

# ***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**



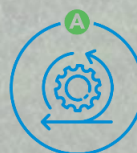
**COLLABORATION**



**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.**

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### **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 Meeting .....Page 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://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, 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.
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**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.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. General Matters of the District**

There were no updates.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of Board Supervisors' Minutes of November 21, 2025, Regular Meeting**

**B. Consideration of Operation and Maintenance Expenditures for November 2025**

**C. Approval of the Check Register as of November 2025**

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

**SEVENTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and  
Comments**

**Ms. Brown** — Inframark is to review and discuss the finalized landscaping at the front entrance. The area continues to appear sparse, and the Board is requesting the installation of additional seven-gallon plants to fill in the gaps.

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

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

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

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	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

**BILL TO**

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

**INVOICE#**

166713

**CUSTOMER ID**

C2315

**PO#****DATE**

12/22/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

12/22/2025

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
<b>Subtotal</b>					<b>700.00</b>

**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
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Amount Due by December 10, 2025	\$49.85
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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 **0% higher** than the same period last year.

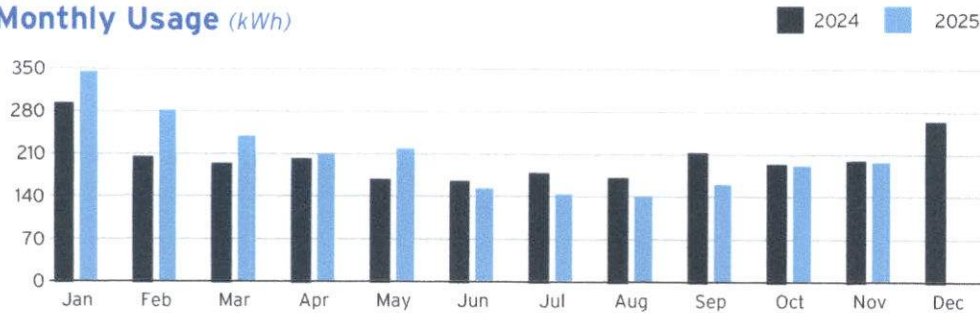


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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



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

Account #: 211005987436

Due Date: December 10, 2025



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

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

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

Amount Due: \$49.85

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

650149888734

Your account will be  
drafted on December 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:** 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



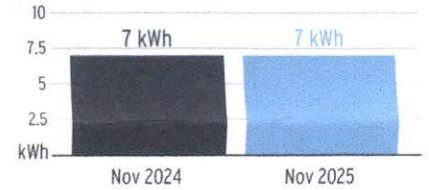
### Electric Charges

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](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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

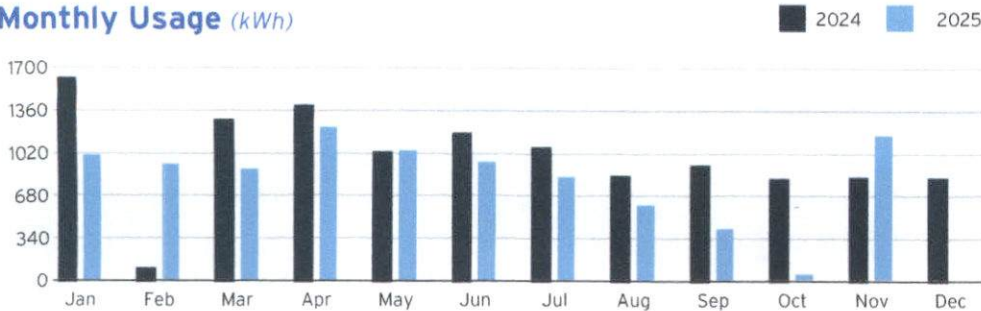


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Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at [TampaElectric.com/YourWay](http://TampaElectric.com/YourWay).

## Monthly Usage (kWh)



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



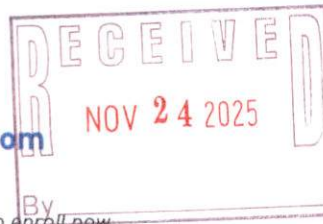
To ensure prompt credit, please return stub portion of this bill with your payment.



