



The Oaks at Shady Creek Community Development District

February 20, 2026

Agenda Package

TEAMS MEETING INFORMATION

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

Call In Number: 1-646-838-1601 **Conference ID:** 552 044 873#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

The Oaks at Shady Creek Community Development District Agenda Page 2

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
- Karen Baker, District Admin

Regular Meeting Agenda

Friday, February 20, 2026 – 10:00 A.M.

Teams Meeting Information

Meeting ID: 296 057 796 239 95 Passcode: nP2Vc2Hd
Call In Number: 1- 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 Approve the Agenda**
- 3. Public Comments**
- 4. Staff Report**
 - A. District Accountant
 - B. District Counsel
 - C. District Manager
 - D. District Engineer
- 5. Business Items**
 - A. General Matters of the District
 - B. Consideration of Resolution 2026-02, Removing Assistant Treasurer..... Page 3
- 6. Business Administration**
 - A. Consideration of Minutes of the January 16, 2026 Regular Meeting Page 4
 - B. Consideration of Operation and Maintenance Expenditures for January 2026 Page 7
 - C. Approval of the Check Register as of January 2026 Page 25
- 7. Board of Supervisors' Requests and Comments**
- 8. Adjournment**

The next CDD Meeting is scheduled for Friday, March 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

RESOLUTION 2026-02

A RESOLUTION REMOVING LEAH POPELKA AS ASSISTANT TREASURER OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Oaks at Shady Creek Community Development District desires to remove Leah Popelka as Assistant Treasurer;

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

1. Leah Popelka is removed as Assistant Treasurer.

Adopted this 20th day of February 2026

Chairperson/Vice Chairperson

Secretary/Assistant Secretary

**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, January 16, 2026, 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
Vivian Rothstein	Assistant Secretary

Also present was:

Michael Perez District Manager
Nancy Hix District Accountant (via Teams)
Hiliodoro Estrada Jr. Landscaper

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Perez called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Motion to Approve the Agenda

On MOTION by Ms. Lush, seconded by Ms. Rothstein, with all in favor, the agenda was approved as presented.

THIRD ORDER OF BUSINESS

Public Comments

AUDIENCE COMMENTS

FOURTH ORDER OF BUSINESS

Staff Reports

A. Accountant Report

Ms. Hix provided an update on the financials.

B. District Counsel

The attorney was not in attendance, and the Board had no questions for Counsel.

January 16, 2026

The Oaks at Shady Creek CDD

42 **C. District Manager**43 There were no updates.
4445 **D. District Engineer**46 The engineer was not in attendance. Ms. Lush inquired about which area across from the
47 clubhouse is CDD property versus County property and whether the portion closer to the
48 road is County-owned, for the “No Parking” signs to be moved back. In addition, she
49 inquired about the towing agreement.
5051 **FIFTH ORDER OF BUSINESS**

Business Items

52 **A. General Matters of the District**53 Mr. Estrada provided an update on landscaping items and informed the Board they are still
54 operating on a bi-weekly mowing schedule. He reported on mulching, crepe myrtle cutbacks, and
55 inquired about palm trimming and palm tree removals. He will present quotes at the next meeting for
56 the removal of three dead palms and a dead oak flush cut.57 There was discussion regarding updating the District’s flowers and having landscapers rake down
58 the hog ruts. Discussion also ensued regarding pocket park always being saturated.59 The Board inquired about a dog station to be installed at Great Cormorant.
6061 **SIXTH ORDER OF BUSINESS**

Consent Agenda

62 **A. Consideration of Board Supervisors’ Minutes of December 19 2025, Regular Meeting**63
64 On MOTION by Ms. Lush, seconded by Ms. Brown, with all in favor,
65 the Board approved the December 19, 2025, Regular Meeting Minutes
66 as presented.
67
6869 **B. Consideration of Operation and Maintenance Expenditures for December 2025**70 **C. Approval of the Check Register as of December 2025**71
72 On MOTION by Ms. LeBeau-Elrod, seconded by Mr. Bentley, with all
73 in favor, the Board approved the O&M Expenditures for December
74 2025 and Check Register.
7576 **SEVENTH ORDER OF BUSINESS**Board of Supervisors’ Requests and
Comments77 None.
79
80

