



The Oaks at Shady Creek Community Development District

October 16, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 266 251 667 238 67

Passcode: R8QJ2u8B

Call in Number: 1-314-798-1835

Conference ID: 451 596 405#

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, October 16, 2026, at 10:00 a.m.

The Regular Meeting of The Oaks at Shady Creek Community Development District will be held on Friday, October 16, 2026, at 10:00 a.m. at the Purple Martin 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: 266 251 667 238 67 **Passcode:** R8QJ2u8B
Dial-In by Phone: 1-314-798-1835 **Phone Conference ID:** 451 596 405#

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. Landscape
 - i. Consideration of Pine Lake Proposal #9855 – Sod Replacement Enhancement Proposal
- E. District Manager
 - i. Motion to Transfer Funds from Truist Bank to Valley Bank to Avoid High Banking Fees
 - ii. Consideration of Fiscal Year 2026 Completed Performance Measures/Standards and Annual Reporting From

5. BUSINESS ITEMS

- A. General Matters of the District

6. CONSENT AGENDA

- A. Consideration of the Minutes of the Regular Meeting held on September 18, 2026
- B. Consideration of the Check Register and Operations & Maintenance Expenditures for September 2026
- C. Review of Cash Flow Projection and Financial Snapshot

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

The next Regular Meeting is scheduled for Friday, November 20, 2026, at 10:00 a.m.



