



The Oaks at Shady Creek Community Development District

September 18, 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

Board of Supervisors

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

District Staff

Alba Sanchez, District Manager
Whitney Sousa, District Counsel
Charles Reed, District Engineer
Sonia Rowley, District Accountant
Christy Fowler, Field Inspection Coordinator
Kareen Baker, District Admin

Regular Meeting Agenda

Friday, September 18, 2026, at 10:00 a.m.

The Regular Meeting of The Oaks at Shady Creek Community Development District will be held on Friday, September 18, 2026, at 10:00 a.m. at the Purple Mountain Clubhouse, 10779 Purple Martin Boulevard, Riverview, Florida 33578. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

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

Dial-In by Phone: 1-646-838-1601 **Phone Conference ID:** 552044873#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. APPROVAL OF AGENDA
3. AUDIENCE COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Field Inspection Report
- D. District Manager

5. BUSINESS ITEMS

- A. Consideration of Pine Lake Proposal #9473 – Irrigation Repairs
- B. Consideration of Tampa Illuminations Proposal for Holiday Lights (**To Be Sent Under Separate Cover**)

6. CONSENT AGENDA

- A. Consideration of the Minutes of the Regular Meeting held on August 21, 2026
- B. Consideration of the Check Register and Operations & Maintenance Expenditures for August 2026
- C. Cash Flow Analysis as of August 17, 2026

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

The next Regular Meeting is scheduled for Friday, October 16, 2026, at 10:00 a.m.



The Oaks at Shady Creek September 2026

Field Inspection Report

Tuesday, September 8 2026

Prepared For Board Of Supervisors

14 Issues Identified

14 Issues Incomplete

Christy Fowler

Inframark

Issue 1

Assigned To: Steadfast Aquatics
Lake F

Observation:

Submerged weeds and algae growth and trash were observed in Lake F.

Recommendation:

Treat vegetation/algae as needed and remove trash.



Issue 2

Assigned To: Pine Lake

Observation:

The area behind the homes is heavily saturated. Rutting from mowing equipment was observed, and portions of the area appear to have been skipped due to the wet conditions.

Recommendation:

Avoid mowing saturated areas until conditions improve.



Issue 3

Assigned To: Pine Lake

Observation:

Turf decline and rutting were observed at the pocket park. The area remains saturated.

Recommendation:

Diagnose and treat the turf. Skip mowing when saturated.



Issue 4

Assigned To: Pine Lake

Lake E

Observation:

The front side of the pond was skipped during the current mowing cycle due to heavy saturation. The back side of the pond was serviced.

Recommendation:

Service the remaining area once conditions allow.



Issue 5

Assigned To: Steadfast Aquatics

Lake E – Southwest Corner

Observation:

Weed growth remains present along the southwest corner of Lake E.

Recommendation:
Continue weed treatment.



Issue 6

Assigned To: Board

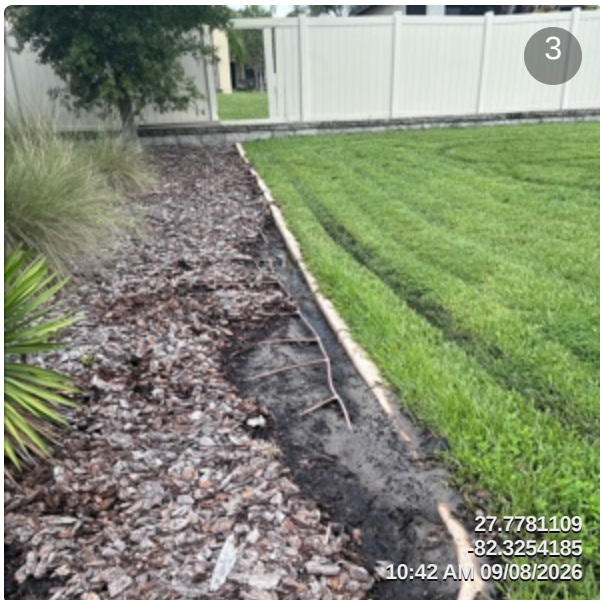
Pocket Park & Lift Station – Tropical Kingbird Way

Observation:

Runoff is pushing mulch out of the landscape beds and leaving plant roots exposed. The surrounding area was also heavily saturated.

Recommendation:

Consider drainage improvements, such as a French drain.



