

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

MEETING AGENDA

Friday, December 19, 2025, at 10:00 a.m.

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

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
(813) 632-8048

The Oaks at Shady Creek Community Development District Page 2 of 37
Board of Supervisors

- | | |
|---|--|
| □ Robin Lush, Chairperson | □ Alba Sanchez, District Manager |
| □ Michelle LeBeau-Elrod, Vice Chairperson | □ Whitney Sousa, District Counsel |
| □ John Bentley, Assistant Secretary | □ Charles Reed, P.E. District Engineer |
| □ Amy Brown, Assistant Secretary | □ Nancy Hix, District Accountant |
| □ Vivian Rothstein, Assistant Secretary | □ Crystal Yem, District Admin |

Regular Meeting Agenda
Friday, December 19, 2025 – 10:00 A.M.

Teams Meeting Information
Meeting ID: 296 057 796 239 95 Passcode: nP2Vc2Hd
Call In Number: 646-838-1601 Conference ID: 552 044 873#
[Join the meeting now](#)

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

- 1. Call to Order/Roll Call**
- 2. Motion to adopt the Agenda**
- 3. Public Comments**
- 4. Staff Report**
 - A.** Accountant Report
 - B.** District Counsel
 - C.** District Manager
 - D.** District Engineer
- 5. Business Items**
 - A.** General Matters of the District
- 6. Business Administration**
 - A.** Consideration of Minutes of November 21, 2025 Regular MeetingPage 3
 - B.** Consideration of Operation and Maintenance Expenditures for November 2025..Page 6
 - C.** Approval of the Check Register as of November 2025 Page 37
- 7. Board of Supervisors' Requests and Comments**
- 8. Adjournment**

The next CDD Meeting is scheduled for Friday, January 16, 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

There were no updates.

FIFTH ORDER OF BUSINESS**Business Items****A. General Matters of the District****B. Discussion of TECO Front Monument Issue**

A discussion ensued.

C. Discussion of GRAU Yearly Audit Contract

On MOTION by Ms. LeBeau-Elrod, seconded by Ms. Rothstein, with all in favor, the Board accepted the GRAU proposal for the yearly audit.

SIXTH ORDER OF BUSINESS**Consent Agenda****A. Consideration of Board Supervisors' Minutes of October 17, 2025, Regular Meeting**

On MOTION by Ms. Rothstein, seconded by Mr. Bentley, with all in favor, the Meeting Minutes of October 17, 2025, Regular Meeting, were approved as presented.

B. Consideration of Operation and Maintenance Expenditures for October 2025**C. Approval of the Check Register as of October 2025**

On MOTION by Ms. Lush, seconded by Ms. LeBeau-Elrod, with all in favor, the Board approved the October 2025 O&M and Check Register

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

Ms. Lush was directed to secure a vendor to remove a dead raccoon located on the left side upon entering Purple Martin and a dead rabbit located on the right side of Purple Martin.

Ms. Brown requested that Inframark contact Mainscape regarding concerns with the front entrance and the pocket parks. She noted that the recent redesign was underwhelming and that the pocket park contains dead shrubs, insufficient mulch, and exposed irrigation drip lines.

Mr. Bentley requested the installation of a new dog waste station at the end of Great Commemorate in the cul-de-sac. He also requested that Painted Bunting be illuminated from its starting point through to Great Commemorate.

EIGHTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Bentley, seconded by Ms. LeBeau-Elrod, with all in favor, the meeting was adjourned at 10:29 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	11/11/2025	163555	\$125.00			MANAGEMENT FEE
Monthly Contract Subtotal			\$125.00			
Utilities						
BOCC ACH	11/18/2025	111825-9919 ACH	\$291.40			BILL PRD 9/16-10/16/24
TECO ACH	10/20/2025	102025-7436 ACH	\$48.41			ELECTRIC
TECO ACH	10/20/2025	102025-5159 ACH	\$26.51			ELECTRIC
TECO ACH	10/20/2025	102025-7634 ACH	\$6,536.92		\$6,611.84	ELECTRIC
Utilities Subtotal			\$6,903.24			
Regular Services						
AMY BROWN	10/17/2025	AB-101725	\$200.00			BOARD 10/17/25
AMY BROWN	11/21/2025	AB-112125	\$200.00		\$400.00	BOARD 11/21/25
DON HARRISON ENTERPRISES	11/8/2025	3177	\$300.00			electrical
INFRAMARK LLC	11/11/2025	163555	\$3,012.75			MANAGEMENT FEE
INFRAMARK LLC	12/1/2025	165681	\$3,012.75			MANAGEMENT FEE
INFRAMARK LLC	12/1/2025	165681	\$125.00	\$3,137.75	\$6,150.50	MANAGEMENT FEE
JOHN FRANK BENTLEY	11/21/2025	JB-112125	\$200.00			BOARD 11/21/25
JOHNSON ENGINEERING, INC.	11/3/2025	7320	\$2,040.00			engineer
MAINSCAPE	11/1/2025	1323414	\$5,220.74			LANDSCAPE SERVICES
MAINSCAPE	10/30/2025	1323239	\$893.48		\$6,114.22	LANDSCAPE SERVICES
MICHELLE J. LEBEAU-ELROD	11/21/2025	ME-112125	\$200.00			BOARD 11/21/25
ROBIN M. LUSH	11/21/2025	RL-112125	\$200.00			BOARD 11/21/25
SPEAREM ENTERPRISES	10/28/2025	6273	\$175.00			dog station
SPEAREM ENTERPRISES	11/19/2025	6282	\$175.00		\$350.00	dog
STEADFAST ENVIRONMENTAL, LLC	11/1/2025	SA-16872	\$290.00			SERVICE
VIVIAN ROTHSTEIN	11/21/2025	VR-112125	\$200.00			BOARD 11/21/25
Regular Services Subtotal			\$16,444.72			

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
Additional Services						
THE OAKS AT SHADY CREEK CDD	11/3/2025	11032025 - 01	\$2,934.29			SERIES 2015 DS 11.03.2025
Additional Services Subtotal			\$2,934.29			
Miscellaneous						
VOID	11/4/2025	VOID	\$0.01			Postage and Freight
Miscellaneous Subtotal			\$0.01			
TOTAL			\$26,407.26			



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#

163555

CUSTOMER ID

C2315

PO#**DATE**

11/11/2025

NET TERMS

Due On Receipt

DUE DATE

11/11/2025

Services provided for the Month of: November 2025

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



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	11/18/2025	12/09/2025

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	10/16/2025	45162	11/14/2025	45588	42600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$128.65
Water Base Charge	\$89.49
Water Usage Charge	\$66.72

Summary of Account Charges

Previous Balance	\$412.47
Net Payments - Thank You	\$-412.47
Total Account Charges	\$291.40

AMOUNT DUE	\$291.40
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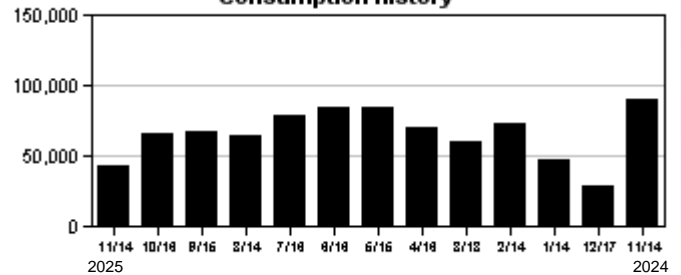
Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

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

1,833 0

DUE DATE

12/09/2025

Auto Pay Scheduled
DO NOT PAY



0070157299192 00000291401

Amount Due: \$48.41

Due Date: November 10, 2025

Account #: 211005987436

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

Account Summary

Current Service Period: September 16, 2025 - October 14, 2025

Previous Amount Due \$45.54


Payment(s) Received Since Last Statement -\$45.54


Current Month's Charges \$48.41

Amount Due by November 10, 2025 \$48.41

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

Your Energy Insight

 Your average daily kWh used was **16.67% higher** than the same period last year.

 Your average daily kWh used was **40% higher** than it was in your previous period.



Scan here to view your account online.

