

# Oakstead Community Development District

## Board of Supervisors

Fred Krauer, Chairman

Barbara Feldman, Vice Chair

Norman Keith, Assistant Secretary

Dennis Priebe, Assistant Secretary

Joe Cascio, Assistant Secretary

Mark Vega, District Manager

Kathryn “KC” Hopkinson, District Counsel

Stephen Brletic, District Engineer

## Regular Meeting Agenda Tuesday, August 19, 2025 – 6:30 P.M.

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1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments**
4. **Public Hearing Fiscal Year 2026 Budget**
  - A. Resolution 2025-06 Adopting the FY 2026 Budget
  - B. Resolution 2025-07 Levy of Non-Ad Valorem Assessments
5. **Attorney’s Report**
6. **Engineer’s Report**
  - A. SOI Deficiencies List Quote
7. **Manager’s Report**
  - A. Resolution 2025-08 FY 2026 Meeting Schedule
8. **Supervisors’ Requests and Comments**
9. **Consent Agenda**
  - A. Approval of the Financial Statements for July 2025
  - B. Ratification of Finn Outdoors Stormwater Repair Project - \$51,400.00
10. **Adjournment**

The next regular Board meeting is scheduled for September 16, 2025 at 1:00 p.m.

## District Office

2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

## Meeting Location:

Oakstead Clubhouse  
3038 Oakstead Boulevard  
Land O’Lakes, Florida

**OAKSTEAD**  
**Community Development District**

***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

**Preliminary Budget**

Prepared by:



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**Oakstead**  
**Community Development District**

**Operating Budget**  
**Fiscal Year 2026**

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2023	FY 2024	BUDGET	THRU	THRU	PROJECTED	BUDGET
			FY 2025	4/30/2025	9/30/2025	FY 2025	FY 2026
<b>REVENUES</b>							
Interest - Investments	\$ 35,599	\$ 52,703	\$ 20,000	\$ 26,323	10,000	\$ 36,323	\$ 20,000
Room Rentals	6,271	5,347	6,000	3,698	2,699	6,397	6,000
Special Events	1,367	1,094	1,000	585	415	1,000	1,000
Other Charges For Services	2,199	2,500	2,500	1,929	571	2,500	2,500
Special Assmnts- Tax Collector	1,162,871	1,163,311	1,162,980	1,145,390	17,590	1,162,980	1,163,072
Special Assmnts- Discounts	(43,957)	(46,519)	(46,519)	(44,020)	(2,499)	(46,519)	(46,523)
Other Miscellaneous Revenues	100	501	500	783	249	1,032	500
Non-Resident Members	1,592	-	-	1,592	-	1,592	-
Gate Bar Code/Remotes	4,387	5,000	5,000	2,135	2,865	5,000	4,000
Insurance Reimbursements	-	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>1,170,429</b>	<b>1,183,937</b>	<b>1,151,460</b>	<b>1,138,415</b>	<b>31,889</b>	<b>1,170,304</b>	<b>1,150,549</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	24,000	24,000	24,000	12,800	11,200	24,000	24,000
FICA Taxes	1,836	1,836	1,836	979	857	1,836	1,836
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	1,200	-	1,200	1,200
ProfServ-Engineering	4,843	5,488	7,000	6,495	505	7,000	17,000
ProfServ-Legal Services	13,682	7,825	10,000	1,432	8,568	10,000	10,000
ProfServ-Mgmt Consulting Serv	56,559	56,559	58,821	34,312	24,509	58,821	60,586
ProfServ-Property Appraiser	150	150	150	150	-	150	150
ProfServ-Special Assessment	12,000	12,000	12,000	12,000	-	12,000	12,000
ProfServ-Trustee Fees	5,000	5,000	5,000	5,000	-	5,000	5,000
ProfServ-Web Site Development	1,553	1,553	1,553	-	1,553	1,553	1,553
Auditing Services	6,900	7,200	7,200	7,200	-	7,200	7,200
Postage and Freight	1,238	821	1,200	382	818	1,200	1,200
Insurance - General Liability	4,925	5,098	5,608	5,564	44	5,608	16,101
Printing and Binding	296	600	800	-	800	800	800
Legal Advertising	1,971	1,347	1,347	162	1,185	1,347	1,347
Misc-Bank Charges	1,190	989	850	999	-	999	850
Misc-Assessmnt Collection Cost	18,466	22,386	23,260	22,027	1,233	23,260	23,261
Misc-Credit Card Fees	622	510	600	367	233	600	600
Office Supplies	100	98	100	58	42	100	100
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>156,706</b>	<b>154,835</b>	<b>162,700</b>	<b>111,302</b>	<b>51,547</b>	<b>162,849</b>	<b>184,959</b>
<i>Field</i>							
Contracts-Landscape	234,978	251,854	251,854	145,915	106,497	252,412	259,410

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 20223	FY 2024	BUDGET FY 2025	THRU 4/30/2025	THRU 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
Contracts-Landscape Consultant	21,940	19,440	19,440	11,340	8,100	19,440	19,440
Contracts-Mulch	33,000	31,900	31,900	-	31,900	31,900	31,900
Contracts-Lakes	27,948	30,348	30,348	18,207	12,141	30,348	30,348
Contracts-Florida Hwy Patrol	19,000	24,840	24,840	10,650	14,190	24,840	29,808
Contracts-Annuaals	24,400	25,425	25,200	6,585	18,615	25,200	25,200
Contracts-Gate Wi-Fi	6,007	5,999	6,000	4,386	1,614	6,000	6,000
Contracts-Gate CCTV	6,435	8,580	8,580	6,003	2,577	8,580	8,580
Contracts-Gate Cloud Lift Master	8,001	4,572	4,572	3,525	1,047	4,572	4,572
Electricity - Streetlighting	87,879	93,600	93,600	51,947	37,914	89,861	99,000
Utility - Reclaimed Water	17,918	15,600	15,500	6,581	4,803	11,384	22,921
Insurance - Property	16,921	21,442	23,587	22,258	16,245	38,503	
R&M-Electrical	732	4,504	1,500	-	-	-	1,500
R&M-Gate	24,241	13,238	10,000	8,154	5,951	14,105	10,000
R&M-Other Landscape	11,383	29,410	10,000	-	10,000	10,000	10,000
R&M-Irrigation	12,957	11,269	22,000	1,546	20,454	22,000	22,000
R&M-Other Field	6,191	9,302	13,813	5,098	8,715	13,813	13,813
R&M-Sidewalks	22,150	10,920	10,000	-	10,000	10,000	10,000
R&M-Trees and Trimming	20,814	21,550	16,000	650	15,350	16,000	16,000
R&M-Roads	-	-	2,500	-	2,500	2,500	2,500
R&M-Pressure Washing	3,275	6,644	6,000	-	6,000	6,000	6,000
R&M-Landscape Lighting	2,171	5,172	2,000	4,027	-	4,027	2,000
Misc-Holiday Lighting	9,304	9,225	8,500	11,181	-	11,181	8,500
Misc-Property Taxes	3,161	3,129	3,200	3,356	-	3,356	3,200
Misc - Contingency ( <b>Capital Projects</b> )	33,081	6,898	36,985	30,211	6,774	36,985	36,985
Reserve - Landscaping	20,000	10,000	10,000	4,318	5,682	10,000	10,000
Reserve - Roadways	-	3,750	3,750	-	3,750	3,750	
Reserve - Sidewalks	-	10,000	8,000	18,217	-	18,217	
Reserve-Tree Rem./Replacem.	-	5,000	5,000	-	5,000	5,000	
Reserves - Wall	2,749	-	-	-	-	-	-
<b>Total Field</b>	<b>676,636</b>	<b>693,611</b>	<b>704,669</b>	<b>374,155</b>	<b>359,520</b>	<b>733,675</b>	<b>689,677</b>
<b>Parks and Recreation</b>							
Payroll-Salaries	62,716	51,733	68,264	34,620	33,644	68,264	68,264
Payroll-Hourly	84,280	95,326	72,952	52,813	20,139	72,952	72,952
FICA Taxes	11,245	11,250	10,803	6,689	4,114	10,803	10,803
Workers' Compensation	1,500	3,000	4,500	1,211	3,289	4,500	4,500

