



The Oaks at Shady Creek Community Development District

March 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, March 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
 - i. General Election 2026 Fact Sheet..... Page 3
 - D. District Engineer
- 5. Business Items**
 - A. General Matters of the District
 - B. Irrigation Audit for the District Page 4
 - C. Consideration of Mainscape Proposal #1952 - Pruning and Flesh Cut of Sylvester Palms Page 8
- 6. Business Administration**
 - A. Consideration of Minutes of the February 20, 2026 Regular Meeting..... Page 10
 - B. Consideration of Operation and Maintenance Expenditures for February 2026.. Page 13
 - C. Approval of the Check Register as of February 2026 Page 30
- 7. Board of Supervisors’ Requests and Comments**
- 8. Adjournment**

The next CDD Meeting is scheduled for Friday, April 17, 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



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
 AWARD RECIPIENT

COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR (2026)				
For information about seats up for election, visit the Offices Up for Election page on our website.		QUALIFYING OFFICER		
		Craig Latimer, Hillsborough County Supervisor of Elections County Center, 16th Floor 601 E. Kennedy Blvd. Tampa, Florida 33602 (813) 367-8829		
ELECTORATE	TERM	SALARY	TYPE OF ELECTION	ELECTION DATE
All Hillsborough County registered voters residing in the district	4 years, beginning November 17, 2026	Not to exceed \$4,800	Nonpartisan	11/3/2026 (General)
QUALIFICATIONS				
Registered voter in Hillsborough County and resident of the district.				
FORMS REQUIRED TO OPEN CAMPAIGN ACCOUNT				
Form DS-DE9, Appointment of Campaign Treasurer and Designation of Campaign Depository, must be filed with the qualifying officer before opening a campaign bank account or accepting or spending any funds. Within ten days after filing Form DS-DE9, the candidate must file DS-DE84, Statement of Candidate, with the qualifying officer.				
Candidates who accept contributions and make expenses (other than paying fees for filing or petition signature verification) will be obligated to submit treasurer's reports pursuant to Chapter 106.				
<p>Note for CDD Candidates Regarding Appointing a Treasurer and Opening a Bank Account: A candidate who does not collect contributions and whose only expense is the filing fee or petition signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository. They will instead file an Affidavit of Intention.</p>				
METHODS OF QUALIFYING FOR THE BALLOT				
QUALIFYING: NOON, 6/8/2026 - NOON, 6/12/2026				
BY FEE	BY PETITION		BY WRITE IN	
During the qualifying period, candidates pay \$25.00.	Candidates collect the signatures of 25 registered voters within the district. Petitions are submitted to the Supervisor of Elections to be verified and there is a signature verification fee of 10 cents per name. The deadline to submit petitions is noon, 5/13/2026. During qualifying week, candidates must submit <i>Certificate of Petition Qualifying</i> and complete required paperwork included in the qualifying packet.		During the qualifying period, candidates complete appropriate forms. The names of write-in candidates do <u>not</u> appear on the ballot.	
QUALIFYING PACKETS, WHICH INCLUDE FINANCIAL DISCLOSURE FORMS AND OATH OF CANDIDATE WILL BE AVAILABLE PRIOR TO QUALIFYING WEEK. FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE QUALIFYING OFFICER.				
The information contained in this fact sheet and other literature is not comprehensive in nature. If you are running for office, it is your responsibility to become acquainted with relevant Florida election laws and local charters that might have a bearing on your campaign or qualifications to run for an office. Revised 11/10/2025.				



Board of Supervisors
The Oaks at Shady Creek CDD
10779 Purple Martin Blvd
Riverview, FL 33358

Re: Proposal for Performance-Based Irrigation Audit and Water Management Evaluation

Board Members,

Ballenger Landcare respectfully submits the following proposal to perform a professional, performance-based irrigation audit for the District. The objective of this engagement is to evaluate system functionality, delineate responsibility boundaries between CDD and HOA infrastructure, and provide actionable recommendations to improve operational efficiency and water management.

Our firm specializes in commercial irrigation systems throughout Florida and understands the operational, compliance, and budgetary responsibilities associated with CDD-managed infrastructure.