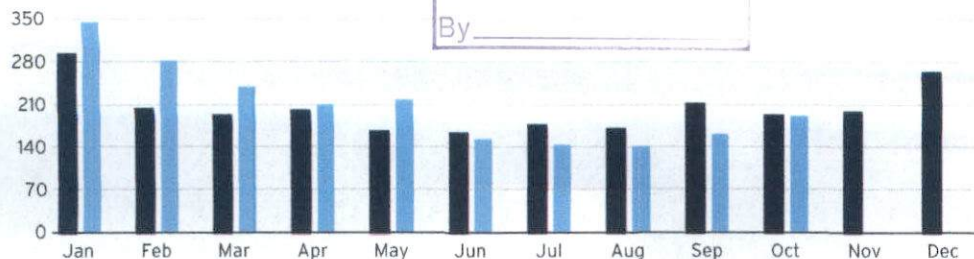
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



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: November 10, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$48.41

Payment Amount: \$ _____

651384404453

Your account will be
drafted on November 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

Page 11 of 37

Account #: 211005987436
Statement Date: October 20, 2025
Charges Due: November 10, 2025

Meter Read

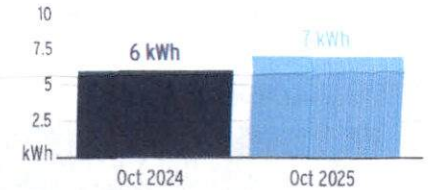
Service Period: Sep 16, 2025 - Oct 14, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	10/14/2025	8,759 (Estimated)	8,568		191 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	191 kWh @ \$0.08641/kWh	\$16.50
Fuel Charge	191 kWh @ \$0.03391/kWh	\$6.48
Storm Protection Charge	191 kWh @ \$0.00577/kWh	\$1.10
Clean Energy Transition Mechanism	191 kWh @ \$0.00418/kWh	\$0.80
Storm Surcharge	191 kWh @ \$0.02121/kWh	\$4.05
Florida Gross Receipt Tax		\$1.21

Electric Service Cost

\$48.41

Total Current Month's Charges

\$48.41

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 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: October 20, 2025
Page 12 of 37

Amount Due: \$26.51

Due Date: November 10, 2025

Account #: 211020235159

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

Account Summary

Current Service Period: September 16, 2025 - October 14, 2025

Previous Amount Due	\$85.62
Payment(s) Received Since Last Statement	-\$85.62
Current Month's Charges	\$26.51

Amount Due by November 10, 2025 \$26.51

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



Your average daily kWh used was **92.86% lower** than the same period last year.



Your average daily kWh used was **84.62% lower** than it was in your previous period.



Scan here to view your account online.

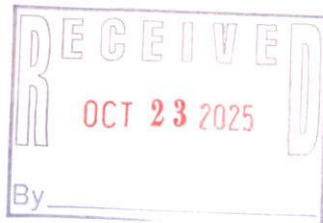
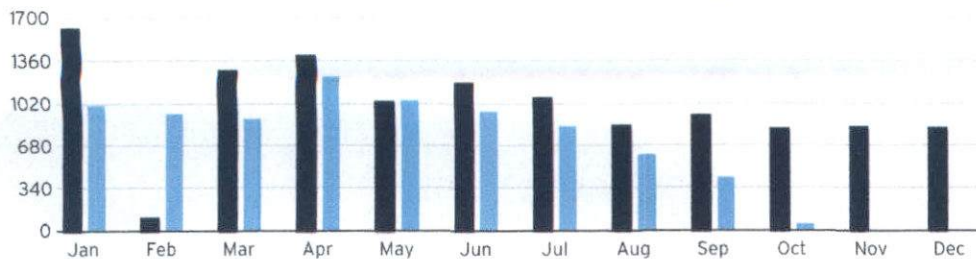
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



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: November 10, 2025

Amount Due: \$26.51

Payment Amount: \$ _____

693358458274

Your account will be drafted on November 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:
10707 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579-0000

Account #: 211020235159
Statement Date: October 20, 2025
Charges Due: November 10, 2025

Meter Read

Service Period: Sep 16, 2025 - Oct 14, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000497018	10/14/2025	75,908	75,858	50 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	50 kWh @ \$0.08641/kWh	\$4.32
Fuel Charge	50 kWh @ \$0.03391/kWh	\$1.70
Storm Protection Charge	50 kWh @ \$0.00577/kWh	\$0.29
Clean Energy Transition Mechanism	50 kWh @ \$0.00418/kWh	\$0.21
Storm Surcharge	50 kWh @ \$0.02121/kWh	\$1.06
Florida Gross Receipt Tax		\$0.66
Electric Service Cost		\$26.51

