

**The Oaks at Shady Creek
Community Development District**

June 20, 2025

AGENDA PACKAGE

Teams Meeting Information

Meeting ID: 229 969 485 717 1

Passcode: Y4vz3RT7

[Click here to join the meeting](#)

**The Oaks at Shady Creek Community Development District
Board of Supervisors**

Agenda Page 2

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

- Alba Sanchez, District Manager
- Whitney Sousa, District Counsel
- Charles Reed, P.E. District Engineer

Regular Meeting Agenda

Friday, June 20, 2025 – 10:00 A.M.

Teams Meeting Information

Meeting ID: 229 969 485 717 1

Passcode: Y4vz3RT7

[Join the meeting now](#)

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

1. Call to Order/Roll Call

2. Public Comments

3. Business Items

A. General Matters of the District

4. Consent Agenda

A. Consideration of Board of Supervisors Minutes of May 16, 2025 Regular Meeting

B. Consideration of Operation and Maintenance Expenditures for May 2025

C. Acceptance of the Financials and Approval of the Check Register as of May 31, 2025

5. Staff Report

A. District Counsel

B. District Manager

- i. For the Chairs' Signature – Mainscape Second Amendment to the Landscape Maintenance Agreement

C. District Engineer

6. Board of Supervisors' Requests and Comments

7. Adjournment

The next CDD Meeting is scheduled for Friday, July 18, 2025 at 10:00 A.M.

District Office:

Inframark, Community Management Services
11555 Heron Bay Blvd., Suite 201
Coral Springs, Florida 33076
954-603-0033

Meeting Location:

Purple Martin Clubhouse
10779 Purple Martin Boulevard,
Riverview, Florida 33578

4A

**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, May 16, 2025 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 (remote)	Chairperson
Michelle LeBeau-Elrod	Vice Chairperson
John Bentley	Assistant Secretary
Vivian Rothstein	Assistant Secretary
Amy Brown	Assistant Secretary

Also present was:

Alba Sanchez	District Manager
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The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. General Matters of the District

There being none, the next order of business followed.

B. Estimate from Jayman Enterprises for Dog Station Concrete

C. Proposal from Inframark for Dog Stations Concrete Footings.

On MOTION by Ms. Brown, seconded by Ms. Rothstein with all in favor, the proposal from Jayman Enterprises was approved. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Board Supervisors' Minutes of April 18, 2025 Regular Meeting

B. Consideration of Operation and Maintenance Expenditures for April, 2025

C. Acceptance of the Financials and Approval of the Check Register as of April 30, 2025

On MOTION by Ms. Rothstein, seconded by Ms. Brown with all in favor, Consent Agenda items (A-C) were approved. 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Manager

- i. Consideration of the Fiscal Year 2025-2026 Proposed Budget
The Supervisors discussed the budget and approved the proposed budget staying flat, with no increases.
- ii. Resolution 2025-02 Approving the Proposed FY2025-2026 Budget and Setting a Public Hearing

On MOTION by Ms. Brown, seconded by Mrs. Elrod with all in favor, Resolution 2025-02 approving a proposed operations and maintenance budget for fiscal year 2025-2026, setting a public hearing for August 15, 2025 at 10 a.m. to adopt the final 2025-2026 budget was adopted. 5-0

- iii. **For Informational Purposes – The Number of Registered Voters in the District – 859**
This information was reported to the Board.

- iv. **Year Ended September 30, 2024 Financial Audit**

On MOTION by Ms. Rothstein seconded by Ms. Brown with all in favor, the year ended September 30, 2024 financial audit was accepted. 5-0.

C. District Engineer

No report.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There were no additional comments from the Board.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bentley seconded by Mrs. Elrod with all in favor, the meeting was adjourned at 11:00 a.m. 5-0.

