

***OAKSTEAD  
COMMUNITY DEVELOPMENT DISTRICT***

**NOVERMBER 20, 2025  
AGENDA PACKAGE**

**ZOOM MEETING INFORMATION:**

Meeting ID: 958 231 2252

Passcode: 129733 Phone#: 305-224-1968



11555 HERON BAY BOULEVARD, SUITE 201  
CORAL SPRINGS, FLORIDA 33076

# OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

## Board of Supervisors

Fred Krauer, Chairman  
Barbara Feldman, Vice Chairman  
Norman Keith, Assistant Secretary  
Dennis Priebe, Assistant Secretary  
Joe Cascio, Assistant Secretary

## Staff:

Mark Vega, District Manager  
Kathryn "KC" Hopkinson, District Counsel  
Stephen Brletic, District Engineer  
Lynn Tempera, Onsite Manager  
Mary Polanec, Accountant  
Howard Neal, Field Inspector Director  
Catalina Martinez, District Admin Assistant

## REGULAR MEETING AGENDA Tuesday, November 20, 2025 – 12:00 p.m. Zoom Call information: Meeting ID: 958 231 2252 Passcode: 129733 Phone #: 305-224-1968

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1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments** – *Three- (3) Minute Time Limit Per Speaker*
4. **Business Administration**
  - A. Consideration of Minutes from the Meeting held October 16, 2025.....Page
  - B. Acceptance of September 2025 Financials.....Page
  - C. Consideration of Resolution 2026-03; Adopting Parental Consent and Waiver Form for Minor-Use of Recreational Facilities with Exhibit A.....Page
5. **Staff Reports**
  - A. Inframark Accountant
  - B. District Engineer
  - C. District Counsel
  - D. District Manager
  - E. Onsite Manager
6. **Business Items**
  - A. Consideration of Resolution 2026-02; Adopting FY 2025 Budget Amendment.....Page
  - B. Update and Discussion of Possible 12/1/25 Liftmaster Monthly Gate Fee Increase...Page
7. **Supervisor Requests**
8. **Adjournment**

*The next workshop is scheduled for Tuesday, December 2, 2025, at 10:00 a.m.  
The next meeting is scheduled for Thursday, December 18, 2025, at 12:00 p.m.*



- 43 **FOURTH ORDER OF BUSINESS** **Staff Reports**  
44 **A. District Engineer**  
45 A discussion ensued regarding the roads, curbs and sidewalk grinding. A requested was  
46 made to have Ms. Hopkinson, District Counsel, attend workshop to discuss the trees. The  
47 cost to re-float a bond or go into a village, take out trees, and bill the village overtime.  
48 A discussion ensued regarding bonds and loans. Possibly do special assessments and  
49 maybe need a new methodology.  
50  
51 **B. District Counsel**  
52 District Counsel prepared a letter sent to the HOA, and they put it in their newsletter.  
53  
54 **C. District Manager**  
55 Mr. Vega said we are in FY26, approved 5a and 5c. An amendment is likely not needed.  
56 We are moving forward with landscaping. There is a lot going on and needs to make sure  
57 big projects are discussed.  
58  
59 **D. Onsite Manager**  
60 Ms. Tempura planned a fall festival for October 25, 2025, and is looking into replacing a  
61 rusted plate on the playground.  
62  
63 **FIFTH ORDER OF BUSINESS** **Business Items**  
64 **A. Discussion of Revised Employee Manual**  
65 A discussion ensued regarding employee benefits; Ms. Tempura would like to renegotiate  
66 sick time. This was pushed to December workshop. They would like to discuss purchasing  
67 iPad at the next workshop.  
68 **B. Discussion of Room Rental Contract**  
69 There was no discussion.  
70  
71 **SIXTH ORDER OF BUSINESS** **Business Administration**  
72 **A. Consideration of Complete IT Proposal for \$5,588.00 and Monthly Reoccurring**  
73 **Cloud Service for \$172.00**  
74 The Complete IT monthly reoccurring services was amended for cloud service in the  
75 amount of \$152.  
76  
77 **B. Consideration of Spending Resolution 2026-01**  
78 Mr. Vega will revise Resolution 2026-01 to \$7,000 per Board request.  
79

- 80 **C. Ratification of LMP Estimates:**
- 81 **363829 for Mulch \$31,900.00**
- 82 **366110 for Palm Tree De-Booting \$900.00**
- 83 **341535 for Center Island Jasmin \$21,960.00-10%**
- 84 **341528 for Clubhouse Jasmin \$8,385.00 -10%**
- 85 **341516 for Brentford Jasmin \$2,700.00 -10%**
- 86 **D. 341522 for Keswick Jasmin \$1,060.00 -10%**
- 87 **E. Review of the August 2025 Financials**
- 88 **F. Consideration of Minutes from the Meeting held September 16, 2025**
- 89 Mr. Chaguaceda will inquire about irrigation costs and plant quantity/maturity with vendor.

90

91 On MOTION by Mr. Cascio seconded by Mr. Karuer, with all in  
92 favor, inquiring irrigation costs and plant quality and maturity with  
93 vendor, was approved. 5-0

94

95 On MOTION by Mr. Cascio seconded by Mr. Priebe, with all in  
96 favor, approved business administration items as amended. 5-0

97

98 **SEVENTH ORDER OF BUSINESS** **Supervisors' Requests and Comments**

99 A discussion was ensued by the Board regarding a laptop for Louis.

100

101 **EIGHTH ORDER OF BUSINESS** **Adjournment**

102 There being no further business,

103 On MOTION by Mr. Cascio seconded by Ms. Feldman, with all in  
104 favor, the meeting was adjourned at 2:11 p.m. 5-0

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109 \_\_\_\_\_  
Chairman/Secretary