January 16, 2026

The Oaks at Shady Creek CDD

81

82 **EIGHTH ORDER OF BUSINESS**

Adjournment

83

84 On MOTION by Mr. Bentley, seconded by Ms. LeBeau-Elrod, with all in favor, the
85 meeting was adjourned at 10:25 a.m.

86

87

88 Alba Sanchez
89 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	1/2/2026	167804	\$3,012.75			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	1/2/2026	167804	\$350.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	1/2/2026	167804	\$125.00	\$3,487.75	\$3,487.75	MANAGEMENT FEE
MAINSCAPE	12/31/2025	1326039	\$223.99			LANDSCAPE SERVICES
MAINSCAPE	1/5/2026	1326198	\$5,220.74		\$5,444.73	LANDSCAPE SERVICES
Monthly Contract Subtotal			\$8,932.48			
Utilities						
BOCC ACH	12/18/2025	121825-9919-ACH	\$256.58			BILL PRD 9/16-10/16/24
TECO ACH	12/19/2025	121925-5159-ACH	\$223.43			ELECTRIC
TECO ACH	12/19/2025	121925-7634-ACH	\$6,533.24		\$6,756.67	ELECTRIC
Utilities Subtotal			\$7,013.25			
Regular Services						
ILLUMINATIONS HOLIDAY LIGHTING	1/1/2026	93126	\$3,000.00			holiday lights
LLS TAX SOLUTION, INC.	1/22/2026	004036	\$600.00			ARBITRAGE SERVICES -
SPEAREM ENTERPRISES	1/21/2026	6296	\$175.00			dog station
STEADFAST ENVIRONMENTAL, LLC	1/1/2026	SA-18980	\$290.00			SERVICE
Regular Services Subtotal			\$4,065.00			
Additional Services						
THE OAKS AT SHADY CREEK CDD	12/3/2025	12032025-1203	\$11,759.97			SERIES 2015 FY 26 TAX DIST 12.03.2025
THE OAKS AT SHADY CREEK CDD	1/6/2026	01062026-0106	\$3,616.75		\$15,376.72	SERIES 2015 FY26 DS 01.06.26
Additional Services Subtotal			\$15,376.72			
TOTAL			\$35,387.45			



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
167804

DATE
1/2/2026

CUSTOMER ID
C2315

NET TERMS
Due On Receipt

PO#

DUE DATE
1/2/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	3,012.75		3,012.75
Dissemination Services	1	Ea	350.00		350.00
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:

Agenda Page9

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

Invoice Information	
Invoice Number	1326039
Payment Due	1/30/2026
Invoice Date	12/31/2025
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1775755

Billing Address

THE OAKS AT SHADY CREEK CDD
 c/o Inframark
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
IRRIGATION SERVICES - REPAIR		\$223.99	\$0.00	\$223.99

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/termsofuse>



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

Invoice Number
Payment Due
Invoice Date
Terms
Complete Date

Agenda Page **1326039**

1/30/2026

12/31/2025

Net 30 Days

12/30/2025

Billing Address

THE OAKS AT SHADY CREEK CDD
c/o Inframark
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		\$223.99
Back area Zone # 6 repaired two leaking drip lines.		
Front Blvd. Zone # 6 replaced one clogged nozzle. Zone # 24 replaced two clogged nozzles. Zone # 28 replaced four broken spray heads.		
	NonTaxable Sales	\$223.99
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$223.99

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:

Agenda Page11

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

Invoice Information	
Invoice Number	1326198
Payment Due	2/4/2026
Invoice Date	1/5/2026
Terms	Net 30 Days
Contract ID	70903
Work Order ID	