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges	\$26.51
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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 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: October 20, 2025
Page 14 of 37

Amount Due: \$6,536.92

Due Date: November 10, 2025

Account #: 211005987634

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

Account Summary

Current Service Period: September 16, 2025 - October 14, 2025

Previous Amount Due \$6,538.08

Payment(s) Received Since Last Statement -\$6,538.08

Current Month's Charges \$6,536.92

Amount Due by November 10, 2025 \$6,536.92

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



Scan here to view
your account online.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
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Account #: 211005987634

Due Date: November 10, 2025



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

Amount Due: \$6,536.92

Payment Amount: \$ _____

651384404454

Your account will be
drafted on November 10, 2025

00000008 FTECO110202523344710 00000 03 00000000 13146 006

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: October 20, 2025
Charges Due: November 10, 2025

Service Period: Sep 16, 2025 - Oct 14, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	2749 kWh @ \$0.03412/kWh	\$93.80
Fixture & Maintenance Charge	117 Fixtures	\$2364.21
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	2749 kWh @ \$0.03363/kWh	\$92.45
Storm Protection Charge	2749 kWh @ \$0.00559/kWh	\$15.37
Clean Energy Transition Mechanism	2749 kWh @ \$0.00043/kWh	\$1.18
Storm Surcharge	2749 kWh @ \$0.01230/kWh	\$33.81
Florida Gross Receipt Tax		\$6.07

Lighting Charges **\$6,536.92**

Total Current Month's Charges

\$6,536.92

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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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Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: THE OAKS AT SHADY CREEKBoard Meeting Date: October 17 2025

	Name	In Attendance (Please 'X')	Paid
1	Robin Lush		Yes \$200
2	Michelle Le-Beau Elrod	<input checked="" type="checkbox"/>	Yes \$200
3	John Bentley	<input checked="" type="checkbox"/>	Yes \$200
4	Amy Brown	<input checked="" type="checkbox"/>	NO \$200
5	Vivian Rothstein	<input checked="" type="checkbox"/>	Yes \$200

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

Approved for payment:

Alba M. Sanchez

District Manager Signature

10.17.25

Date

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

Bingle, Lori A.

From: Sanchez, Alba
Sent: Monday, November 3, 2025 9:17 AM
To: Bingle, Lori A.
Cc: Rodriguez, Daniela
Subject: Re: The Oaks at Shady Creek

Yes she should be paid - my error **

Please do not reply to all in order to avoid a Sunshine Violation

Alba M. Sanchez | [LCAM](#), [CMCA](#), [AMS](#)



2654 Cypress Ridge Blvd. Ste 101 Wesley Chapel FL 33544

(O) 813 991-1116 | www.inframarkims.com

****Please note that all CDD vendor invoices should be directed to our new email address at InframarkCMS@payableslockbox.com**

From: Bingle, Lori A. <lori.bingle@inframark.com>
Sent: Monday, November 3, 2025 8:48 AM
To: Sanchez, Alba <alba.sanchez@inframark.com>
Cc: Rodriguez, Daniela <Daniela.Rodriguez@Inframark.com>
Subject: RE: The Oaks at Shady Creek

Good morning,

Amy was not paid because "No" was indicated next to the \$200.

If she needs to be paid please let me know and I will get this in immediately.

See attached.

****Please note that all vendor invoices should be directed to our new email address at InframarkCMS@payableslockbox.com-**

Lori Bingle | Accounts Payable/Payroll Specialist



11555 Heron Bay Blvd | Suite 201 | Coral Springs, FL 33076

(O) 954-282-0079 Direct | www.inframarkims.com

Lori.Bingle@Inframark.com

From: Rodriguez, Daniela <Daniela.Rodriguez@Inframark.com>

Sent: Friday, October 31, 2025 2:41 PM

To: Bingle, Lori A. <lori.bingle@inframark.com>

Subject: Fw: The Oaks at Shady Creek

Hello Lori

Please see the email below....

Alba is saying Amy hasn't received the payment for this month, I looked into strongroom and Amy's invoice is not up in the system, can you please upload it so i can process payment?