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

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



Account #: 211020235159

Due Date: December 11, 2025

Amount Due: \$198.98

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

600000822136

Your account will be drafted on December 11, 2025

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



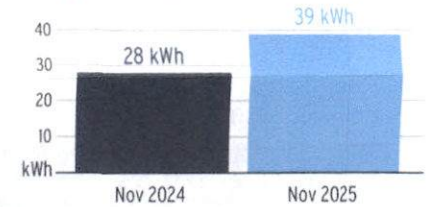
### Electric Charges

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](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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

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

00005960 FTECO111192523125110 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

## 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.



### 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**

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

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### Phone

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

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

## Contact Us

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### Residential Customer Care:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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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	



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.mainscape.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.mainscape.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

2025-2026 LANDSCAPE MAINTENANCE (December 2025  
Installment)

### PO#

### Invoice Amount

\$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](mailto:customerservice@mainscape.com).  
Feel free to pay your invoice online at [www.mainscape.com](http://www.mainscape.com). Fees may apply.

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



# INVOICE

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](mailto:customerservice@mainscape.com).  
Feel free to pay your invoice online at [www.mainscape.com](http://www.mainscape.com). Fees may apply.

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



# INVOICE

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
	<b>Invoice Amount Due</b>	<b>\$1,400.00</b>

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

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

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	

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.

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

# 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	8%
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 Operations Revenue	Raw Numbers 2015 Debt Service Revenue			
11/3/2025	4,911.35	1,977.06	2,934.29	-		
11/7/2025	5,525.92	2,224.46	3,301.46	-		
11/14/2025	29,525.39	11,885.43	17,639.96	-		
11/21/2025	15,746.87	6,338.90	9,407.97	-		
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<b>TOTAL</b>	<b>55,709.53</b>	22,425.85	33,283.68	-		
<b>Net Total on Roll</b>	717,842.00					
<b>Collection Surplus / (Deficit)</b>	(662,132.47)					

# 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	8%
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 Operations Revenue	Raw Numbers 2015 Debt Service Revenue			
11/3/2025	4,911.35	1,977.06	2,934.29	-		
11/7/2025	5,525.92	2,224.46	3,301.46	-		
11/14/2025	29,525.39	11,885.43	17,639.96	-		
11/21/2025	15,746.87	6,338.90	9,407.97	-		
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<b>TOTAL</b>	<b>55,709.53</b>	22,425.85	33,283.68	-		
<b>Net Total on Roll</b>	717,842.00					
<b>Collection Surplus / (Deficit)</b>	(662,132.47)					



# 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	8%
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 Operations Revenue	Raw Numbers 2015 Debt Service Revenue			
11/3/2025	4,911.35	1,977.06	2,934.29	-		
11/7/2025	5,525.92	2,224.46	3,301.46	-		
11/14/2025	29,525.39	11,885.43	17,639.96	-		
11/21/2025	15,746.87	6,338.90	9,407.97	-		
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<b>TOTAL</b>	<b>55,709.53</b>	22,425.85	33,283.68	-		
<b>Net Total on Roll</b>	717,842.00					
<b>Collection Surplus / (Deficit)</b>	(662,132.47)					

# 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 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	8%
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 Operations Revenue	Raw Numbers 2015 Debt Service Revenue			
11/3/2025	4,911.35	1,977.06	2,934.29	-		
11/7/2025	5,525.92	2,224.46	3,301.46	-		
11/14/2025	29,525.39	11,885.43	17,639.96	-		
11/21/2025	15,746.87	6,338.90	9,407.97	-		
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<b>TOTAL</b>	<b>55,709.53</b>	22,425.85	33,283.68	-		
<b>Net Total on Roll</b>	717,842.00					
<b>Collection Surplus / (Deficit)</b>	(662,132.47)					

# 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	89%
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 Operations Revenue	Raw Numbers 2015 Debt Service Revenue			
11/3/2025	4,911.35	1,977.06	2,934.29	-		
11/7/2025	5,525.92	2,224.46	3,301.46	-		
11/14/2025	29,525.39	11,885.43	17,639.96	-		
11/21/2025	15,746.87	6,338.90	9,407.97	-		
12/5/2025	584,602.74	235,331.59	349,271.15	-		
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TOTAL	640,312.27	257,757.44	382,554.83	-		
Net Total on Roll	717,842.00					
Collection Surplus / (Deficit)	(77,529.73)					



# THE OAKS AT SHADY CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 12/29/2025  
**Check Amount** \$21,827.01  
**Payable To** The Oaks at Shady Creek CDD  
**Check Description** 2015 Debt Service 12.18  
**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	94%
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 Operations Revenue	Raw Numbers 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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<b>TOTAL</b>	<b>676,845.86</b>	272,464.02	404,381.84	-		
<b>Net Total on Roll</b>	717,842.00					
<b>Collection Surplus / (Deficit)</b>	(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

<b>Fund Total</b>	<b>\$800.00</b>
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**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

<b>Fund Total</b>	<b>\$428,495.48</b>
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<b>Total Checks Paid</b>	<b>\$429,295.48</b>
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