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 20223	FY 2024	BUDGET FY 2025	THRU 4/30/2025	THRU 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
Contracts-Security Services	400	480	480	380	100	480	480
Contracts-Pools	17,820	17,820	17,820	27,600	-	27,600	17,820
Contracts-Computer Support	3,000	13,174	3,000	4,225	-	4,225	3,000
Contracts-Pest Control	2,805	2,550	3,060	1,785	1,275	3,060	3,060
Communication - Telephone	3,669	3,617	3,420	1,445	1,975	3,420	3,420
Utility - Gas	393	409	528	306	223	529	528
Utility - Refuse Removal	2,052	2,220	2,760	1,820	1,328	3,148	2,760
Utility - Water & Sewer	7,174	6,126	7,000	9,983	-	9,983	7,000
R&M-Clubhouse	22,886	23,171	30,000	60,472	-	60,472	30,000
R&M-Pools	18,152	8,266	9,000	2,912	6,088	9,000	9,000
Miscellaneous Services	3,160	5,405	3,458	9,705	-	9,705	280
Misc-Public Relations	9,463	8,539	10,000	5,202	4,798	10,000	10,000
Solid Waste Disposal Assessm.	1,817	1,917	1,920	2,072	-	2,072	1,920
Newsletter Printing/Supplies	17,826	14,111	17,826	8,913	8,913	17,826	17,826
Office Supplies	1,405	907	1,900	2,512	-	2,512	1,900
Cleaning Supplies	2,799	2,210	1,700	1,170	530	1,700	1,700
Op Supplies - Clubhouse	937	2,586	1,700	1,861	-	1,861	1,700
Op Supplies - Pool Chemicals	10,736	9,582	7,000	-	7,000	7,000	7,000
Reserve-Asset Replacement	15,170	-	-	-	-	-	-
Reserve - Clubhouse	12,761	-	5,000	-	5,000	5,000	-
<b>Total Parks and Recreation</b>	<b>314,166</b>	<b>284,399</b>	<b>284,091</b>	<b>237,696</b>	<b>98,417</b>	<b>336,113</b>	<b>275,913</b>
<b>TOTAL EXPENDITURES</b>	<b>1,147,508</b>	<b>1,132,845</b>	<b>1,151,460</b>	<b>723,153</b>	<b>509,483</b>	<b>1,232,636</b>	<b>1,150,549</b>
Excess (deficiency) of revenues							
Over (under) expenditures	22,921	51,092	0	415,262	(477,594)	(62,332)	(0)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	22,921	51,092	0	415,262	(477,594)	(62,332)	-
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>22,921</b>	<b>1,096,278</b>	<b>1,096,278</b>	<b>-</b>	<b>1,096,278</b>	<b>1,033,947</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 22,921</b>	<b>\$ 74,013</b>	<b>\$ 1,096,278</b>	<b>\$ 1,511,540</b>	<b>\$ (477,594)</b>	<b>\$ 1,033,947</b>	<b>\$ 1,033,947</b>

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2026	\$ 1,033,947
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	10,000
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>\$ 1,043,947</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Prepaid Items	4,423
Deposits	13,420
Nonspendable Subtotal	<u>\$ 17,843</u>

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	\$ 285,137 <sup>(1)</sup>
Reserves - Clubhouse	\$ 33,058
Reserves - Clubhouse (projected FY 2025)	-
Reserves - Clubhouse (proposed FY 2026)	0 \$ 33,058
Reserves - Gate	\$ 10,000
Reserves - Landscape	\$ 30,000
Reserves - Landscaping (projected FY 2025)	0
Reserves - Landscaping (proposed FY 2026)	10,000 \$ 40,000
Reserves - Ponds	\$ 79,385
Reserves - Tree Removal & Replacement	\$ 22,425
Reserves - Tree Removal & Replacement (FY2025)	-
Reserves - Tree Removal & Replacement (FY2026)	- \$ 22,425
Reserves - Roadways	\$ 99,429
Reserves - Roadways (projected FY 2025)	-
Reserves - Roadways (proposed FY 2025)	- \$ 99,429
Reserves - Sidewalks	\$ 40,945
Reserves - Sidewalks (projected FY 2025)	(10,217)
Reserves - Sidewalks (proposed FY 2026)	- \$ 30,728
Reserves - Walls	\$ 47,251
Assigned Reserves Subtotal	<u>\$ 647,413</u>
<b>Total Allocation of Available Funds</b>	<b>\$ 665,256</b>
<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 378,690</u></b>

**Notes**



(1) Represents approximately 3 months of operating expenditures

**Oakstead**  
**Community Development District**

**Debt Service Budgets**  
Fiscal Year 2026

**OAKSTEAD**

Community Development District

Series 2016 A-1 Debt Service Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED THRU 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 500	\$ 500	\$ -
Special Assmnts- Tax Collector	451,062	-	451,062	451,062	451,062
Special Assmnts- Discounts	(18,042)	-	(18,042)	(18,042)	(18,042)
<b>TOTAL REVENUES</b>	<b>433,020</b>	<b>-</b>	<b>433,520</b>	<b>433,520</b>	<b>433,020</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	9,021	-	9,021	9,021	9,021
<b>Total Administrative</b>	<b>9,021</b>	<b>-</b>	<b>9,021</b>	<b>9,021</b>	<b>9,021</b>
<i>Debt Service</i>					
Principal Debt Retirement A-1	335,000	-	335,000	335,000	345,000
Interest Expense Series A-1	90,890	-	90,890	90,890	80,673
<b>Total Debt Service</b>	<b>425,890</b>	<b>-</b>	<b>425,890</b>	<b>425,890</b>	<b>425,673</b>
<b>TOTAL EXPENDITURES</b>	<b>434,911</b>	<b>-</b>	<b>434,911</b>	<b>434,911</b>	<b>434,694</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(1,891)	-	(1,391)	(1,391)	(1,674)
<b>OTHER FINANCING SOURCES (USES)</b>					
Interfund Transfer - In	-	-	-	-	-
Contribution to (Use of) Fund Balance	(1,891)	-	-	-	(1,674)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(1,891)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,674)</b>
Net change in fund balance	(1,891)	-	(1,391)	(1,391)	(1,674)
<b>FUND BALANCE, BEGINNING</b>	<b>280,275</b>	<b>280,275</b>	<b>280,275</b>	<b>280,275</b>	<b>278,884</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 278,384</b>	<b>\$ 280,275</b>	<b>\$ 278,884</b>	<b>\$ 278,884</b>	<b>\$ 277,210</b>

**SPECIAL ASSESSEMENT REVENUE & REFUNDING BOND  
BONDS SERIES 2016A-1**

<u>MATURITY DATE</u>	<u>PRINCIPAL OUTSTANDING</u>	<u>PRINCIPAL MATURING</u>	<u>INTEREST MATURING</u>	<u>TOTAL MATURING</u>
11/01/24	2,980,000	0	45,445	45,445
05/01/25	2,980,000	335,000	45,445	380,445
11/01/25	2,645,000	0	40,336	40,336
05/01/26	2,645,000	345,000	40,336	385,336
11/01/26	2,300,000	0	35,075	35,075
05/01/27	2,300,000	355,000	35,075	390,075
11/01/27	1,945,000	0	29,661	29,661
05/01/28	1,945,000	365,000	29,661	394,661
11/01/28	1,580,000	0	24,095	24,095
05/01/29	1,580,000	375,000	24,095	399,095
11/01/29	1,205,000	0	18,376	18,376
05/01/30	1,205,000	390,000	18,376	408,376
11/01/30	815,000	0	12,429	12,429
05/01/31	815,000	400,000	12,429	412,429
11/01/31	415,000	0	6,329	6,329
05/01/32	415,000	415,000	6,329	421,329
		2,980,000	423,493	3,403,493

**OAKSTEAD**

Community Development District

Series 2017 A-2 Debt Service Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED THRU 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 500	\$ 500	\$ -
Special Assmnts- Tax Collector	389,884	-	389,884	389,884	389,884
Special Assmnts- Discounts	(15,595)	-	(15,595)	(15,595)	(15,595)
<b>TOTAL REVENUES</b>	<b>374,289</b>	<b>-</b>	<b>374,789</b>	<b>374,789</b>	<b>374,289</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	7,798	-	7,798	7,798	7,798
<b>Total Administrative</b>	<b>7,798</b>	<b>-</b>	<b>7,798</b>	<b>7,798</b>	<b>7,798</b>
<i>Debt Service</i>					
Principal Debt Retirement A-2	280,000	-	280,000	280,000	290,000
Interest Expense Series A-2	87,383	-	87,383	87,383	78,843
<b>Total Debt Service</b>	<b>367,383</b>	<b>-</b>	<b>367,383</b>	<b>367,383</b>	<b>368,843</b>
<b>TOTAL EXPENDITURES</b>	<b>375,181</b>	<b>-</b>	<b>375,181</b>	<b>375,181</b>	<b>376,640</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(892)	-	(392)	(392)	(2,351)
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	(892)	-	-	-	(2,351)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(892)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(2,351)</b>
Net change in fund balance	(892)	-	(392)	(392)	(2,351)
<b>FUND BALANCE, BEGINNING</b>	<b>240,496</b>	<b>221,272</b>	<b>-</b>	<b>221,272</b>	<b>220,880</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 239,604</b>	<b>\$ 221,272</b>	<b>\$ (392)</b>	<b>\$ 220,880</b>	<b>\$ 218,529</b>