Alba Sanchez
Secretary/Assistant Secretary

Robin Lush
Chairperson/ Chairperson

4B

THE OAKS AT SHADY CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	5/1/2025	149005	\$2,925.00		MANAGEMENT FEE
INFRAMARK LLC	5/1/2025	149005	\$125.00		MANAGEMENT FEE
INFRAMARK LLC	5/1/2025	149005	\$350.00	\$3,400.00	MANAGEMENT FEE
MAINSCAPE	5/1/2025	1315847	\$5,179.25	\$5,179.25	LANDSCAPE SERVICES
STEADFAST ENVIRONMENTAL, LLC	5/5/2025	SA-11863	\$290.00	\$290.00	SERVICE
Monthly Contract Subtotal			\$8,869.25	\$8,869.25	
Utilities					
TECO ACH	4/22/2025	042225-7634	\$6,532.58	\$6,532.58	ELECTRIC
TECO ACH	4/22/2025	042225-7436	\$50.54	\$50.54	ELECTRIC
TECO ACH	4/22/2025	042225-5159	\$205.50	\$205.50	ELECTRIC
Utilities Subtotal			\$6,788.62	\$6,788.62	
Regular Services					
AMY BROWN	5/16/2025	AB-051625	\$200.00	\$200.00	BOARD 5/16/25
GRAU AND ASSOCIATES	5/1/2025	27498	\$1,000.00	\$1,000.00	AUDIT
JOHN FRANK BENTLEY	5/16/2025	JB-051625	\$200.00	\$200.00	BOARD 5/16/25
JOHNSON ENGINEERING, INC.	5/2/2025	5210	\$935.00	\$935.00	review pond condition after crash in pond
MAINSCAPE	4/30/2025	1316427	\$97.88	\$97.88	irrigation SERVICES
MICHELLE J. LEBEAU-ELROD	5/16/2025	ME-051625	\$200.00	\$200.00	BOARD 5/16/25
ROBIN M. LUSH	5/16/2025	RL-051625	\$200.00	\$200.00	BOARD 5/16/25
SPEAREM ENTERPRISES	5/19/2025	6212	\$175.00	\$175.00	May 2025 dog waste station disposal
STRALEY ROBIN VERICKER	5/16/2025	26557	\$593.00	\$593.00	PROFESSIONAL SERVICES
VIVIAN ROTHSTEIN	5/16/2025	VR-051625	\$200.00	\$200.00	BOARD 5/16/25
Regular Services Subtotal			\$3,800.88	\$3,800.88	

THE OAKS AT SHADY CREEK CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TOTAL			\$19,458.75	\$19,458.75	



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#

149005

CUSTOMER ID

C2315

PO#**DATE**

5/2/2025

NET TERMS

Net 30

DUE DATE

6/1/2025

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	2,925.00		2,925.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,400.00

Subtotal	\$3,400.00
Tax	\$0.00
Total Due	\$3,400.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

Mail payments to:

Agenda Page 10

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

Invoice Information

Invoice Number 1315847
Payment Due 5/31/2025
Invoice Date 5/1/2025
Terms Net 30 Days
Contract ID 69388
Work Order ID

Billing Address

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

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
MAY 2025 INSTALLMENT		\$5,179.25	\$0.00	\$5,179.25

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

Please remit top portion of invoice with payment



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

Invoice Number 1315847
Payment Due 5/31/2025
Invoice Date 5/1/2025
Terms Net 30 Days

Billing Address

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

Service Location

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

Invoice Detail

Description	PO#	Invoice Amount
2024-2025 LANDSCAPE MAINTENANCE (May 2025 Installment)		\$5,179.25
	Tax Amount	\$0.00
	Invoice Amount Due	\$5,179.25

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
5/5/2025	SA-11863

Please make all Checks payable to:
Steadfast Alliance

Bill To

The Oaks at Shady Creek CDD
c/o Inframark, LLC
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Ship To

SE1027
10779 Purple Martin Blvd
Riverview, FL 33579

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1027 The Oaks at Shady Creek CDD A...
Quantity	Description		Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		290.00		290.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$290.00
Payments/Credits	\$0.00
Balance Due	\$290.00



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

Statement Date: April 22, 2025
Agenda Page 12

Amount Due: \$6,532.58

Due Date: May 13, 2025
Account #: 211005987634

DO NOT PAY. Your account will be drafted on May 13, 2025

Account Summary

Current Service Period: March 18, 2025 - April 15, 2025

Previous Amount Due	\$6,954.14
Payment(s) Received Since Last Statement	-\$6,115.55
Miscellaneous Credits	-\$838.59
Current Month's Charges	\$6,532.58

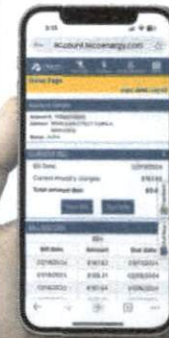
Amount Due by May 13, 2025 \$6,532.58

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



Scan here to view
your account online.