Issue 7

Assigned To: Steadfast Aquatics

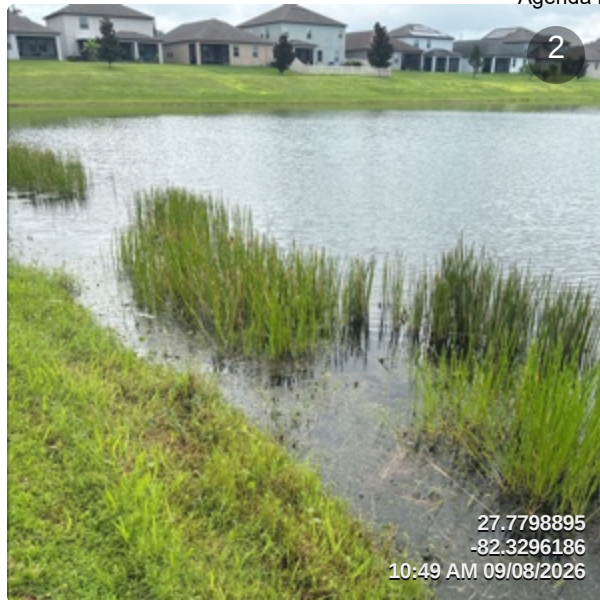
Lake D

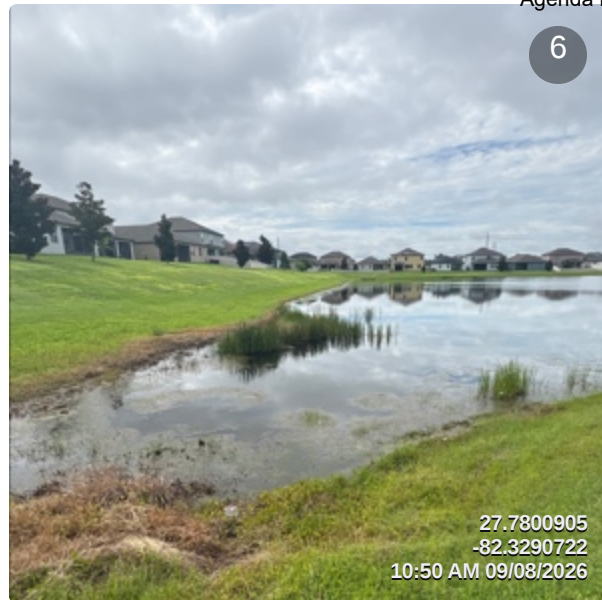
Observation:

An algae bloom, trash, and submerged weeds were observed in Lake D.

Recommendation:

Treat as needed and remove trash.





Issue 8

Assigned To: Pine Lake

Purple Martin Boulevard – Outbound Lane

Observation:

An irrigation wet check was being performed during the inspection. Excessive water/saturated conditions were observed along the outbound lane and require further investigation.

Recommendation:

Investigate irrigation operation and coverage.



Issue 9

Assigned To: Pine Lake
Community Entrance

Observation:

Grass clippings were blown into the mulch beds at the entrance.

Recommendation:

Remove grass clippings from the beds.



Issue 10

Assigned To: Pine Lake/ Board
Community Entrance Sign

Observation:

Vines are growing onto the entrance sign, and the sign requires power washing.

Recommendation:

Remove vines

Would the board like a proposal for Cleaning the signs?



Issue 11

Assigned To: Pine Lake

Purple Martin Boulevard – Inbound Lane

Observation:

Turf replacement is needed along the inbound lane. Sod proposal pending irrigation approval.

Recommendation:

Please provide a proposal so the board can review.



Issue 12

Assigned To: Steadfast Aquatics

Lake C

Observation:

Lake C continues to exhibit similar conditions observed at the other ponds, including undesirable aquatic vegetation along the shoreline.

Recommendation:

Continue aquatic treatment as needed.