Thanks

DANIELA RODRIGUEZ | Accounts Payable Clerk



11555 Heron Bay Blvd | Suite 201 | Coral Springs, FL 33076

407-566-4389 | www.inframarkims.com

From: Sanchez, Alba <alba.sanchez@inframark.com>

Sent: Friday, October 31, 2025 9:56 AM

To: Seat 3 The Oaks at Shady Creek <tosc supervisor3@gmail.com>

Cc: Rodriguez, Daniela <Daniela.Rodriguez@Inframark.com>

Subject: Re: The Oaks at Shady Creek

Hi Amy - yes I sent the AP an email yesterday requesting the status of the October payment- I noted Daniella was out yesterday - she's back today

Daniela please make this priority today - if we need to reissue let's get it done

Get [Outlook for iOS](#)

From: Seat 3 The Oaks at Shady Creek <tosc supervisor3@gmail.com>

Sent: Thursday, October 30, 2025 6:33:52 PM

To: Sanchez, Alba <alba.sanchez@inframark.com>

Subject: Re: The Oaks at Shady Creek

Thank you so much!

On Thu, Oct 30, 2025 at 11:56 AM Sanchez, Alba <alba.sanchez@inframark.com> wrote:

I'll check on it right away

Get [Outlook for iOS](#)

From: Seat 3 The Oaks at Shady Creek <tosc supervisor3@gmail.com>

Sent: Thursday, October 30, 2025 11:54:09 AM

To: Sanchez, Alba <alba.sanchez@inframark.com>

Subject: The Oaks at Shady Creek

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Hi Alba, happy Friday!

I just wanted to check in on checks. I did not get one and I'm being told that the others got theirs last week.

Can you please look into that for me?

Thank you,
Amy

The OAKS AT SHADY CREEK CDD

MEETING DATE: 11.21.25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Robin Lush	PRESENT	Salary Accepted	\$200.00
Michael LeBeau-Elrod	PRESENT	Salary Accepted	\$200.00
John Bentley	Present	Salary Accepted	\$200.00
Amy Brown	Present	Salary Accepted	\$200.00
Vivian Rothstein	PRESENT	Salary Accepted	\$200.00

DATE 11 | 08 | 25

WORK TAKEN BY <i>Don</i>	ORDERED BY <i>Alba Sanchez</i>
DESCRIPTION OF WORK	

Troubleshoot problems with power
at the front entrance not getting
power. Found it was a
Teco FSSue, called Albra to
give them a call.
(Completed)

[illegible]

CUSTOMER SIGNATURE
I hereby accept above service as being satisfactory and
acknowledge that equipment has been left in good condition.

TERMS: Net Due Upon Completion

CUSTOMER SIGNATURE



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#

165681

CUSTOMER ID

C2315

PO#**DATE**

12/1/2025

NET TERMS

Due On Receipt

DUE DATE

12/1/2025

Services provided for the Month of: December 2025

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

The OAKS AT SHADY CREEK CDD

MEETING DATE: 11.21.25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Robin Lush	PRESENT	Salary Accepted	\$200.00
Michael LeBeau-Elrod	PRESENT	Salary Accepted	\$200.00
John Bentley	Present	Salary Accepted	\$200.00
Amy Brown	Present	Salary Accepted	\$200.00
Vivian Rothstein	PRESENT	Salary Accepted	\$200.00

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: November 3, 2025
 Project No: 20203281-000
 Invoice No: 7320

Additional Information:

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

Project	20203281-000	Oaks at Shady Creek CDD
----------------	--------------	-------------------------

Professional Services from September 13, 2025 to October 10, 2025

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

Professional Personnel

		Hours	Rate	Amount
Professional 6				
Reed, Charles	9/15/2025	2.50	170.00	425.00
Oaks at Shady Creek / Creekside Park Phase 1 - coordination regarding SWFWMD inspection and compliance				
Reed, Charles	9/16/2025	1.50	170.00	255.00
Oaks at Shady Creek / Creekside Park Phase 1 - coordination regarding SWFWMD inspection and compliance				
Reed, Charles	9/19/2025	1.00	170.00	170.00
Oaks at Shady Creek / Shady Branch at Purple Martin - coordination regarding deed back				
Reed, Charles	9/22/2025	1.00	170.00	170.00
Oaks at Shady Creek / SWFWMD O&M Inspection Report - project coordination				
Reed, Charles	9/25/2025	2.50	170.00	425.00
Oaks at Shady Creek / SWFWMD O&M Inspection Report - project coordination				
Reed, Charles	9/26/2025	2.00	170.00	340.00
Oaks at Shady Creek / SWFWMD O&M Inspection Report - project coordination				
Reed, Charles	9/30/2025	1.50	170.00	255.00
Oaks at Shady Creek / follow up to SWFWMD Inspection Certification				
	Totals	12.00		2,040.00
	Total Labor			2,040.00