Oaks At Shady Creek CDD October 2026

Field Inspection Report

Wednesday, September 23 2026

Prepared For Board Of Supervisors

10 Issues Identified

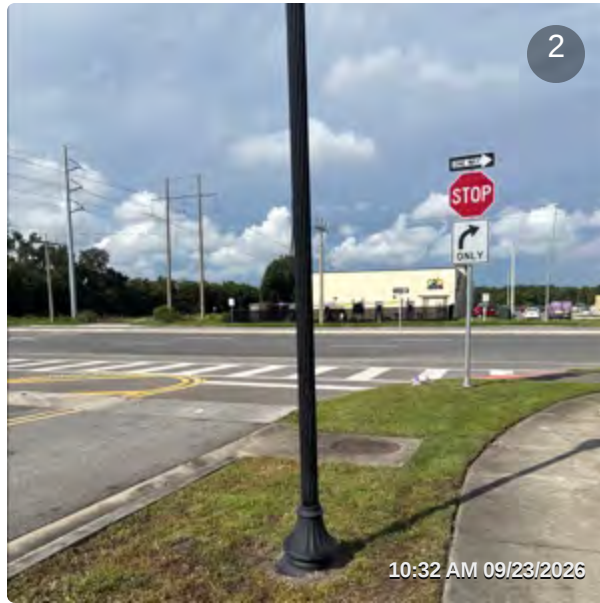
10 Issues Incomplete

Christy Fowler

Inframark

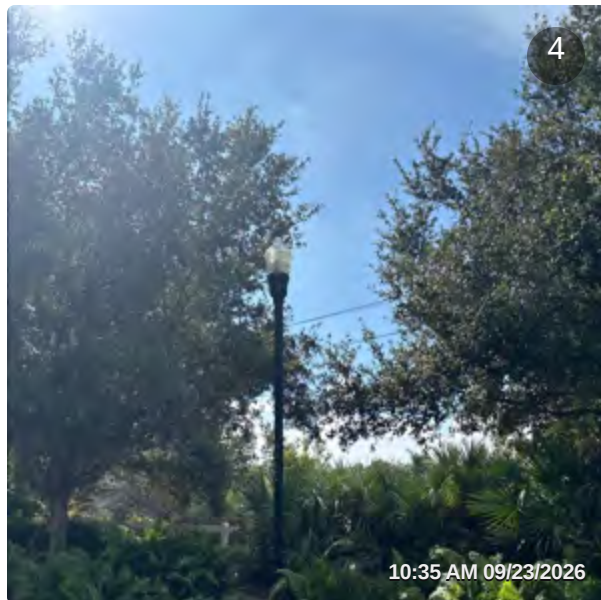
Issue 1

Electric box needs a cover outbound side. Reporting to Teco



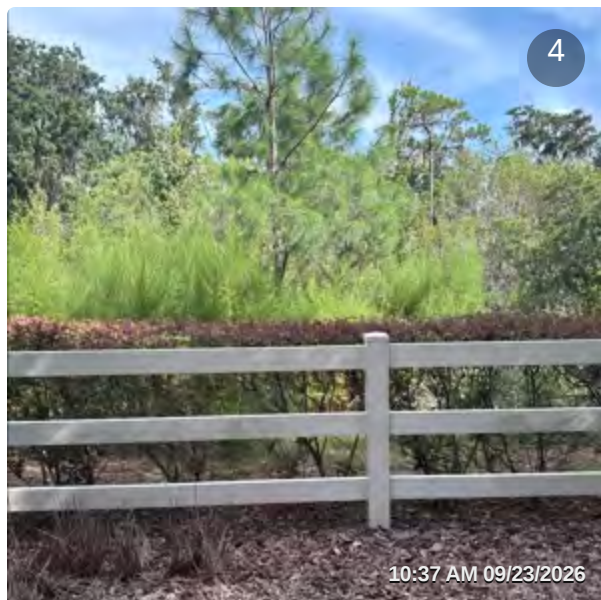
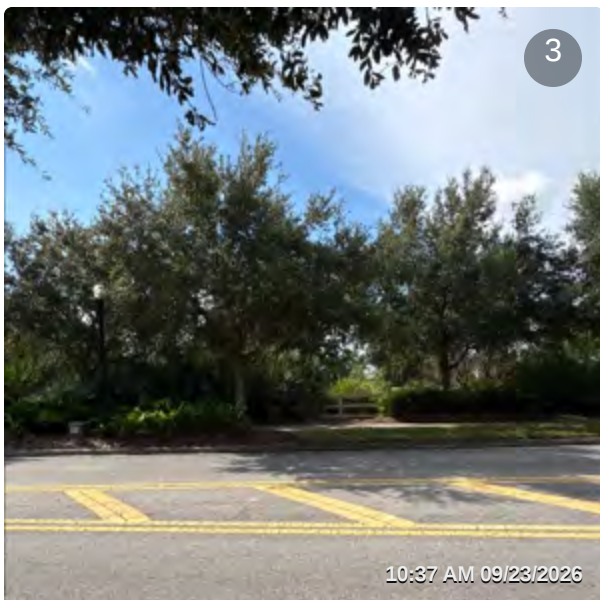
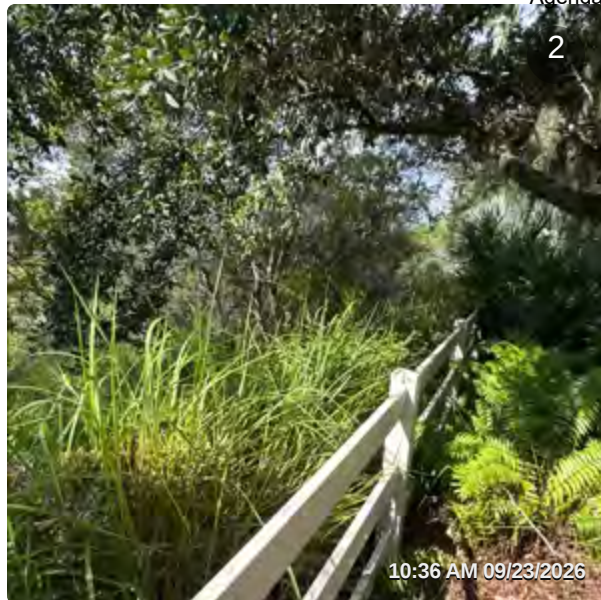
Issue 2

Prune trees back away from lights Front entrance Purple Martin BLVD both sides of the road



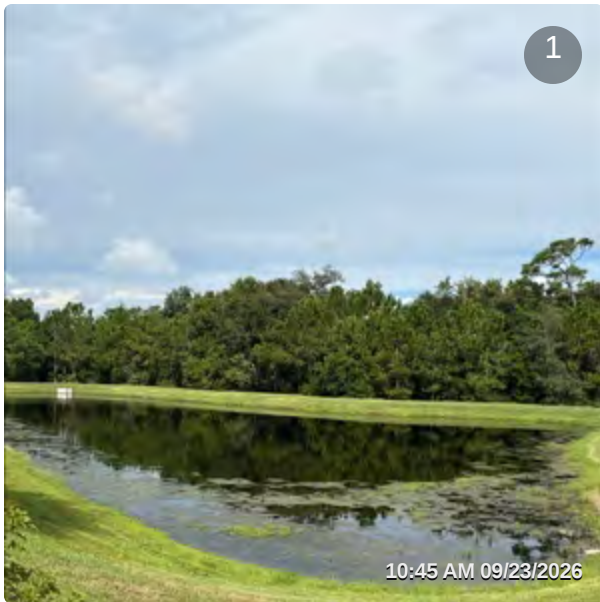
Issue 3

Clean out loropetalum on inbound side at entrance



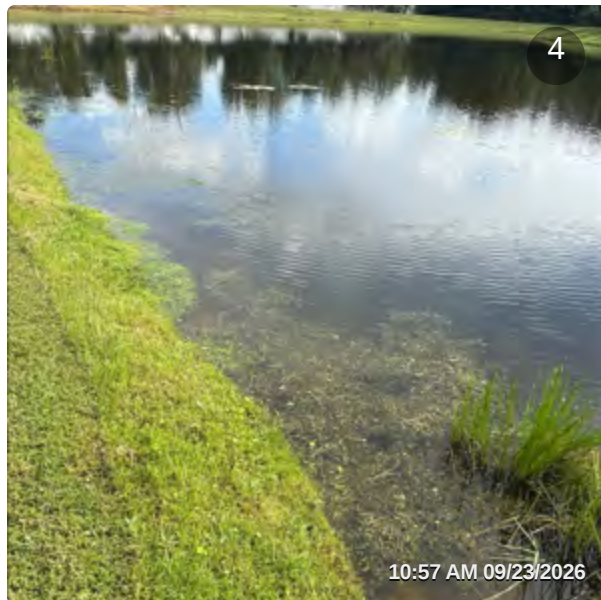
Issue 4

Continue treatment for algae at lake c Please provide a different tech to treat the ponds.