**Oakstead  
Community Development District**

**Financial Report**

*September 30, 2025*



**Table of Contents**

**FINANCIAL STATEMENTS**

Balance Sheet - All Funds ..... Page 1

Statement of Revenues, Expenditures and Changes in Fund Balances

    General Fund ..... Pages 2 - 4

    Debt Service Funds ..... Pages 5 - 6

**SUPPORTING SCHEDULES**

Non-Ad Valorem Special Assessments ..... Page 7

Assigned Reserves Report ..... Page 8

Cash and Investment Report ..... Page 9

Bank Reconciliation Reports ..... Pages 10 - 11

Check Register and Invoices ..... Pages 12 - 19

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

*(Unaudited)*

*September 30, 2025*



**Balance Sheet**  
September 30, 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	\$ 278,573	\$ -	\$ -	\$ 278,573
Cash On Hand/Petty Cash	250	-	-	250
Investments:				
Money Market Account	778,189	-	-	778,189
Interest Account A	-	5	-	5
Interest Fund (A-2)	-	-	5	5
Reserve Fund (A-2)	-	-	134,903	134,903
Reserve Fund A	-	154,745	-	154,745
Revenue Fund (A-2)	-	-	119,796	119,796
Revenue Fund A	-	141,292	-	141,292
Sinking Fund (A-2)	-	-	33	33
Sinking Fund A	-	40	-	40
Prepaid Items	78,818	-	-	78,818
Deposits	13,420	-	-	13,420
<b>TOTAL ASSETS</b>	<b>\$ 1,149,250</b>	<b>\$ 296,082</b>	<b>\$ 254,737</b>	<b>\$ 1,700,069</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 17,798	\$ -	\$ -	\$ 17,798
Accrued Expenses	10,796	-	-	10,796
Sales Tax Payable	34	-	-	34
<b>TOTAL LIABILITIES</b>	<b>28,628</b>	<b>-</b>	<b>-</b>	<b>28,628</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	78,818	-	-	78,818
Deposits	13,420	-	-	13,420
<b>Restricted for:</b>				
Debt Service	-	296,082	254,737	550,819
<b>Assigned to:</b>				
Operating Reserves	279,928	-	-	279,928
Reserves - Clubhouse	20,742	-	-	20,742
Reserves - Gate	10,000	-	-	10,000
Reserves - Landscape	50,000	-	-	50,000
Reserves - Ponds	79,385	-	-	79,385
Reserves - Tree Removal & Replacement	32,425	-	-	32,425
Reserves - Roadways	106,929	-	-	106,929
Reserves - Sidewalks	38,728	-	-	38,728
Reserves - Wall	49,251	-	-	49,251
<b>Unassigned:</b>	<b>360,996</b>	<b>-</b>	<b>-</b>	<b>360,996</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,120,622</b>	<b>\$ 296,082</b>	<b>\$ 254,737</b>	<b>\$ 1,671,441</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,149,250</b>	<b>\$ 296,082</b>	<b>\$ 254,737</b>	<b>\$ 1,700,069</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 20,000	\$ 44,230	221.15%	\$ 2,860
Room Rentals	6,000	6,103	101.72%	187
Special Events	1,000	1,647	164.70%	-
Other Charges For Services	2,500	2,354	94.16%	-
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	1,768	353.60%	-
Non-Resident Members	-	6,475	0.00%	-
Gate Bar Code/Remotes	5,000	4,837	96.74%	314
Insurance Reimbursements	-	624	0.00%	-
<b>TOTAL REVENUES</b>	<b>1,151,460</b>	<b>1,187,524</b>	<b>103.13%</b>	<b>3,361</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	24,000	21,000	87.50%	1,400
FICA Taxes	1,836	1,530	83.33%	107
ProfServ-Arbitrage Rebate	1,200	1,200	100.00%	-
ProfServ-Engineering	7,000	9,900	141.43%	-
ProfServ-Legal Services	10,000	6,132	61.32%	859
ProfServ-Mgmt Consulting	58,821	58,821	100.00%	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	865	72.08%	92
Insurance - General Liability	5,608	5,564	99.22%	-
Printing and Binding	800	-	0.00%	-
Legal Advertising	1,347	320	23.76%	-
Misc-Bank Charges	850	2,475	291.18%	319
Misc-Assessment Collection Cost	23,260	22,390	96.26%	-
Misc-Credit Card Fees	600	846	141.00%	153
Office Supplies	100	100	100.00%	8
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>162,700</b>	<b>155,668</b>	<b>95.68%</b>	<b>7,840</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<b>Field</b>				
Contracts-Landscape	251,854	250,140	99.32%	20,845
Contracts-Landscape Consultant	19,440	19,440	100.00%	1,620
Contracts-Mulch	31,900	-	0.00%	-
Contracts-Lakes	30,348	30,867	101.71%	2,450
Contracts-Florida Hwy Patrol	24,840	21,400	86.15%	2,550
Contracts-Annuals	25,200	20,565	81.61%	7,395
Contracts-Gate Wi-Fi	6,000	8,429	140.48%	621
Contracts-Gate CCTV	8,580	7,713	89.90%	342
Contracts-Gate Cloud Lift Master	4,572	6,075	132.87%	510
Electricity - Streetlights	93,600	88,873	94.95%	15,597
Utility - Reclaimed Water	15,500	12,938	83.47%	1,501
Insurance - Property	23,587	22,258	94.37%	-
R&M-Electrical	1,500	310	20.67%	-
R&M-Gate	10,000	16,111	161.11%	740
R&M-Other Landscape	10,000	2,974	29.74%	-
R&M-Irrigation	22,000	3,012	13.69%	612
R&M-Other Field	13,813	13,449	97.36%	3,445
R&M-Sidewalks	10,000	-	0.00%	-
R&M-Trees and Trimming	16,000	705	4.41%	55
R&M-Roads	2,500	-	0.00%	-
R&M-Pressure Washing	6,000	30	0.50%	30
R&M-Landscape Lighting	2,000	5,718	285.90%	1,023
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>600,690</b>	<b>85.24%</b>	<b>59,336</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<b><u>Parks and Recreation</u></b>				
Payroll-Salaries	68,264	60,008	87.91%	4,616
Payroll-Hourly	72,952	100,477	137.73%	8,138
FICA Taxes	10,803	12,360	114.41%	976
Workers' Compensation	4,500	1,211	26.91%	-
Contracts-Security Services	480	705	146.88%	65
Contracts-Pools	17,820	47,300	265.43%	3,940
Contracts-Computer Support	3,000	5,913	197.10%	348
Contracts-Pest Control	3,060	3,060	100.00%	255
Communication - Telephone	3,420	3,723	108.86%	208
Utility - Gas	528	540	102.27%	44
Utility - Refuse Removal	2,760	3,226	116.88%	285
Utility - Water & Sewer	7,000	21,025	300.36%	2,135
R&M-Clubhouse	30,000	86,141	287.14%	4,041
R&M-Pools	9,000	4,009	44.54%	952
Miscellaneous Services	3,458	12,806	370.33%	856
Misc-Public Relations	10,000	9,521	95.21%	1,904
Solid Waste Disposal Assessm.	1,920	2,072	107.92%	-
Newsletter Printing/Supplies	17,826	13,369	75.00%	1,485
Office Supplies	1,900	5,049	265.74%	1,114
Cleaning Supplies	1,700	2,747	161.59%	969
Op Supplies - Clubhouse	1,700	3,034	178.47%	60
Op Supplies - Pool Chemicals	7,000	295	4.21%	-
Reserve - Clubhouse	5,000	8,231	164.62%	3,766
<b>Total Parks and Recreation</b>	<b>284,091</b>	<b>406,822</b>	<b>143.20%</b>	<b>36,157</b>
<hr/>				
<b>TOTAL EXPENDITURES</b>	<b>1,151,460</b>	<b>1,163,180</b>	<b>101.02%</b>	<b>103,333</b>
<hr/>				
Excess (deficiency) of revenues				
Over (under) expenditures	-	24,344	0.00%	(99,972)
Net change in fund balance	\$ -	\$ 24,344	0.00%	\$ (99,972)
<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>\$ 1,120,622</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 16,189	0.00%	\$ 1,046
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>450,381</b>	<b>104.01%</b>	<b>1,046</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)	15,807	0.00%	1,046
<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)	\$ 15,807	0.00%	\$ 1,046
<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>\$ 296,082</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 13,828	0.00%	\$ 900
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>389,130</b>	<b>103.97%</b>	<b>900</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)	14,241	0.00%	900
<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)	\$ 14,241	0.00%	\$ 900
<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>\$ 254,737</b>		