**SPECIAL ASSESSEMENT REVENUE & REFUNDING BOND  
BONDS SERIES 2017A-2**

<u>MATURITY DATE</u>	<u>PRINCIPAL OUTSTANDING</u>	<u>PRINCIPAL MATURING</u>	<u>INTEREST MATURING</u>	<u>TOTAL MATURING</u>
11/01/24	2,865,000	0	43,691	43,691
05/01/25	2,865,000	280,000	43,691	323,691
11/01/25	2,585,000	0	39,421	39,421
05/01/26	2,585,000	290,000	39,421	329,421
11/01/26	2,295,000	0	34,999	34,999
05/01/27	2,295,000	300,000	34,999	334,999
11/01/27	1,995,000	0	30,424	30,424
05/01/28	1,995,000	310,000	30,424	340,424
11/01/28	1,685,000	0	25,696	25,696
05/01/29	1,685,000	315,000	25,696	340,696
11/01/29	1,370,000	0	20,893	20,893
05/01/30	1,370,000	325,000	20,893	345,893
11/01/30	1,045,000	0	15,936	15,936
05/01/31	1,045,000	335,000	15,936	350,936
11/01/31	710,000	0	10,828	10,828
05/01/32	710,000	350,000	10,828	360,828
11/01/32	360,000	0	5,490	5,490
05/01/33	360,000	360,000	5,490	365,490
		2,865,000	454,755	3,319,755

**Oakstead**  
**Community Development District**

**Supporting Budget Schedules**  
**Fiscal Year 2026**

**OAKSTEAD**

## Community Development District

*All Funds*

**Comparison of Assessment Rates  
Fiscal Year 2026 vs. Fiscal Year 2025**

Parcel	General Fund 001 (O&M)			Debt Service 2016 A-1			Debt Service 2017 A-2			Total Assessments per Unit				Units
	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	\$ Change	Percent Change	
<b>PHASE I</b>														
Strathmore	\$973.21	\$973.21	0.0%	\$871.81	\$871.81	0.0%	\$0.00	\$0.00	n/a	\$1,845.02	\$1,845.02	\$ (0.00)	0.0%	70.00
Hillington	\$973.21	\$973.21	0.0%	\$659.92	\$659.92	0.0%	\$0.00	\$0.00	n/a	\$1,633.13	\$1,633.13	\$ (0.00)	0.0%	164.00
Hillington	\$973.21	\$973.21	0.0%	\$118.87	\$118.87	0.0%	\$0.00	\$0.00	n/a	\$1,092.07	\$1,092.08	\$ (0.00)	0.0%	1.00
Weymouth	\$973.21	\$973.21	0.0%	\$527.93	\$527.93	0.0%	\$0.00	\$0.00	n/a	\$1,501.14	\$1,501.14	\$ (0.00)	0.0%	103.00
Weymouth	\$973.21	\$973.21	0.0%	\$95.10	\$95.10	0.0%	\$0.00	\$0.00	n/a	\$1,068.31	\$1,068.31	\$ (0.00)	0.0%	1.00
Ashmonte	\$973.21	\$973.21	0.0%	\$791.90	\$791.90	0.0%	\$0.00	\$0.00	n/a	\$1,765.11	\$1,765.11	\$ (0.00)	0.0%	71.00
Keswick	\$973.21	\$973.21	0.0%	\$659.92	\$659.92	0.0%	\$0.00	\$0.00	n/a	\$1,633.13	\$1,633.13	\$ (0.00)	0.0%	109.00
Brenford	\$973.21	\$973.21	0.0%	\$712.89	\$712.89	0.0%	\$0.00	\$0.00	n/a	\$1,686.10	\$1,686.10	\$ (0.00)	0.0%	140.00
Brenford	\$973.21	\$973.21	0.0%	\$128.38	\$128.38	0.0%	\$0.00	\$0.00	n/a	\$1,101.59	\$1,101.59	\$ (0.00)	0.0%	1.00
<b>Total Phase I</b>														<b>660.00</b>
<b>PHASE 2</b>														
Ballastone	\$973.21	\$973.21	0.0%	\$0.00	\$0.00	n/a	\$1,529.21	\$1,529.21	0.0%	\$2,502.42	\$2,502.42	\$ (0.00)	0.0%	44.00
Marchmont	\$973.21	\$973.21	0.0%	\$0.00	\$0.00	n/a	\$764.13	\$764.13	0.0%	\$1,737.34	\$1,737.34	\$ (0.00)	0.0%	206.00
Weymouth	\$973.21	\$973.21	0.0%	\$0.00	\$0.00	n/a	\$610.92	\$610.92	0.0%	\$1,584.13	\$1,584.13	\$ (0.00)	0.0%	128.00
Tanglewyld	\$973.21	\$973.21	0.0%	\$0.00	\$0.00	n/a	\$610.92	\$610.92	0.0%	\$1,584.13	\$1,584.13	\$ (0.00)	0.0%	142.00
Tanglewyld	\$973.21	\$973.21	0.0%	\$0.00	\$0.00	n/a	\$109.92	\$109.92	0.0%	\$1,083.12	\$1,083.13	\$ (0.00)	0.0%	1.00
Tanglewyld	\$973.21	\$973.21	0.0%	\$0.00	\$0.00	n/a	\$43.36	\$43.36	0.0%	\$1,016.57	\$1,016.57	\$ (0.00)	0.0%	3.00
<b>Total Phase II</b>														<b>524.00</b>
<b>Tract 5</b>	\$2,157.84	\$ 2,139.19	0.9%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$2,157.84	\$2,204.87	\$ (47.03)	-2.1%	<b>5.00</b>
														<b>1,189.00</b>



**RESOLUTION 2025-06****A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Oakstead Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:****Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Oakstead Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
<b>Total All Funds*</b>	<b>\$ _____</b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 19, 2025.**

Attested By:

**Oakstead  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Secretary/☐ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Chair/☐ Vice Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Adopted Budget**

## RESOLUTION 2025-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Oakstead Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Pasco County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 19, 2025.**

Attested By:

**Oakstead Community  
Development District**

\_\_\_\_\_  
Print Name:\_\_\_\_\_

☐ Secretary/☐ Assistant Secretary

\_\_\_\_\_  
Print Name:\_\_\_\_\_

☐ Chair/☐ Vice Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Budget**

ESTIMATE

Finn Outdoor LLC  
730 20th Ave N  
Saint Petersburg, FL 33704

robb@finnoutdoor.com  
+1 (813) 957-6075



Bill to  
Oakstead CDD

Ship to  
Oakstead CDD

Estimate details  
Estimate no.: 2311  
Estimate date: 04/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		O and M Items	SOI Deficiency List -- Lump sum price covering work for 30 distinct action items as provided in plan set and markups from BDI. Pricing is inclusive of all items, labor, materials, and any necessary restoration to staging or access areas. Not included are any items listed as "monitor..." and the two ponds on page 14 of 19 which are listed as "pond vegetated over completely"	1	\$51,400.00	\$51,400.00

Total \$51,400.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date Accepted by

**RESOLUTION 2025-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Oakstead Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Pasco County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 19<sup>th</sup> DAY OF AUGUST 2025.**

**ATTEST:**

**OAKSTEAD COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Asst. Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

**Exhibit A:** Schedule



**NOTICE OF MEETING DATES  
OAKSTEAD  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Oakstead Community Development District has scheduled meetings for Fiscal Year 2026 on the **third Thursday** of each month at 12:00 P.M., in the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, Florida as follows, unless otherwise indicated below:

October 16, 2025  
November 20, 2025  
December 18, 2025  
January 15, 2026  
February 19, 2026 @ 6:30 p.m.  
March 19, 2026  
April 16, 2026  
May 21, 2026 @6:30 p.m. **Approval of Tentative Budget**  
June 18, 2026  
July 16, 2026  
August 20, 2026 @ 6:30 p.m. **Adoption of Budget**  
September 17, 2026

In addition to the regular meetings listed above, the District will conduct a workshop in the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, Florida at 10:00 a.m. on the **first Tuesday** of each month as follows, unless otherwise indicated below:

October 7, 2025  
November 4, 2025  
December 2, 2025  
January 6, 2026  
February 3, 2026  
March 3, 2026  
April 7, 2026  
May 5, 2026  
June 2, 2026  
July 7, 2026  
August 4, 2026  
September 1, 2026

Meetings may be continued to a date and time certain which will be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Please check the District's website for the latest information: [www.oaksteadcdd.org](http://www.oaksteadcdd.org)

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two (2) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting 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.