Issue 5

Remove trash, algae and weeds, no signs of treatment. Lake F



Issue 6

This area is bowled and holding a lot of water causing them to get stuck. Bring in fill dirt or grade it. Avoid mowing with standing water. Lake F



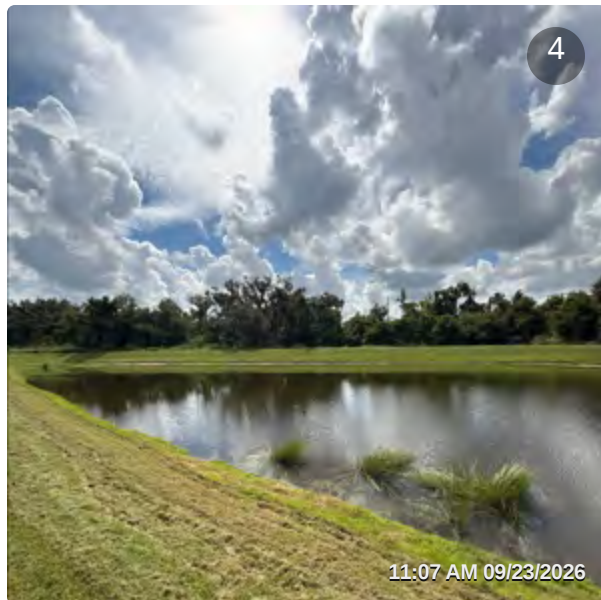
Issue 7

Rutting along bank on homeowner side where grading is much better. Push soil back in place to repair damage caused by mowers. Lake F



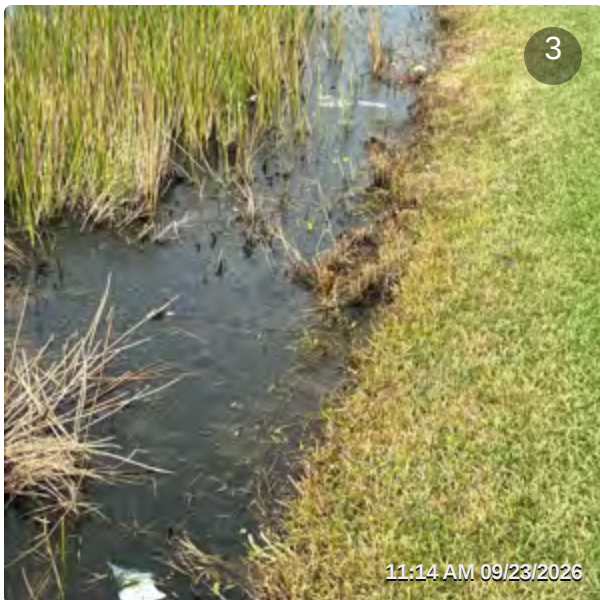
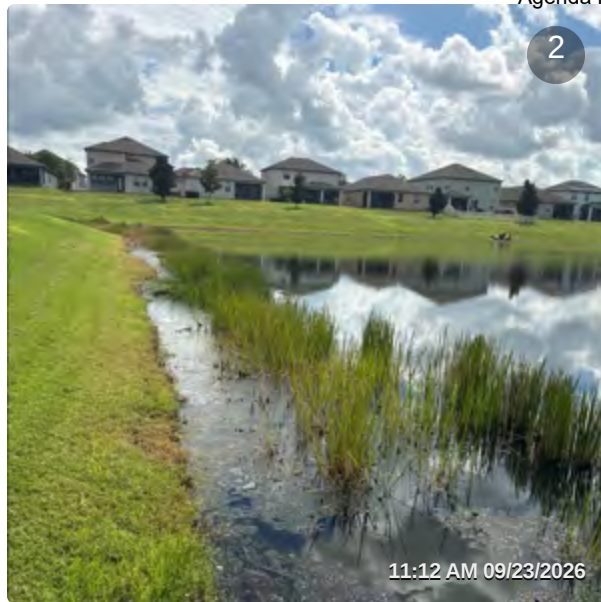
Issue 8

rutting at lake E but the lake itself looks much better. Repair damage from mowers.



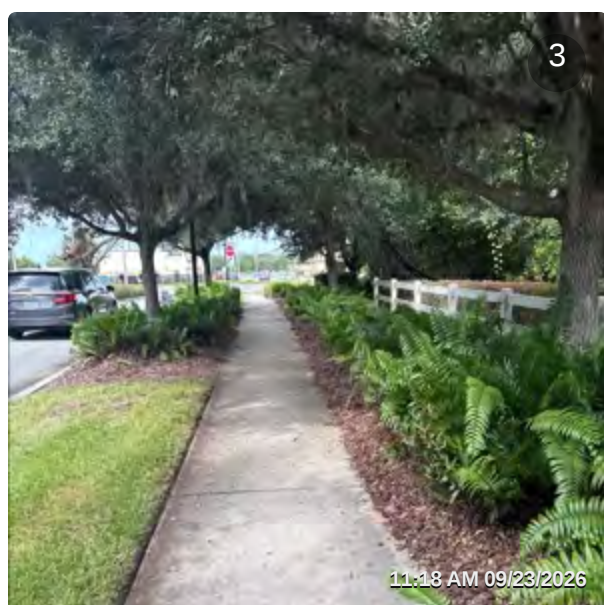
Issue 9

Continue treatment for algae or submerged weeds and remove Trash pond D



Issue 10

Sidewalk areas look great. Cut backs and clean outs of the ferns and other plantings.





Proposal #9855

The Oaks At Shady Creek Sod Replacement Enhancement Proposal 9/2026

Date 9/23/2026

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.

Replace 1000 SQ of sod at the main entrance.

NOTE: no sod Replacement until Irrigation Repairs are getting completed.