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

**Supporting Schedules**

*September 30, 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**

Date Rcvd	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					General Fund	Ser 2016A1 Debt Service Fund	Ser 2017A2 Debt Service Fund
24-25 Assmnts				<b>\$2,003,928</b>	<b>\$1,162,982</b>	<b>\$451,062</b>	<b>\$389,884</b>
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%	100%
TOTAL O/S				\$ -	\$ -	\$ -	\$ -

\* Tax Certificate Sale



**OAKSTEAD**

Community Development District

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**Assigned Reserves Report  
September-25**

		<b>Current Balance</b>	<b>Goal</b>
GL #283010	<b>Operating Reserves - FY2025</b>	<b>\$279,928</b>	n/a
GL #283185	<b>Reserves - Clubhouse</b>	<b>\$20,742</b>	<b>\$90,000</b>
GL #283410	<b>Reserves-Gates</b>	<b>\$10,000</b>	<b>\$10,000</b>
GL #283515	<b>Reserves-Landscape</b>	<b>\$50,000</b>	<b>\$30,000</b>
GL #283685	<b>Reserves - Ponds</b>	<b>\$79,385</b>	<b>\$90,000</b>
GL #283719	<b>Reserves-Tree Removal &amp; Replacement</b>	<b>\$32,425</b>	<b>\$25,000</b>
GL #283760	<b>Reserves-Roadways</b>	<b>\$106,929</b>	<b>\$2,030,000</b>
GL #283790	<b>Reserves-Sidewalks</b>	<b>\$38,728</b>	<b>\$25,000</b>
GL #283880	<b>Reserves-Wall</b>	<b>\$49,251</b>	<b>\$50,000</b>
<b>Total Assigned Reserves</b>		<b>\$667,388</b>	<b>\$2,350,000</b>

**Cash and Investment Report**  
*September 30, 2025*

<b>General Fund</b>					
<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	2.00%	\$ 11,701
Checking Account - Operating	Hancock Whitney Bank	Checking Account-1859	n/a	0.00%	266,871
			subtotal		<u>\$ 278,573</u>
Petty Cash	n/a	n/a	n/a	0.00%	250
Public Funds MMA	Bank United	Money Market Acct #0682	n/a	3.99%	778,189
			<b>Subtotal-GF</b>		<u>\$ 1,057,013</u>
<b>Debt Service Funds</b>					
<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	3.98%	\$ 5
Ser 2016 A-1 Reserve Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.98%	154,745
Ser 2016 A-1 Revenue Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.98%	141,292
Ser 2016 A-1 Sinking Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.98%	40
			<b>Subtotal-DS 204</b>		<u>\$ 296,082</u>
Ser 2017 A-2 Interest Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.98%	\$ 5
Ser 2017 A-2 Reserve Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.98%	134,903
Ser 2017 A-2 Revenue Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.98%	119,796
Ser 2017 A-2 Sinking Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.98%	33
			<b>Subtotal-DS 205</b>		<u>\$254,737</u>
			<b>Total All Funds</b>		<u><u>\$ 1,607,831</u></u>

# Bank Account Statement

Oakstead CDD

Thursday, October 2, 2025

Page 1  
MPOLANEC

**Bank Account No.** 5221  
**Statement No.** 09-25

**Statement Date** 09/30/2025

<b>G/L Account No. 101000 Balance</b>	11,701.30	<b>Statement Balance</b>	11,656.30
		<b>Outstanding Deposits</b>	45.00
<b>Positive Adjustments</b>	0.00		
	_____	<b>Subtotal</b>	11,701.30
<b>Subtotal</b>	11,701.30	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00		
	_____	<b>Ending Balance</b>	11,701.30
<b>Ending G/L Balance</b>	11,701.30		

Posting Date	Document Type	Document No.	Vendor	Description	Amount
<b>Outstanding Deposits</b>					
09/30/2025		CLOVER 14		CLOVER SALES 9/29/25	45.00
<b>Total Outstanding Deposits</b>					45.00

# Bank Account Statement

Oakstead CDD

Friday, October 3, 2025

Page 1

MPOLANEC

**Bank Account No.** 1859  
**Statement No.** 09-25

**Statement Date** 09/30/2025

<b>G/L Account No. 101004 Balance</b>	266,871.31	<b>Statement Balance</b>	273,258.57
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	273,258.57
<b>Subtotal</b>	266,871.31	<b>Outstanding Checks</b>	-6,387.26
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	266,871.31
<b>Ending G/L Balance</b>	266,871.31		

Posting Date	Document Type	Document No.	Vendor	Description	Amount
<b>Outstanding Checks</b>					
09/23/2025	Payment	100320	COMPLETE I.T.	Inv: 17726	-409.87
09/22/2025	Payment	13919	EGIS INSURANCE	Check for Vendor V00460	-1,500.00
09/29/2025	Payment	13920	CLEAN SWEEP SUPPLY	Check for Vendor V00006	-386.25
09/29/2025	Payment	13921	DAVID M. BECHTEL	Payment of Invoice 020160	-1,022.50
09/29/2025	Payment	13922	FEDEX	Check for Vendor V00014	-38.94
09/29/2025	Payment	13923	INFRAMARK LLC	Check for Vendor V00063	-3.70
09/29/2025	Payment	13924	LANIER PLANS, INC	Check for Vendor V00462	-3,026.00
<b>Total Outstanding Checks</b>					<u><u>-6,387.26</u></u>