PROPOSED SERVICE TIERS

TIER 1 – Performance Irrigation Audit

Operational Condition Assessment

Scope Includes:

- Evaluation of up to two (2) irrigation controllers
- Inspection and activation of up to thirty (30) irrigation zones
- Zone-by-zone performance review
- Assessment of head alignment, arc settings, nozzle function, and coverage patterns
- Observation of visible leaks or inefficiencies
- Pressure and operational evaluation
- Delineation of irrigation infrastructure between CDD and HOA boundaries
- Photo documentation of deficiencies
- Written report summarizing findings and corrective recommendations



Investment:

\$1,850

Additional Zones: \$30 per zone

Additional Controllers: \$175 per controller

TIER 2 – Performance + Distribution Uniformity (DU) Audit

Water Efficiency and Optimization Analysis

Includes all Tier 1 services, plus:

- Catch-can testing on representative turf zones
- Distribution Uniformity (DU_{lq}) calculation
- Precipitation rate verification
- Matched precipitation evaluation
- Runtime optimization modeling
- Estimated water savings analysis
- Executive summary suitable for board presentation

Investment:

\$2,950

Additional DU-Tested Zones: \$125 per zone

Additional Standard Zones: \$30 per zone

Additional Controllers: \$175 per controller

TIER 3 – Comprehensive Water Management & Compliance Audit

Strategic Infrastructure Evaluation

Includes all Tier 2 services, plus:

- Full controller programming review
- Seasonal irrigation scheduling model (12-month runtime plan)
- Water source capacity assessment



- Backflow compliance review
- System risk and capital improvement prioritization (1–3 year outlook)
- Estimated annual water cost reduction projections
- Formal report formatted for distribution
- Optional board presentation

Investment:

\$4,250

Additional Controllers: \$200 per controller

Board Presentation (optional): \$500



DELIVERABLES

All tiers include a written report with documented findings. Higher-tier packages include water efficiency modeling and strategic planning components suitable for board-level review and budgeting discussions.

SCOPE LIMITATION

Audit findings are observational and based on system performance at the time of inspection. Underground piping conditions and latent defects cannot be fully verified without excavation. Recommendations are advisory in nature and do not constitute engineering certification.

SCHEDULING

Services may be scheduled within 10–14 business days of authorization. Field work is typically completed within one to two days depending on final system size. Final reports are delivered within five business days following completion of field inspection.

Ballenger Landcare appreciates the opportunity to support the District in responsible water management and infrastructure stewardship. We look forward to assisting the Board in maintaining an efficient and accountable irrigation system.

Respectfully submitted,

Mark Ballenger

Mark Ballenger, President

727-647-6778

MarkB@BallengerLandcare.com



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



<u>SERVICE ADDRESS</u>		<u>CONTACT INFORMATION</u>		<u>BILLING ADDRESS</u>		
10805 PURPLE MARTIN BLVD		Alba Sanchez				
RIVERVIEW, FL 33579				, --		
		<u>COMMUNITY</u>				
alba.sanchez@inframark.com		THE OAKS AT SHADY CREEK CDD				
				Please see payment remit address below		
<u>CUSTOMER NAME</u>		<u>PROPOSAL: 1952</u>		<u>PROPOSED BY</u>		
THE OAKS AT SHADY CREEK CDD		Created: 1/17/2025		ESTRADA JR JR, JUNIOR		
<u>SERVICE CODE & DESCRIPTION</u>				<u>Billing: Property</u>		
LANDSCAPE INSTALLATION (1521)						
<u>SPECIFICS, DESCRIPTION & INSTRUCTIONS</u>		<u>UNIT PRICE</u>	<u>UOM</u>	<u>SIZE</u>	<u>QTY</u>	<u>TOTAL</u>
Pruning of Sylvester Palms		\$92.85	Item		20.00	\$1,857.00
Flush cut of Sylvester palms		\$985.91	Item		3.00	\$2,957.73
				SUBTOTAL		\$4,814.73
				TAX		\$0.00
				TOTAL:		\$4,814.73

Conditions: The above price is good for 30 days from date of proposal. Any additional trips to the site caused by the customer or reasons uncontrolled by Mainscape, Inc. will result in a \$65.00 'trip charge' per event. No warranty on transplanted material. All material is guaranteed to be as specified. Transplanted plant material is not covered under warranty. All work is to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. The purchaser is to carry fire, tornado, and other necessary insurance. Mainscape, Inc. is insured for workman's compensation, general liability, and automobile liability. Certificates of insurance are available upon request. Mainscape is not responsible during the re-staking of trees for any damage to underground piping, including but not limited to irrigation lines, sewer lines, electrical lines and any other object that cannot be seen.