Demo and Prep

Demo and Prep

Items	Quantity	Unit
Sod Replacement	1.00	EA
Freight	1.00	EA
Demo and Prep:		\$2,500.00

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$22.21

PROJECT TOTAL: \$2,522.21

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 
Epifanio Carvajal Ulloa
 Date 9/23/2026
Pine Lake Services, LLC

By _____
Alba Sanchez
 Date _____
Inframark

Memorandum

To: Board of Supervisors

From: District Management

Date: October 16, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

The Oaks at Shady Creek Community Development District

District Manager: _____ Date: _____

Printed Name: _____

The Oaks at Shady Creek Community Development District

**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, September 18, 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 (via Teams)
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. Brown, seconded by Mr. Bentley, 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

No 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. She explained that the pond conditions should remain a focus and will continue to speak with Steadfast.

D. District Manager

Ms. Sanchez discussed the upcoming Fiscal Year 2027 Meeting Schedule and reviewed the purpose and protocols for conducting workshops.

FIFTH ORDER OF BUSINESS**Business Items****A. Consideration of Pine Lake Proposal #9473 – Irrigation Repairs**

On MOTION by Ms. Lush, seconded by Ms. Brown, with all in favor, Pine Lake Proposal #9473 for irrigation repairs in the amount of \$4,481.25 was approved.

On MOTION by Ms. Lush, seconded by Ms. Brown, with all in favor, a walk-on Pine Lake Proposal for the annual flower beds fall color installation, including potting soil, was approved in the amount of \$1,160, to be completed following the irrigation repairs.

B. Consideration of Tampa Illuminations Proposal for Holiday Lights

On MOTION by Ms. Brown, seconded by Ms. Lush, with all in favor, Tampa Illuminations' proposal for permanent Bluetooth lighting at both entrance pillars in the amount of \$6,650.00 was approved.

On MOTION by Ms. Lush, seconded by Mr. Bentley, with all in favor, to request permanent Bluetooth LED lights from the vendor for Center Island, not to exceed \$5,000.

SIXTH ORDER OF BUSINESS**Consent Agenda****A. Consideration of the Minutes of the Regular Meeting held on August 21, 2026**

On MOTION by Ms. Lush, seconded by Ms. Brown, with all in favor, the Minutes from the Regular Meeting held on August 21, 2026, were approved as presented.

B. Consideration of the Check Register and Operation and Maintenance Expenditures for August 2026

On MOTION by Ms. Lush, seconded by Ms. Brown, with all in favor, the Check Register and O&M Expenditures for August 2026 were approved.

C. Cash Flow Analysis as of August 17, 2026

On MOTION by Ms. Lush, seconded by Ms. Brown, with all in favor, the Cash Flow Analysis as of August 17, 2026, was accepted.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

None.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bentley, seconded by Ms. Lush, with all in favor, the meeting was adjourned at 11:28 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 9/1/26 to 9/30/26

(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
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TRUIST BANK - (ACCT# XXXXX3422)

Manual Che 100150	09/03/26	Vendor	INFRAMARK LLC		188605	Management Contract Sept 2026	MANAGEMENT FEE APRIL 2024	001-531150-51301	\$3,012.75
Manual Che 100150	09/03/26	Vendor	INFRAMARK LLC		188605	Management Contract Sept 2026	MANAGEMENT FEE APRIL 2024	001-549936-51301	\$125.00
Manual Che 100150	09/03/26	Vendor	INFRAMARK LLC		188605	Management Contract Sept 2026	MANAGEMENT FEE	001-531142-51301	\$350.00
Manual Che 100151	09/03/26	Vendor	STEADFAST ALLIANCE		SA-27671	water aquatic maint August 2026	SERVICE	001-531085-53908	\$290.00
Manual Che 100152	09/04/26	Vendor	PINE LAKE SERVICES LLC		11018	Sept 2026 landscape	landscape proposal	001-546300-53908	\$5,568.00
Manual Che 100153	09/08/26	Vendor	ROBIN M. LUSH		RL-112125A	BOARD 11/21/25-REPLACEMENT	SUPERVISOR FEE	001-511100-51101	\$200.00
Manual Che 100154	09/15/26	Vendor	BUSINESS OBSERVER INC		26-03308H	legal service agreement Sept 2026	legal	001-548002-51301	\$105.00
Manual Che 100155	09/15/26	Vendor	PINE LAKE SERVICES LLC		11048	tree removal from pocket park Oct 2026	landscape	001-546071-53908	\$315.35
Manual Che 100156	09/25/26	Vendor	APEX COMPANIES LLC		10457	Engineer Services Aug 2026	engineering services	001-531147-51301	\$218.75
Manual Che 100157	09/29/26	Vendor	STRALEY ROBIN VERICKER		29063	legal services Aug 2026	PROFESSIONAL SERVICES	001-531146-51301	\$183.00
Manual Che 300084	09/10/26	Vendor	TECO		082026-7436-ACH	TECO August 2026	ELECTRIC	001-543041-53100	\$41.56
Manual Che 300085	09/10/26	Vendor	TECO		082026-5159-ACH	TECO August 2026	ELECTRIC	001-543041-53100	\$187.88
Manual Che 300086	09/10/26	Vendor	TECO		082026-7634-ACH	TECO August 2026	ELECTRIC	001-543041-53100	\$6,499.36
Manual Che 300087	09/14/26	Vendor	ADP INC		730479179-ACH	ADP Sept 2026	adp	001-549999-51301	\$23.00
Manual Che 300088	09/22/26	Vendor	BOCC		092126-9919-ACH	water usage Sept 2026	BILL PRD 9/16-10/16/24	001-543018-53600	\$144.05
Manual Che 300089	09/24/26	Vendor	TECO		092126-5159-ACH	TECO Sept 2026	ELECTRIC	001-543041-53100	\$173.05
Manual Che 300090	09/24/26	Vendor	TECO		092126-7436-ACH	TECO Sept 2026	ELECTRIC	001-543041-53100	\$45.85
Manual Che 300091	09/24/26	Vendor	TECO		092126-7634-ACH	TECO Sept 2026	ELECTRIC	001-543041-53100	\$6,499.36