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

**Payment Register by Bank Account**

For the Period from 9/1/25 to 9/30/25

(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 #100313</b>								
09/04/25	Vendor	STRALEY ROBIN VERICKER	27018	Legal Service Through 7/31/25	ProfServ-Legal Services	001-531023-51401	\$488.00	
							<b>ACH Total</b>	<u>\$488.00</u>
<b>ACH #100314</b>								
09/04/25	Vendor	INFRAMARK LLC	157187	JULY 2025 POSTAGE	Postage and Freight	001-541006-51301	\$2.22	
							<b>ACH Total</b>	<u>\$2.22</u>
<b>ACH #100315</b>								
09/04/25	Vendor	COOPER POOLS, INC.	2025-1146	SEP 25 Pool Maintenance	Contracts-Pools	001-534078-57201	\$3,940.00	
							<b>ACH Total</b>	<u>\$3,940.00</u>
<b>ACH #100316</b>								
09/04/25	Vendor	CLEARVUE ENVIROMENTAL LLC	1028	SEP 25 Aquatic Services	Contracts-Lakes	001-534084-53901	\$2,450.00	
							<b>ACH Total</b>	<u>\$2,450.00</u>
<b>ACH #100317</b>								
09/04/25	Vendor	COMPLETE I.T.	17606	SEP 25 Monitored Burglar Alarm Sys	Contracts-Security Services	001-534037-57201	\$65.00	
09/04/25	Vendor	COMPLETE I.T.	17587	SEP 25 MSP PLAN and CLOUD BACKUP	Contracts-Computer Support	001-534124-57201	\$182.95	
09/04/25	Vendor	COMPLETE I.T.	17588	SEP '25 GOOGLE EMAIL (10) WITH VAULT	Contracts-Computer Support	001-534124-57201	\$165.00	
09/04/25	Vendor	COMPLETE I.T.	17608	SEP 25 Liftmaster VOIP & Cloud Hosting	Contracts-Gate Cloud Lift Master	001-534143-53901	\$510.00	
09/04/25	Vendor	COMPLETE I.T.	17447	8/21/25 -2 Hrs Keswick & Brenford gates stuck open	R&M-Gate	001-546034-53901	\$330.00	
09/04/25	Vendor	COMPLETE I.T.	17607	SEP 25 Eagle Eye Camera-30 day cloud	Contracts-Gate CCTV	001-534142-53901	\$342.00	
09/04/25	Vendor	COMPLETE I.T.	F98A9F41-0015	SEP 25 Voip Seats, Phone #, Phone rentals	Communication-Telephone	001-541003-57201	\$207.62	
							<b>ACH Total</b>	<u>\$1,802.57</u>
<b>ACH #100318</b>								
09/04/25	Vendor	BIG DOG LEO SERVICES, LLC	090125-ADMIN	FHP ADMIN FEE 9/1/25	Contracts-FI Hwy Patrol	001-534101-53901	\$150.00	
							<b>ACH Total</b>	<u>\$150.00</u>
<b>ACH #100319</b>								
09/23/25	Vendor	LANDSCAPE MAINTENANCE PROFESSIONALS	357261	Summer Seasonal Annuals Rotation	Contracts-Annuals	001-534117-53901	\$7,395.00	
							<b>ACH Total</b>	<u>\$7,395.00</u>
<b>ACH #100320</b>								
09/23/25	Vendor	COMPLETE I.T.	17726	Brentford-Linear Single Channel Gate Rec	R&M-Gate	001-546034-53901	\$409.87	
							<b>ACH Total</b>	<u>\$409.87</u>
<b>CHECK # 13903</b>								
09/03/25	Vendor	CHIVARI LLC	9174	BANQUET TABLES (Reserve-Clubhouse)	Reserve - Clubhouse	001-568046-57201	\$739.68	
							<b>Check Total</b>	<u>\$739.68</u>
<b>CHECK # 13905</b>								
09/03/25	Vendor	LUIS CHAGUACEDA	LC-08302024	05/06/24-08/30/24 MILEAGE REIMB	MILEAGE REIMB	001-546063-53901	\$161.88	
							<b>Check Total</b>	<u>\$161.88</u>
<b>CHECK # 13906</b>								
09/09/25	Vendor	CHIVARI LLC	8976	65 Banquet Chairs (Reserve-Clubhouse)	Reserve - Clubhouse	001-568046-57201	\$2,332.69	
							<b>Check Total</b>	<u>\$2,332.69</u>
<b>CHECK # 13907</b>								
09/09/25	Vendor	TWO O EIGHT SECURITY, INC	JH-072925	7/29/25 4 Hours Off Duty	Contracts-Florida Hwy Patrol	001-534101-53901	\$200.00	
09/09/25	Vendor	TWO O EIGHT SECURITY, INC	JH-072425	7/24/25 4 Hours Off Duty	Contracts-Florida Hwy Patrol	001-534101-53901	\$200.00	
09/09/25	Vendor	TWO O EIGHT SECURITY, INC	JH-070425	7/4/25 4 Hours Off Duty	Contracts-Florida Hwy Patrol	001-534101-53901	\$200.00	

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

**Payment Register by Bank Account**

For the Period from 9/1/25 to 9/30/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
09/09/25	Vendor	TWO O EIGHT SECURITY, INC	JH-071025	7/10/25 4 Hours Off Duty	Contracts-Florida Hwy Patrol	001-534101-53901	\$200.00
09/09/25	Vendor	TWO O EIGHT SECURITY, INC	JH-071725	7/17/25 4 Hours Off Duty	Contracts-Florida Hwy Patrol	001-534101-53901	\$200.00
09/09/25	Vendor	TWO O EIGHT SECURITY, INC	JH-072225	7/22/25 4 Hours Off Duty	Contracts-Florida Hwy Patrol	001-534101-53901	\$200.00
09/09/25	Vendor	TWO O EIGHT SECURITY, INC	JH-070125	7/1/25 2 Hours off Duty	Contracts-Florida Hwy Patrol	001-534101-53901	\$200.00
<b>Check Total</b>							<b>\$1,400.00</b>
<b>CHECK # 13908</b>							
09/11/25	Vendor	BRLETIC DVORAK, INC.	2089	August Engineering Services	ProfServ-Engineering	001-531013-51501	\$1,200.00
<b>Check Total</b>							<b>\$1,200.00</b>
<b>CHECK # 13909</b>							
09/11/25	Vendor	COOPER POOLS, INC.	2025-1186	Qty 7 Harmsco Filters	R&M-Pools	001-546074-57201	\$946.82
<b>Check Total</b>							<b>\$946.82</b>
<b>CHECK # 13910</b>							
09/11/25	Vendor	INFRAMARK LLC	158129	SEP 25 Managment Services	ProfServ-Mgmt Consulting	001-531027-51201	\$4,901.75
09/11/25	Vendor	INFRAMARK LLC	158129	SEP 25 Managment Services	RECORD STORAGE FEE	001-551002-51301	\$8.33
<b>Check Total</b>							<b>\$4,910.08</b>
<b>CHECK # 13911</b>							
09/11/25	Vendor	LANDSCAPE MAINTENANCE PROFESSIONALS	356155	SEP25 Landscape Maintenance	Contracts-Landscape	001-534050-53901	\$20,844.97
<b>Check Total</b>							<b>\$20,844.97</b>
<b>CHECK # 13912</b>							
09/17/25	Vendor	NOEL LeBLANC	25-0905	DJ SRVCS FIRST FRIDAY SEP 2025	Misc-Public Relations	001-549046-57201	\$150.00
09/17/25	Vendor	NOEL LeBLANC	25-0801	DJ SRVCS FIRST FRIDAY AUG 2025	Misc-Public Relations	001-549046-57201	\$150.00
<b>Check Total</b>							<b>\$300.00</b>
<b>CHECK # 13913</b>							
09/17/25	Vendor	TWO O EIGHT SECURITY, INC	JH-082725	08/27/25 4 Hours of Duty	Contracts-Florida Hwy Patrol	001-534101-53901	\$200.00
09/17/25	Vendor	TWO O EIGHT SECURITY, INC	JH-081125	8/11/250 4 Hours of Duty	Contracts-Florida Hwy Patrol	001-534101-53901	\$200.00
09/17/25	Vendor	TWO O EIGHT SECURITY, INC	JH-081525	08/15/25 4 Hours of Duty	Contracts-Florida Hwy Patrol	001-534101-53901	\$200.00
09/17/25	Vendor	TWO O EIGHT SECURITY, INC	JH-081725	08/17/25 4 Hours of Duty	Contracts-Florida Hwy Patrol	001-534101-53901	\$200.00
09/17/25	Vendor	TWO O EIGHT SECURITY, INC	JH-082425	08/24/25 4 Hours of Duty	Contracts-Florida Hwy Patrol	001-534101-53901	\$200.00
09/17/25	Vendor	TWO O EIGHT SECURITY, INC	JH-080725	08/07/2025 4 Hours of Duty	Contracts-Florida Hwy Patrol	001-534101-53901	\$200.00
<b>Check Total</b>							<b>\$1,200.00</b>
<b>CHECK # 13914</b>							
09/19/25	Vendor	FEDEX	8-985-44471	9/3/25 FEDEX Charges	Postage and Freight	001-541006-51301	\$16.16
09/19/25	Vendor	FEDEX	8-976-52012	8/22 & 8/28 FedEx Charges	Postage and Freight	001-541006-51301	\$32.87
<b>Check Total</b>							<b>\$49.03</b>
<b>CHECK # 13915</b>							
09/19/25	Vendor	OLM	45800	9/5/25 Landscape Inspection	Contracts-Landscape Consultant	001-534062-53901	\$1,620.00
<b>Check Total</b>							<b>\$1,620.00</b>
<b>CHECK # 13916</b>							
09/19/25	Vendor	PHOENIX SERVICE SYSTEMS, INC	79-525	9/2/25 Pest & Rodent Control	Contracts-Pest Control	001-534125-57201	\$255.00
<b>Check Total</b>							<b>\$255.00</b>
<b>CHECK # 13917</b>							
09/19/25	Vendor	THE CHAMBERLAIN GROUP	7006505010	60 GATE REMOTES	Miscellaneous Services	001-549001-57201	\$528.82
<b>Check Total</b>							<b>\$528.82</b>