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

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: May 13, 2025

Amount Due: \$6,532.58

Payment Amount: \$ _____

651384305130

Your account will be
drafted on May 13, 2025

00002338 FTECO104232504251310 00000 03 00000000 13439 006

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Agenda Page 13

Account #: 211005987634
Statement Date: April 22, 2025
Charges Due: May 13, 2025

Service Period: Mar 18, 2025 - Apr 15, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	2927 kWh @ \$0.03412/kWh	\$99.87
Fixture & Maintenance Charge	117 Fixtures	\$2353.29
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	2927 kWh @ \$0.03059/kWh	\$89.54
Storm Protection Charge	2927 kWh @ \$0.00559/kWh	\$16.36
Clean Energy Transition Mechanism	2927 kWh @ \$0.00043/kWh	\$1.26
Storm Surcharge	2927 kWh @ \$0.01230/kWh	\$36.00
Florida Gross Receipt Tax		\$6.23

Lighting Charges **\$6,532.58**

Total Current Month's Charges

\$6,532.58



Miscellaneous Credits

Sales Tax Credit -\$838.59

Total Current Month's Credits **-\$838.59**

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Amount Due: \$50.54

Due Date: May 13, 2025

Account #: 211005987436

DO NOT PAY. Your account will be drafted on May 13, 2025

Account Summary

Current Service Period: March 18, 2025 - April 15, 2025

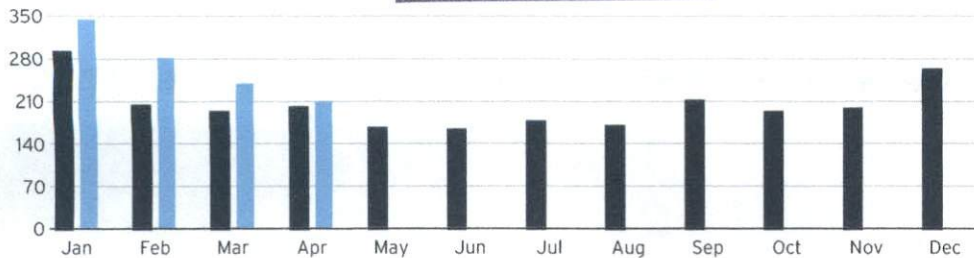
Previous Amount Due	\$60.61
Payment(s) Received Since Last Statement	-\$52.24
Miscellaneous Credits	-\$8.37
Current Month's Charges	\$50.54

Amount Due by May 13, 2025 \$50.54

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



Monthly Usage (kWh)



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

Your Energy Insight



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

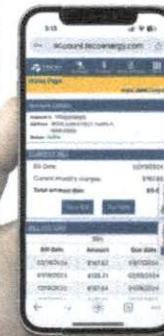


Your average daily kWh used was **12.5% lower** than it was in your previous period.



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A one-stop shop to manage your account.



- Report an outage
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- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

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

Account #: 211005987436

Due Date: May 13, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$50.54

Payment Amount: \$ _____

651384305129

Your account will be drafted on May 13, 2025

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

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Account #: 211005987436
Statement Date: April 22, 2025
Charges Due: May 13, 2025

Meter Read

Service Period: Mar 18, 2025 - Apr 15, 2025

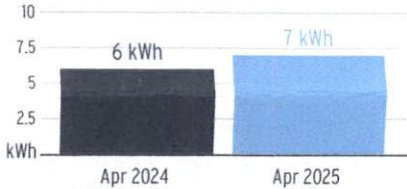
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497017	04/15/2025	7,755	7,546	209 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	209 kWh @ \$0.08641/kWh	\$18.06
	Fuel Charge	209 kWh @ \$0.03083/kWh	\$6.44
	Storm Protection Charge	209 kWh @ \$0.00577/kWh	\$1.21
	Clean Energy Transition Mechanism	209 kWh @ \$0.00418/kWh	\$0.87
	Storm Surcharge	209 kWh @ \$0.02121/kWh	\$4.43
	Florida Gross Receipt Tax		\$1.26
	Electric Service Cost		\$50.54

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges **\$50.54**

	Miscellaneous Credits	
	Sales Tax Credit	-\$8.37
	Total Current Month's Credits	-\$8.37

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: \$205.50

Due Date: May 13, 2025
Account #: 211020235159

DO NOT PAY. Your account will be drafted on May 13, 2025

Account Summary

Current Service Period: March 18, 2025 - April 15, 2025

Previous Amount Due	\$167.73
Payment(s) Received Since Last Statement	-\$145.57
Miscellaneous Credits	-\$22.16
Current Month's Charges	\$205.50

Amount Due by May 13, 2025 \$205.50

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 **6.67% lower** than the same period last year.