Account Total **\$23,981.96**

Total Amount Paid	\$23,981.96
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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	9/1/2026	188605	\$125.00			MANAGEMENT FEE APRIL 2024
Monthly Contract Subtotal			\$125.00			
Utilities						
BOCC	9/21/2026	092126-9919-ACH	\$144.05			BILL PRD 9/16-10/16/24
TECO	8/20/2026	082026-7436-ACH	\$41.56			ELECTRIC
TECO	8/20/2026	082026-5159-ACH	\$187.88			ELECTRIC
TECO	8/20/2026	082026-7634-ACH	\$6,499.36			ELECTRIC
TECO	9/21/2026	092126-7634-ACH	\$6,499.36			ELECTRIC
TECO	9/21/2026	092126-7436-ACH	\$45.85			ELECTRIC
TECO	9/21/2026	092126-5159-ACH	\$173.05			ELECTRIC
Utilities Subtotal			\$13,591.11			
Regular Services						
ADP INC	9/4/2026	730479179-ACH	\$23.00			adp
APEX COMPANIES LLC	9/21/2026	10457	\$218.75			engineering services
BUSINESS OBSERVER INC	9/11/2026	26-03308H	\$105.00			legal
INFRAMARK LLC	9/1/2026	188605	\$3,012.75			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	9/1/2026	188605	\$350.00	\$3,487.75		MANAGEMENT FEE
PINE LAKE SERVICES LLC	9/1/2026	11018	\$5,568.00			landscape proposal
PINE LAKE SERVICES LLC	9/9/2026	11048	\$315.35			landscape
ROBIN M. LUSH	11/21/2025	RL-112125A	\$200.00			SUPERVISOR FEE
STEADFAST ALLIANCE	9/1/2026	SA-27671	\$290.00			SERVICE
STRALEY ROBIN VERICKER	9/23/2026	29063	\$183.00			PROFESSIONAL SERVICES
Regular Services Subtotal			\$10,265.85			
TOTAL						
			\$23,981.96			



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#

188605

CUSTOMER ID

C2315

PO#**DATE**

9/1/2026

NET TERMS

Due On Receipt

DUE DATE

9/1/2026

Services provided for the Month of: September 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	09/21/2026	10/12/2026

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	08/18/2026	47446	09/18/2026	47562	11600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$35.03
Water Base Charge	\$89.49
Water Usage Charge	\$12.99

Summary of Account Charges

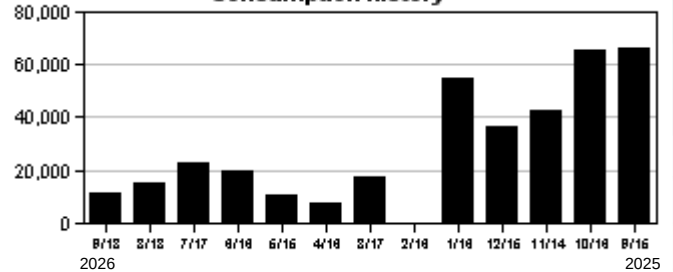
Previous Balance	\$159.38
Net Payments - Thank You	\$-159.38
Total Account Charges	\$144.05

AMOUNT DUE	\$144.05
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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

1.967 0

DUE DATE

10/12/2026

**Auto Pay Scheduled
DO NOT PAY**



0070157299192 00000144055



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

Statement Date: August 20, 2026
Agenda Page 27

Amount Due: \$41.56

Due Date: September 10, 2026

Account #: 211005987436

DO NOT PAY. Your account will be drafted on September 10, 2026

Account Summary

Current Service Period: July 17, 2026 - August 14, 2026

Previous Amount Due	\$42.84
Payment(s) Received Since Last Statement	-\$42.84

Current Month's Charges	\$41.56
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Amount Due by September 10, 2026	\$41.56
----------------------------------	---------

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

Your Energy Insight

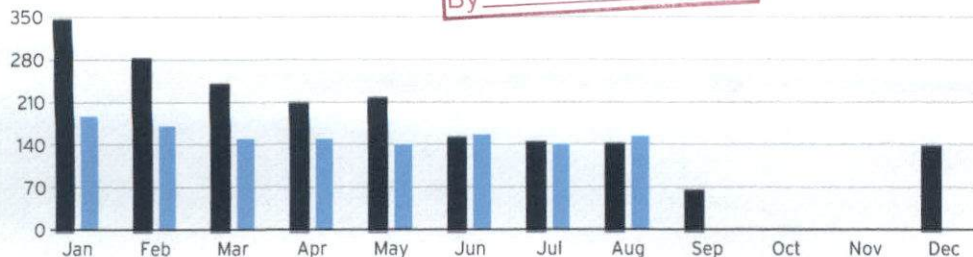
Your average daily kWh used was **0% higher** than the same period last year.