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

**Payment Register by Bank Account**

For the Period from 9/1/25 to 9/30/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 13918</b>								
09/22/25	Vendor	EGIS INSURANCE ADVISORS	29655	FY26 Policy #100125940 10/1/25-10/1/26	Prepaid Item - FY26 Renewal Insurance premium	155000	\$73,833.00	
							<b>Check Total</b>	<u>\$73,833.00</u>
<b>CHECK # 13919</b>								
09/22/25	Vendor	EGIS INSURANCE ADVISORS	29467	RENEW POLICY #WC100125940 10/01/25-10/01/26	Prepaid Item	155000	\$1,500.00	
							<b>Check Total</b>	<u>\$1,500.00</u>
<b>CHECK # 13920</b>								
09/29/25	Vendor	CLEAN SWEEP SUPPLY CO., INC.	13385	6/6/25 Toilet Tissue & Multifold Towel	CLEANING SUPPLIES	001-551003-57201	\$173.70	
09/29/25	Vendor	CLEAN SWEEP SUPPLY CO., INC.	14055	8/13/25 Multifold Towel & Latex Glove	CLEANING SUPPLIES	001-551003-57201	\$80.35	
09/29/25	Vendor	CLEAN SWEEP SUPPLY CO., INC.	13639	7/11/25 Multifold Towel & Hand Sanitizer	CLEANING SUPPLIES	001-551003-57201	\$119.50	
09/29/25	Vendor	CLEAN SWEEP SUPPLY CO., INC.	14357	Dust Mop	CLEANING SUPPLIES	001-551003-57201	\$12.70	
							<b>Check Total</b>	<u>\$386.25</u>
<b>CHECK # 13921</b>								
09/29/25	Vendor	DAVID M. BECHTEL	092502	LANDSCAPE LIGHTING QUARTERLY SERVICE JULY-SEPTEMBER	R&M-Landscape Lighting	001-546308-53901	\$1,022.50	
							<b>Check Total</b>	<u>\$1,022.50</u>
<b>CHECK # 13922</b>								
09/29/25	Vendor	FEDEX	8-994-40079	FEDEX 8/26/25 & 9/9/25	Postage and Freight	001-541006-51301	\$38.94	
							<b>Check Total</b>	<u>\$38.94</u>
<b>CHECK # 13923</b>								
09/29/25	Vendor	INFRAMARK LLC	159288	Aug - POSTAGE	Postage and Freight	001-541006-51301	\$3.70	
							<b>Check Total</b>	<u>\$3.70</u>
<b>CHECK # 13924</b>								
09/29/25	Vendor	LANIER PLANS, INC	K30221	Sept -2026 6' BENCH W/O BACK	Reserve - Clubhouse	001-568046-57201	\$3,026.00	
							<b>Check Total</b>	<u>\$3,026.00</u>
<b>ACH #300042</b>								
09/08/25	Vendor	CHARTER COMMUNICATIONS - ACH	0030738082125-ACH	AUG-SEP Multiple Gate Internet Accts	Contracts-Gate Wi-Fi	001-534141-53901	\$670.00	
							<b>ACH Total</b>	<u>\$670.00</u>
<b>ACH #300043</b>								
09/24/25	Vendor	TECO PEOPLES GAS - ACH	090325-2101-ACH	7/30-8/29/25 Gas Utility Services	Utility - Gas	001-543019-57201	\$44.47	
							<b>ACH Total</b>	<u>\$44.47</u>
<b>ACH #300044</b>								
09/25/25	Vendor	WASTE CONNECTIONS OF FL - ACH	8425454W425-ACH	OCT 2025 TRASH PICK UP	Utility - Refuse Removal	001-543020-57201	\$285.29	
							<b>ACH Total</b>	<u>\$285.29</u>
<b>ACH #300045</b>								
09/22/25	Vendor	PASCO COUNTY UTILITIES SERVICE - ACH	090325-ACH	7/17/25-8/15/25 Water & Reclaimed Water	Utility - Reclaimed Water	001-543028-53901	\$1,500.93	
09/22/25	Vendor	PASCO COUNTY UTILITIES SERVICE - ACH	090325-ACH	7/17/25-8/15/25 Water & Reclaimed Water	Utility - Water & Sewer	001-543021-57201	\$2,135.01	
							<b>ACH Total</b>	<u>\$3,635.94</u>
<b>ACH #DD05699</b>								
09/03/25	Vendor	WEBUILDFUN, INC	5302	PLAYGROUND EQUIP & FREIGHT (Reserve-Clbhse)	Reserve - Clubhouse	001-568046-57201	\$2,132.54	
							<b>ACH Total</b>	<u>\$2,132.54</u>
<b>ACH #DD05704</b>								
09/17/25	Vendor	SPECTRUM - ACH	083025-8315 ACH	8/30-9/29/25 TV & Internet	R&M-Clubhouse	001-546015-57201	\$38.77	
							<b>ACH Total</b>	<u>\$38.77</u>