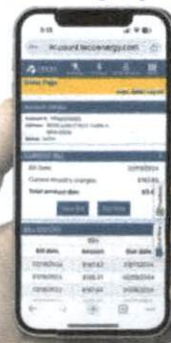


Your average daily kWh used was **44.83% higher** than it was in your previous period.



Scan here to view your account online.

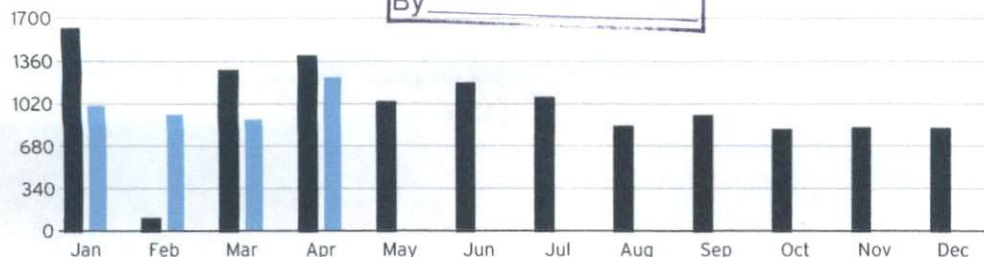
A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

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.



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: May 13, 2025

Amount Due: \$205.50

Payment Amount: \$ _____

690890288961

Your account will be
drafted on May 13, 2025

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Agenda Page 17

Account #: 211020235159
Statement Date: April 22, 2025
Charges Due: May 13, 2025

Meter Read

Service Period: Mar 18, 2025 - Apr 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	04/15/2025	72,009	70,782		1,227 kWh	1	29 Days

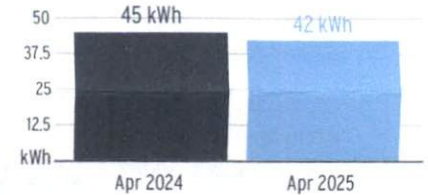
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,227 kWh @ \$0.08641/kWh	\$106.03
Fuel Charge	1,227 kWh @ \$0.03083/kWh	\$37.83
Storm Protection Charge	1,227 kWh @ \$0.00577/kWh	\$7.08
Clean Energy Transition Mechanism	1,227 kWh @ \$0.00418/kWh	\$5.13
Storm Surcharge	1,227 kWh @ \$0.02121/kWh	\$26.02
Florida Gross Receipt Tax		\$5.14
Electric Service Cost		\$205.50

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$205.50



Miscellaneous Credits

Sales Tax Credit	-\$22.16
Total Current Month's Credits	-\$22.16

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.

The OAKS AT SHADY CREEK CDD

MEETING DATE: 5/16/25

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

Grau and Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 27498
Date 05/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>1,000.00</u>
Current Amount Due	\$ <u>1,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.

The OAKS AT SHADY CREEK CDD

MEETING DATE: 5/16/25

DMS: Alba Sanchez

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

Invoice

Johnson Engineering, LLC
2122 Johnson Street; Fort Myers, FL 33901
Payment by EFT: M&T Bank, Buffalo, NY
ABA/Routing #022000046, Account #259000073
Swift Code: MANTUS33 ph: (301) 417-0200

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

Invoice Date: May 2, 2025
Project No: 20203281-000
Invoice No: 5210

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 March 10, 2025 to April 11, 2025

Task	1.0	Engineering Services
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Professional Personnel

		Hours	Rate	Amount
Professional 6				
Reed, Charles	3/11/2025	1.00	170.00	170.00
Reed, Charles	3/12/2025	1.00	170.00	170.00
Reed, Charles	3/14/2025	1.00	170.00	170.00
Reed, Charles	4/4/2025	.50	170.00	85.00
The Oaks at Shady Creek CDD / coordination with pond damage due to car crash				
Reed, Charles	4/8/2025	2.00	170.00	340.00
The Oaks at Shady Creek CDD / review of information regarding damage to pond from car crash				
Totals		5.50		935.00
Total Labor				935.00
Total this Task				\$935.00
Total this Invoice				\$935.00

Billings to Date

	Current	Prior	Total
Labor	935.00	1,487.50	2,422.50
Totals	935.00	1,487.50	2,422.50



Mail payments to:

Agenda Page 22

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

Invoice Information

Invoice Number 1316427
Payment Due 5/30/2025
Invoice Date 4/30/2025
Terms Net 30 Days
Contract ID 64092
Work Order ID 1717649