Terms: Net due upon receipt, subject to a 2% per month late charge on past due accounts with costs incurred in collection of this contract, including reasonable attorney's fees, to be paid by the purchaser.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Mainscape, Inc. is authorized to do the work as specified. Mainscape or Purchaser may cancel this contract at any time upon giving a 30-day notice or upon customer default of payment terms.

Remit to Address: Please remit payments to: **Mainscape Inc. 13418 Britton Park Rd Fishers, IN 46038**

Plant warranty: Trees provided and installed by Mainscape, Inc. shall be warrantied for a period of one (1) year from date of installation. Shrubs and groundcovers provided and installed by Mainscape, Inc. shall be warrantied for a period of six (6) months from installation. Sod provided and installed by Mainscape, Inc. shall be warrantied for a period of thirty (30) days from installation. Annual flowers provided and installed by Mainscape, Inc. shall be warrantied for thirty (30) days from the date of installation. Transplanted plants are not covered under this warranty. All warranties are contingent on plants receiving proper maintenance. Plants that are damaged or die due to acts of God are not covered under this warranty. Plants that are damaged or die due to diseases and insects for which there is no known cure are not covered under this warranty.

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

Purchaser Signature	Purchaser Name	Date

Mainscape Signature	ESTRADA JR JR, JUNIOR Mainscape Name	Date

42 **D. District Engineer**
43 No report.

44

45 **FIFTH ORDER OF BUSINESS** **Business Items**

46 **A. General Matters of the District**

47 There were no updates.

48

49 **B. Consideration of Resolution 2026-02, Removing Assistant Treasurer**

50

51 On MOTION by Ms. Lush, seconded by Ms. LeBeau-Elrod, with all
52 in favor, Resolution 2026-02, Removing Leah Popelka as Assistant
53 Treasurer was adopted.

54

55 **C. Consideration of Resolution 2026-03, General Election**

56

57 On MOTION by Ms. Lush, seconded by Ms. Rothstein, with all in
58 favor, Resolution 2026-03, General Election, was adopted.

59

60 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

61 **A. Consideration of the Minutes of the January 16, 2026 Regular Meeting**

62

63 On MOTION by Mr. Bentley seconded by Ms. Brown, with all in favor,
64 the Minutes of the January 16, 2026 Regular Meeting Minutes were
65 approved as presented.

66

67 **B. Consideration of Operation and Maintenance Expenditures for January 2026**

68 **C. Approval of the Check Register as of January 2026**

69

70 On MOTION by Mr. Bentley, seconded by Ms. Brown, with all in
71 favor, the O&M Expenditures for January 2026 and Check Register
72 were approved.

73

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

76 Ms. Brown stated Mainscape Landscaping has not provided the proposal for the removal of the
77 three dead Palm trees or the Dead Oak flush cut. Mainscape is to remove the front entrance flowers that
78 were hit by the frost as soon as possible. She inquired whether the plants were affected by the frost under
79 any type of warranty. Inframark to contact the landscape vendor for a response.

80 Ms. Lush requested that Mainscape conduct an irrigation audit due to concern that the HOA
81 irrigation system may be tied into the CDD's. When the tank was tied, the plants around the Clubhouse
82 were affected and this needs to be investigated.