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

**Payment Register by Bank Account**

For the Period from 9/1/25 to 9/30/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>ACH #DD05705</b>								
09/19/25	Vendor	LOWE'S COMPANIES	090225-0316	Lowes: 8/27-8/28/25 CC Purchases	R&M-Other Field	001-546063-53901	\$173.51	
							<b>ACH Total</b>	<b>\$173.51</b>
<b>ACH #DD05706</b>								
09/19/25	Vendor	LOWE'S COMPANIES	080225-9031	Lowes: 7/3-7/31/25 CC Charges	R&M Clubhouse (Lights)	001-546015-57201	\$161.34	
09/19/25	Vendor	LOWE'S COMPANIES	080225-9031	Lowes: 7/3-7/31/25 CC Charges	R&M-Other Field (Lock)	001-546063-53901	\$7.87	
09/19/25	Vendor	LOWE'S COMPANIES	080225-9031	Lowes: 7/3-7/31/25 CC Charges	R&M-Other Field (Key/Lock)	001-546063-53901	\$26.72	
09/19/25	Vendor	LOWE'S COMPANIES	080225-9031	Lowes: 7/3-7/31/25 CC Charges	R&M-Trees and Trimming (SHEATH)	001-546099-53901	\$54.59	
09/19/25	Vendor	LOWE'S COMPANIES	080225-9031	Lowes: 7/3-7/31/25 CC Charges	R&M-Other Field (BANDS / KEYS / LOCK)	001-546063-53901	\$134.38	
							<b>ACH Total</b>	<b>\$384.90</b>
<b>ACH #DD05707</b>								
09/05/25	Vendor	DUKE ENERGY-ACH	081525-7010-ACH	7/3-8/7/25 Electricity	Electricity-Streetlights	001-543013-53901	\$7,745.47	
							<b>ACH Total</b>	<b>\$7,745.47</b>
							<b>Account Total</b>	<b>\$148,047.91</b>

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

<b>ACH #DD01709</b>								
09/22/25	Vendor	TRUIST BANK-8900 ACH from #5221	082625-8900-ACH	Truist 7/27-8/26/25 CC Purchases	FUEL	001-546063-53901	\$50.75	
09/22/25	Vendor	TRUIST BANK-8900 ACH from #5221	082625-8900-ACH	Truist 7/27-8/26/25 CC Purchases	CLEANING / MAINT	001-546015-57201	\$583.33	
09/22/25	Vendor	TRUIST BANK-8900 ACH from #5221	082625-8900-ACH	Truist 7/27-8/26/25 CC Purchases	PUBLIC RELATIONS	001-549046-57201	\$171.51	
09/22/25	Vendor	TRUIST BANK-8900 ACH from #5221	082625-8900-ACH	Truist 7/27-8/26/25 CC Purchases	OFFICE SUPPLIES	001-551002-57201	\$303.48	
09/22/25	Vendor	TRUIST BANK-8900 ACH from #5221	082625-8900-ACH	Truist 7/27-8/26/25 CC Purchases	CLEANING SUPPLIES	001-551003-57201	\$127.85	
							<b>ACH Total</b>	<b>\$1,236.92</b>
							<b>Account Total</b>	<b>\$1,236.92</b>

**Total Amount Paid \$149,284.83**



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Oakstead CDD  
ATTN: INFRAMARK - ACCTS PAYABLE  
210 N. UNIVERSITY DRIVE, SUITE 702  
CORAL SPRINGS, FL 33071

August 27, 2025

Client: 001011

Matter: 000001

Invoice #: 27018

Page: 1

RE: General Matters

For Professional Services Rendered Through July 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
7/1/2025	KCH	PREPARE RESOLUTION AUTHORIZING PCSO TRESPASS AUTHORITY; PREPARE LETTER OF AUTHORIZATION FOR PCSO; PREPARE EXHIBITS FOR SAME AND EMAIL WITH M. VEGA REGARDING SAME.	1.0	\$305.00
7/10/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$61.00
7/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
Total Professional Services			1.6	\$488.00

August 27, 2025  
Client: 001011  
Matter: 000001  
Invoice #: 27018

Page: 2

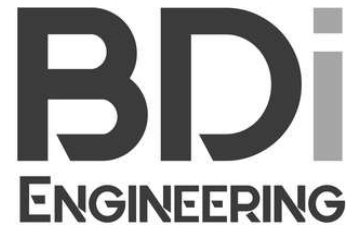
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Total Services	\$488.00	
Total Disbursements	\$0.00	
Total Current Charges		\$488.00
Previous Balance		\$1,407.50
<i>Less Payments</i>		<i>(\$1,407.50)</i>
<b>PAY THIS AMOUNT</b>		<b>\$488.00</b>

***Please Include Invoice Number on all Correspondence***

**Brletic Dvorak Inc**

536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
(813) 361-1466  
sbrletic@bdiengineers.com



INVOICE

**BILL TO**  
Oakstead CDD  
Inframark IMS  
210 North University Drive  
Suite 702  
Coral Springs, Florida 33071

INVOICE 2089  
DATE 08/28/2025  
TERMS Net 30  
DUE DATE 09/27/2025

PROJECT NAME  
Oakstead CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[August 05 - August 28]	4:00	210.00	840.00
Senior Inspector	[August 14 - August 15]	3:00	120.00	360.00

BALANCE DUE

**\$1,200.00**

Pay invoice



Oakstead COMMUNITY DEVELOPMENT DISTRICT  
Aug-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<b><u>CDD Activities</u></b>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	3.50	\$210	S. Brletic	\$735.00
Street Drainage Site Visit and Report per DM Request - Everton Place	0.50	\$210	S. Brletic	\$105.00
	3.00	\$120	K. Wagner	\$360.00
Pond Compalint Site Visit and Report per DM		\$210	S. Brletic	\$0.00
<b>INVOICE TOTAL</b>	<b>7.00</b>			<b>\$1,200.00</b>

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**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING FORM OF PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Oakstead Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, the District owns, maintains, and operates various recreational facilities;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish policies and regulations for its recreational facilities;

**WHEREAS**, after hearing and considering public comment, the Board has determined that the proposed form of “Parental Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities” should be adopted.

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

1. **Adoption**. The Board hereby adopts the Parental Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities as finalized in the form attached hereto as **Exhibit A**.
2. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
3. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
4. **Effective Date**. This Resolution shall become effective upon adoption.

