

The Oaks at Shady Creek Community Development District

January 16, 2026
Final Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 296 057 796 239 95 **Passcode:** nP2Vc2Hd

Call In Number: 646-838-1601 **Conference ID:** 552 044 873#

[Join the meeting now](#)

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

The Oaks at Shady Creek Community Development District Board of Supervisors

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

- 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, January 16, 2026 – 10:00 A.M.

Teams Meeting Information

Meeting ID: 296 057 796 239 95 Passcode: nP2Vc2Hd
Call In Number: 646-838-1601 Conference ID: 552 044 873#
[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
- 6. Business Administration**
 - A. Consideration of Minutes of December 19, 2025 Regular MeetingPage 3
 - B. Consideration of Operation and Maintenance Expenditures for December 2025..Page 5
 - C. Approval of the Check Register as of December 2025 Page 35
- 7. Board of Supervisors' Requests and Comments**
- 8. Adjournment**

The next CDD Meeting is scheduled for Friday, February 20, 2026, at 10:00 A.M.

District Office:
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
813-632-8048

<http://theoaksatshadcreekcdd.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, December 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
Amy Brown Assistant Secretary

Also present was:

Alba Sanchez District Manager
Nancy Hix District Accountant

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

Motion to Adopt the Agenda

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

THIRD ORDER OF BUSINESS

Public Comments

There were no audience comments.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Accountant Report

Ms. Hix provided a high-level overview of their financial picture.

B. District Counsel

There were no updates.

C. District Manager

There were no updates.

D. District Engineer

There were no updates.

36 **FIFTH ORDER OF BUSINESS****Business Items**37 **A. General Matters of the District**

38 There were no updates.

39

40 **SIXTH ORDER OF BUSINESS****Consent Agenda**41 **A. Consideration of Board Supervisors' Minutes of November 21, 2025, Regular Meeting**42 **B. Consideration of Operation and Maintenance Expenditures for November 2025**43 **C. Approval of the Check Register as of November 2025**

44

45 On MOTION by Ms. Brown, seconded by Ms. LeBeau-Elrod, with all
46 in favor, the Board approved the November 21, 2025, Regular Meeting
47 Minutes and the November 2025 O&M and Check Register.

48

49 **SEVENTH ORDER OF BUSINESS****Board of Supervisors' Requests and
Comments**51 **Ms. Brown** — Inframark is to review and discuss the finalized landscaping at the front entrance. The
52 area continues to appear sparse, and the Board is requesting the installation of additional seven-gallon
53 plants to fill in the gaps.

54

55 **Mr. Bentley** — Concerns were raised regarding the Pocket Park. The area was mulched around the
56 edges and subsequently mowed, resulting in grass clippings being deposited into the mulched areas and
57 the mulch largely displaced. Additionally, a cut drip irrigation line was observed and requires repair.

58

59 **Ms. Lush** — Please have the holiday lighting vendor contact Folio, as the HOA is interested in utilizing
60 this vendor next year for the clubhouse.

61

62 **EIGHTH ORDER OF BUSINESS****Adjournment**

63

64 On MOTION by Mr. Bentley, seconded by Ms. Brown, with all in favor, the meeting
65 was adjourned at 10:25 a.m.

66

67

68 Alba Sanchez

Robin Lush

69 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	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	12/22/2025	166713	\$700.00			MANAGEMENT FEE APRIL 2024
STRALEY ROBIN VERICKER	12/23/2025	27705	\$61.00			PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$761.00			
Utilities						
TECO ACH	11/19/2025	111925-7436 ACH	\$49.85			ELECTRIC
TECO ACH	11/20/2025	112025-5159 ACH	\$198.98			ELECTRIC
TECO ACH	11/19/2025	111925-7634 ACH	\$6,533.24		\$6,782.07	ELECTRIC
Utilities Subtotal			\$6,782.07			
Regular Services						
AMY BROWN	12/19/2025	AB-121925	\$200.00			BOARD 12/19/25
JOHN FRANK BENTLEY	12/19/2025	JB-121925	\$200.00			BOARD 12/19/25
MAINSCAPE	12/1/2025	1324657	\$5,220.74			LANDSCAPE SERVICES
MAINSCAPE	11/30/2025	1325108	\$98.75			LANDSCAPE SERVICES
MAINSCAPE	11/30/2025	1325107	\$1,400.00		\$6,719.49	LANDSCAPE SERVICES
MICHELLE J. LEBEAU-ELROD	12/19/2025	ME-121925	\$200.00			BOARD 12/19/25
ROBIN M. LUSH	12/19/2025	RL-121925	\$200.00			BOARD 12/19/25
SPEAREM ENTERPRISES	12/23/2025	6291	\$175.00			dog station
STEADFAST ENVIRONMENTAL, LLC	12/1/2025	SA-17757	\$290.00			SERVICE
Regular Services Subtotal			\$7,984.49			
Additional Services						
THE OAKS AT SHADY CREEK CDD	11/7/2025	11072025 1107	\$3,301.46			SERIES 2015 FY 26 DS 11.07.25
THE OAKS AT SHADY CREEK CDD	11/14/2025	11142025 1114	\$17,639.96			SERIES 2015 FY 26 DS 11.14.25
THE OAKS AT SHADY CREEK CDD	11/21/2025	11212025 1121	\$9,407.97			SERIES 2015 FY 26 DS 11.21.25
THE OAKS AT SHADY CREEK CDD	12/4/2025	12042025-1121	\$17,639.96			SERIES 2015 11.14.25
THE OAKS AT SHADY CREEK CDD	12/4/2025	12042025-1121	\$9,407.97	\$27,047.93		SERIES 2015 DS 11.21.25
THE OAKS AT SHADY CREEK CDD	12/5/2025	12052025-1121	\$349,271.15			SERIES 2015 FY26 TAX DIST ID 11.21.25