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)



2025 2026

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: September 10, 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: \$41.56

Payment Amount: \$ _____

651384564961

Your account will be
drafted on September 10, 2026

00005698 FTECO108212601033510 00000 02 00000000 12788 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.



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

Agenda Page 28

Account #: 211005987436
Statement Date: August 20, 2026
Charges Due: September 10, 2026

Meter Read

Service Period: Jul 17, 2026 - Aug 14, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	08/14/2026	9,878		9,722		156 kWh	1	29 Days

Charge Details



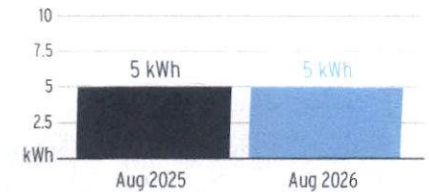
Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	156 kWh @ \$0.09202/kWh	\$14.36
Fuel Charge	156 kWh @ \$0.03516/kWh	\$5.48
Storm Protection Charge	156 kWh @ \$0.00568/kWh	\$0.89
Clean Energy Transition Mechanism	156 kWh @ \$0.00418/kWh	\$0.65
Florida Gross Receipt Tax		\$1.04

Electric Service Cost

\$41.56

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

Total Current Month's Charges

\$41.56

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.

Amount Due: \$187.88

Due Date: September 10, 2026

Account #: 211020235159

DO NOT PAY. Your account will be drafted on September 10, 2026

Account Summary

Current Service Period: July 17, 2026 - August 14, 2026

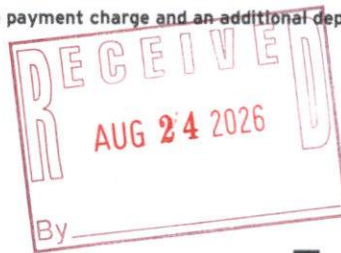
Previous Amount Due \$222.05

Payment(s) Received Since Last Statement -\$222.05

Current Month's Charges \$187.88

Amount Due by September 10, 2026 \$187.88

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 **95.24% higher** than the same period last year.

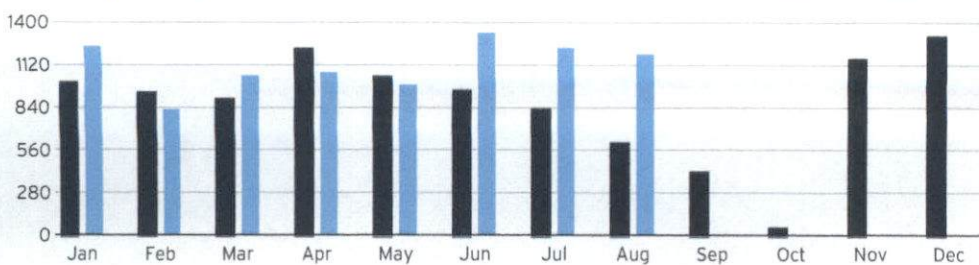


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Is your business STORM-READY?

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.

TampaElectric.com/StormCenter

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



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.

Account #: 211020235159

Due Date: September 10, 2026

Amount Due: \$187.88

Payment Amount: \$ _____

683483207022

Your account will be
drafted on September 10, 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

Agenda Page 30

Account #: 211020235159

Statement Date: August 20, 2026

Charges Due: September 10, 2026

Meter Read

Service Period: Jul 17, 2026 - Aug 14, 2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000497018	08/14/2026	87,366	86,169	1,197 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,197 kWh @ \$0.09202/kWh	\$110.15
Fuel Charge	1,197 kWh @ \$0.03516/kWh	\$42.09
Storm Protection Charge	1,197 kWh @ \$0.00568/kWh	\$6.80
Clean Energy Transition Mechanism	1,197 kWh @ \$0.00418/kWh	\$5.00
Florida Gross Receipt Tax		\$4.70
Electric Service Cost		\$187.88

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

Total Current Month's Charges

\$187.88

00005698-0012416-Page 4 of 6

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

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

Statement Date: August 20, 2026
Agenda Page 31

Amount Due: \$6,499.36

Due Date: September 10, 2026

Account #: 211005987634

DO NOT PAY. Your account will be drafted on September 10, 2026

Account Summary

Current Service Period: July 17, 2026 - August 14, 2026

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

Current Month's Charges	\$6,499.36
-------------------------	------------

Amount Due by September 10, 2026	\$6,499.36
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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.



Is your business
STORM-READY?

Get tips, outage and restoration info,
planning and safety resources, plus
answers to storm questions.

TampaElectric.com/StormCenter

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: September 10, 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: \$6,499.36

Payment Amount: \$ _____

651384564962

Your account will be
drafted on September 10, 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

Agenda Page 32

Account #: 211005987634
Statement Date: August 20, 2026
Charges Due: September 10, 2026

Service Period: Jul 17, 2026 - Aug 14, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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		\$0.00
Florida Gross Receipt Tax		\$4.55
Lighting Charges		\$6499.36

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

Total Current Month's Charges

\$6,499.36

00005698-0012417-Page 6 of 6

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

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

Statement Date: September 21, 2026
Agenda Page 33

Amount Due: \$6,499.36

Due Date: October 12, 2026

Account #: 211005987634

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

Account Summary

Current Service Period: August 15, 2026 - September 15, 2026

Previous Amount Due	\$6,499.36
Payment(s) Received Since Last Statement	-\$6,499.36

Current Month's Charges	\$6,499.36
-------------------------	------------

Amount Due by October 12, 2026	\$6,499.36
--------------------------------	------------

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 TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power
lines and poles are
energized, stay away,
call 911, then call us at
877-588-1010.