Mark Vega, District Manager

**Oakstead**  
**Community Development District**

**Financial Report**

*July 31, 2025*



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**OAKSTEAD**  
**Community Development District**

**(Unaudited)**

***July 31, 2025***

**Balance Sheet**  
July 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 A-1 DEBT SERVICE FUND	SERIES 2017 A-2 DEBT SERVICES FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 265,982	\$ -	\$ -	\$ 265,982
Cash On Hand/Petty Cash	250	-	-	250
Investments:				
Money Market Account	1,021,912	-	-	1,021,912
Interest Account A	-	5	-	5
Interest Fund (A-2)	-	-	5	5
Reserve Fund (A-2)	-	-	133,950	133,950
Reserve Fund A	-	153,651	-	153,651
Revenue Fund (A-2)	-	-	118,959	118,959
Revenue Fund A	-	140,306	-	140,306
Sinking Fund (A-2)	-	-	33	33
Sinking Fund A	-	39	-	39
Prepaid Items	284	-	-	284
Deposits	13,420	-	-	13,420
<b>TOTAL ASSETS</b>	<b>\$ 1,301,848</b>	<b>\$ 294,001</b>	<b>\$ 252,947</b>	<b>\$ 1,848,796</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 1,754	\$ -	\$ -	\$ 1,754
Accrued Expenses	10,796	-	-	10,796
Sales Tax Payable	92	-	-	92
<b>TOTAL LIABILITIES</b>	<b>12,642</b>	<b>-</b>	<b>-</b>	<b>12,642</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	284	-	-	284
Deposits	13,420	-	-	13,420
<b>Restricted for:</b>				
Debt Service	-	294,001	252,947	546,948
<b>Assigned to:</b>				
Operating Reserves	279,882	-	-	279,882
Reserves - Clubhouse	23,973	-	-	23,973
Reserves - Gate	10,000	-	-	10,000
Reserves - Landscape	40,000	-	-	40,000
Reserves - Ponds	79,385	-	-	79,385
Reserves - Tree Removal & Replacement	27,425	-	-	27,425
Reserves - Roadways	103,179	-	-	103,179
Reserves - Sidewalks	30,728	-	-	30,728
Reserves - Wall	49,251	-	-	49,251
<b>Unassigned:</b>	631,679	-	-	631,679
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,289,206</b>	<b>\$ 294,001</b>	<b>\$ 252,947</b>	<b>\$ 1,836,154</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,301,848</b>	<b>\$ 294,001</b>	<b>\$ 252,947</b>	<b>\$ 1,848,796</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 20,000	\$ 37,929	189.65%	\$ 3,688
Room Rentals	6,000	5,050	84.17%	702
Special Events	1,000	1,647	164.70%	-
Other Charges For Services	2,500	2,269	90.76%	159
Special Assmnts- Tax Collector	1,162,979	1,162,982	100.00%	-
Special Assmnts- Discounts	(46,519)	(43,496)	93.50%	-
Other Miscellaneous Revenues	500	783	156.60%	-
Non-Resident Members	-	4,883	0.00%	-
Gate Bar Code/Remotes	5,000	3,604	72.08%	655
Insurance Reimbursements	-	624	0.00%	624
<b>TOTAL REVENUES</b>	<b>1,151,460</b>	<b>1,176,275</b>	<b>102.16%</b>	<b>5,828</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	24,000	18,600	77.50%	2,000
FICA Taxes	1,836	1,346	73.31%	153
ProfServ-Arbitrage Rebate	1,200	1,200	100.00%	-
ProfServ-Engineering	7,000	7,230	103.29%	-
ProfServ-Legal Services	10,000	4,785	47.85%	1,408
ProfServ-Mgmt Consulting	58,821	49,018	83.33%	4,902
ProfServ-Property Appraiser	150	150	100.00%	-
ProfServ-Special Assessment	12,000	12,000	100.00%	-
ProfServ-Trustee Fees	5,000	5,000	100.00%	-
ProfServ-Web Site Development	1,553	-	0.00%	-
Auditing Services	7,200	7,200	100.00%	-
Postage and Freight	1,200	771	64.25%	56
Insurance - General Liability	5,608	5,564	99.22%	-
Printing and Binding	800	-	0.00%	-
Legal Advertising	1,347	320	23.76%	158
Misc-Bank Charges	850	1,709	201.06%	417
Misc-Assessment Collection Cost	23,260	22,390	96.26%	-
Misc-Credit Card Fees	600	636	106.00%	114
Office Supplies	100	83	83.00%	8
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>162,700</b>	<b>138,177</b>	<b>84.93%</b>	<b>9,216</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<b>Field</b>				
Contracts-Landscape	251,854	208,450	82.77%	20,845
Contracts-Landscape Consultant	19,440	16,200	83.33%	1,620
Contracts-Mulch	31,900	-	0.00%	-
Contracts-Lakes	30,348	25,967	85.56%	2,450
Contracts-Florida Hwy Patrol	24,840	17,300	69.65%	1,350
Contracts-Annals	25,200	13,170	52.26%	-
Contracts-Gate Wi-Fi	6,000	6,843	114.05%	939
Contracts-Gate CCTV	8,580	7,029	81.92%	342
Contracts-Gate Cloud Lift Master	4,572	5,055	110.56%	510
Electricity - Streetlights	93,600	67,142	71.73%	7,576
Utility - Reclaimed Water	15,500	10,071	64.97%	1,293
Insurance - Property	23,587	22,258	94.37%	-
R&M-Electrical	1,500	-	0.00%	-
R&M-Gate	10,000	13,721	137.21%	2,406
R&M-Other Landscape	10,000	2,974	29.74%	400
R&M-Irrigation	22,000	2,400	10.91%	170
R&M-Other Field	13,813	9,346	67.66%	2,759
R&M-Sidewalks	10,000	-	0.00%	-
R&M-Trees and Trimming	16,000	650	4.06%	-
R&M-Roads	2,500	-	0.00%	-
R&M-Pressure Washing	6,000	-	0.00%	-
R&M-Landscape Lighting	2,000	4,695	234.75%	668
Misc-Holiday Lighting	8,500	11,181	131.54%	-
Misc-Property Taxes	3,200	3,356	104.88%	-
Misc-Hurricane Expense	-	30,211	0.00%	-
Misc-Contingency	36,985	6,718	18.16%	-
Reserve - Landscaping	10,000	-	0.00%	-
Reserve - Roadways	3,750	-	0.00%	-
Reserve - Sidewalks	8,000	18,217	227.71%	-
Reserve-Tree Rem./Replacem.	5,000	-	0.00%	-
<b>Total Field</b>	<b>704,669</b>	<b>502,954</b>	<b>71.37%</b>	<b>43,328</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<b><u>Parks and Recreation</u></b>				
Payroll-Salaries	68,264	50,776	74.38%	6,924
Payroll-Hourly	72,952	84,180	115.39%	14,102
FICA Taxes	10,803	10,407	96.33%	1,608
Workers' Compensation	4,500	1,211	26.91%	-
Contracts-Security Services	480	575	119.79%	65
Contracts-Pools	17,820	39,420	221.21%	3,940
Contracts-Computer Support	3,000	5,230	174.33%	335
Contracts-Pest Control	3,060	2,550	83.33%	255
Communication - Telephone	3,420	3,308	96.73%	1,336
Utility - Gas	528	451	85.42%	46
Utility - Refuse Removal	2,760	2,655	96.20%	285
Utility - Water & Sewer	7,000	16,867	240.96%	3,045
R&M-Clubhouse	30,000	79,175	263.92%	7,079
R&M-Pools	9,000	3,058	33.98%	(4,146)
Miscellaneous Services	3,458	11,950	345.58%	526
Misc-Public Relations	10,000	7,617	76.17%	786
Solid Waste Disposal Assessm.	1,920	2,072	107.92%	-
Newsletter Printing/Supplies	17,826	11,884	66.67%	1,485
Office Supplies	1,900	3,935	207.11%	761
Cleaning Supplies	1,700	1,778	104.59%	482
Op Supplies - Clubhouse	1,700	2,822	166.00%	373
Op Supplies - Pool Chemicals	7,000	295	4.21%	295
Reserve - Clubhouse	5,000	-	0.00%	-
<b>Total Parks and Recreation</b>	<b>284,091</b>	<b>342,216</b>	<b>120.46%</b>	<b>39,582</b>
<b>TOTAL EXPENDITURES</b>	<b>1,151,460</b>	<b>983,347</b>	<b>85.40%</b>	<b>92,126</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	192,928	0.00%	(86,298)
Net change in fund balance	\$ -	\$ 192,928	0.00%	\$ (86,298)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>1,096,278</b>	<b>1,096,278</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,096,278</b>	<b>\$ 1,289,206</b>		



**OAKSTEAD**

Community Development District

**Series 2016 A-1 Debt Service Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 14,108	0.00%	\$ 985
Special Assmnts- Tax Collector	451,062	451,062	100.00%	-
Special Assmnts- Discounts	(18,042)	(16,870)	93.50%	-
<b>TOTAL REVENUES</b>	<b>433,020</b>	<b>448,300</b>	<b>103.53%</b>	<b>985</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	9,021	8,684	96.26%	-
<b>Total Administration</b>	<b>9,021</b>	<b>8,684</b>	<b>96.26%</b>	<b>-</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement A-1	335,000	335,000	100.00%	-
Interest Expense Series A-1	90,890	90,890	100.00%	-
<b>Total Debt Service</b>	<b>425,890</b>	<b>425,890</b>	<b>100.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>434,911</b>	<b>434,574</b>	<b>99.92%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,891)	13,726	0.00%	985
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(1,891)	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1,891)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ (1,891)	\$ 13,726	0.00%	\$ 985
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>280,275</b>	<b>280,275</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 278,384</b>	<b>\$ 294,001</b>		

