

Oakstead Community Development District

February 19, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

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

Staff

Mark Vega & John Weaver, District Manager
Kathryn "KC" Hopkinson, District Counsel
Stephen Brletic, District Engineer
Lynn Tempura, Park & Clubhouse Director
Luis Diaz, Field Manager
Mary Polanec, District Accountant
Catalina Martinez, District Admin
Howard Neal, Field Inspection Director

REGULAR MEETING AGENDA

Thursday, February 19, 2026 – 6:30 p.m.

Zoom Call information:

Meeting ID: 958 231 2252

Passcode: 129733 Phone # 305-224-1968

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 January 15, 2025 Page 3
- B. Review of FY 2026 Expenditure Report through December 2025 Page 7
- C. Review of Check Register for December 2025 Page 29
- D. Acceptance of December 2025 Financials Page 34
- E. Ratification of Crosscreek Environmental Debris Removal Proposal #14659 Page 58

5. Staff Reports

- A. Inframark Accountant
- B. District Engineer
 - i. Discussion on ROW Assessment Resident Information Page 59
- C. District Counsel
- D. District Manager
 - i. Update on Wall Accident Repairs
- E. Onsite Manager

6. Business Items

- A. Consideration of Inframark Proposals for Concrete Panel Replacement Page 60
- B. Consideration of Sidewalk Repairs Proposals Page 62
- C. Consideration of Blue Wave Lighting Proposal for Track Lighting Page 65
- D. Consideration of Front Wall Repair Proposal Page 66
- E. Consideration of Resolution 2026-06; Authorizing Bank Account Signatories Page 77
- F. Consideration of Resolution 2026-07; Designating Officers Page 78

7. Supervisor Requests

8. Adjournment

The next workshop is scheduled for Tuesday, March 3, 2026, at 10:00 a.m.

The next regular Board meeting is scheduled for Thursday, March 19, 2026, at 12:00 p.m.

District Office:

Inframark c/o Oakstead CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Meeting Location

Oakstead Clubhouse
3038 Oakstead Boulevard
Land O' Lakes, FL 34638
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**MINUTES OF MEETING
OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oakstead Community Development District was held Tuesday, January 15, 2026, at 12:00 p.m. at the Oakstead Clubhouse, located at 3038 Oakstead Boulevard, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Fred Krauer	Chairman
Barbara Feldman	Vice Chair
Dennis Priebe	Assistant Secretary
Joe Cascio	Assistant Secretary

Also present via Zoom, Microsoft Teams, and in person were:

John Weaver	District Manager, Inframark
Michael Boenet	District Counsel (<i>via conference call</i>)
Lynn Tempura	Onsite Manager
Luis Diaz	Field Manager
Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order and a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

Discussion ensued on several

A discussion ensued on several matters.

The Board discussed the reported sidewall

was noted for review and appropriate corrective action.

A resident from 3216 Stollman Loop inquired about responsibility for sidewalk erosion after

a resident slipped in front of their home. The Board acknowledged the concern and noted it for follow-up and clarification regarding responsibility.

OAKSTEAD CDD
January 15, 2026, Meeting

41 The Board discussed issues related to minibikes, e-bikes, and e-scooters being operated on
42 sidewalks, walkways, and trails. These activities were identified as a nuisance and potential
43 safety concern.

44 The Board noted that walkway paths and bridges are accumulating mildew. Mr. Diaz will
45 coordinate pressure washing, and repairs are scheduled to be completed on January 30,
46 2026.

47

48 **FOURTH ORDER OF BUSINESS** **Business Administration**

49 **A. Consideration of Minutes from the Meeting held on December 18, 2025**

50 **B. Review of FY 2026 Expenditure Report through November 2025**

51 **C. Review of Check Register for November 2025**

52 The Board discussed business items above and would like the accountant on call for
53 Workshops.

54

55 On MOTION by Mr. Cascio seconded by Mr. Krauer, with all in
56 favor, business administration items A through C were approved.

57 4-0

58

59 **D. Acceptance of November 2025 Financials**

60

61 On MOTION by Mr. Cascio seconded by Mr. Krauer, with all in
62 favor, the November 2025 Financial statement was approved as
63 presented.

64 4-0

65

66 **FIFTH ORDER OF BUSINESS** **Staff Reports**

67 **A. Inframark Accountant**

68 The accountant will attend the next meeting.

69

70 **B. District Counsel**

71 **i. Discussion of Sidewalk Concerns**

72 Mr. Cascio and Mr. Priebe discussed several areas within the District where sidewalks are
73 raised or sunken, primarily due to tree growth.

74 The Board discussed questions regarding authority for tree removal and what actions may
75 be taken by the CDD or the HOA.

76 Mr. Mike Bravado from District Counsel advised that if a tree is located on District
77 property, the CDD has the authority to remove roots and portions of tree limbs as necessary.

78 Mr. Mike Bravado noted that determinations will largely depend on engineering

79 evaluations. Mr. Boenet further stated that a tree may only be fully removed if it is deemed
80 dead.

81 The Board expressed interest in having the CDD and HOA work together to hold
82 homeowners responsible where applicable. It was suggested that the HOA President attend
83 the February workshop to further discuss coordination and enforcement options.

84 The Board inquired about possible enforcement measures that could be applied to
85 homeowners. The District Engineer advised that a comprehensive report identifying all
86 trees causing sidewalk distress will be presented within six to nine months.

87 Mr. Boenet recommended that enforcement actions be deferred until the engineer's report
88 is completed, as premature action would not be practical.