February 20, 2026

The Oaks at Shady Creek CDD

83

84 **EIGHTH ORDER OF BUSINESS**

Adjournment

85

86 On MOTION by Mr. Bentley, seconded by Ms. Brown, with all in favor, the meeting
87 was adjourned at 10:54 a.m.

88

89

90 _____
Alba Sanchez
91 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						
BOCC ACH	1/20/2026	012026-9919-ACH	\$368.38			BILL PRD 9/16-10/16/24
INFRAMARK LLC	2/1/2026	170652	\$125.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	2/1/2026	170652	\$3,012.75	\$3,137.75	\$3,137.75	MANAGEMENT FEE APRIL 2024
Monthly Contract Subtotal			\$3,506.13			
Utilities						
TECO ACH	1/22/2026	012226-7634-ACH	\$6,535.69			ELECTRIC
TECO ACH	1/22/2026	012226-7436-ACH	\$17.35			ELECTRIC
TECO ACH	1/22/2026	012226-5159-ACH	\$224.18		\$6,777.22	ELECTRIC
Utilities Subtotal			\$6,777.22			
Regular Services						
JOHNSON ENGINEERING.	1/28/2026	8188	\$340.00			engineer
JOHNSON ENGINEERING.	2/23/2026	8458	\$340.00		\$680.00	the oaks at SHADY CREEK
MAINSCAPE	1/31/2026	1327244	\$334.43			LANDSCAPE SERVICES
MAINSCAPE	2/3/2026	1327425	\$5,220.74		\$5,555.17	LANDSCAPE SERVICES
STEADFAST ENVIRONMENTAL, LLC	2/2/2026	SA-19594	\$290.00			AQUATIC MAINT
Regular Services Subtotal			\$6,525.17			
Additional Services						
THE OAKS AT SHADY CREEK CDD	2/3/2026	02032026-0203	\$6,283.93			SERIES 2015 FY26 DS
Additional Services Subtotal			\$6,283.93			
TOTAL			\$23,092.45			



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	01/20/2026	02/10/2026

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	12/15/2025	45957	01/16/2026	46509	55200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$166.70
Water Base Charge	\$89.49
Water Usage Charge	\$105.65

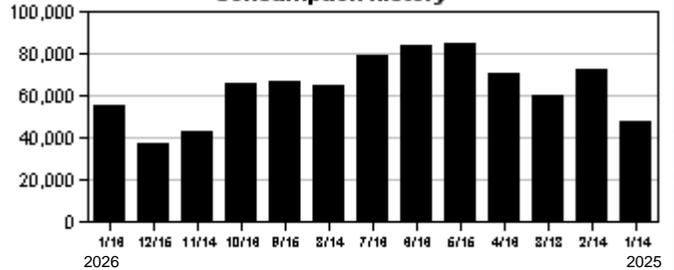
Summary of Account Charges

Previous Balance	\$256.58
Net Payments - Thank You	-\$256.58
Total Account Charges	\$368.38
AMOUNT DUE	\$368.38

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.

Consumption History



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

1,850 0

DUE DATE	02/10/2026
Auto Pay Scheduled DO NOT PAY	



0070157299192 00000368381



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	170652
CUSTOMER ID	C2315
PO#	

DATE	2/1/2026
NET TERMS	Due On Receipt
DUE DATE	2/1/2026

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: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	3,012.75		3,012.75
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,137.75

Subtotal	\$3,137.75
Tax	\$0.00
Total Due	\$3,137.75

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.



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

Statement Date: January 22, 2026
Agenda Page 16

Amount Due: \$6,535.69

Due Date: February 12, 2026

Account #: 211005987634

DO NOT PAY. Your account will be drafted on February 12, 2026

Account Summary

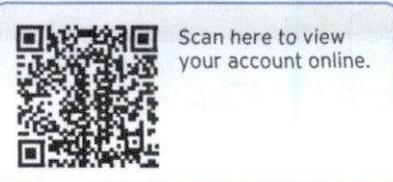
Current Service Period: December 16, 2025 - January 15, 2026

Previous Amount Due	\$6,533.24
Payment(s) Received Since Last Statement	-\$6,322.28
Miscellaneous Credits	-\$210.96

Current Month's Charges **\$6,535.69**

Amount Due by February 12, 2026 **\$6,535.69**

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



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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: February 12, 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.

Amount Due: \$6,535.69

Payment Amount: \$ _____

660026378782

Your account will be drafted on February 12, 2026

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.

00006116-0013531- Page 3 of 6





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

Account #: 211005987634
Statement Date: January 22, 2026
Charges Due: February 12, 2026

Service Period: Dec 16, 2025 - Jan 15, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	2597 kWh @ \$0.03411/kWh	\$88.58
Fixture & Maintenance Charge	117 Fixtures	\$2373.66
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	2597 kWh @ \$0.03452/kWh	\$89.65
Storm Protection Charge	2597 kWh @ \$0.00574/kWh	\$14.91
Clean Energy Transition Mechanism	2597 kWh @ \$0.00043/kWh	\$1.12
Storm Surcharge	2597 kWh @ \$0.01230/kWh	\$31.94
Florida Gross Receipt Tax		\$5.80
Lighting Charges		\$6,535.69

Total Current Month's Charges \$6,535.69

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$210.96
Total Current Month's Credits	-\$210.96

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

00006116-0013531-Page 4 of 8

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

Ways To Pay Your Bill

- 
Bank Draft
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- 
In-Person
 Find list of Payment Agents at TampaElectric.com
- 
Mail A Check
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- 
Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- 
Phone
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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



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

Statement Date: January 22, 2026
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Amount Due: \$17.35

Due Date: February 12, 2026

Account #: 211005987436

Your Energy Insight

- Your average daily kWh used was **40% lower** than the same period last year.
- Your average daily kWh used was **50% higher** than it was in your previous period.

