer Account**
9/28/2025	Deirdre Bonett	TB44291
Total Amount Due	**Invoice Number**	
$541.00	56705-092825	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
9/28/25	9/28/25	56705	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Meetings Schedule	2	1.00x51.00 L	$539.00
					Affidavit Fee			$2.00

PLEASE DETAC AND RETURN LOWER PORTION WIT YOUR REMITTANCE

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
9/28/25-9/28/25	THE OAKS AT SHADY CREEK CDD	
Billing Date	**Sales Rep**	**Customer Account**
9/28/2025	Deirdre Bonett	TB44291
Total Amount Due	**Invoice Number**	
$541.00	56705-092825	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

THE OAKS AT SHADY CREEK CDD
2005 Pan Am Cir Ste 300 # Attn
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

56705

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Meetings Schedule was published in said newspaper by print in the issues of 09/28/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant ______________

Sworn to and subscribed before me this **09/28/2025**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced ________________

Notary Public State of Florida
Jean M Mitotes
My Commission HH 577686
Expires 7/31/2028

Notice of Fiscal Year 2026 Meetings
The Oaks at Shady Creek Community Development District

The Board of Supervisors of The Oaks at Shady Creek Community Development District will hold the meetings for Fiscal Year 2026 at 10779 Purple Martin Boulevard Riverview, Florida 33578 on the third Friday of every month at 10:30 a.m. as follows:

October 17, 2025
November 21, 2025
December 19, 2025
January 16, 2026
February 20, 2026
March 20, 2026
April 17, 2026
May 15, 2026 (proposed 2027 budget)
June 19, 2026
July 17, 2026 (adopt 2027budget)
August 21, 2026
September 18, 2026

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

Alba Sanchez, Manager
September 28, 2025 56705

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: THE OAKS AT SHADY CREEK

Board Meeting Date: October 17 2025

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

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

Approved for payment:

Alba M. Sanchez
District Manager Signature

10.17.25
Date

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

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	021603	10/21/25	V00028	JOHN FRANK BENTLEY	JB-101725	BOARD 10/17/25	Supervisor Fees	511100-51101	$200.00
001	021604	10/21/25	V00018	MICHELLE J. LEBEAU-ELROD	ME-101725	BOARD 10/17/25	Supervisor Fees	511100-51101	$200.00
001	021605	10/21/25	V00034	VIVIAN ROTHSTEIN	VR-101725	BOARD 10/17/25	Supervisor Fees	511100-51101	$200.00
001	021606	10/21/25	V00005	FLORIDA COMMERCE	93289	YEARLY FLORIDA SPECIAL DISTRICT ACCOUNTABILITY PROGRAM	SPECIAL DISTRICT	554020-51301	$175.00
001	100078	10/07/25	V00016	JOHNSON ENGINEERING, INC.	6934	oaks at shady creek engingeering	engineer	531147-53908	$595.00
001	100079	10/07/25	V00043	MAINSCAPE	1321950	landscape maint contract Sept 2025	LANDSCAPE SERVICES	546300-53600	$1,071.42
001	100079	10/07/25	V00043	MAINSCAPE	1322543	irrigation repairs	LANDSCAPE SERVICES	546930-53600	$189.25
001	100080	10/07/25	V00012	STEADFAST ENVIRONMENTAL, LLC	SA-15958	aquatic maintenance October 2025	SERVICE	531085-53600	$290.00
001	100081	10/17/25	V00043	MAINSCAPE	1322299	October 2025 landscape contract	LANDSCAPE SERVICES	546300-53908	$5,220.74
001	100082	10/17/25	V00038	INFRAMARK LLC	160652	Management contract October 2025	MANAGEMENT FEE	531150-51301	$3,012.75
001	100082	10/17/25	V00038	INFRAMARK LLC	160652	Management contract October 2025	MANAGEMENT FEE	549936-51301	$125.00
001	100082	10/17/25	V00038	INFRAMARK LLC	160652	Management contract October 2025	MANAGEMENT FEE	531142-51301	$350.00
001	100083	10/17/25	V00020	TIMES PUBLISHING COM	56705-092825	LEGAL AD	LEGAL ADVERTISING	548002-51301	$541.00
001	100084	10/30/25	V00022	STRALEY ROBIN VERICKER	27387	Legal review Sept 2025	PROFESSIONAL SERVICES	531146-51301	$157.00
001	300036	10/09/25	V00045	BOCC ACH	091925-9919-ACH	water Sept Oct 2025	BILL PRD 9/16-10/16/24	543018-53600	$418.93
001	300037	10/09/25	V00046	TECO ACH	091925-7634-ACH	TECO October 10 2025	ELECTRIC	543041-53100	$6,538.08
001	300038	10/09/25	V00046	TECO ACH	091925-5159-ACH	TECO October 10 2025	ELECTRIC	543041-53100	$85.62
001	300039	10/10/25	V00046	TECO ACH	092225-7436-ACH	TECO Oct 13 2025	ELECTRIC	543041-53100	$45.54
001	300040	10/22/25	V00045	BOCC ACH	102025-9919 ACH	Water usage October 20-Nov 10	BILL PRD 9/16-10/16/24	543018-53600	$412.47
								Fund Total	**$19,827.80**
								Total Checks Paid	**$19,827.80**