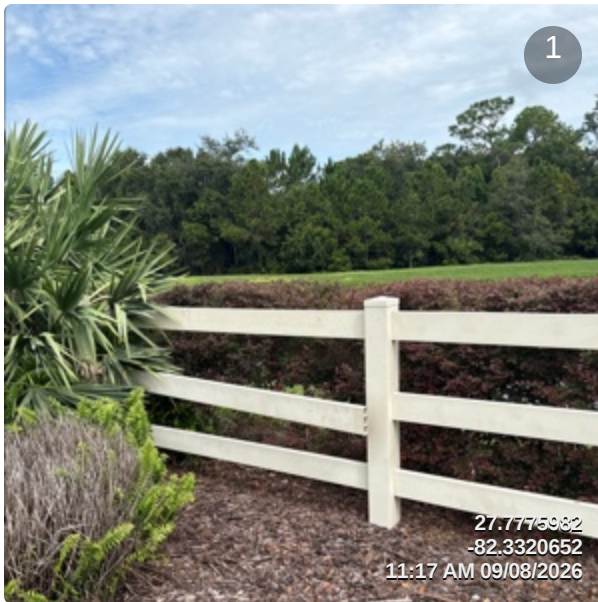
Issue 13

Assigned To: Board

Purple Martin Boulevard – Pond Frontage

Observation:

A vinyl fence panel in front of the pond is broken. Would the Board like a proposal for repair?



Issue 14

Assigned To: Pine Lake

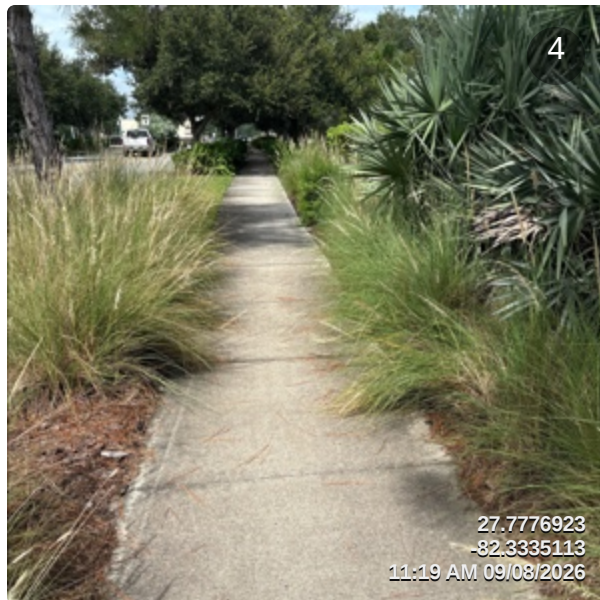
Purple Martin Boulevard – Sidewalk

Observation:

Ornamental grasses are encroaching into the sidewalk and reducing pedestrian clearance. The condition is documented throughout the sidewalk area.

Recommendation:

Trim grasses back from the sidewalk.





Proposal #9473

Oaks at Shady Creek CDD- Initial Inspection 8-26

Date 8/5/2026

Customer Alba Sanchez | Inframark | 2005 Pan Am Circle | Tampa, FL 33607

Property Oaks at Shady Creek CDD | 10779 Purple Martin Boulevard | Riverview, FL 33579

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Repairs found during the initial irrigation inspection August 2026. Additional repairs may be necessary after wire tracked zones are back online.

Irrigation Repair/Installation

Clock 1

Items	Quantity	Unit	Price
Labor Irrigation	1.00	Hr	\$79.71
Zone 3- Irrigation Labor Wire Tracking	2.00	Hr	\$170.00
Zone 4- Irrigation Labor Wire Tracking	2.00	Hr	\$170.00
Zone 5- Irrigation Labor Wire Tracking	2.00	Hr	\$170.00
Zone 6- Irrigation Labor Wire Tracking	2.00	Hr	\$170.00
Zone 7- Irrigation Labor Wire Tracking	2.00	Hr	\$170.00
Zone 8 - Repair Drip Line	4.00	EA	\$34.92
Zone 8 - Repair Broken Pipe (Slip-Fix) 1/2"	2.00	EA	\$142.28
Zone 9 - Repair Drip Line	8.00	EA	\$69.84
Zone 10- Irrigation Labor Wire Tracking(Overload Alarm)	2.00	Hr	\$170.00
Zone 11- Irrigation Labor Wire Tracking(Overload Alarm)	2.00	Hr	\$170.00
Zone 12 - Repair Drip Line	8.00	EA	\$69.84
Zone 13 - Repair Drip Line	6.00	EA	\$52.38
Zone 14 - Replace Spray Nozzle	8.00	EA	\$80.24
Zone 14 - Replace 6" Spray Head	4.00	EA	\$138.84
Zone 14 - Repair Broken Pipe (Slip-Fix) 1/2"	2.00	EA	\$142.28
Zone 15- Irrigation Labor Wire Tracking	2.00	Hr	\$170.00
Zone 17- Repair Drip Line	6.00	EA	\$52.38
Zone 18- Repair Drip Line	8.00	EA	\$69.84
Zone 20 - Repair Drip Line	10.00	EA	\$87.31
Zone 21 - Replace Spray Nozzle	8.00	EA	\$80.24
Zone 21 - Replace 6" Spray Head	4.00	EA	\$138.84