Billing Address

THE OAKS AT SHADY CREEK CDD
 c/o Inframark
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
JANUARY 2026 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	1326198
Payment Due	2/4/2026
Invoice Date	1/5/2026
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 (January 2026 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/termsofservice>



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	12/18/2025	01/08/2026

Agenda Page 12
01/08/2026

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	11/14/2025	45588	12/15/2025	45957	36900 GAL	ACTUAL	WATER

Service Address Charges

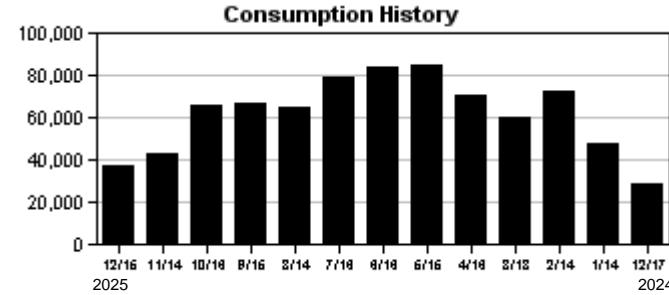
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$111.44
Water Base Charge	\$89.49
Water Usage Charge	\$49.11

Summary of Account Charges

Previous Balance	\$291.40
Net Payments - Thank You	\$-291.40
Total Account Charges	\$256.58
AMOUNT DUE	\$256.58

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!



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

1,828 0

DUE DATE	01/08/2026
Auto Pay Scheduled DO NOT PAY	



0070157299192 00000256586



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

Statement Date: December 19, 2025

Agenda Page 13

Amount Due: \$223.43

Due Date: January 09, 2026

Account #: 211020235159

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

Current Service Period: November 14, 2025 - December 15, 2025

Previous Amount Due	\$198.98
Payment(s) Received Since Last Statement	-\$198.98

Current Month's Charges: \$223.43

Amount Due by January 09, 2026 \$223.43

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

00006111-0013737-Page 5 of 8

Your Energy Insight



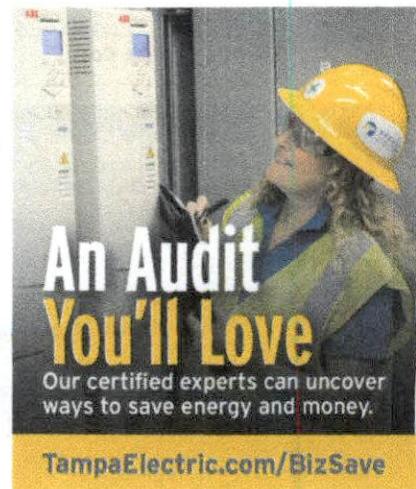
Your average daily kWh used was 51.85% higher than the same period last year.



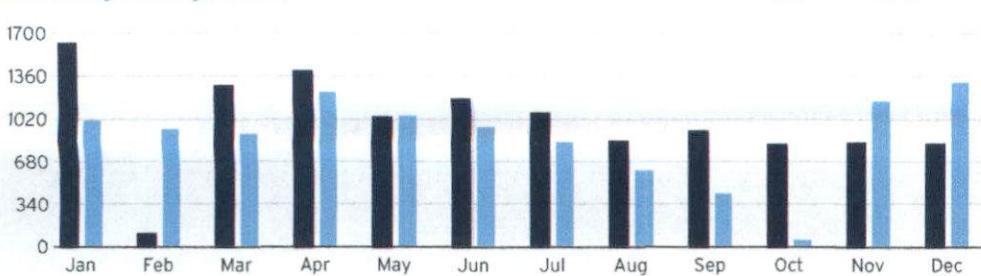
Your average daily kWh used was 5.13% higher than it was in your previous period.



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: January 09, 2026

Amount Due: \$223.43

Payment Amount: \$ _____

697062187231

Your account will be drafted on January 09, 2026

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.