**OAKSTEAD**

Community Development District

**Series 2017 A-2 Debt Services Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 12,038	0.00%	\$ 849
Special Assmnts- Tax Collector	389,884	389,884	100.00%	-
Special Assmnts- Discounts	(15,595)	(14,582)	93.50%	-
<b>TOTAL REVENUES</b>	<b>374,289</b>	<b>387,340</b>	<b>103.49%</b>	<b>849</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	7,798	7,506	96.26%	-
<b>Total Administration</b>	<b>7,798</b>	<b>7,506</b>	<b>96.26%</b>	<b>-</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement A-2	280,000	280,000	100.00%	-
Interest Expense Series A-2	87,383	87,383	100.00%	-
<b>Total Debt Service</b>	<b>367,383</b>	<b>367,383</b>	<b>100.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>375,181</b>	<b>374,889</b>	<b>99.92%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	(892)	12,451	0.00%	849
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(892)	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(892)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ (892)	\$ 12,451	0.00%	\$ 849
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>240,496</b>	<b>240,496</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 239,604</b>	<b>\$ 252,947</b>		

**OAKSTEAD**  
**Community Development District**

**Supporting Schedules**

*July 31, 2025*

**OAKSTEAD**

Community Development District

**Non-Ad Valorem Special Assessments**  
**(Pasco County Tax Collector - Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2025**

					ALLOCATION BY FUND		
Date Rcvd	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Ser 2016A1 Debt Service Fund	Ser 2017A2 Debt Service Fund
24-25 Assmnts				\$2,003,928	\$1,162,982	\$451,062	\$389,884
Allocation %				100%	58%	23%	19%
11/06/24	\$ 28,645	\$ 1,532	\$ 585	\$ 30,762	\$ 17,853	\$ 6,924	\$ 5,985
11/14/24	143,785	6,099	2,934	152,819	88,688	34,398	29,732
11/20/24	78,126	3,306	1,594	83,026	48,184	18,688	16,154
11/27/24	99,194	4,217	2,024	105,436	61,190	23,732	20,514
12/09/24	1,316,118	55,922	26,860	1,398,900	811,853	314,877	272,170
12/16/24	62,522	2,420	1,276	66,218	38,430	14,905	12,883
01/08/25	50,918	1,607	1,039	53,564	31,086	12,057	10,421
02/12/25	28,088	585	573	29,246	16,973	6,583	5,690
03/11/25	15,867	163	324	16,354	9,491	3,681	3,182
04/09/25	36,546	-	746	37,292	21,642	8,394	7,255
05/13/25	9,090	(270)	186	9,005	5,226	2,027	1,752
06/11/25	8,588	(255)	175	8,508	4,938	1,915	1,655
06/16/25*	12,914	(379)	264	12,799	7,428	2,881	2,490
<b>TOTAL</b>	<b>\$ 1,890,403</b>	<b>\$ 74,947</b>	<b>\$ 38,580</b>	<b>\$ 2,003,928</b>	<b>\$ 1,162,982</b>	<b>\$ 451,062</b>	<b>\$ 389,884</b>
% Collected					100%	100%	100%
TOTAL O/S					\$ -	\$ -	\$ -

\* Tax Certificate Sale

**OAKSTEAD**

Community Development District

### Assigned Reserves Report July-25

		Current Balance	Goal
GL #283010	Operating Reserves - FY2025	\$279,882	n/a
GL #283185	Reserves - Clubhouse	\$23,973	\$90,000
GL #283410	Reserves-Gates	\$10,000	\$10,000
GL #283515	Reserves-Landscape	\$40,000	\$30,000
GL #283685	Reserves - Ponds	\$79,385	\$90,000
GL #283719	Reserves-Tree Removal & Replacement	\$27,425	\$25,000
GL #283760	Reserves-Roadways	\$103,179	\$2,030,000
GL #283790	Reserves-Sidewalks	\$30,728	\$25,000
GL #283880	Reserves-Wall	\$49,251	\$50,000
<b>Total Assigned Reserves</b>		<b>\$643,823</b>	<b>\$2,350,000</b>

**Cash and Investment Report**  
**July 31, 2025**

**General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Clubhouse	TRUIST Bank	Public Funds NOW	n/a	0.00%	\$ 13,153
Checking Account - Operating	Hancock Whitney Bank	Checking Account-1859	n/a	0.00%	252,829
		subtotal			<u>\$ 265,982</u>
Petty Cash	n/a	n/a	n/a	0.00%	250
Public Funds MMA	Bank United	Money Market Acct #0682	n/a	4.06%	1,021,912
		<b>Subtotal-GF</b>			<u><b>\$ 1,288,144</b></u>

**Debt Service Funds**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Ser 2016 A-1 Interest Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	4.20%	\$ 5
Ser 2016 A-1 Reserve Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	4.20%	153,651
Ser 2016 A-1 Revenue Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	4.20%	140,306
Ser 2016 A-1 Sinking Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	4.20%	39
		<b>Subtotal-DS 204</b>			<u><b>\$ 294,001</b></u>
Ser 2017 A-2 Interest Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	4.20%	\$ 5
Ser 2017 A-2 Reserve Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	4.20%	133,950
Ser 2017 A-2 Revenue Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	4.20%	118,959
Ser 2017 A-2 Sinking Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	4.20%	33
		<b>Subtotal-DS 205</b>			<u><b>\$252,947</b></u>
		<b>Total All Funds</b>			<u><b>\$ 1,835,092</b></u>

Bank Account Statement

Oakstead CDD

Bank Account No. 5221

Statement No. 07-25

Statement Date 07/31/2025

G/L Account No. 101000 Balance	13,153.42	Statement Balance	13,138.42
		Outstanding Deposits	15.00
Positive Adjustments	0.00		
		Subtotal	13,153.42
Subtotal	13,153.42	Outstanding Checks	0.00
Negative Adjustments	0.00		
Ending G/L Balance	13,153.42	Ending Balance	13,153.42

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Deposits							
07/31/2025		CLOVER 12		CLOVER SALES 07.31.2025			15.00
Total Outstanding Deposits							15.00

Bank Account Statement

Oakstead CDD

Bank Account No.1859

Statement No.07-25

Statement Date

07/31/2025

G/L Account No. 101004 Balance	252,829.01	Statement Balance	263,927.73
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	263,927.73
Subtotal	252,829.01	Outstanding Checks	-11,098.72
Negative Adjustments	0.00		
		Ending Balance	252,829.01
Ending G/L Balance	252,829.01		

Posting Date	Document Type	Document No.	Vendor	Description	Amount
Outstanding Checks					
06/24/2025	Payment	100260	IERNAS HEATING, COOLING & PLMBG	Inv: 3114124	-2,079.27
07/10/2025	Payment	100276	dba PANCHO THE GREAT	Inv: 101	-50.00
07/14/2025	Payment	13887	CHARTER COMMUNICATIONS - ACH	Check for Vendor V00243	-454.76
07/24/2025	Payment	100280	OLM	Inv: 45468	-1,620.00
07/24/2025	Payment	100282	COMPLETE I.T.	Inv: 17038, Inv: 17107	-1,490.00
07/24/2025	Payment	100286	LOWE'S COMPANIES	Inv: 070225-0316	-367.59
07/28/2025	Payment	100288	NORMAN KEITH	Inv: KN-041824	-154.70
07/28/2025	Payment	100289	COMPLETE I.T.	Inv: 17115	-1,935.82
07/28/2025	Payment	100290	MR HANDYMAN SERVING PEBBLE CREEK	Inv: 106540	-685.10
07/28/2025	Payment	100291	NOEL LeBLANC	Inv: 1079	-300.00
07/29/2025	Payment	13892	LUIS CHAGUACEDA	Check for Vendor V00449	-181.25
07/29/2025	Payment	13893	LYNN TEMPERA	Check for Vendor V00489	-111.25
07/29/2025	Payment	100293	NOEL LeBLANC	Inv: 25-0601, Inv: 25-0701	-450.00
07/29/2025	Payment	100294	WEBUILDFUN, INC	Inv: 5113	-695.40
07/29/2025	Payment	100295	THE CHAMBERLAIN GROUP	Inv: 7006424663	-523.58
Total Outstanding Checks					-11,098.72