Zone 22 - Repair Drip Line	12.00	EA	\$104.77
Zone 23- Irrigation Labor Wire Tracking(Overload Alarm)	2.00	Hr	\$170.00
Zone 24- Irrigation Labor Wire Tracking(Overload Alarm)	2.00	Hr	\$170.00
Zone 25 - Repair Broken Pipe (Slip-Fix) 3/4"	2.00	EA	\$142.28
Zone 25 - Repair Drip Line	5.00	EA	\$43.65
Zone 26 - Repair Drip Line	6.00	EA	\$52.38
Zone 27 - Repair Drip Line	6.00	EA	\$52.38
Zone 28 - Replace Spray Nozzle	23.00	EA	\$230.70
Zone 30 - Repair Drip Line	8.00	EA	\$69.84
Zone 31- Straighten Head	4.00	EA	\$72.56
Zone 31- Relocate Head within 5'	1.00	EA	\$40.00
Zone 33 - Replace Spray Nozzle	4.00	EA	\$40.12
Zone 33 - Replace 6" Spray Head	2.00	EA	\$69.42
Zone 35 - Replace Spray Nozzle	6.00	EA	\$60.18
Zone 35 - Replace 6" Spray Head	4.00	EA	\$138.84
Zone 35 - Repair Broken Pipe (Slip-Fix) 1/2"	1.00	EA	\$71.14
Zone 37 - Repair Drip Line	6.00	EA	\$52.38
Zone 38 - Repair Drip Line	10.00	EA	\$87.31

Clock 1: \$4,266.89

Clock 2

Items	Quantity	Unit	Price
Zone 3- Irrigation Labor Wire Tracking	2.00	Hr	\$170.00

Clock 2: \$170.00

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	\$0.00

Fuel Surcharge: \$44.36

PROJECT TOTAL: **\$4,481.25**

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By _____
Garrett Macgregor
 Date 8/5/2026

Pine Lake Services, LLC

By _____
Alba Sanchez
 Date _____

Inframark

**MINUTES OF MEETING
THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of The Oaks at Shady Creek Community Development District was held on Friday, August 21, 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 either in person or via electronic communications were:

Alba Sanchez	District Manager
Christy Fowler	Field Inspection Coordinator
Epi Carvajal	Pine Lake Landscaping Representative

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

Ms. Sanchez called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

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

THIRD ORDER OF BUSINESS

Audience Comments

There were no audience comments.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Ms. Snachez read into the record a voicemail received from Apex Engineering that the deed back land is still pending and there are no new items to report.

C. Field Inspection Report

Ms. Fowler read the Field Inspection report into the record, providing a high-level overview of the landscaping and pond conditions throughout the community.

D. District Manager

Ms. Sanchez discussed the use of the common areas by the community and potential liability considerations associated with such use.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-08, Adopting Goals and Objectives for Fiscal Year 2027

On MOTION by Ms. Lush, seconded by Ms. Brown, with all in favor, Resolution 2026-08, Adopting Goals and Objectives for Fiscal Year 2027, was adopted.

B. Consideration of Pine Lake Proposal #9473 – Irrigation Repairs

This item has been tabled until Ms. Fowler has an opportunity to review.

On MOTION by Mr. Bentley, seconded by Ms. Brown, with all in favor, the tree removal in the Pocket Park in the amount of \$300 was approved.

C. Motion to Request Counsel to Draft a Formal Request for Using the Common Area for Community Events

On MOTION by Ms. Lush, seconded by Ms. LeBeau-Elrod, with all in favor, the Board authorized District Counsel to prepare a formal process for residents requesting use of the CDD common areas to host gatherings or events. The proposed process should state that the CDD area has a hold harmless agreement if someone gets injured. The Board discussed concerns including bounce houses, the use of electrical extension cords from nearby residences, speakers and other event related equipment. The intent is to establish a formal notice with appropriate liability protections for the District.

D. General Matters of the District

General matters were discussed.

SIXTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of the Minutes of the Regular Meeting held on July 17, 2026

On MOTION by Ms. Rothstein, seconded by Mr. Bentley, with all in favor, the Minutes from the Regular Meeting held on July 17, 2026, were approved as presented.