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
THE OAKS AT SHADY CREEK CDD	12/29/2025	12292025-1218	\$21,827.01		\$428,495.48	SERIES 2015 FY26 TAX DIST ID 12.18.2025
Additional Services Subtotal			\$428,495.48			
TOTAL			\$444,023.04			



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#
166713

DATE
12/22/2025

CUSTOMER ID
C2315

NET TERMS
Due On Receipt

PO#

DUE DATE
12/22/2025

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: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services- November & December 2025	2	Ea	350.00		700.00
Subtotal					700.00

Subtotal	\$700.00
Tax	\$0.00
Total Due	\$700.00

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.



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

Statement Date: November 19, 2025

Amount Due: \$49.85

Due Date: December 10, 2025

Account #: 211005987436

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

Account Summary

Current Service Period: October 15, 2025 - November 13, 2025

Previous Amount Due \$48.41

Payment(s) Received Since Last Statement -\$48.41

Current Month's Charges \$49.85

Amount Due by December 10, 2025 \$49.85

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

00005980-0013288-Page 5 of 8

Your Energy Insight



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



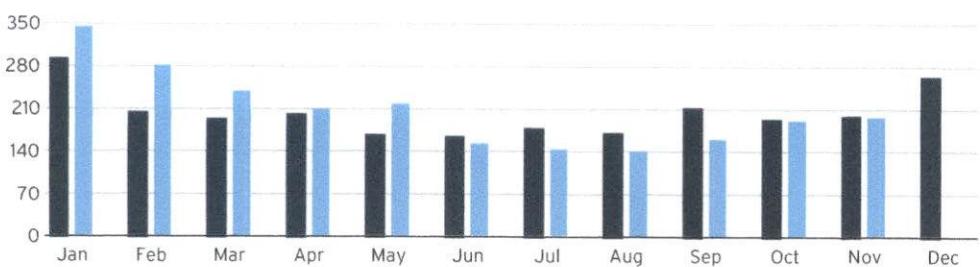
Your average daily kWh used was 0% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)

2024 2025



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



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

Account #: 211005987436

Due Date: December 10, 2025

Amount Due: \$49.85

Payment Amount: \$ _____

650149888734

Your account will be drafted on December 10, 2025

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

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: November 19, 2025
Charges Due: December 10, 2025

Meter Read

Service Period: Oct 15, 2025 - Nov 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	11/13/2025	8,955 (Estimated)	8,759		196 kWh	1	30 Days

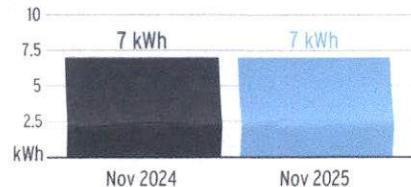
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	196 kWh @ \$0.08641/kWh	\$16.94
Fuel Charge	196 kWh @ \$0.03391/kWh	\$6.65
Storm Protection Charge	196 kWh @ \$0.00577/kWh	\$1.13
Clean Energy Transition Mechanism	196 kWh @ \$0.00418/kWh	\$0.82
Storm Surcharge	196 kWh @ \$0.02121/kWh	\$4.16
Florida Gross Receipt Tax		\$1.25
Electric Service Cost		\$49.85

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges

\$49.85

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.