Total this Task \$2,040.00

Total this Invoice \$2,040.00

Billings to Date

	Current	Prior	Total
Labor	2,040.00	3,697.50	5,737.50
Totals	2,040.00	3,697.50	5,737.50



INVOICE

Mail payments to:

Page 26 of 37

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

Invoice Information

Invoice Number 1323414
Payment Due 12/1/2025
Invoice Date 11/1/2025
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
NOVEMBER 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 1323414
Payment Due 12/1/2025
Invoice Date 11/1/2025
Terms Net 30 Days

Billing Address

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

Service Location

THE OAKS AT SHADY CREEK CDD
10805 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579

Invoice Detail

Description	PO#	Invoice Amount
2025-2026 LANDSCAPE MAINTENANCE (November 2025 Installment)		\$5,220.74
	Tax Amount	\$0.00
	Invoice Amount Due	\$5,220.74

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

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



INVOICE

Mail payments to:

Page 27 of 37

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

Invoice Information

Invoice Number	1323239
Payment Due	11/29/2025
Invoice Date	10/30/2025
Terms	Net 30 Days
Contract ID	64092
Work Order ID	1775753

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		\$893.48	\$0.00	\$893.48

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

Page 28 of 1323239

Payment Due

11/29/2025

Invoice Date

10/30/2025

Terms

Net 30 Days

Complete Date

10/29/2025

Billing Address

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

Service Location

THE OAKS AT SHADY CREEK CDD
10805 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579

Invoice Detail

Description

PO#

Invoice Amount

IRRIGATION SERVICES - REPAIR

\$893.48

Park area

Zone # 6 replaced one broken spray head.

Front commons

Zone # 6 replaced two clogged nozzles and one bad solenoid.

Zone # 14 replaced two clogged nozzles.

Zone # 24 replaced one clogged nozzle.

Zone # 28 replaced one broken spray head.

Replaced a bad two station Hunter decoder for drip zone # 7 and spray zone #6. Also replaced two bad solenoids for drip zone # 5 and drip zone #4.

NonTaxable Sales \$893.48

Taxable Sales \$0.00

Tax Amount \$0.00

Invoice Amount Due \$893.48

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>

The OAKS AT SHADY CREEK CDD

MEETING DATE: 11.21.25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Robin Lush	PRESENT	Salary Accepted	\$200.00
Michael LeBeau - Elrod	PRESENT	Salary Accepted	\$200.00
John Bentley	Present	Salary Accepted	\$200.00
Amy Brown	Present	Salary Accepted	\$200.00
Vivian Rothstein	PRESENT	Salary Accepted	\$200.00

The OAKS AT SHADY CREEK CDD

MEETING DATE: 11.21.25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Robin Lush	PRESENT	Salary Accepted	\$200.00
Michael LeBeau-Elrod	PRESENT	Salary Accepted	\$200.00
John Bentley	Present	Salary Accepted	\$200.00
Amy Brown	Present	Salary Accepted	\$200.00
Vivian Rothstein	PRESENT	Salary Accepted	\$200.00

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.: 6273
 Terms: Net 15
 Invoice date: 10/28/2025
 Due date: 11/12/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	once weekly dog waste station services including trash bags mut mits and disposal 9/16/25 to 10/15/25	1	\$175.00	\$175.00

Total **\$175.00**

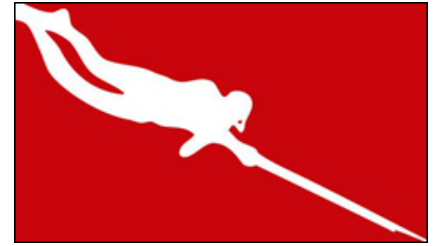
Note to customer

Thank You! We Appreciate Your Business.