## OAKSTEAD

### Community Development District

#### Payment Register by Bank Account

For the Period from 7/1/25 to 7/31/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>HANCOCK WHITNEY BANK - (ACCT#XXXXX1859)</b>							
<b>ACH #100264</b>							
07/07/25	Vendor	FLORIDA FLAG AND PENNANT	15791	8x12 Flag	Misc-Contingency	001-549900-53901	\$461.67
07/07/25	Vendor	FLORIDA FLAG AND PENNANT	15795	3x5 Flag	Misc-Contingency	001-549900-53901	\$84.67
<b>ACH Total</b>							<b>\$546.34</b>
<b>ACH #100265</b>							
07/07/25	Vendor	INFRAMARK LLC	152981	JULY 2025 MGMT SVCS	ADMIN FEES	001-531027-51201	\$4,901.75
07/07/25	Vendor	INFRAMARK LLC	152981	JULY 2025 MGMT SVCS	RECORD STORAGE FEE	001-551002-51301	\$8.33
<b>ACH Total</b>							<b>\$4,910.08</b>
<b>ACH #100267</b>							
07/07/25	Vendor	FEDEX	8-852-50722	FedEx 5/6/25	POSTAGE	001-541006-51301	\$15.08
07/07/25	Vendor	FEDEX	8-896-54200	FedEx 6/17/25	POSTAGE	001-541006-51301	\$16.71
<b>ACH Total</b>							<b>\$31.79</b>
<b>ACH #100268</b>							
07/07/25	Vendor	COMPLETE I.T.	16829	2-Hours Labor Service Ashmont & Ballastone	R&M GATE	001-546034-53901	\$330.00
<b>ACH Total</b>							<b>\$330.00</b>
<b>ACH #100269</b>							
07/07/25	Vendor	MR HANDYMAN SERVING PEBBLE CREEK	106518	Paint Project 6/20/25	Paint Project	001-546015-57201	\$1,603.15
<b>ACH Total</b>							<b>\$1,603.15</b>
<b>ACH #100270</b>							
07/07/25	Vendor	BIG DOG LEO SERVICES, LLC	070125-ADMIN	FHP ADMIN FEE 07/01/25	SECURITY ADMIN	001-534101-53901	\$150.00
<b>ACH Total</b>							<b>\$150.00</b>
<b>ACH #100271</b>							
07/10/25	Vendor	ZACH HORL'S PAINTING SVC, LLC	O-907-25	DEPOSIT-PLAYGROUND PAINTING	R&M-Clubhouse	001-546015-57201	\$2,337.50
<b>ACH Total</b>							<b>\$2,337.50</b>
<b>ACH #100272</b>							
07/10/25	Vendor	PHOENIX SERVICE SYSTEMS, INC	79-501	7/1/25 Pest & Rodent Control	Contracts-Pest Control	001-534125-57201	\$255.00
<b>ACH Total</b>							<b>\$255.00</b>
<b>ACH #100273</b>							
07/10/25	Vendor	COOPER POOLS, INC.	2025-865	July 25 Pool Maintenance	Contracts-Pools	001-534078-57201	\$3,940.00
<b>ACH Total</b>							<b>\$3,940.00</b>
<b>ACH #100274</b>							
07/10/25	Vendor	FEDEX	8-902-84350	6/13, 6/16 FedEx charges	Postage and Freight	001-541006-51301	\$33.09
<b>ACH Total</b>							<b>\$33.09</b>
<b>ACH #100275</b>							
07/10/25	Vendor	LANDSCAPE MAINTENANCE PROFESSIONALS	342902	Irr Rprs-6/11/25 Controller Zone #20	R&M-Irrigation	001-546041-53901	\$169.89
<b>ACH Total</b>							<b>\$169.89</b>
<b>ACH #100276</b>							
07/10/25	Vendor	dba PANCHO THE GREAT	101	10/25/25 Magic Show (Prepaid Exp)	Prepaid Item-October 2025 Expense	155000	\$50.00
<b>ACH Total</b>							<b>\$50.00</b>

## OAKSTEAD

### Community Development District

#### Payment Register by Bank Account

For the Period from 7/1/25 to 7/31/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>ACH #100277</b>							
07/10/25	Vendor	COMPLETE I.T.	16979	JULY 2025 Eagle Eye Camera-30 day cloud	Contracts-Gate CCTV	001-534142-53901	\$342.00
07/10/25	Vendor	COMPLETE I.T.	16959	JULY '25 MSP PLAN & CLOUD BACKUP	Contracts-Computer Support	001-534124-57201	\$170.00
07/10/25	Vendor	COMPLETE I.T.	F98A9F41-0013	JULY 25 Voip Seats, Phone #, Phone rentals	Communication-Telephone	001-541003-57201	\$175.60
07/10/25	Vendor	COMPLETE I.T.	16960	JULY '25 GOOGLE EMAIL (10) WITH VAULT	Contracts-Computer Support	001-534124-57201	\$165.00
07/10/25	Vendor	COMPLETE I.T.	16980	JULY '25 Liftmaster VOIP & Cloud Hosting	Contracts-Gate Cloud Lift Master	001-534143-53901	\$510.00
07/10/25	Vendor	COMPLETE I.T.	16978	JULY Monitored Burglar Alarm Sys	Contracts-Security Services	001-534037-57201	\$65.00
<b>ACH Total</b>							<b>\$1,427.60</b>
<b>ACH #100278</b>							
07/15/25	Vendor	COMPLETE I.T.	17009	Deposit 50% for Clubhouse Door Face Recognition project	R&M-Clubhouse	001-546015-57201	\$3,191.50
<b>ACH Total</b>							<b>\$3,191.50</b>
<b>ACH #100279</b>							
07/24/25	Vendor	INFRAMARK LLC	154329	JUNE 25 POSTAGE	Postage and Freight	001-541006-51301	\$2.76
<b>ACH Total</b>							<b>\$2.76</b>
<b>ACH #100280</b>							
07/24/25	Vendor	OLM	45468	7/7/25 LANDSCAPE INSPECTION	Contracts-Landscape Consultant	001-534062-53901	\$1,620.00
<b>ACH Total</b>							<b>\$1,620.00</b>
<b>ACH #100281</b>							
07/24/25	Vendor	HIMES ELECTRICAL SERVICE, INC.	24956	Troubleshoot Gate Motor - lost a leg	R&M-Gate	001-546034-53901	\$140.00
<b>ACH Total</b>							<b>\$140.00</b>
<b>ACH #100282</b>							
07/24/25	Vendor	COMPLETE I.T.	17038	Yealink CP965(2) Conf Phone, wireless MICs	Communication-Telephone	001-541003-57201	\$1,160.00
07/24/25	Vendor	COMPLETE I.T.	17107	6/17-18/25 Hillington & Marchmont Gate right gate rprs	R&M-Gate	001-546034-53901	\$330.00
<b>ACH Total</b>							<b>\$1,490.00</b>
<b>ACH #100283</b>							
07/24/25	Vendor	DAVID M. BECHTEL	062513	Apr-Jun 25 Qtrly Light Service, Misc repairs	R&M-Landscape Lighting	001-546308-53901	\$525.00
07/24/25	Vendor	DAVID M. BECHTEL	062513	Apr-Jun 25 Qtrly Light Service, Misc repairs	R&M-Landscape Lighting	001-546308-53901	\$143.00
<b>ACH Total</b>							<b>\$668.00</b>
<b>ACH #100284</b>							
07/24/25	Vendor	FEDEX	8-910-00028	6/20/25 FedEx	Postage and Freight	001-541006-51301	\$20.45
<b>ACH Total</b>							<b>\$20.45</b>
<b>ACH #100285</b>							
07/24/25	Vendor	LANDSCAPE MAINTENANCE PROFESSIONALS	344141	July Landscape Maintenance	Contracts - LANDSCAPE	001-534050-53901	\$20,844.97
07/24/25	Vendor	LANDSCAPE MAINTENANCE PROFESSIONALS	345483	19303 Barred Owl Yard Tree Removals 7/12/25	R&M-Other Landscape	001-546036-53901	\$400.00
<b>ACH Total</b>							<b>\$21,244.97</b>
<b>ACH #100286</b>							
07/24/25	Vendor	LOWE'S COMPANIES	070225-0316	6/9/25-6/30/25 Lowes CC purchases	LOWES - GLOVES	001-551003-57201	\$95.10
07/24/25	Vendor	LOWE'S COMPANIES	070225-0316	6/9/25-6/30/25 Lowes CC purchases	LOWES - KEYS	001-546063-53901	\$11.36
07/24/25	Vendor	LOWE'S COMPANIES	070225-0316	6/9/25-6/30/25 Lowes CC purchases	LOWES - NAILS	001-546063-53901	\$47.39
07/24/25	Vendor	LOWE'S COMPANIES	070225-0316	6/9/25-6/30/25 Lowes CC purchases	LOWES - FENCE CLEANER	001-546063-53901	\$56.96
07/24/25	Vendor	LOWE'S COMPANIES	070225-0316	6/9/25-6/30/25 Lowes CC purchases	LOWES - SUPPLIES FOR ELECTRIC GATE	001-546063-53901	\$125.96
07/24/25	Vendor	LOWE'S COMPANIES	070225-0316	6/9/25-6/30/25 Lowes CC purchases	LOWES - WASP SPRAY	001-552009-57201	\$15.16
07/24/25	Vendor	LOWE'S COMPANIES	070225-0316	6/9/25-6/30/25 Lowes CC purchases	LOWES - QUICK CONNECT	001-546063-53901	\$37.96
07/24/25	Vendor	LOWE'S COMPANIES	070225-0316	6/9/25-6/30/25 Lowes CC purchases	LOWES - QUICK CONNECT RETURNED	001-546063-53901	(\$37.96)
07/24/25	Vendor	LOWE'S COMPANIES	070225-0316	6/9/25-6/30/25 Lowes CC purchases	LOWES - HACKSAW	001-546063-53901	\$15.66
<b>ACH Total</b>							<b>\$367.59</b>