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.
Get started today at TECOaccount.com.

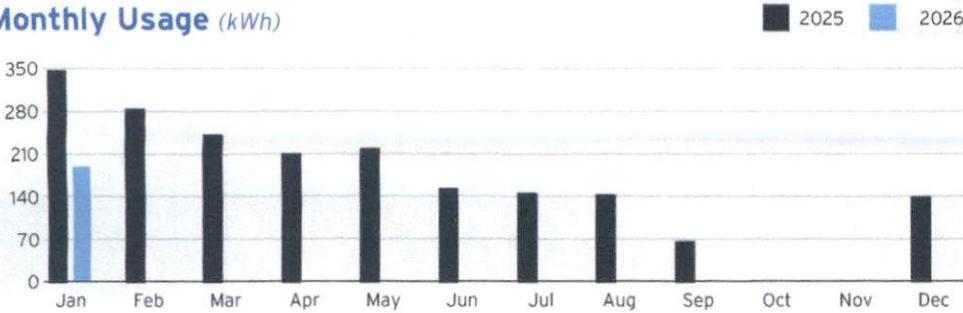
DO NOT PAY. Your account will be drafted on February 12, 2026

Account Summary

Current Service Period: December 16, 2025 - January 15, 2026	
Previous Amount Due	-\$33.08
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$1.23
Credit balance after payments and credits	-\$34.31
Current Month's Charges	\$51.66
Amount Due by February 12, 2026	\$17.35

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

Monthly Usage (kWh)



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

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



Account #: 211005987436
Due Date: February 12, 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.

Amount Due:	\$17.35
Payment Amount:	\$ _____

660026378781
Your account will be drafted on February 12, 2026



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

Agenda Page 19
Account #: 211005987436
Statement Date: January 22, 2026
Charges Due: February 12, 2026

Meter Read

Service Period: Dec 16, 2025 - Jan 15, 2026

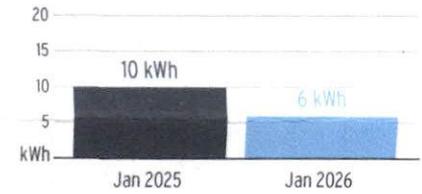
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000497017	01/15/2026	8,798	8,609	189 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	189 kWh @ \$0.09202/kWh	\$17.39
Fuel Charge	189 kWh @ \$0.03516/kWh	\$6.65
Storm Protection Charge	189 kWh @ \$0.00568/kWh	\$1.07
Clean Energy Transition Mechanism	189 kWh @ \$0.00418/kWh	\$0.79
Storm Surcharge	189 kWh @ \$0.02121/kWh	\$4.01
Florida Gross Receipt Tax		\$1.29
Electric Service Cost		\$51.66

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$51.66

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.23
Total Current Month's Credits	-\$1.23

00006116-0013532-Page 6 of 6

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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



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

Statement Date: January 22, 2026
Agenda Page 20

Amount Due: \$224.18

Due Date: February 12, 2026

Account #: 211020235159

Your Energy Insight

Your average daily kWh used was **33.33% higher** than the same period last year.

Your average daily kWh used was **2.44% lower** than it was in your previous period.



Scan here to view your account online.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

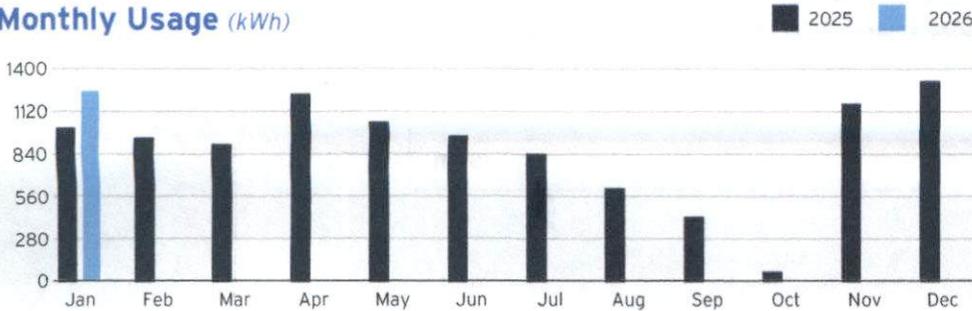
DO NOT PAY. Your account will be drafted on February 12, 2026