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.: 6282
 Terms: Net 15
 Invoice date: 11/19/2025
 Due date: 12/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	once weekly dog waste station services including trash bags mut mits and disposal 10/16/25 to 11/15/25	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

Page 33 of 37

Invoice

Date	Invoice #
11/1/2025	SA-16872

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

MEETING DATE: 11.21.25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Robin Lush	PRESENT	Salary Accepted	\$200.00
Michael LeBeau-Elrod	PRESENT	Salary Accepted	\$200.00
John Bentley	Present	Salary Accepted	\$200.00
Amy Brown	Present	Salary Accepted	\$200.00
Vivian Rothstein	PRESENT	Salary Accepted	\$200.00

THE OAKS AT SHADY CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 11/3/2025
Check Amount \$2,934.29
Payable To The Oaks at Shady Creek CDD
Check Description 2015 Debt Service 11/3
Code to 203.103200

Eric

Authorization

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

THE OAKS AT SHADY CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

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

203

1%

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	-		
		-	-	-		
		-	-	-		
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		-	-	-		
TOTAL	4,911.35	1,977.06	2,934.29	-		
Net Total on Roll	717,842.00					
Collection Surplus / (Deficit)	(712,930.65)					

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(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	021609	11/25/25	AMY BROWN	AB-112125	BOARD 11/21/25	Supervisor Fees	511100-51301	\$200.00
001	021610	11/25/25	JOHN FRANK BENTLEY	JB-112125	BOARD 11/21/25	Supervisor Fees	511100-51301	\$200.00
001	021611	11/25/25	MICHELLE J. LEBEAU-ELROD	ME-112125	BOARD 11/21/25	Supervisor Fees	511100-51301	\$200.00
001	021612	11/25/25	ROBIN M. LUSH	RL-112125	BOARD 11/21/25	Supervisor Fees	511100-51301	\$200.00
001	021613	11/25/25	VIVIAN ROTHSTEIN	VR-112125	BOARD 11/21/25	Supervisor Fees	511100-51301	\$200.00
001	100085	11/10/25	MAINSCAPE	1323166	irrigation repairs October 2025	Irrigation Maintenance	546930-53908	\$10,235.00
001	100085	11/10/25	MAINSCAPE	1323167	Monthly landscape contract October 2025	Landscape Maintenance - Contract	546300-53908	\$1,998.08
001	100085	11/10/25	MAINSCAPE	1323414	November 2024 landscape contract	Landscape Maintenance - Contract	546300-53908	\$5,220.74
001	100085	11/10/25	MAINSCAPE	1323239	irrigation repairs November 2025	Irrigation Maintenance	546930-53908	\$893.48
001	100086	11/10/25	STEADFAST ENVIRONMENTAL, LLC	SA-16872	Aquatic Maintenance November 2025	Waterway Management Program	531085-53908	\$290.00
001	100087	11/13/25	JOHNSON ENGINEERING, INC.	7320	Engineer services Nove 2025	District Engineer	531147-51301	\$2,040.00
001	100088	11/19/25	SPEAREM ENTERPRISES	6273	Weekly dog station cleanup Nov 2025	Dog Waste Station Service & Supplies	552161-53908	\$175.00
001	100089	11/19/25	DON HARRISON ENTERPRISES	3177	Electrical services Nov 2025	Landscaping - R&M	546036-53908	\$300.00
001	21607	11/03/25	AMY BROWN	AB-101725	BOARD 10/17/25	Supervisor Fees	511100-51101	\$200.00
001	300041	11/07/25	TECO ACH	102025-7436 ACH	TECO October 20 2025	Electric Utility Services	543041-53100	\$48.41
001	300042	11/07/25	TECO ACH	102025-5159 ACH	TECO October 20 2025	Electric Utility Services	543041-53100	\$26.51
001	300043	11/07/25	TECO ACH	102025-7634 ACH	TECO October 20 2025	Electric Utility Services	543041-53100	\$6,536.92
001	300044	11/19/25	BOCC ACH	111825-9919 ACH	BOCC Nov 2025	Utility - Water	543018-53600	\$291.40
Fund Total								\$29,255.54

SERIES 2015 DEBT SERVICE FUND - 203

203	021614	11/25/25	THE OAKS AT SHADY CREEK CDD	11032025 - 01	SERIES 2015 DEBT SERVICE 11.03.25	Cash in Transit	103200	\$2,934.29
Fund Total								\$2,934.29

Total Checks Paid	\$32,189.83
--------------------------	--------------------