TampaElectric.com/PowerLineSafety

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: October 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: \$6,499.36

Payment Amount: \$ _____

648915471608

Your account will be
drafted on October 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

Agenda Page 34

Account #: 211005987634
Statement Date: September 21, 2026
Charges Due: October 12, 2026

Service Period: Aug 15, 2026 - Sep 15, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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
Florida Gross Receipt Tax		\$4.55

Lighting Charges **\$6499.36**

Total Current Month's Charges

\$6,499.36

00005886-0013085-Page 10 of 12

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

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

Statement Date: September 21, 2026
Agenda Page 35

Amount Due: \$45.85

Due Date: October 12, 2026

Account #: 211005987436

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

Account Summary

Current Service Period: August 15, 2026 - September 15, 2026

Previous Amount Due \$41.56

Payment(s) Received Since Last Statement -\$41.56

Current Month's Charges \$45.85

Amount Due by October 12, 2026 \$45.85

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 **150% higher** than the same period last year.

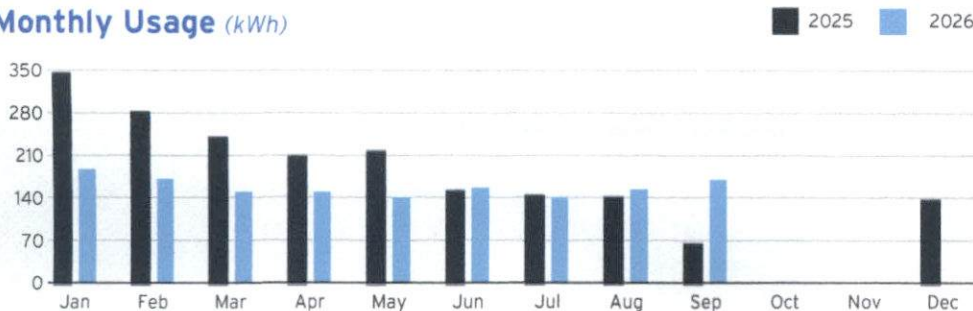


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety



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

Account #: 211005987436

Due Date: October 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: \$45.85

Payment Amount: \$ _____

648915471607

Your account will be
drafted on October 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 36

Account #: 211005987436
Statement Date: September 21, 2026
Charges Due: October 12, 2026

Meter Read

Service Period: Aug 15, 2026 - Sep 15, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497017	09/15/2026	10,050	9,878	172 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	172 kWh @ \$0.09202/kWh	\$15.83
Fuel Charge	172 kWh @ \$0.03516/kWh	\$6.05
Storm Protection Charge	172 kWh @ \$0.00568/kWh	\$0.98
Clean Energy Transition Mechanism	172 kWh @ \$0.00418/kWh	\$0.72
Florida Gross Receipt Tax		\$1.15
Electric Service Cost		\$45.85

Avg kWh Used Per Day



Total Current Month's Charges

\$45.85

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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P.O. Box 31318
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Mail your payment in the enclosed envelope.



Credit or Debit Card

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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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Amount Due: \$173.05

Due Date: October 12, 2026

Account #: 211020235159

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

Account Summary

Current Service Period: August 15, 2026 - September 15, 2026

Previous Amount Due	\$187.88
Payment(s) Received Since Last Statement	-\$187.88

Current Month's Charges	\$173.05
-------------------------	----------

Amount Due by October 12, 2026	\$173.05
---------------------------------------	-----------------

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 **161.54% higher** than the same period last year.

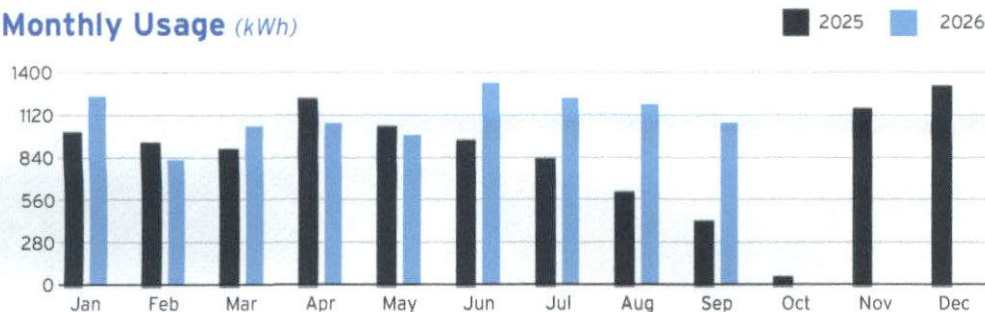


Your average daily kWh used was **17.07% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety



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



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.



Account #: 211020235159

Due Date: October 12, 2026

Amount Due: \$173.05

Payment Amount: \$ _____

677310405029

Your account will be
drafted on October 12, 2026

00005886 FTECO108222600240010 00000 02 00000000 12843 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:
10707 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579-0000

Agenda Page 38

Account #: 211020235159
Statement Date: September 21, 2026
Charges Due: October 12, 2026

Meter Read

Service Period: Aug 15, 2026 - Sep 15, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497018	09/15/2026	88,443	87,366	1,077 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	1,077 kWh @ \$0.09202/kWh	\$99.11
Fuel Charge	1,077 kWh @ \$0.03516/kWh	\$37.87
Storm Protection Charge	1,077 kWh @ \$0.00568/kWh	\$6.12
Clean Energy Transition Mechanism	1,077 kWh @ \$0.00418/kWh	\$4.50
Florida Gross Receipt Tax		\$4.33
Electric Service Cost		\$173.05

Avg kWh Used Per Day



Total Current Month's Charges

\$173.05

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.