Billing Address

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

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
IRRIGATION SERVICES - REPAIR		\$97.88	\$0.00	\$97.88

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

Please remit top portion of invoice with payment



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

Invoice Number 1316427
Payment Due 5/30/2025
Invoice Date 4/30/2025
Terms Net 30 Days
Complete Date 4/30/2025

Billing Address

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

Service Location

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

Invoice Detail

Description	PO#	Invoice Amount
IRRIGATION SERVICES - REPAIR		\$97.88
Zone #15 Repaired a broken drip near a Big Tree. Zone # 21 Repaired broken drip line using Drip Tee, Drip Couplers and Drip Line.		
NonTaxable Sales		\$97.88
Taxable Sales		\$0.00
Tax Amount		\$0.00
Invoice Amount Due		\$97.88

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

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

The OAKS AT SHADY CREEK CDD

MEETING DATE: 5/16/25

DMS: Alba Sanchez

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

The OAKS AT SHADY CREEK CDD

MEETING DATE: 5/16/25

DMS: Alba Sanchez

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

INVOICE

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638

spearem.jmb@gmail.com
+1 (813) 997-8101



Bill to
The Oaks at Shady Creek CDD
Inframark
2005 Pan Am Circle, Suite 120
Tampa , FL 33607

Ship to
The Oaks at Shady Creek CDD
Inframark
2005 Pan Am Circle, Suite 120
Tampa , FL 33607

Invoice details
Invoice no.: 6212
Terms: Net 15
Invoice date: 05/19/2025
Due date: 06/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	once weekly dog waste station services including trash bags mut mits and disposal 3/16/25 to 4/15/25	1	\$175.00	\$175.00

Total **\$175.00**

Note to customer
Thank You! We Appreciate Your Business.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

The Oaks at Shady Creek CDD
 c/o Inframark
 2005 PAN AM CIRCLE, SUITE 300
 Tampa, FL 33607

May 16, 2025

Client: 001450

Matter: 000001

Invoice #: 26557

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/3/2025	AM	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
4/4/2025	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING VEHICLE IN DISTRICT STORMWATER POND.	0.3	\$91.50
4/8/2025	WAS	REVIEW COMMUNICATIONS FROM POND VENDOR REGARDING DAMAGE TO POND FROM CAR ACCIDENT.	0.2	\$61.00
4/14/2025	WAS	REVIEW RESOLUTION APPROVING PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026.	0.3	\$91.50
4/14/2025	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	\$122.00
4/22/2025	WAS	COMMUNICATIONS WITH DISTRICT MANAGER TO PROVIDE OVERVIEW OF ETHICS TRAINING REQUIREMENTS AND OPTIONS FOR BOARD OF SUPERVISORS.	0.4	\$122.00
Total Professional Services			2.2	\$593.00

Total Services	\$593.00	
Total Disbursements	\$0.00	
Total Current Charges		\$593.00
Previous Balance		\$327.00
Less Payments		(\$327.00)
PAY THIS AMOUNT		\$593.00

Please Include Invoice Number on all Correspondence

The OAKS AT SHADY CREEK CDD

MEETING DATE: 5/16/25

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

4C.

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2015					
	GENERAL	SERIES 2015	CAPITAL	GENERAL	GENERAL	TOTAL
	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM		
FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS						
Cash - Operating Account	\$ 420,482	\$ -	\$ -	\$ -	\$ -	\$ 420,482
Investments:						
Acquisition & Construction Account	-	-	566	-	-	566
Interest Account	-	15	-	-	-	15
Reserve Fund	-	125,522	-	-	-	125,522
Revenue Fund	-	436,282	-	-	-	436,282
Sinking fund	-	21	-	-	-	21
Prepaid Trustee Fees	2,083	-	-	-	-	2,083
Deposits	6,612	-	-	-	-	6,612
Fixed Assets						
Improvements Other Than Buildings (IOTB)	-	-	-	3,375,792	-	3,375,792
Amount Avail In Debt Services	-	-	-	-	415,384	415,384
Amount To Be Provided	-	-	-	-	5,164,616	5,164,616
TOTAL ASSETS	\$ 429,177	\$ 561,840	\$ 566	\$ 3,375,792	\$ 5,580,000	\$ 9,947,375
LIABILITIES						
Accounts Payable	\$ 7,587	\$ -	\$ -	\$ -	\$ -	\$ 7,587
Bonds Payable	-	-	-	-	5,580,000	5,580,000
TOTAL LIABILITIES	7,587	-	-	-	5,580,000	5,587,587