B. Consideration of Operation and Maintenance Expenditures for July 2026

On MOTION by Ms. Rothstein, seconded by Mr. Bentley, with all in favor, the O&M Expenditures for July 2026 were approved.

C. Approval of the Check Register for July 2026

On MOTION by Ms. Rothstein, seconded by Mr. Bentley, with all in favor, the Check Register for July 2026 was approved.

SEVENTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

Ms. Lush requested management contact Tampa Illuminations to request a proposal for the holiday lights.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Rothstein, seconded by Mr. Bentley, with all in favor, the meeting was adjourned at 11:10 a.m.

Alba Sanchez
Secretary/Assistant Secretary

Robin Lush
Chairperson/ Chairperson

THE OAKS AT SHADY CREEK Community Development District

Payment Register by Bank Account

For the Period from 8/1/26 to 8/31/26

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
TRUIST BANK - (ACCT# XXXXX3422)									
Manual Che 100144	08/07/26	Vendor	INFRAMARK LLC		184707	agenda booklet - Last one	MANAGEMENT FEE APRIL 2024	001-541024-51301	\$15.00
Manual Che 100145	08/07/26	Vendor	STEADFAST ALLIANCE		SA-26543	Pond maintenance July 2026	SERVICE	001-531085-53908	\$290.00
Manual Che 100146	08/07/26	Vendor	PINE LAKE SERVICES LLC		10717	Monthly lawn care August 2026	lawn	001-546300-53908	\$5,568.00
Manual Che 100147	08/12/26	Vendor	INFRAMARK LLC		186102	Management Fee August 2026	MANAGEMENT FEE APRIL 2024	001-531150-51301	\$350.00
Manual Che 100147	08/12/26	Vendor	INFRAMARK LLC		186102	Management Fee August 2026	MANAGEMENT FEE	001-531150-51301	\$3,012.75
Manual Che 100147	08/12/26	Vendor	INFRAMARK LLC		186102	Management Fee August 2026	MANAGEMENT FEE	001-549936-51301	\$125.00
Manual Che 100148	08/24/26	Vendor	STRALEY ROBIN VERICKER		28937	Legal Services August 2026	PROFESSIONAL SERVICES	001-531146-51301	\$980.50
Manual Che 100149	08/31/26	Vendor	INFRAMARK LLC		1169982	Dog Station porter August 2026	MANAGEMENT FEE APRIL 2024	001-549071-53908	\$175.00
Manual Che 300079	08/11/26	Vendor	TECO		072226-7634-ACH	TECO July 2026	ELECTRIC	001-543041-53100	\$6,529.27
Manual Che 300080	08/11/26	Vendor	TECO		072226-5159-ACH	TECO July 2026	ELECTRIC	001-543041-53100	\$222.05
Manual Che 300081	08/11/26	Vendor	TECO		072226-7436-ACH	TECO July 2026	ELECTRIC	001-543041-53100	\$42.84
Manual Che 300082	08/05/26	Vendor	ADP INC		727733952-ACH	Supervisor Fee Processing July 2026	adp	001-549405-51301	\$20.40
Manual Che 300083	08/25/26	Vendor	BOCC		081926-9919-ACH	Water sewage August 2026	BILL PRD 07/17-08/18/26	001-543018-53600	\$159.38
Account Total									\$17,490.19

Total Amount Paid	\$17,490.19
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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	8/5/2026	184707	\$15.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	8/1/2026	186102	\$350.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	8/1/2026	186102	\$3,012.75			MANAGEMENT FEE
INFRAMARK LLC	8/1/2026	186102	\$125.00	\$3,487.75	\$3,502.75	MANAGEMENT FEE
Monthly Contract Subtotal			\$3,502.75			
Utilities						
BOCC	8/19/2026	081926-9919-ACH	\$159.38			BILL PRD 07/17-08/18/26
TECO	7/22/2026	072226-7634-ACH	\$6,529.27			ELECTRIC
TECO	7/22/2026	072226-5159-ACH	\$222.05		\$6,751.32	ELECTRIC
Utilities Subtotal			\$6,910.70			
Regular Services						
ADP INC	7/31/2026	727733952-ACH	\$20.40			adp
INFRAMARK LLC	8/27/2026	1169982	\$175.00			MANAGEMENT FEE APRIL 2024
PINE LAKE SERVICES LLC	8/1/2026	10717	\$5,568.00			lawn
STRALEY ROBIN VERICKER	8/18/2026	28937	\$980.50			PROFESSIONAL SERVICES
TECO	7/22/2026	072226-7436-ACH	\$42.84			ELECTRIC
Regular Services Subtotal			\$6,786.74			
TOTAL						
			\$17,200.19			