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



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

Statement Date: November 20, 2025

Amount Due: **\$198.98**

Due Date: December 11, 2025

Account #: 211020235159

DO NOT PAY. Your account will be drafted on December 11, 2025

Account Summary

Current Service Period: October 15, 2025 - November 13, 2025

Previous Amount Due \$26.51

Payment(s) Received Since Last Statement -\$26.51

Current Month's Charges **\$198.98**

Amount Due by December 11, 2025 **\$198.98**

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

Your Energy Insight

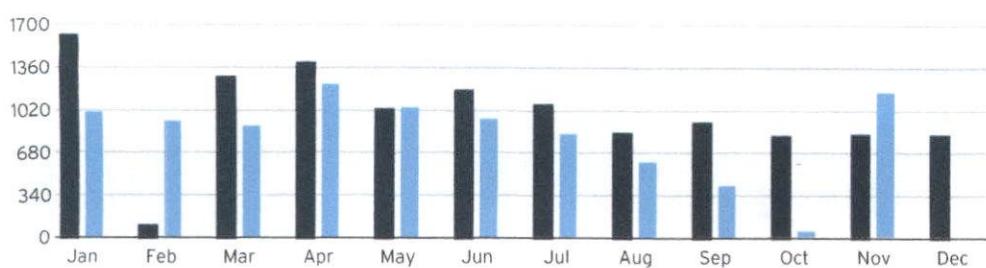
Your average daily kWh used was **39.29% higher** than the same period last year.

Your average daily kWh used was **1850% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

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

Account #: 211020235159

Due Date: December 11, 2025

Amount Due: **\$198.98**

Payment Amount: \$ _____

600000822136

Your account will be

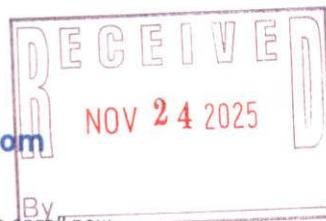
drafted on December 11, 2025



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.



00000112 FTECO111202523564910 00000 02 00000000 6948 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.



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

Account #: 211020235159
Statement Date: November 20, 2025
Charges Due: December 11, 2025

Meter Read

Service Period: Oct 15, 2025 - Nov 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	11/13/2025	77,064	-	75,908	=	1,156 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,156 kWh @ \$0.08641/kWh	\$99.89
Fuel Charge	1,156 kWh @ \$0.03391/kWh	\$39.20
Storm Protection Charge	1,156 kWh @ \$0.00577/kWh	\$6.67
Clean Energy Transition Mechanism	1,156 kWh @ \$0.00418/kWh	\$4.83
Storm Surcharge	1,156 kWh @ \$0.02121/kWh	\$24.52
Florida Gross Receipt Tax		\$4.97
Electric Service Cost		\$198.98

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges **\$198.98**

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

Hearing Impaired/TTY:

7-1-1

Phone:

Commercial Customer Care:

Power Outage:

866-832-6249

877-588-1010

Residential Customer Care:

Energy-Saving Programs:

813-223-0800 (Hillsborough)

813-223-0800 (Polk County)

863-299-0800 (All Other Counties)

888-223-0800 (All Other Counties)



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

Statement Date: November 19, 2025

Amount Due: **\$6,533.24**

Due Date: December 10, 2025

Account #: 211005987634

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

Account Summary

Current Service Period: October 15, 2025 - November 13, 2025

Previous Amount Due \$6,536.92

Payment(s) Received Since Last Statement -\$6,536.92

Current Month's Charges **\$6,533.24**

Amount Due by December 10, 2025 **\$6,533.24**

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



Scan here to view
your account online.



**SAVE TIME AND GET
BUSINESS DONE FASTER**

Create an online account to manage
your service, pay bills, enroll in programs,
customize notifications and more.

Get details at TampaElectric.com/YourWay.

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: December 10, 2025

Amount Due: **\$6,533.24**

Payment Amount: \$ _____

650149888735

Your account will be
drafted on December 10, 2025

00005980 FTECO11192523125110 00000 02 00000000 12949 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.





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

Account #: 211005987634
Statement Date: November 19, 2025
Charges Due: December 10, 2025

Service Period: Oct 15, 2025 - Nov 13, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	2611 kWh @ \$0.03412/kWh	\$89.09
Fixture & Maintenance Charge	117 Fixtures	\$2372.71
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	2611 kWh @ \$0.03363/kWh	\$87.81
Storm Protection Charge	2611 kWh @ \$0.00559/kWh	\$14.60
Clean Energy Transition Mechanism	2611 kWh @ \$0.00043/kWh	\$1.12
Storm Surcharge	2611 kWh @ \$0.01230/kWh	\$32.12
Florida Gross Receipt Tax		\$5.76
Lighting Charges		\$6,533.24