Always Designing
for People®



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

SEP 14 2026

ADVICE OF DEBIT

Agenda Page 39

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 730479179
Advice of Debit Date	: 09/04/2026
Advice of Debit Due Date	: 09/11/2026
Total Debited This Invoice	: \$23.00

0006340 01 L2 0.707 01 TR 00026 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: 08/21/2026

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Workforce Now Payroll Solution Bundle	5	\$2.60 each		\$13.00	
Includes:					
Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-KJZ

\$23.00

Total Debited

\$23.00

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXXX3422 on 09/11/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

Invoice

**Apex Companies, LLC, by and through its wholly
owned subsidiary "Johnson Engineering, LLC."
PO Box 69142; Baltimore, MD 21264-9142
Payment by EFT: M&T Bank, Buffalo, NY
ABA/Routing #022000046, Account #259000073**



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

Invoice Date: September 21, 2026
Project No: 20203281-000
Invoice No: 10457

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 August 15, 2026 to September 11, 2026

Task	1.0	Engineering Services
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Professional Personnel

		Hours	Rate	Amount
Professional 3				
Mumme, Christian	8/19/2026	.50	125.00	62.50
- Research progress with Shady Branch Dr request for HCFL to obtain.				
Mumme, Christian	8/21/2026	.25	125.00	31.25
Correspondence w/ the County re: Shady Branch Dr request for HCFL to obtain.				
Mumme, Christian	8/27/2026	1.00	125.00	125.00
- Draft letter of request for transfer of Shady Branch Drive over to County.				
Totals		1.75		218.75
Total Labor				218.75
			Total this Task	\$218.75

Task	2.0	Special Services
-------------	-----	------------------

Payment Due: Within 30 days of invoice date, or per your contract terms. Overdue balances outside of agreed contract terms are subject to a 1.5% monthly finance charge, or per your contract terms.

Professional Personnel

		Hours	Rate	Amount	
Administrative 1					
Leonard, Carrie	7/22/2026	.50	60.00	30.00	
Project assistance.					
Totals		.50		30.00	
Total Labor					30.00
			Total this Task		\$30.00
			Total this Invoice		\$248.75

Billings to Date

	Current	Prior	Total
Labor	248.75	11,113.75	11,362.50
Totals	248.75	11,113.75	11,362.50

Payment Due: Within 30 days of invoice date, or per your contract terms. Overdue balances outside of agreed contract terms are subject to a 1.5% monthly finance charge, or per your contract terms.

Business Observer

Agenda Page 42

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-03308H

Date 09/11/2026

Attn:
The Oaks at Shady Creek CDD - Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-03308H

\$105.00

Notice of Fiscal Year 2027 Meetings

RE: The Oaks at Shady Creek CDD Board of Supervisors Meetings at 10:00 AM

Published: 9/11/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$105.00

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Fiscal Year 2027 Meetings The Oaks at Shady Creek Community Development District

The Board of Supervisors of The Oaks at Shady Creek Community Development District will hold their regular meetings for Fiscal Year 2027 at 10779 Purple Martin Boulevard, Riverview, Florida 33578, on the third Friday of every month at 10:00 a.m., except as noted below, as follows:

October 16, 2026
November 20, 2026
December 18, 2026
January 15, 2027
February 19, 2027
March 19, 2027
April 16, 2027
May 21, 2027 (**Budget Approval**)
June 18, 2027
July 23, 2027 (**Budget Adoption– Fourth Friday**)
August 20, 2027
September 17, 2027

The Board will also hold Workshops at 9:00 a.m. at 10779 Purple Martin Boulevard, Riverview, Florida 33578, on the dates indicated below:

October 16, 2026
January 15, 2027
February 19, 2027
April 16, 2027
June 18, 2027
August 20, 2027

There may be occasions when one or more Supervisors will participate by telephone. The meetings and workshops may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Alba Sanchez, District Manager
September 11, 2026

26-03308H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
09/01/26	11018
Terms	Due Date
Net 30	10/01/26

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 September 2026		\$5,568.00	\$0.00	\$5,568.00
	Total		\$5,568.00	\$0.00	\$5,568.00



1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
09/09/26	11048
Terms	Due Date
Net 30	10/09/26

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
\$315.35	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$315.35	\$0.00	\$315.35
	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.				
	Oak Tree Removal at Pocket Park		\$315.35	\$0.00	\$315.35
Total			\$315.35	\$0.00	\$315.35

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



Steadfast Alliance

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

Agenda Page 47

Invoice

Date	Invoice #
9/1/2026	SA-27671

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
Recurring				Net 30	SE1027 The Oaks at Shady Creek CDD Aqu...
Quantity	Description		Rate	Serviced Date	Amount
1	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

Cash Flow Projection

9/16/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Truist Bank	367,235.32	1.40%
Less: Current Outstanding AP	-	
Estimated Cash Available Today	<u>367,235.32</u>	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	<u>367,235.32</u>	
<u>Projections:</u>		
Monthly Average Spend - Oct-Aug	23,200.00	
Total Monthly Average Spend	<u>23,200.00</u>	
Average Spend to YE (1 month September)	23,200.00	
Expected Cash Flow at YE (9/30/26)	<u>344,035.32</u>	
Average Spend 1st QTR FY27 (2 mos avg spend)	46,400.00	
Expected Need through 1st QTR FY27	<u>297,635.32</u>	
<i>*tax roll revenue for the new FY is received in December</i>		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot October 7, 2026

- **Current Cash Balances:**
 - o Truist Operating: \$358,887
- **Assessment collections:**
 - o We are 100% fully collected on the tax roll
- **Expenses:**
 - o Current expenses make up 95% of the annual budget through the end of September 2026
 - o Total expenses for the first 12 months are approximately \$273,000. This puts your average monthly burn rate of approximately \$22,700 per month.