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#

184707

CUSTOMER ID

C2315

PO#**DATE**

7/21/2026

NET TERMS

Due On Receipt

DUE DATE

7/21/2026

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Agenda Packages	1	Ea	15.00		15.00
Subtotal					15.00

Subtotal	\$15.00
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Tax	\$0.00
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Total Due	\$15.00
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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.



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#

186102

CUSTOMER ID

C2315

PO#**DATE**

8/1/2026

NET TERMS

Due On Receipt

DUE DATE

8/1/2026

Services provided for the Month of: August 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
Dissemination Services	1	Ea	350.00		350.00
Subtotal					3,487.75

Subtotal	\$3,487.75
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Tax	\$0.00
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Total Due	\$3,487.75
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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	08/19/2026	09/09/2026

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	07/17/2026	47293	08/18/2026	47446	15300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$46.21
Water Base Charge	\$89.49
Water Usage Charge	\$17.14

Summary of Account Charges

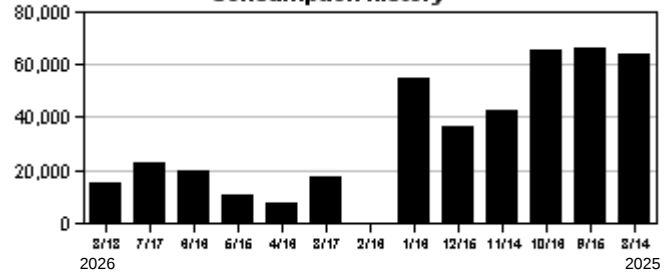
Previous Balance	\$189.18
Net Payments - Thank You	\$-189.18
Total Account Charges	\$159.38

AMOUNT DUE	\$159.38
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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 ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 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

1.889 0

DUE DATE

09/09/2026

**Auto Pay Scheduled
DO NOT PAY**



0070157299192 00000159384



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

Statement Date: July 22, 2026
Agenda Page 30

Amount Due: \$6,529.27

Due Date: August 12, 2026

Account #: 211005987634

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

Account Summary

Current Service Period: June 17, 2026 - July 16, 2026

Previous Amount Due	\$6,529.27
Payment(s) Received Since Last Statement	-\$6,529.27

Current Month's Charges	\$6,529.27
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Amount Due by August 12, 2026	\$6,529.27
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



Log in or create an online account to
get personalized energy insights and
recommendations to help lower your bill.

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: August 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: \$6,529.27

Payment Amount: \$ _____

642742650252

Your account will be
drafted on August 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:
301 US HIGHWAY 301 S
TAMPA, FL 33619

Account #: 211005987634
Statement Date: July 22, 2026
Charges Due: August 12, 2026

Service Period: Jun 17, 2026 - Jul 16, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	2371 kWh @ \$0.03411/kWh	\$80.87
Fixture & Maintenance Charge	117 Fixtures	\$2387.43
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	2371 kWh @ \$0.03452/kWh	\$81.85
Storm Protection Charge	2371 kWh @ \$0.00574/kWh	\$13.61
Clean Energy Transition Mechanism	2371 kWh @ \$0.00043/kWh	\$1.02
Storm Surcharge	2371 kWh @ \$0.01230/kWh	\$29.16
Florida Gross Receipt Tax		\$5.30

Lighting Charges

\$6529.27

Total Current Month's Charges

\$6,529.27

Important Messages

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Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

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

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

Statement Date: July 22, 2026
Agenda Page 32

Amount Due: \$222.05

Due Date: August 12, 2026

Account #: 211020235159

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

Account Summary

Current Service Period: June 17, 2026 - July 16, 2026

Previous Amount Due	\$239.64
Payment(s) Received Since Last Statement	-\$239.64

Current Month's Charges	\$222.05
-------------------------	----------

Amount Due by August 12, 2026	\$222.05
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

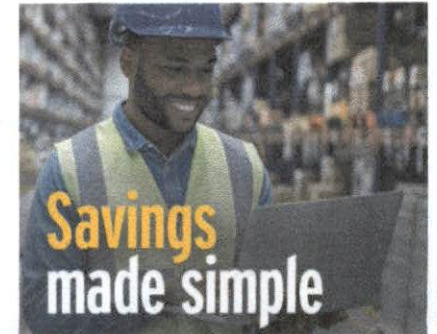
Your Energy Insight

Your average daily kWh used was **46.43% higher** than the same period last year.