## OAKSTEAD

### Community Development District

#### Payment Register by Bank Account

For the Period from 7/1/25 to 7/31/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>ACH #100287</b>							
07/24/25	Vendor	CLEARVUE ENVIROMENTAL LLC	1008	July Aquatic Services	Contracts-Lakes	001-534084-53901	\$2,450.00
<b>ACH Total</b>							<b>\$2,450.00</b>
<b>ACH #100288</b>							
07/28/25	Vendor	NORMAN KEITH	KN-041824	STALE CHECK APRIL 2024	Supervisor Fees	001-511100-51401	\$154.70
<b>ACH Total</b>							<b>\$154.70</b>
<b>ACH #100289</b>							
07/28/25	Vendor	COMPLETE I.T.	17115	Replacement Touchscreen for Liftmaster	R&M-Gate	001-546034-53901	\$1,935.82
<b>ACH Total</b>							<b>\$1,935.82</b>
<b>ACH #100290</b>							
07/28/25	Vendor	MR HANDYMAN SERVING PEBBLE CREEK	106540	Paint Work	R&M-Clubhouse	001-546015-57201	\$685.10
<b>ACH Total</b>							<b>\$685.10</b>
<b>ACH #100291</b>							
07/28/25	Vendor	NOEL LeBLANC	1079	DJ SRVCS FOR MEMORIAL DAY 2025	Misc-Public Relations	001-549046-57201	\$300.00
<b>ACH Total</b>							<b>\$300.00</b>
<b>ACH #100292</b>							
07/28/25	Vendor	BUSINESS OBSERVER INC	25-01453P	Notice of 8/19/25 Mtg	Legal Advertising	001-548002-51301	\$157.50
<b>ACH Total</b>							<b>\$157.50</b>
<b>ACH #100293</b>							
07/29/25	Vendor	NOEL LeBLANC	25-0601	DJ SRVCS FIRST FRIDAY-MAY & JUN 2025	Misc-Public Relations	001-549046-57201	\$300.00
07/29/25	Vendor	NOEL LeBLANC	25-0701	DJ SRVCS FIRST FRIDAY JUL 2025	Misc-Public Relations	001-549046-57201	\$150.00
<b>ACH Total</b>							<b>\$450.00</b>
<b>ACH #100294</b>							
07/29/25	Vendor	WEBUILDFUN, INC	5113	Playground equipment rplcmnt parts	R&M-Clubhouse	001-546015-57201	\$695.40
<b>ACH Total</b>							<b>\$695.40</b>
<b>ACH #100295</b>							
07/29/25	Vendor	THE CHAMBERLAIN GROUP	7006424663	60 GATE REMOTES	Miscellaneous Services	001-549001-57201	\$523.58
<b>ACH Total</b>							<b>\$523.58</b>
<b>CHECK # 13887</b>							
07/14/25	Vendor	CHARTER COMMUNICATIONS - ACH	0140776062325	3154 Stoneman Loop Ctrl Acct #0776	Contracts-Gate WiFi	001-534141-53901	\$454.76
<b>Check Total</b>							<b>\$454.76</b>
<b>CHECK # 13888</b>							
07/15/25	Vendor	OAKSTEAD C/O HANCOCK BANK	070325-A1	Ser 2016 A-1 FY25 Assmnts	Due to/from Other Funds	131000	\$4,839.96
<b>Check Total</b>							<b>\$4,839.96</b>
<b>CHECK # 13889</b>							
07/15/25	Vendor	OAKSTEAD C/O HANCOCK BANK	A2-070325	Ser 2017 A-2 FY25 Assmnts	Due to/from Other Funds	131000	\$4,183.52
<b>Check Total</b>							<b>\$4,183.52</b>
<b>CHECK # 13890</b>							
07/17/25	Vendor	AMERICAN FENCE AT TAMPA BAY LLC	1-DEPOSIT	DEPOSIT FOR FENCE REPAIRS	R&M-Other Field	001-546063-53901	\$700.00
<b>Check Total</b>							<b>\$700.00</b>
<b>CHECK # 13891</b>							
07/23/25	Vendor	TWO O EIGHT SECURITY, INC	JH-061225	06/12/25 4 Hours Off Duty	Contracts-FI Hwy Patrol	001-534101-53901	\$200.00
07/23/25	Vendor	TWO O EIGHT SECURITY, INC	JH-060425	06/04/25 4 Hours Off Duty	Contracts-FI Hwy Patrol	001-534101-53901	\$200.00
07/23/25	Vendor	TWO O EIGHT SECURITY, INC	JH-060625	06/06/25 4 Hours Off Duty	Contracts-FI Hwy Patrol	001-534101-53901	\$200.00

# OAKSTEAD

## Community Development District

### Payment Register by Bank Account

For the Period from 7/1/25 to 7/31/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
07/23/25	Vendor	TWO O EIGHT SECURITY, INC	JH-062425	06/24/25 4 Hours Off Duty	Contracts-FI Hwy Patrol	001-534101-53901	\$200.00
07/23/25	Vendor	TWO O EIGHT SECURITY, INC	JH-062725	06/27/25 4 Hours Off Duty	Contracts-FI Hwy Patrol	001-534101-53901	\$200.00
07/23/25	Vendor	TWO O EIGHT SECURITY, INC	JH-060225	06/02/25 4 Hours Off Duty	Contracts-FI Hwy Patrol	001-534101-53901	\$200.00
<b>Check Total</b>							<b>\$1,200.00</b>
<b>CHECK # 13892</b>							
07/29/25	Vendor	LUIS CHAGUACEDA	LC-072525	4/7/25-7/15/25 Mileage Reimbursement	R&M-Other Field	001-546063-53901	\$181.25
<b>Check Total</b>							<b>\$181.25</b>
<b>CHECK # 13893</b>							
07/29/25	Vendor	LYNN TEMPERA	LT-072525	4/9/25-7/24/25 Mileage Reimbursement	R&M-Other Field	001-546063-53901	\$111.25
<b>Check Total</b>							<b>\$111.25</b>
<b>ACH #300034</b>							
07/07/25	Vendor	DUKE ENERGY-ACH	061625-7010-ACH	5/3/25-6/6/25 Duke Streetlighting	Electricity-Streetlights	001-543013-53901	\$7,575.60
<b>ACH Total</b>							<b>\$7,575.60</b>
<b>ACH #300035</b>							
07/07/25	Vendor	CHARTER COMMUNICATIONS - ACH	0030738062125-ACH	June-July Mltple Gate Internet Accts	Contracts-Gate WiFi	001-534141-53901	\$823.97
<b>ACH Total</b>							<b>\$823.97</b>
<b>ACH #300036</b>							
07/23/25	Vendor	TECO PEOPLES GAS - ACH	070225-2101-ACH	06/03-07/01/25 Gas Utility	Utility - Gas	001-543019-57201	\$46.11
<b>ACH Total</b>							<b>\$46.11</b>
<b>ACH #300037</b>							
07/28/25	Vendor	WASTE CONNECTIONS OF FL - ACH	8309525W425-ACH	August 25 TRASH PICKUP	Utility - Refuse Removal	001-543020-57201	\$284.90
<b>ACH Total</b>							<b>\$284.90</b>
<b>ACH #300039</b>							
07/17/25	Vendor	SPECTRUM - ACH	8315-063025-ACH	6/30/25-7/29/25 TV Service	R&M-Clubhouse	001-546015-57201	\$35.77
<b>ACH Total</b>							<b>\$35.77</b>
<b>ACH #DD05697</b>							
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	AMAZON - BABY CHANGING STATION	001-546015-57201	\$213.72
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	AMAZON - TONER CARTRIDGE	001-551002-57201	\$127.49
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	IKARE - NEWSLETTER	001-549924-57201	\$1,485.48
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	AMAZON - PATIO UMBRELLAS	001-552009-57201	\$239.96
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	WALMART - CLEANING SUPPLIES/DECOR/BB NETS	001-551003-57201	\$42.28
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	WALMART - CLEANING SUPPLIES/DECOR/BB NETS	001-546015-57201	\$29.82
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	WALMART - CLEANING SUPPLIES/DECOR/BB NETS	001-552003-57201	\$73.75
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	AMAZON - STORAGE BIN RETURN	001-546015-57201	(\$109.99)
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	AMAZON - PLAYGROUND UMBRELLA	001-552009-57201	\$39.99
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	AMAZON - LASER PRINTER	001-551002-57201	\$349.00
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	AMAZON - OUTDOOR PICNIC TABLES	001-552003-57201	\$298.99
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	GOOGLE PLAY - SUBSCRIPTION	001-549001-57201	\$1.99
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	AMAZON - CANON CARTRIDGE	001-551002-57201	\$97.98
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	AMAZON - CANON CARTRIDGE	001-551002-57201	\$99.95
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	AMAZON - CANON CARTRIDGE	001-551002-57201	\$98.46
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	AMAZON - CANON CARTRIDGE	001-551002-57201	\$115.99
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	AMAZON - SIGNAGE FOR TRAIL PER EGIS	001-546063-53901	\$39.90
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	AMAZON - CARTRIDGE RETURN	001-551002-57201	(\$127.46)
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	WALMART - CLEANING SUPPLIES	001-551003-57201	\$200.82
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	AMAZON - SIGNAGE FOR FIELD	001-546063-53901	\$127.96
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	AMAZON - GARBAGE BAGS FOR FIELD	001-546063-53901	\$105.98

## OAKSTEAD

### Community Development District

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For the Period from 7/1/25 to 7/31/25

(Sorted by Check / ACH No.)