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	SERIES 2015 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Nonspendable:						
Prepaid Trustee Fees	2,083	-	-	-	-	2,083
Restricted for:						
Debt Service	-	561,840	-	-	-	561,840
Capital Projects	-	-	566	-	-	566
Unassigned:	419,507	-	-	3,375,792	-	3,795,299
TOTAL FUND BALANCES	421,590	561,840	566	3,375,792	-	4,359,788
TOTAL LIABILITIES & FUND BALANCES	\$ 429,177	\$ 561,840	\$ 566	\$ 3,375,792	\$ 5,580,000	\$ 9,947,375

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 1,010	\$ 1,010	0.00%
Special Assmnts- Tax Collector	289,110	286,290	(2,820)	99.02%
TOTAL REVENUES	289,110	287,300	(1,810)	99.37%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	8,200	3,800	68.33%
ProfServ-Trustee Fees	5,000	5,000	-	100.00%
Disclosure Report	4,200	2,450	1,750	58.33%
District Counsel	4,000	3,070	930	76.75%
District Engineer	5,000	1,785	3,215	35.70%
District Manager	35,100	23,400	11,700	66.67%
Auditing Services	4,500	4,500	-	100.00%
Website Compliance	1,800	1,100	700	61.11%
Postage, Phone, Faxes, Copies	600	332	268	55.33%
Insurance - General Liability	2,727	2,673	54	98.02%
Public Officials Insurance	2,727	2,673	54	98.02%
Legal Advertising	2,000	491	1,509	24.55%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,125	375	75.00%
Miscellaneous Expenses	800	600	200	75.00%
Dues, Licenses, Subscriptions	200	190	10	95.00%
Total Administration	82,404	57,589	24,815	69.89%
<u>Electric Utility Services</u>				
Utility - Electric	81,000	61,868	19,132	76.38%
Total Electric Utility Services	81,000	61,868	19,132	76.38%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,000	2,610	390	87.00%
Total Water-Sewer Comb Services	3,000	2,610	390	87.00%

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	5,280	2,320	2,960	43.94%
Insurance -Property & Casualty	6,210	6,078	132	97.87%
R&M-Other Landscape	7,000	1,900	5,100	27.14%
R&M-Plant Replacement	7,000	-	7,000	0.00%
Landscape Maintenance	62,151	46,774	15,377	75.26%
Irrigation Maintenance	4,000	530	3,470	13.25%
Misc-Holiday Lighting	6,000	6,000	-	100.00%
Dog Waste Station Service & Supplies	2,100	1,025	1,075	48.81%
Capital Reserve	22,965	1,560	21,405	6.79%
Total Other Physical Environment	122,706	66,187	56,519	53.94%
TOTAL EXPENDITURES	289,110	188,254	100,856	65.12%
Excess (deficiency) of revenues				
Over (under) expenditures	-	99,046	99,046	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		322,544		
FUND BALANCE, ENDING		\$ 421,590		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

Series 2015 Debt Service Fund (203)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ (115,590)	\$ (115,590)	0.00%
Special Assmnts- Tax Collector	428,875	424,693	(4,182)	99.02%
TOTAL REVENUES	428,875	309,103	(119,772)	72.07%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	150,000	-	150,000	0.00%
Interest Expense	270,663	283,791	(13,128)	104.85%
Total Debt Service	420,663	283,791	136,872	67.46%
TOTAL EXPENDITURES	420,663	283,791	136,872	67.46%
Excess (deficiency) of revenues				
Over (under) expenditures	8,212	25,312	17,100	308.23%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	8,212	-	(8,212)	0.00%
TOTAL FINANCING SOURCES (USES)	8,212	-	(8,212)	0.00%
Net change in fund balance	\$ 8,212	\$ 25,312	\$ 676	308.23%
FUND BALANCE, BEGINNING (OCT 1, 2024)		536,528		
FUND BALANCE, ENDING		\$ 561,840		

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

Series 2015 Capital Projects Fund (303)

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 17	\$ 17	0.00%
TOTAL REVENUES	-	17	17	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	17	17	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		549		
FUND BALANCE, ENDING		<u>\$ 566</u>		