Total Current Month's Charges

\$6,533.24

Important Messages

Quarterly Fuel Source Update

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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

Contact Us

Online:
TampaElectric.com

Hearing Impaired/TTY:
7-1-1

Phone:
Commercial Customer Care:

Power Outage:
877-588-1010

866-832-6249

Energy-Saving Programs:
813-275-3909

Residential Customer Care:

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

____ The OAKS AT SHADY CREEK CDD _____
MEETING DATE: 12.19.25
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	NOT PRESENT	Salary Accepted	

____ The OAKS AT SHADY CREEK CDD _____
MEETING DATE: 12.19.25
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	NOT PRESENT	Salary Accepted	



INVOICE

Mail payments to:

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

Invoice Information	
Invoice Number	1324657
Payment Due	12/31/2025
Invoice Date	12/1/2025
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
DECEMBER 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.mandscape.com

Invoice Number	1324657
Payment Due	12/31/2025
Invoice Date	12/1/2025
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 (December 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@mandscape.com.
 Feel free to pay your invoice online at www.mandscape.com. Fees may apply.

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



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	1325108
Payment Due	12/30/2025
Invoice Date	11/30/2025
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1775754

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		\$98.75	\$0.00	\$98.75

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	1325108
Payment Due	12/30/2025
Invoice Date	11/30/2025
Terms	Net 30 Days
Complete Date	11/28/2025

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 - REPAIR		\$98.75
Front controller		
Zone # 6 replaced one clogged nozzle.		
Zone # 14 replaced one clogged nozzle.		
Zone # 21 replaced one broken spray head.		
Zone # 24 replaced two clogged nozzles.		
	NonTaxable Sales	\$98.75
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$98.75

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/termsofservice>



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	1325107
Payment Due	12/30/2025
Invoice Date	11/30/2025
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1791672

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		\$1,400.00	\$0.00	\$1,400.00

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	1325107
Payment Due	12/30/2025
Invoice Date	11/30/2025
Terms	Net 30 Days
Complete Date	11/28/2025

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		\$1,400.00
PROPOSAL# 3620 Replace bladder tank, pressure switch and pressure gauges on the irrigation pump for boulevard		
NonTaxable Sales		\$1,400.00
Taxable Sales		\$0.00
Tax Amount		\$0.00
Invoice Amount Due		\$1,400.00

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/termsofuse>

____ The OAKS AT SHADY CREEK CDD _____
MEETING DATE: 12.19.25
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	NOT PRESENT	Salary Accepted	

____ The OAKS AT SHADY CREEK CDD _____
MEETING DATE: 12.19.25
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	NOT PRESENT	Salary Accepted	

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.: 6291
Terms: Net 15
Invoice date: 12/23/2025
Due date: 01/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	once weekly dog waste station services including trash bags mut mits and disposal 11/16/25 to 12/15/25	1	\$175.00	\$175.00
					Total	\$175.00

Note to customer

Thank You! We Appreciate Your Business.



Steadfast Alliance

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

Invoice

Date	Invoice #
12/1/2025	SA-17757

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

THE OAKS AT SHADY CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 11/7/2025
Check Amount \$3,301.46
Payable To The Oaks at Shady Creek CDD
Check Description 2015 Debt Service 11/7
Code to 203.103200

Eric

Authorization

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

THE OAKS AT SHADY CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 288,967.00	40.25%	0.40250
Net DS 15	\$ 428,875.00	59.75%	0.59750
Net Total	717,842.00	100.00%	1.00000

8%

203

THE OAKS AT SHADY CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 11/14/2025
Check Amount \$17,639.96
Payable To The Oaks at Shady Creek CDD
Check Description 2015 Debt Service 11/14
Code to 203.103200

Nancy

Authorization

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

THE OAKS AT SHADY CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 288,967.00	40.25%	0.402500
Net DS 15	\$ 428,875.00	59.75%	0.597500
Net Total	717,842.00	100.00%	1.000000

203

THE OAKS AT SHADY CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 11/21/2025
Check Amount \$9,407.97
Payable To The Oaks at Shady Creek CDD
Check Description 2015 Debt Service 11/21
Code to 203.103200

Nancy

Authorization

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

THE OAKS AT SHADY CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 288,967.00	40.25%	0.402500
Net DS 15	\$ 428,875.00	59.75%	0.597500
Net Total	717,842.00	100.00%	1.000000

203

THE OAKS AT SHADY CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 12/4/2025
Check Amount 14-Nov \$17,639.96
 21-Nov \$9,407.97
 Check Amount \$27,047.93
Payable To The Oaks at Shady Creek CDD
Check Description 2015 Debt Service 11/21
Code to 203.103200