Account Summary

Current Service Period: December 16, 2025 - January 15, 2026	
Previous Amount Due	\$223.43
Payment(s) Received Since Last Statement	-\$214.32
Miscellaneous Credits	-\$9.11
Current Month's Charges	\$224.18
Amount Due by February 12, 2026	\$224.18

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

Monthly Usage (kWh)



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



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

Account #: 211020235159

Due Date: February 12, 2026

Amount Due: \$224.18

Payment Amount: \$ _____

681013964410

Your account will be drafted on February 12, 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.

Handwritten notes: 10/15/25, 11/11, JAN 28 2026

00006116 FTECO101232600184910 00000 02 00000000 13065 003

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.

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

Account #: 211020235159 Statement Date: January 22, 2026 Charges Due: February 12, 2026

Meter Read

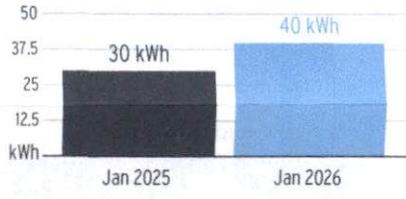
Service Period: Dec 16, 2025 - Jan 15, 2026 Rate Schedule: General Service - Non Demand

Table with 7 columns: Meter Number, Read Date, Current Reading, Previous Reading, Total Used, Multiplier, Billing Period. Row 1: 1000497018, 01/15/2026, 79,621, 78,369, 1,252 kWh, 1, 31 Days

Charge Details

Table with 3 columns: Description, Rate, Amount. Includes Electric Charges: Daily Basic Service Charge (\$20.46), Energy Charge (\$115.21), Fuel Charge (\$44.02), Storm Protection Charge (\$7.11), Clean Energy Transition Mechanism (\$5.23), Storm Surcharge (\$26.55), Florida Gross Receipt Tax (\$5.60). Total Electric Service Cost: \$224.18

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$224.18

Table with 2 columns: Description, Amount. Includes Miscellaneous Credits: Interest for Cash Security Deposit - Electric (-\$9.11). Total Current Month's Credits: -\$9.11

00006116-0013530-Page 2 of 6

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

Ways To Pay Your Bill

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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: 866-832-6249; Residential Customer Care: 813-223-0800 (Hillsborough), 863-299-0800 (Polk County), 888-223-0800 (All Other Counties)
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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Invoice

Johnson Engineering, LLC
PO Box 69142; Baltimore, MD 21264-9142
Payment by EFT: M&T Bank, Buffalo, NY
ABA/Routing #022000046, Account #259000073
Swift Code: MANTUS33 ph: (301) 417-0200

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

Invoice Date: January 28, 2026
 Project No: 20203281-000
 Invoice No: 8188

Additional Information:

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

Project	20203281-000	Oaks at Shady Creek CDD
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Professional Services from December 13, 2025 to January 9, 2026

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

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Reed, Charles	1/7/2026	1.50	170.00	255.00	
The Oaks at Shady Creek CDD / Shady Branch - coordination with the County and preparation of documentation					
Reed, Charles	1/9/2026	.50	170.00	85.00	
The Oaks at Shady Creek CDD / Shady Branch - coordination with the County and CDD					
Totals		2.00		340.00	
Total Labor					340.00
				Total this Task	\$340.00
				Total this Invoice	\$340.00

Billings to Date

	Current	Prior	Total
Labor	340.00	5,737.50	6,077.50
Totals	340.00	5,737.50	6,077.50

Invoice

Johnson Engineering, LLC
PO Box 69142; Baltimore, MD 21264-9142
Payment by EFT: M&T Bank, Buffalo, NY
ABA/Routing #022000046, Account #259000073
Swift Code: MANTUS33 ph: (301) 417-0200

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

Invoice Date: February 23, 2026
 Project No: 20203281-000
 Invoice No: 8458

Additional Information:

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

Project	20203281-000	Oaks at Shady Creek CDD
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Professional Services from January 10, 2026 to February 13, 2026