The Oaks At Shady Creek CDD

Statement Date 05/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
04/18/2025	Payment	100037	SPEAREM ENTERPRISES	Inv: 6202	-175.00	-175.00	0.00
04/28/2025	Payment	100038	COMPUTERSHARE TRUST COMPANY	Inv: 2432289	-5,000.00	-5,000.00	0.00
04/29/2025	Payment	100039	INFRAMARK LLC	Inv: 147955	-2.76	-2.76	0.00
04/30/2025	Payment	300016	BOCC ACH	Inv: 041825-9919	-440.64	-440.64	0.00
05/06/2025	Payment	021574	INFRAMARK LLC	Check for Vendor V00038	-3,409.42	-3,409.42	0.00
05/07/2025	Payment	100040	GRAU AND ASSOCIATES	Inv: 27498	-1,000.00	-1,000.00	0.00
05/07/2025	Payment	100041	MAINSCAPE	Inv: 1315847	-5,179.25	-5,179.25	0.00
05/07/2025	Payment	100042	JOHNSON ENGINEERING, INC.	Inv: 5210	-935.00	-935.00	0.00
05/07/2025	Payment	100043	STRALEY ROBIN VERICKER	Inv: 26420	-327.00	-327.00	0.00
05/12/2025	Payment	300017	TECO ACH	Inv: 042225-7436	-50.54	-50.54	0.00
05/12/2025	Payment	300018	TECO ACH	Inv: 042225-7634	-6,532.58	-6,532.58	0.00
05/12/2025	Payment	300019	TECO ACH	Inv: 042225-5159	-205.50	-205.50	0.00
05/16/2025	Payment	100044	INFRAMARK LLC	Inv: 149005	-3,400.00	-3,400.00	0.00
05/20/2025	Payment	021575	AMY BROWN	Check for Vendor V00041	-200.00	-200.00	0.00
05/20/2025	Payment	021577	MICHELLE J. LEBEAU-ELROD	Check for Vendor V00018	-200.00	-200.00	0.00
05/20/2025	Payment	021578	ROBIN M. LUSH	Check for Vendor V00039	-200.00	-200.00	0.00
05/20/2025	Payment	021579	VIVIAN ROTHSTEIN	Check for Vendor V00034	-200.00	-200.00	0.00
05/20/2025	Payment	100045	STEADFAST ENVIRONMENTAL, LLC	Inv: SA-11863	-290.00	-290.00	0.00
05/20/2025	Payment	100046	MAINSCAPE	Inv: 1316427	-97.88	-97.88	0.00
Total Checks					-27,845.57	-27,845.57	0.00
Adjustments							

Bank Account Statement

The Oaks At Shady Creek CDD

Bank Account No. 3422
Statement No. 05_25

Statement Date 05/31/2025

Total Adjustments

Outstanding Checks

11/20/2024	Payment	21536	AMY BROWN	Inv: AB 111524	-200.00
11/20/2024	Payment	21538	MICHELLE J. LEBEAU-ELROD	Inv: ML 111524	-200.00
12/09/2024	Payment	100005	STEADFAST ENVIRONMENTAL, LLC	Inv: SE-25234	-290.00
03/26/2025	Payment	100027	SPEAREM ENTERPRISES	Inv: 6188	-175.00
04/10/2025	Payment	300013	TECO ACH	Inv: 032125-5159	-167.73
04/10/2025	Payment	300014	TECO ACH	Inv: 032125-7436	-60.61
04/10/2025	Payment	300015	TECO ACH	Inv: 032125-7634	-6,954.14
05/20/2025	Payment	021576	JOHN FRANK BENTLEY	Check for Vendor V00028	-200.00
05/28/2025	Payment	100047	SPEAREM ENTERPRISES	Inv: 6212	-175.00
05/28/2025	Payment	100048	STRALEY ROBIN VERICKER	Inv: 26557	-593.00
Total Outstanding Checks					-9,015.48

Outstanding Deposits

01/01/2025	JE000283	Reverse Bank recon adj HC-	559.81
01/02/2025	JE000291	Rev JE000290 12/31/2024	290.00
05/01/2025	JE000354	Reverse Bank recon adj	52.24
05/01/2025	JE000356	Reverse Bank recon adj	145.57
05/01/2025	JE000358	Reverse Bank recon adj	6,115.55
Total Outstanding Deposits			7,163.17

5Bi

Second Amendment to the Landscape Maintenance Agreement

This Second Amendment to the Landscape Maintenance Agreement (this “**Amendment**”) is made and entered into as of June 1, 2025 between **The Oaks at Shady Creek Community Development District** (the “**District**”) and **Mainscape, Inc.**, an Indiana corporation registered to do business in the state of Florida (the “**Contractor**”).