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

Agenda Page14
Account #: 211020235159
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Meter Read

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	12/15/2025	78,369	77,064	=	1,305 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,305 kWh @ \$0.08641/kWh	\$112.77
Fuel Charge	1,305 kWh @ \$0.03391/kWh	\$44.25
Storm Protection Charge	1,305 kWh @ \$0.00577/kWh	\$7.53
Clean Energy Transition Mechanism	1,305 kWh @ \$0.00418/kWh	\$5.45
Storm Surcharge	1,305 kWh @ \$0.02121/kWh	\$27.68
Florida Gross Receipt Tax		\$5.59
Electric Service Cost		\$223.43

Total Current Month's Charges **\$223.43**

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: December 19, 2025

Agenda Page 15

Amount Due: \$6,533.24

Due Date: January 09, 2026

Account #: 211005987634

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

Current Service Period: November 14, 2025 - December 15, 2025

Previous Amount Due	\$6,533.24
Payment(s) Received Since Last Statement	-\$6,533.24

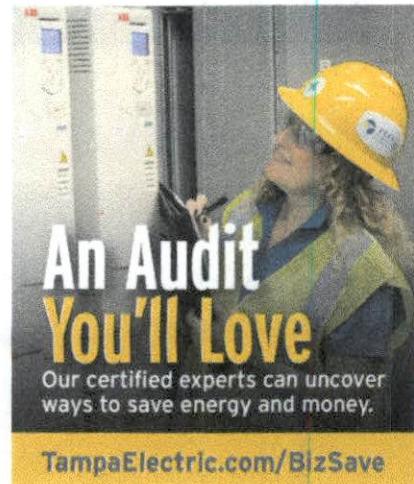
Current Month's Charges **\$6,533.24**

Amount Due by January 09, 2026 \$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.



TampaElectric.com/BizSave

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



 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.

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

Account #: 211005987634

Due Date: January 09, 2026

Amount Due: \$6,533.24

Payment Amount: \$ _____

637804290153

Your account will be

drafted on January 09, 2026

00006111 FTECO112192523193710 00000 02 00000000 13040 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

Agenda Page 16
Account #: 211005987634
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 93126

8606 Herons Cove Pl
 Tampa, FL 33647
 Tim Gay (813) 334-4827

TO:

Oaks at Shady Creek CDD
 32711 Windelstraw Dr
 Wesley Chapel, FL 33545

JOB DESCRIPTION	
Christmas Lighting for Oaks at Shady Creek	

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Center Median	Front Entrance Install clear, twinkling warm white, mini lights across front entrance sign tree structure Note: will install lights on as many of the limbs as possible.	NA
	Entrance / Exit Install warm white, red and green 3D Radiant starburst Note: starburst have multiple functions available; will drop them from tree limb structures.	\$3,000.00
	Note: other color combinations are available	
	Requires 50% Deposit	TOTAL WAIVED
		\$3,000.00 \$0.00
		BALANCE DUE \$3,000.00

* Price includes rental of materials, lift, labor, installation and service.

* Remaining balance of project due upon receipt of invoice after installation.

*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

 Tim Gay

PREPARED BY

 1/1/2026

DATE

LLS Tax Solutions Inc.

1645 Sun City Center Plz # 5027
 Sun City Center, FL 335718003
 +18507540311
 liscott@llstax.com

**INVOICE****BILL TO**

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

INVOICE # 004036**DATE** 01/22/2026**DUE DATE** 02/21/2026**TERMS** Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$6,600,000 The Oaks at Shady Creek Community Development District Special Assessment Bonds, Series 2015 – Rebate Requirement Calculation for the period ended November 1, 2025.	600.00
BALANCE DUE	\$600.00

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.: 6296

Terms: Net 15

Invoice date: 01/21/2026

Due date: 02/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	once weekly dog waste station services including trash bags mut mits and disposal 12/16/25 to 1/15/26	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

Agenda Page 20

Invoice

Date	Invoice #
1/1/2026	SA-18980

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	<u>12/3/2025</u>
Check Amount	<u>\$11,759.97</u>
Payable To	<u>The Oaks at Shady Creek CDD</u>
Check Description	<u>2015 Debt Service 12.3</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