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07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	WALMART - MEMORIAL EVENT	001-549046-57201	\$35.50
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	7ELEVEN - GAS	001-546063-53901	\$11.00
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	7ELEVEN - GAS	001-546063-53901	\$15.00
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	MINUTEMAN PRESS - PRINT MAPS	001-546063-53901	\$34.24
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	CVS - FLASH DRIVE	001-546063-53901	\$32.09
07/01/25	Vendor	TRUIST BANK-8900 ACH from #5221	052625-8900-ACH	4/27/25-5/26/25 Truist CC (accrued to June)	STEELSMITH	001-546063-53901	\$180.22
<b>ACH Total</b>							<b>\$3,860.11</b>
<b>ACH #DD05698</b>							
07/30/25	Vendor	PASCO COUNTY UTILITIES SERVICE - ACH	070225-ACH	5/19/25 - 6/18/25 WTR/RCLMD WTR	Utility-Water & Sewer	001-543021-57201	\$3,044.73
07/30/25	Vendor	PASCO COUNTY UTILITIES SERVICE - ACH	070225-ACH	5/19/25 - 6/18/25 WTR/RCLMD WTR	Utility - Reclaimed Water	001-543028-53901	\$1,292.76
<b>ACH Total</b>							<b>\$4,337.49</b>
<b>Account Total</b>							<b>\$80,516.50</b>

#### TRUIST BANK - (ACCT#XXXXX5221)

#### **ACH #DD01707**

07/21/25	Vendor	TRUIST BANK-8900 ACH from #5221	062625-8900-ACH	5/27/25-6/26/25 Truist CC Purchases	5/27/25-6/26/25 Truist CC	001-546063-53901	\$11.00
07/21/25	Vendor	TRUIST BANK-8900 ACH from #5221	062625-8900-ACH	5/27/25-6/26/25 Truist CC Purchases	Cleaning Supplies	001-551003-57201	\$143.83
07/21/25	Vendor	TRUIST BANK-8900 ACH from #5221	062625-8900-ACH	5/27/25-6/26/25 Truist CC Purchases	Fuel	001-546063-53901	\$11.02
07/21/25	Vendor	TRUIST BANK-8900 ACH from #5221	062625-8900-ACH	5/27/25-6/26/25 Truist CC Purchases	Supplies	001-546063-53901	\$940.93
<b>ACH Total</b>							<b>\$1,106.78</b>
<b>Account Total</b>							<b>\$1,106.78</b>

<b>Total Amount Paid</b>	<b>\$81,623.28</b>
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## **Stormwater Repair Services Agreement**

This Stormwater Repair Services Agreement (this “**Agreement**”) is entered into as of August 8, 2025, between the **Oakstead Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”), and **Finn Outdoor, LLC**, a Florida limited liability company (the “**Contractor**”).

### **Background Information:**

The District owns and maintains various stormwater structures, lakes, ponds, etc. throughout the District’s boundaries. The District needs various repairs to be completed on its stormwater structures and ponds. The Contractor represents that it is duly licensed in the state of Florida and qualified to perform the job duties and has any and all approvals and licenses as required by law to provide these services. The Contractor is familiar with the District’s property. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

### **Operative Provisions:**

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Description of Work.** Contractor’s proposal for work and the scope of services is attached hereto as **Exhibit “A”**. The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the work.
3. **Responsibilities of the Contractor.**
  - a. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards and best management practices.
  - b. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
  - c. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
  - d. Upon discovery of any information, concealed conditions, or defect that may affect the work, the Contractor shall immediately provide the District written notice of such information or defect. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
  - e. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
4. **Care of the Property.** Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each workday. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

5. **Time of Commencement and Completion Date.** The District and Contractor will coordinate on when the work will commence. The Contractor will complete the work within the number of calendar days confirmed with the District Manager in writing. It is understood that time is of the essence.
6. **Compensation.** The District agrees to pay to Contractor a total of Fifty-One Thousand Four Hundred Dollars and Zero Cents (\$51,400.00) for the work described above and below and as further specified in Exhibit "A."
  - a. Upon completion of the work and after a District representative has inspected and signed off on the work, the Contractor shall submit an invoice to the District for the remainder of the compensation. The District agrees to pay to Contractor within 30 days of receipt of the final invoice from Contractor.
7. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
8. **Permits.** All permits necessary for the work to be performed under this Agreement shall be obtained and by the Contractor and paid for by the District. Contractor will be responsible for any fines or penalties assessed against District as a result of Contractor's work (including securing a permit or providing the necessary documentation for a permit exemption).
9. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.
10. **Warranty.**
  - a. The Contractor warrants that the work (a) conforms to the requirements of the this Agreement, (b) was performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, building codes, and applicable regulations, (c) was performed without defects in materials to the extent the materials were provided by Contractor, and workmanship, (d) consists of new unused materials to the extent the materials are provided by Contractor, (e) is fit for the particular purposes or uses contemplated by this Agreement, (f) conforms to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by the District and Contractor.
  - b. If within one (1) year after the date of final payment by the District any portion of the work (labor and materials) is found not to comply with the requirements of this Agreement, then Contractor shall correct such noncompliant portion of the work at its expense promptly after receiving written notice from District requesting such correction. These time periods shall be extended with respect to portions of the work completed after the payment by the District by a period equal to the time between the date of completion and the actual completion of such

portion of the work.

- c. Contractor's warranty in this section is in addition to and does not limit in any way District's claims for latent/patent defects or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
- d. Contractor shall assign and transfer to the District all warranties and guaranties received by Contractor in connection with any work, materials, equipment and components furnished by Contractor. If such warranties and guaranties are not by their terms assignable, Contractor agrees to initiate claims and enforce such warranties in accordance with their terms for the benefit of District upon demand.
- e. Refusal of a subcontractor responsible for the defective work to correct such work shall not excuse the Contractor from performing under this warranty.
- f. Contractor warrants that the labor will meet all requirements of any manufacturer to honor the manufacturer's warranty for materials and labor.
- g. The provisions of this section shall survive approval of the work under this Agreement.

**11. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
- d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

**12. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

**13. 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.



- 14. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 15. Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
- 16. Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 17. Termination.** Either party shall have the right to terminate this Agreement upon 10 days written notice. Upon receipt of a termination notice Contractor will cease performance of the work. Contractor will be entitled to receive as its exclusive remedy payment for the actual cost the work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the compensation amount being prorated accordingly, if the deposits exceed these costs, Contractor shall refund the appropriate amount to the District.
- 18. Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
- 19. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 20. Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.
- 21. Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
- 22. No Waiver.** The failure of the District to enforce at any time or for any period of time any one or

more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.

23. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
24. **Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
25. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
26. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
27. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
28. **E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,
  - a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
  - b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
    - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
  - c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
29. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the Agreement and destroy any duplicate public

records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 991-4014, OR BY EMAIL AT [PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL AT 2654 CYPRESS RIDGE BOULEVARD, SUITE 101, WESLEY CHAPEL, FLORIDA 33544.**

- 30. Notice.** Whenever any party desires to give notice to the other parties, 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 parties shall be made.

**To the District:**

c/o Inframark  
2654 Cypress Ridge Blvd., Ste. 101  
Wesley Chapel, FL 33544  
Attn: Mark Vega  
[Mark.Vega@Inframark.com](mailto:Mark.Vega@Inframark.com)

**To the Contractor:**

Finn Outdoor, LLC  
[robb@finnoutdoor.com](mailto:robb@finnoutdoor.com)  
730 20<sup>th</sup> Avenue North  
Saint Petersburg, FL 33704

- 31. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

**IN WITNESS WHEREOF**, the parties hereto have signed and sealed this Agreement on the day and year first written above.

**Finn Outdoor, LLC**

**Oakstead  
Community Development District**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Name: \_\_\_\_\_  
Title: Chair/Vice-Chair, Board of Supervisors

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

**Affidavit for Anti-Human Trafficking**  
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared \_\_\_\_\_, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the \_\_\_\_\_ (Title) of \_\_\_\_\_ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Oakstead Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

\_\_\_\_\_  
Signature of Affiant

Sworn before me on \_\_\_\_\_, 2025

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

ESTIMATE

Finn Outdoor LLC  
730 20th Ave N  
Saint Petersburg, FL 33704

robb@finnoutdoor.com  
+1 (813) 957-6075



Bill to  
Oakstead CDD

Ship to  
Oakstead CDD

Estimate details  
Estimate no.: 2311  
Estimate date: 04/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		O and M Items	SOI Deficiency List -- Lump sum price covering work for 30 distinct action items as provided in plan set and markups from BDI. Pricing is inclusive of all items, labor, materials, and any necessary restoration to staging or access areas. Not included are any items listed as "monitor..." and the two ponds on page 14 of 19 which are listed as "pond vegetated over completely"	1	\$51,400.00	\$51,400.00

Total \$51,400.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date Accepted by