**Passed and adopted on this 20th day of November 2025.**

**Attest:**

**Oakstead  
Community Development District**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Name: Fred Krauer  
Title: Chair of the Board of Supervisors

# **Exhibit A**

## **Oakstead Community Development District**

### **Parental Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities**

**OAKSTEAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Parental Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities**

In addition to agreeing to abide by all Community Standards, Guidelines, Policies and Usage Regulations while utilizing the District's Recreational Facilities I, \_\_\_\_\_, hereby agree on behalf of myself, and \_\_\_\_\_ (child/minor) to the following:

**Disclaimer and Use of Recreational Facilities at Your Own Risk**

**PROPERTY OWNERS, RESIDENTS, NON-RESIDENTS, MEMBERS, RENTERS, AND/OR GUESTS USING THE RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK.** The safety of our Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests of our community is a primary concern. All persons using the Facilities do so at their own risk and agree to abide by the Policies and Regulations for use of the Facilities. The Oakstead Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of, property arising from the use of the Facilities or from the acts, omissions, or negligence of other persons using the Facilities. The District assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property. Residents and Members are responsible for their actions and those of their Guests.

**THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE RECREATIONAL FACILITIES OR SAFETY OF THE RESIDENTS, MEMBERS, OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY RECREATIONAL FACILITIES, PROPERTY OWNERS, RESIDENTS, NON-RESIDENT USERS, MEMBERS, RENTERS, AND/OR GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.**

*Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and/or cardiovascular exercise.*

**NOTICE TO THE MINOR CHILD'S  
NATURAL LEGAL GUARDIAN**

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM, YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY DAMAGE THAT RESULTS

**OAKSTEAD  
COMMUNITY DEVELOPMENT DISTRICT**

FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE, IF YOU DO NOT SIGN THIS FORM.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with my child/minor's use of the community amenities or participation in activities at the amenities.

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect. Property Owners, Residents, Non-Resident Users, Renters and Guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests further acknowledge that they will comply with all Federal, State, County, and Municipal statutes, including Fla. Stat. 877.22.

By signing this, Parental Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Minor: \_\_\_\_\_

Name of Parent/Guardian: \_\_\_\_\_

Address of Parent/Guardian: \_\_\_\_\_

Relation to Minor: \_\_\_\_\_

Signature of Parent/Guardian: \_\_\_\_\_ Date: \_\_\_\_\_



**RESOLUTION 2026-02**

**A BUDGET AMENDMENT AMENDING THE OAKSTEAD  
COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND  
BUDGET FOR FISCAL YEAR 2025**

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the “Board”, of Oakstead Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2025, and

**WHEREAS**, the Board desires to *reallocate* funds budgeted to reappropriate General Funds approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective on this 20<sup>th</sup> day of November 2026 and be reflected in the monthly and Fiscal Year End 9/30/2025 Financial Statements and Audit Report of the District.

**Oakstead Community Development District**

By: \_\_\_\_\_  
Chairman

Attest:

By: \_\_\_\_\_  
Secretary

**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>					
Interest - Investments	\$ 20,000	\$ -	\$ 20,000	\$ 44,230	\$ 24,230
Room Rentals	6,000	-	6,000	6,103	103
Special Events	1,000	-	1,000	1,647	647
Other Charges For Services	2,500	-	2,500	2,354	(146)
Special Assmnts- Tax Collector	1,162,979	-	1,162,979	1,162,982	3
Special Assmnts- Discounts	(46,519)	-	(46,519)	(43,496)	3,023
Other Miscellaneous Revenues	500	-	500	1,768	1,268
Non-Resident Members	-	-	-	6,475	6,475
Gate Bar Code/Remotes	5,000	-	5,000	4,837	(163)
Insurance Reimbursements	-	-	-	624	624
<b>TOTAL REVENUES</b>	<b>1,151,460</b>	<b>-</b>	<b>1,151,460</b>	<b>1,187,524</b>	<b>36,064</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	24,000	-	24,000	21,000	3,000
FICA Taxes	1,836	-	1,836	1,530	306
ProfServ-Arbitrage Rebate	1,200	-	1,200	1,200	-
ProfServ-Engineering	7,000	-	7,000	9,900	(2,900)
ProfServ-Legal Services	10,000	-	10,000	6,132	3,868
ProfServ-Mgmt Consulting	58,821	-	58,821	58,821	-
ProfServ-Property Appraiser	150	-	150	150	-
ProfServ-Special Assessment	12,000	-	12,000	12,000	-
ProfServ-Trustee Fees	5,000	-	5,000	5,000	-
ProfServ-Web Site Development	1,553	-	1,553	-	1,553
Auditing Services	7,200	-	7,200	7,200	-
Postage and Freight	1,200	-	1,200	865	335
Insurance - General Liability	5,608	-	5,608	5,564	44
Printing and Binding	800	-	800	-	800
Legal Advertising	1,347	-	1,347	320	1,027
Misc-Bank Charges	850	-	850	2,475	(1,625)
Misc-Assessment Collection Cost	23,260	-	23,260	22,390	870
Misc-Credit Card Fees	600	-	600	846	(246)
Office Supplies	100	-	100	100	-
Annual District Filing Fee	175	-	175	175	-
<b>Total Administration</b>	<b>162,700</b>	<b>-</b>	<b>162,700</b>	<b>155,668</b>	<b>7,032</b>
<b>Field</b>					
Contracts-Landscape	251,854	-	251,854	250,140	1,714
Contracts-Landscape Consultant	19,440	-	19,440	19,440	-

**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Contracts-Mulch	31,900	-	31,900	-	31,900
Contracts-Lakes	30,348	-	30,348	30,867	(519)
Contracts-Florida Hwy Patrol	24,840	-	24,840	21,400	3,440
Contracts-Annuals	25,200	-	25,200	20,565	4,635
Contracts-Gate Wi-Fi	6,000	3,000	9,000	8,429	571
Contracts-Gate CCTV	8,580	-	8,580	7,713	867
Contracts-Gate Cloud Lift Master	4,572	1,500	6,072	6,075	(3)
Electricity - Streetlights	93,600	-	93,600	88,873	4,727
Utility - Reclaimed Water	15,500	-	15,500	12,938	2,562
Insurance - Property	23,587	-	23,587	22,258	1,329
R&M-Electrical	1,500	-	1,500	310	1,190
R&M-Gate	10,000	6,000	16,000	16,111	(111)
R&M-Other Landscape	10,000	-	10,000	2,974	7,026
R&M-Irrigation	22,000	-	22,000	3,012	18,988
R&M-Other Field	13,813	-	13,813	13,449	364
R&M-Sidewalks	10,000	-	10,000	-	10,000
R&M-Trees and Trimming	16,000	-	16,000	705	15,295
R&M-Roads	2,500	-	2,500	-	2,500
R&M-Pressure Washing	6,000	-	6,000	30	5,970
R&M-Landscape Lighting	2,000	-	2,000	5,718	(3,718)
Misc-Holiday Lighting	8,500	-	8,500	11,181	(2,681)
Misc-Property Taxes	3,200	-	3,200	3,356	(156)
Misc-Hurricane Expense	-	30,250	30,250	30,211	39
Misc-Contingency	36,985	-	36,985	6,718	30,267
Reserve - Landscaping	10,000	-	10,000	-	10,000
Reserve - Roadways	3,750	-	3,750	-	3,750
Reserve - Sidewalks	8,000	11,000	19,000	18,217	783
Reserve-Tree Rem./Replacem.	5,000	-	5,000	-	5,000
<b>Total Field</b>	<b>704,669</b>	<b>51,750</b>	<b>756,419</b>	<b>600,690</b>	<b>155,729</b>
<b><u>Parks and Recreation</u></b>					
Payroll-Salaries	68,264	-	68,264	60,008	8,256
Payroll-Hourly	72,952	-	72,952	100,477	(27,525)
FICA Taxes	10,803	-	10,803	12,360	(1,557)
Workers' Compensation	4,500	-	4,500	1,211	3,289
Contracts-Security Services	480	-	480	705	(225)
Contracts-Pools	17,820	30,000	47,820	47,300	520
Contracts-Computer Support	3,000	3,000	6,000	5,913	87
Contracts-Pest Control	3,060	-	3,060	3,060	-
Communication - Telephone	3,420	-	3,420	3,723	(303)
Utility - Gas	528	-	528	540	(12)