Background Information:

The District and Contractor entered into the Landscape Maintenance Agreement in May 2021, which was amended by the First Amendment to the Landscape Maintenance Agreement on June 15, 2023 (collectively, the “**Agreement**”). The parties desire to amend the Agreement to update the pricing for the services, to update the contact information for Notices and to add additional boiler plate language as required by Florida law. Unless otherwise defined herein, all capitalized terms in this Amendment shall have the meanings ascribed to them in the Agreement.

Operative Provisions:

1. **Background Information.** The Background Information stated above is true and correct and is hereby incorporated into this Amendment by this reference.
2. **Compensation.**
 - a. The services performed will remain the same as outlined in the Agreement.
 - b. As compensation for the services outlined in the Agreement, the District will pay the Contractor monthly, in the amount of Five Thousand Two-Hundred Twenty and 74/100 dollars (\$5,220.74). The updated prices for the services are itemized on **Exhibit “A”** attached hereto.
3. **Notices.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:

The Oaks at Shady Creek
Community Development District
c/o Inframark, LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Attn: Alba Sanchez
Alba.Sanchez@Inframark.com

To Contractor:

Mainscape, Inc
c/o Loren Garner
3080 Ravenna Avenue
Naples, FL 34120
LGarner@mainscape.com

4. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

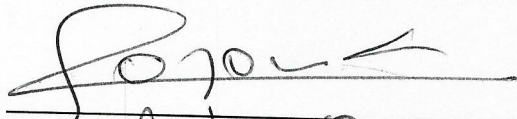
5. **Ratification of All Other Terms and Conditions.** Except as modified by this Amendment, the terms and conditions set forth in the Agreement are hereby ratified and confirmed.

6. **No Conflict.** To the extent that any provisions of this Amendment conflict with the provisions in any exhibit, the provisions in this Amendment shall control over provisions in any exhibit.

IN WITNESS THEREOF, the parties have caused this Amendment to be duly executed as of the date written above.

Mainscape, Inc.

**The Oaks at Shady Creek
Community Development District**


Name: Andres Guiano
Title: Regional Manager

Robin Lush
Chair of the Board of Supervisors



E: 51886

LANDSCAPE MAINTENANCE SERVICES

GARNER, LOREN L

2025-2026 LANDSCAPE MAINTENANCE SERVICE AGREEMENT**CUSTOMER NAME**

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

BILLING CUSTOMER

MERITUS CORP
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

	Price	Qty	Subtotal	Tax	Total
LAWN CUTTING AND EDGING					
MOWING -- WEEKLY	209.45	32.00	6,702.40	0.00	6,702.40
BAHIA MOWING	314.19	32.00	10,054.08	0.00	10,054.08
MOWING -- BI-WEEKLY	209.45	10.00	2,094.50	0.00	2,094.50
LAWN TREATMENT PROGRAM					
CUSTOMIZED LAWN TREATMENT - ST. AUG - EARLY SPRING	561.46	1.00	561.46	0.00	561.46
CUSTOMIZED LAWN TREATMENT - ST. AUG - FALL	543.71	1.00	543.71	0.00	543.71
CUSTOMIZED LAWN TREATMENT - ST. AUG - WINTER	543.71	1.00	543.71	0.00	543.71
CUSTOMIZED LAWN TREATMENT + PREVENTATIVE CHINCH BUG - ST. AUG - LATE SPRING	966.22	1.00	966.22	0.00	966.22
CUSTOMIZED LAWN TREATMENT - BAHIA - EARLY SPRING	950.51	1.00	950.51	0.00	950.51
CUSTOMIZED LAWN TREATMENT - BAHIA - FALL	908.57	1.00	908.57	0.00	908.57
SMALL TREE/SHRUB CARE					
CUSTOMIZED ORNAMENTALS & NON-NATIVE PALM FERTILIZER	695.53	3.00	2,086.59	0.00	2,086.59
CUSTOMIZED T/S PEST CONTROL	181.99	6.00	1,091.94	0.00	1,091.94
BED CARE					
MULCH INSTALLATION -- HARDWOOD	12,521.44	1.00	12,521.44	0.00	12,521.44
PREMIUM WEED CONTROL	560.29	12.00	6,723.48	0.00	6,723.48
PRUNING	1,172.96	10.00	11,729.60	0.00	11,729.60
IRRIGATION SYSTEM MAINTENANCE					
IRRIGATION CHECK - MONTHLY	430.89	12.00	5,170.68	0.00	5,170.68

12 payments of \$5,220.74

Total Sales	62,648.89
Tax Amount	0.00
Contract Amount	\$ 62,648.89