Your average daily kWh used was **2.38% lower** than it was in your previous period.



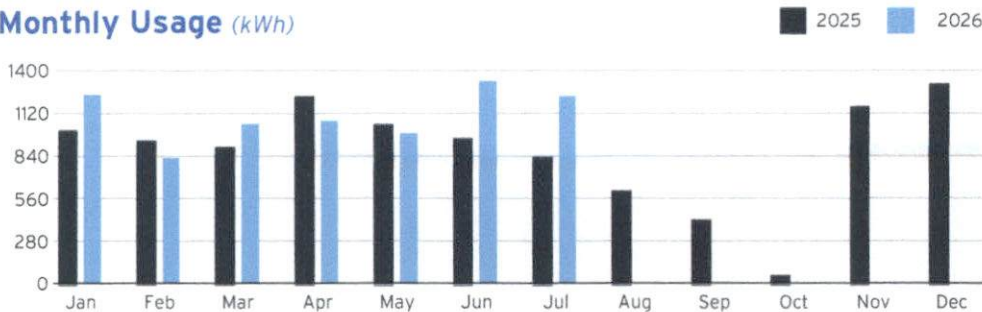
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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: August 12, 2026



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

Amount Due: \$222.05

Payment Amount: \$ _____

687186851171

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

Account #: 211020235159
Statement Date: July 22, 2026
Charges Due: August 12, 2026

Meter Read

Service Period: Jun 17, 2026 - Jul 16, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497018	07/16/2026	86,169	84,926	1,243 kWh	1	30 Days

Charge Details



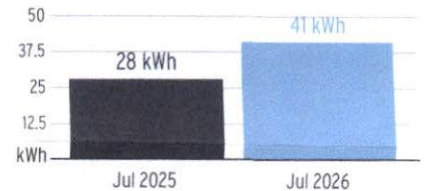
Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	1,243 kWh @ \$0.09202/kWh	\$114.38
Fuel Charge	1,243 kWh @ \$0.03516/kWh	\$43.70
Storm Protection Charge	1,243 kWh @ \$0.00568/kWh	\$7.06
Clean Energy Transition Mechanism	1,243 kWh @ \$0.00418/kWh	\$5.20
Storm Surcharge	1,243 kWh @ \$0.02121/kWh	\$26.36
Florida Gross Receipt Tax		\$5.55
Electric Service Cost		\$222.05

Total Current Month's Charges

\$222.05

Avg kWh Used Per Day



Important Messages

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7-1-1

Power Outage:

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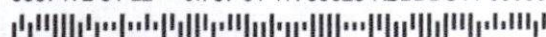


ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272

ADP

Client Name : INFRAMARK, LLC
Client Number : 2991870
Advice of Debit Number : 727733952
Advice of Debit Date : 07/31/2026
Advice of Debit Due Date : 08/07/2026
Total Debited This Invoice : \$20.40

0007472 01 L2 0.707 01 TR 00029 R2BDDC11 000000



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



Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-KJZ

Processing Charges for
Period Ending Date: 07/17/2026

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Workforce Now Payroll Solution Bundle	4	\$2.60 each		\$10.40	
Includes:					
Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-KJZ

\$20.40

Total Debited

\$20.40

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXX3422 on 08/07/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1169982
Invoice Date	8/27/2026
Due Date	9/26/2026

To: The Oaks at Shady Creek CDD
2005 Pan Am Cir Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$175.00

Please Pay This Amount

Subtotal	\$175.00
Sales Tax	\$0.00
Total	\$175.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

27 Aug 2026 07:13:06AM CST

DISTRICT : THE OAKS AT SHADY CREEK CDD

Go Green! Think before you print.