**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Utility - Refuse Removal	2,760	-	2,760	3,226	(466)
Utility - Water & Sewer	7,000	20,000	27,000	21,025	5,975
R&M-Clubhouse	30,000	60,000	90,000	86,141	3,859
R&M-Pools	9,000	-	9,000	4,009	4,991
Miscellaneous Services	3,458	10,000	13,458	12,806	652
Misc-Public Relations	10,000	-	10,000	9,521	479
Solid Waste Disposal Assessm.	1,920	-	1,920	2,072	(152)
Newsletter Printing/Supplies	17,826	-	17,826	13,369	4,457
Office Supplies	1,900	5,000	6,900	5,049	1,851
Cleaning Supplies	1,700	-	1,700	2,747	(1,047)
Op Supplies - Clubhouse	1,700	-	1,700	3,034	(1,334)
Op Supplies - Pool Chemicals	7,000	-	7,000	295	6,705
Reserve - Clubhouse	5,000	4,000	9,000	8,231	769
<b>Total Parks and Recreation</b>	<b>284,091</b>	<b>132,000</b>	<b>416,091</b>	<b>406,822</b>	<b>9,269</b>
<b>TOTAL EXPENDITURES</b>	<b>1,151,460</b>	<b>183,750</b>	<b>1,335,210</b>	<b>1,163,180</b>	<b>172,030</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(183,750)	(183,750)	24,344	208,094
Net change in fund balance	-	(183,750)	(183,750)	24,344	208,094
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>1,096,278</b>	<b>-</b>	<b>1,096,278</b>	<b>1,096,278</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,096,278</b>	<b>\$ (183,750)</b>	<b>\$ 912,528</b>	<b>\$ 1,120,622</b>	<b>\$ 208,094</b>



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Choose the right app experience for your residents, providing digital access for everyone.



	<b>BASIC</b> \$2.00 / unit*	<b>ADVANCED</b> (Recommended) \$4.00 / unit*
<b>Price</b> (All prices listed are monthly)		
<b>Video Access History</b>	1-day video storage + live streaming	30-day video storage + live streaming
<b>Remote Unlock</b>	✓	✓
<b>Audio Calling</b>	✓	✓
<b>Mobile Credentials</b>	✓	✓
<b>Admin Door Override</b>	✓	✓
<b>Siri® Voice Control &amp; Apple Watch</b>	✓	✓
<b>Mobile Guest Passes</b>	✓	✓
<b>Video Calling</b>		✓
<b>Property Management Software Integration**</b>		✓
<b>Garage Door Control</b>		✓
<b>Property Announcements</b>		✓

Learn more about smart locks and other integration options. [Click here](#) or talk to your sales representative to learn more.



See our features in action – [click here](#) or scan the QR code.

Annual payments receive a 2% discount.

All pricing is USD and per month unless otherwise noted. Effective 12/01/2025 and is subject to change.

\*All myQ Community subscriptions are required to select a single app experience for the whole property. All units must be included. We accept monthly or annual payments via credit card or ACH. Select products require internet service: CAPXVL2, CAPXM, CAPXS, CAP2D, CAPXAP, CAP4AP, CAPAC, and Online Smart Locks. Unlimited voice, video calls and long distance. Video Enabled devices include CAPXLV2, CAPXM, CAPXS.

\*\* RealPage, Yardi, and Entrata  
MYCENPCUS02503DE 10/25

# Seamless Internet Connectivity and Onboarding Support for Every Community

With myQ Cellular Connectivity and Customer Onboarding Services, you can overcome internet connectivity hurdles and ensure a smooth rollout with training and hands-on assistance tailored to your community's needs.

## myQ Cellular Connectivity



### Basic

Up to 4 Households/Units  
\$30 Monthly / Gateway Device



### Small Property

Up to 50 Households/Units  
\$80 Monthly / Gateway Device



### Large Property

Up to 200 Households/Units  
\$125 Monthly / Gateway Device

Data plans require the myQ Commercial Gateway (MYQCOMM). Each gateway supports up to one video intercom and up to three door controllers.

## Customer Success Onboarding Tiers

Get expert virtual training and hands-on assistance with setting up your property management software, integrating smart locks, configuring devices, importing your resident database, and more.

<b>STARTER</b>	<ul style="list-style-type: none"> <li>✓ Virtual training for all admins</li> <li>✓ Integration with your property management system (Yardi, Entrata, RealPage)</li> <li>✓ Configure up to 4 devices to meet your community's unique needs - includes account creation, device provisioning, and setting up admins, user groups, zones, scheduling, and notifications</li> </ul>
<b>GROWTH</b>	<ul style="list-style-type: none"> <li>✓ <b>Includes all Starter Services</b></li> <li>✓ Configure 5 or more devices to meet your community's unique needs - includes account creation, device provisioning, and setting up admins, user groups, zones, scheduling, and notifications</li> <li>✓ Physical credential importing</li> <li>✓ Set up lock integrations</li> <li>✓ One-time resident database import - up to 50 units</li> </ul>
<b>PREMIER</b>	<ul style="list-style-type: none"> <li>✓ <b>Includes all Growth Services</b></li> <li>✓ One-time resident database import - 51 to 250 Units</li> </ul>
<b>PREMIER PLUS</b>	<ul style="list-style-type: none"> <li>✓ <b>Includes all Premier Services</b></li> <li>✓ One-time resident database import - 251+ Units</li> </ul>
<b>PREMIER PLUS ONSITE</b>	<ul style="list-style-type: none"> <li>✓ <b>Includes all Premier Plus Services</b></li> <li>✓ Live software demo</li> <li>✓ In person townhall for residents</li> <li>✓ Travel costs included</li> <li>✓ To avoid additional charges, please be sure to schedule at least 30 days in advance</li> </ul>

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Page 38  
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