Nancy

Authorization

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

THE OAKS AT SHADY CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 288,967.00	40.25%	0.402500
Net DS 15	\$ 428,875.00	59.75%	0.597500
Net Total	717,842.00	100.00%	1.000000

203

THE OAKS AT SHADY CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 12/5/2025
Check Amount \$349,271.15
Payable To The Oaks at Shady Creek CDD
Check Description 2015 Debt Service 11/21
Code to 203.103200

Nancy

Authorization

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

THE OAKS AT SHADY CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	\$ 288,967.00	40.25%	0.402500	
Net DS 15	\$ 428,875.00	59.75%	0.597500	89%
Net Total	717,842.00	100.00%	1.000000	

203

THE OAKS AT SHADY CREEK CDD

DISTRICT CHECK REQUEST

Today's Date	<u>12/29/2025</u>
Check Amount	<u>\$21,827.01</u>
Payable To	<u>The Oaks at Shady Creek CDD</u>
Check Description	<u>2015 Debt Service 12.18</u>
Code to	<u>203.103200</u>

Nancy
Authorization

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

THE OAKS AT SHADY CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 288,967.00	40.25%	0.402500
Net DS 15	\$ 428,875.00	59.75%	0.597500
Net Total	717,842.00	100.00%	1.000000

203

Date Received	Amount Received	40.25%	59.75%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers	Raw Numbers			
		Operations Revenue	2015 Debt Service Revenue			
11/3/2025	4,911.35	1,977.06	2,934.29	-		021614
11/7/2025	5,525.92	2,224.46	3,301.46	-		021615
11/14/2025	29,525.39	11,885.43	17,639.96	-		021616
11/21/2025	15,746.87	6,338.90	9,407.97	-		021617
12/5/2025	584,602.74	235,331.59	349,271.15	-		021619
12/18/2025	36,533.59	14,706.58	21,827.01	-		
		-	-	-		
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		-	-	-		
		-	-	-		
		-	-	-		
TOTAL	676,845.86	272,464.02	404,381.84	-		
Net Total on Roll	717,842.00					
Collection Surplus / (Deficit)	(40,996.14)					

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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
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GENERAL FUND - 001

001	021620	12/26/25	V00041	AMY BROWN	AB-121925	BOARD 12/19/25	Supervisor Fees	511100-51301	\$200.00
001	021621	12/26/25	V00028	JOHN FRANK BENTLEY	JB-121925	BOARD 12/19/25	Supervisor Fees	511100-51301	\$200.00
001	021622	12/26/25	V00018	MICHELLE J. LEBEAU-ELROD	ME-121925	BOARD 12/19/25	Supervisor Fees	511100-51301	\$200.00
001	021623	12/26/25	V00039	ROBIN M. LUSH	RL-121925	BOARD 12/19/25	Supervisor Fees	511100-51301	\$200.00
Fund Total									\$800.00

SERIES 2015 DEBT SERVICE FUND - 203

203	021615	12/05/25	V00015	THE OAKS AT SHADY CREEK CDD	11072025 1107	SERIES 2015 DS 11.07.2025	SERIES 2015 FY 26 DS 11.07.25	103200	\$3,301.46
203	021616	12/05/25	V00015	THE OAKS AT SHADY CREEK CDD	11142025 1114	SERIES 2015 DS 11.14.2025	SERIES 2015 FY 26 DS 11.14.25	103200	\$17,639.96
203	021617	12/05/25	V00015	THE OAKS AT SHADY CREEK CDD	11212025 1121	SERIES 2015 DS 11.21.2025	SERIES 2015 FY 26 DS 11.21.25	103200	\$9,407.97
203	021618	12/10/25	V00015	THE OAKS AT SHADY CREEK CDD	12042025-1121	SERIES 2015 DS	SERIES 2015 11.14.25	103200	\$17,639.96
203	021618	12/10/25	V00015	THE OAKS AT SHADY CREEK CDD	12042025-1121	SERIES 2015 DS	SERIES 2015 DS 11.21.25	103200	\$9,407.97
203	021619	12/10/25	V00015	THE OAKS AT SHADY CREEK CDD	12052025-1121	SERIES 2015 FY26 TAX DIST ID 11.21.25	Cash in Transit	103200	\$349,271.15
203	021624	12/30/25	V00015	THE OAKS AT SHADY CREEK CDD	12292025-1218	SERIES 2015 FY26 TAX DIST ID 12.18.25	SERIES 2015 FY26 TAX DIST ID 12.18.2025	103200	\$21,827.01
Fund Total									\$428,495.48

Total Checks Paid	\$429,295.48
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