INVOICE NO. 1169982 - DETAIL

INVOICE DATE: 8/27/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	8/25/2026	4668271	OSCCDD District Area	General Porter Service; Dog Waste Stations Once a Week08/2026	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	
				BWO Total	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	
				Invoice Total	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	



1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
08/01/26	10717
Terms	Due Date
Net 30	08/31/26

BILL TO
Alba Sanchez Inframark 2005 Pan Am Circle Tampa, FL 33607

PROPERTY
Oaks at Shady Creek CDD 10779 Purple Martin Boulevard Riverview, FL 33579

Amount Due	Enclosed
\$5,568.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#8496 - Oaks at Shady Creek CDD Maintenance Proposal 4.24.26 August 2026		\$5,568.00	\$0.00	\$5,568.00
	Total		\$5,568.00	\$0.00	\$5,568.00

Amount Due: \$42.84

Due Date: August 12, 2026

Account #: 211005987436

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

Account Summary

Current Service Period: June 18, 2026 - July 16, 2026

Previous Amount Due \$48.13

Payment(s) Received Since Last Statement -\$48.13

Current Month's Charges \$42.84

Amount Due by August 12, 2026 \$42.84

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

Your Energy Insight



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

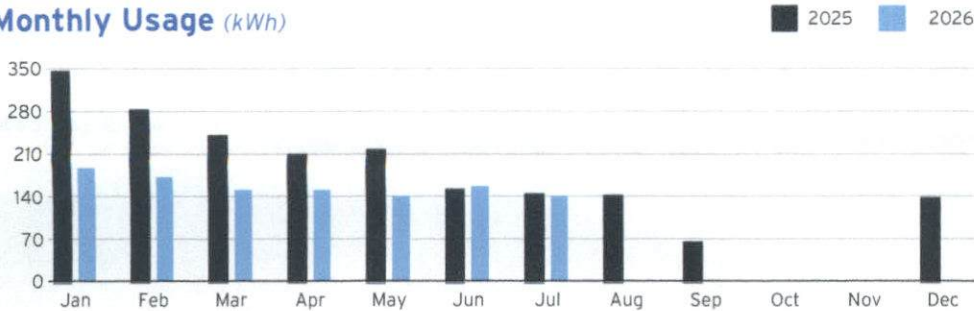


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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TECOaccount.com



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

Account #: 211005987436

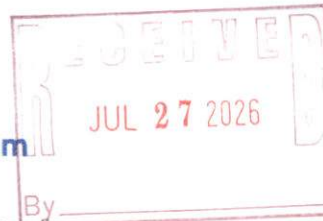
Due Date: August 12, 2026



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



Amount Due: \$42.84

Payment Amount: \$ _____

642742650251

Your account will be
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00005848 FTECO107232600281510 00000 02 00000000 12795 006

OAKS AT SHADY CREEK COMM
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

Mail payment to:

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TAMPA, FL 33631-3318

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Service For:
10508 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579-0000

Agenda Page 39

Account #: 211005987436
Statement Date: July 22, 2026
Charges Due: August 12, 2026

Meter Read

Service Period: Jun 18, 2026 - Jul 16, 2026

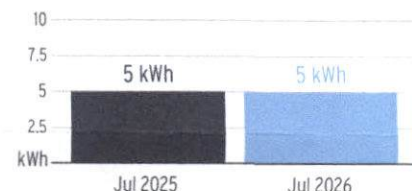
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	07/16/2026	9,722	9,579		143 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
	Energy Charge	143 kWh @ \$0.09202/kWh	\$13.16
	Fuel Charge	143 kWh @ \$0.03516/kWh	\$5.03
	Storm Protection Charge	143 kWh @ \$0.00568/kWh	\$0.81
	Clean Energy Transition Mechanism	143 kWh @ \$0.00418/kWh	\$0.60
	Storm Surcharge	143 kWh @ \$0.02121/kWh	\$3.03
	Florida Gross Receipt Tax		\$1.07
	Electric Service Cost		\$42.84

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$42.84

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The Oaks at Shady Creek

Cash Flow Projection

8/17/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Truist Bank	385,970.42	1.40%
Less: Current Outstanding AP	-	
Estimated Cash Available Today	<u>385,970.42</u>	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	<u>385,970.42</u>	
<u>Projections:</u>		
Monthly Average Spend - Oct-July	23,600.00	
Total Monthly Average Spend	<u>23,600.00</u>	
Average Spend to YE (2 months August -September)	47,200.00	
Expected Cash Flow at YE (9/30/26)	<u>338,770.42</u>	
Average Spend 1st QTR FY27 (2 mos avg spend)	47,200.00	
Expected Need through 1st QTR FY27	<u>291,570.42</u>	
<i>*tax roll revenue for the new FY is received in December</i>		