Agenda Page22

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	-		
12/3/2025	19,683.60	7,923.63	11,759.97	-		
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
	-	-	-	-		
TOTAL	696,529.46	280,387.65	416,141.81	-		
Net Total on Roll	717,842.00					
Collection Surplus / (Deficit)	(21,312.54)					

THE OAKS AT SHADY CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 1/6/2026
Check Amount \$3,616.75
Payable To The Oaks at Shady Creek CDD
Check Description 2015 Debt Service 1.6
Code to 203.103200

Nancy

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

Agenda Page 24

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		98%
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	-		
12/3/2025	19,683.60	7,923.63	11,759.97	-		
1/6/2026	6,053.64	2,436.89	3,616.75	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
TOTAL	702,583.10	282,824.54	419,758.56	-		
Net Total on Roll	717,842.00					
Collection Surplus / (Deficit)	(15,258.90)					

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026
 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

001	100096	01/06/26	ILLUMINATIONS HOLIDAY LIGHTING	93126	Yearly HOliday Lighting	Holiday Decorations	549028-53908	\$3,000.00
001	100097	01/06/26	SPEAREM ENTERPRISES	6291	Dog Station pick up Dec 2025	Dog Waste Station Service & Supplies	552161-53908	\$175.00
001	100098	01/06/26	STRALEY ROBIN VERICKER	27705	Review Legal updates Dec 2025	District Counsel	531146-51301	\$61.00
001	100099	01/06/26	MAINSCAPE	1326039	irrigation repair Dec 2025	Irrigation Maintenance	546930-53908	\$223.99
001	100100	01/06/26	INFRAMARK LLC	167804	Management Fee Dec 2025	District Management	531150-51301	\$3,012.75
001	100100	01/06/26	INFRAMARK LLC	167804	Management Fee Dec 2025	Disclosure Report	531142-51301	\$350.00
001	100100	01/06/26	INFRAMARK LLC	167804	Management Fee Dec 2025	Website Admin Services	549936-51301	\$125.00
001	100101	01/14/26	MAINSCAPE	1326198	January Landscape Main Jan 2025	Landscape Maintenance - Contract	546300-53908	\$5,220.74
001	100102	01/29/26	STEADFAST ENVIRONMENTAL, LLC	SA-18980	Aquatic Maint Pond Spraying Jan 2026	Waterway Management Program	531085-53908	\$290.00
001	100103	01/29/26	LLS TAX SOLUTION, INC.	004036	Arbitrage Services Jan 2026	ProfServ-Arbitrage Rebate	531002-51301	\$600.00
001	100104	01/29/26	SPEAREM ENTERPRISES	6296	dog station pick up Jan 2026	Dog Waste Station Service & Supplies	552161-53908	\$175.00
001	300048	01/08/26	BOCC ACH	121825-9919-ACH	WATER SEWAGE Jan 2026	Utility - Water	543018-53600	\$256.58
001	300049	01/09/26	TECO ACH	121925-7634-ACH	TECO Jan 9 2026	Electric Utility Services	543041-53100	\$6,533.24
001	300050	01/09/26	TECO ACH	121925-5159-ACH	TECO Jan 9 2026	Electric Utility Services	543041-53100	\$223.43

Fund Total	\$20,246.73
------------	--------------------

SERIES 2015 DEBT SERVICE FUND - 203

203	021625	01/08/26	THE OAKS AT SHADY CREEK CDD	12032025-1203	SERIES 2015 FY26 TAX DIST ID 12.03.25	Cash in Transit	103200	\$11,759.97
	021626	01/12/26	THE OAKS AT SHADY CREEK CDD	01062026-0106	SERIES 2018 FY26 DS 01.06.26	Cash in Transit	103200	\$3,616.75

Fund Total	\$15,376.72
------------	--------------------

Total Checks Paid	\$35,623.45
-------------------	--------------------