Task	1.0	Engineering Services
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Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Reed, Charles	1/21/2026	1.50	170.00	255.00	
The Oaks at Shady Creek / Shady Branch at Purple Martin - Deed Back coordination					
Reed, Charles	2/13/2026	.50	170.00	85.00	
Oaks at Shady Creek / Shady Branch at Purple Martin - project coordination with County					
Totals		2.00		340.00	
Total Labor					340.00
				Total this Task	\$340.00
				Total this Invoice	\$340.00

Outstanding Invoices

Number	Date	Balance
8188	1/28/2026	340.00
Total		340.00

Billings to Date

	Current	Prior	Total
Labor	340.00	6,077.50	6,417.50
Totals	340.00	6,077.50	6,417.50



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	1327244
Payment Due	3/2/2026
Invoice Date	1/31/2026
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1775756

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		\$334.43	\$0.00	\$334.43

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

Please remit top portion of invoice with payment

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

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



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

Invoice Number

Agenda Page **1327244**

Payment Due

3/2/2026

Invoice Date

1/31/2026

Terms

Net 30 Days

Complete Date

1/30/2026

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

<u>Description</u>	<u>PO#</u>	<u>Invoice Amount</u>
IRRIGATION SERVICES - REPAIR		\$334.43

Back/park area
Zone # 5 repaired four leaking drip lines.
Zone # 6 repaired one leaking drip line.

Front/Blvd
Zone # 6 replaced four clogged nozzles and repaired a leaking 1 1/4" lateral line.
Zone # 14 replaced one broken spray head.
Zone # 15 repaired one leaking drip line .
Zone # 21 replaced one leaking spray head and one clogged nozzle.
Zone # 24 replaced one clogged nozzle.

NonTaxable Sales	\$334.43
Taxable Sales	\$0.00
Tax Amount	\$0.00
Invoice Amount Due	\$334.43

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

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



INVOICE

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

Invoice Information

Invoice Number 1327425
Payment Due 3/5/2026
Invoice Date 2/3/2026
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
FEBRUARY 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 1327425
Payment Due 3/5/2026
Invoice Date 2/3/2026
Terms Net 30 Days

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
2025-2026 LANDSCAPE MAINTENANCE (February 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/termsandconditions>

Invoice



Steadfast Alliance

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

Date	Invoice #
2/2/2026	SA-19594

**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 2/3/2026
Check Amount \$6,283.93
Payable To The Oaks at Shady Creek CDD
Check Description 2015 Debt Service 2.3
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 COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 2/01/2026 to 2/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	100105	02/05/26	JOHNSON ENGINEERING.	8188	Engineering Service Jan 2026	District Engineer	531147-51301	\$340.00
001	100106	02/12/26	MAINSCAPE	1327244	irrigation repairs Feb 2026	Irrigation Maintenance	546930-53908	\$334.43
001	100106	02/12/26	MAINSCAPE	1327425	Feb Maint contract Feb 2026	Landscape Maintenance - Contract	546300-53908	\$5,220.74
001	100107	02/12/26	STEADFAST ENVIRONMENTAL, LLC	SA-19594	Aquatic Pond Spraying Feb 2026	Aquatics - Contract	534067-53908	\$290.00
001	100108	02/17/26	INFRAMARK LLC	170652	Feb Management Fee	Website ADA Compliance	534397-51301	\$125.00
001	100108	02/17/26	INFRAMARK LLC	170652	Feb Management Fee	District Management	531150-51301	\$3,012.75
001	300051	02/09/26	BOCC ACH	012026-9919- ACH	BOCC Jan 2026	Utility - Water	543018-53600	\$368.38
001	300052	02/12/26	TECO ACH	012226-5159- ACH	TECO Jan 2026	Electric Utility Services	543041-53100	\$224.18
001	300053	02/12/26	TECO ACH	012226-7634- ACH	TECO Jan 2026	Electric Utility Services	543041-53100	\$6,535.69
001	300054	02/12/26	TECO ACH	012226-7436- ACH	TECO Jan 2026	Electric Utility Services	543041-53100	\$17.35
							Fund Total	\$16,468.52

SERIES 2015 DEBT SERVICE FUND - 203

203	021627	02/11/26	THE OAKS AT SHADY CREEK CDD	02032026-0203	SERIES 2015 FY26 DS 02.03.26	Cash in Transit	103200	\$6,283.93
							Fund Total	\$6,283.93

Total Checks Paid	\$22,752.45
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