89 The Board also asked whether the HOA could be held liable at this time. District Counsel
90 advised that liability would not attach unless and until the HOA is formally notified by
91 letter and given an opportunity to respond.

92 93 **C. District Manager**

94 **i. Discussion of Inframark Maintenance Offerings**

95 Mr. Montagna discussed the maintenance package offerings from Inframark. It was
96 noted that a follow-up email will be sent to the Board outlining the details of the
97 available maintenance packages. The item will also be added to the agenda for
98 discussion at the upcoming workshop.

99 **D. Onsite Manager**

100 Ms. Tempura is obtaining quotes for a digital board. So far, three vendors have been
101 contacted, and Ms. Tempura will continue to seek additional options.

102 A discussion ensued regarding security and access. Cameras are operational and will
103 be regularly checked.

104 The Camera/fob entrance pads are in use.

105 Every staff member should have their own sign-in credentials.

106 Invoice #21646 was requested and a late payment fee of \$25 was noted.

107 Action items were discussed.

- 108 • Ms. Tempura will continue gathering additional digital board quotes.
- 109 • Ms. Tempura will monitor cameras and ensure access pads are functioning.
- 110 • Ensure personal sign-in credentials are set up and used.

OAKSTEAD CDD
January 15, 2026, Meeting

111
112 **SIXTH ORDER OF BUSINESS** **Business Items**
113 There being none, the next order of business followed.
114
115 **SEVENTH ORDER OF BUSINESS** **Supervisors' Requests**
116 Mr. Priebe stated that meeting minutes are conducted using both Zoom and Microsoft
117 Teams.
118 Mr. Priebe discussed feedback from accounting on categories and the accountant requested
119 to be on the call for the workshop.
120
121 **EIGHTH ORDER OF BUSINESS** **Adjournment**
122 There being no further business,
123 On MOTION by Mr. Cascio seconded by Mr. Krauer, with all in
124 favor, the meeting was adjourned at 1:43 p.m. 4-0
125
126
127
128

Chairman/Secretary

Oakstead Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Dec 31, 2025
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: LEGISLATIVE

Account Name: P/R-Board of Supervisors

10/08/25	511001-51101-5000	BOS WKSHP		ADP Wages - BOS	1,000.00	
10/09/25	511001-51101-5000	BOS		ADP Wages-BOS	1,000.00	
10/17/25	511001-51101-5000	BOS OCT MTG		ADP Wages-BOS OCT MTG	1,000.00	
11/24/25	511001-51101-5000	BOS WKSHP		ADP Wages-BOS	800.00	
11/24/25	511001-51101-5000	BOS WKSHP		ADP Wages-BOS	200.00	
11/24/25	511001-51101-5000	BOS MTG		ADP Wages-BOS	800.00	
11/24/25	511001-51101-5000	BOS MTG		ADP Wages-BOS	200.00	
12/03/25	511001-51101-5000	BOS MTG		ADP Wages- BOS	800.00	
12/30/25	511001-51101-5000	BOS MTG		ADP Wages	800.00	
12/30/25	511001-51101-5000	BOS MTG		Payroll-Salary	200.00	
					YTD Total	6,800.00
					Annual Budget	\$24,000.00
					<i>Amount Remaining / (Budget overage)</i>	\$17,200.00
					<i>% of Budget</i>	28.3%

Account Name: FICA Taxes

10/08/25	521001-51101-5000	BOS WKSHP		ER FICA	76.50	
10/09/25	521001-51101-5000	BOS		ER FICA	76.50	
10/17/25	521001-51101-5000	BOS OCT MTG		ER FICA	76.50	
11/24/25	521001-51101-5000	BOS WKSHP		ER FICA	76.50	
11/24/25	521001-51101-5000	BOS MTG		ER FICA	76.50	
12/03/25	521001-51101-5000	BOS MTG		ER FICA	61.20	
12/30/25	521001-51101-5000	BOS MTG		ER FICA	76.50	
					YTD Total	520.20
					Annual Budget	\$1,836.00
					<i>Amount Remaining / (Budget overage)</i>	\$1,315.80
					<i>% of Budget</i>	28.3%

Legislative Department Total:

\$7,320.20

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Dec 31, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: EXECUTIVE

Account Name: ProfServ-Mgmt Consulting

10/08/25	531027-51201-5000	160669	VENDOR	INFRAMARK LLC	OCT25 District Mgmt Services	5,048.83
11/11/25	531027-51201-5000	163491	VENDOR	INFRAMARK LLC	NOV25 District Mgmt Services	5,048.83
12/01/25	531027-51201-5000	165617	VENDOR	INFRAMARK LLC	Management Services DEC 2025	5,048.83
					YTD Total	15,146.49
					Annual Budget	\$60,585.96
					<i>Amount Remaining / (Budget overage)</i>	\$45,439.47
					<i>% of Budget</i>	25.0%

Executive Department Total:	\$15,146.49
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DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: ProfServ-Special Assessment

12/01/25	531038-51301-5000	165617	VENDOR	INFRAMARK LLC	Management Services DEC 2025	12,000.00
					YTD Total	12,000.00
					Annual Budget	\$12,000.00
					<i>Amount Remaining / (Budget overage)</i>	\$0.00

Account Name: ProfServ-Trustee Fees

12/16/25	531045-51301-5000	44095	VENDOR	HANCOCK WHITNEY BANK	Series 2016A1 FY26 Annual Trustee Fee	3,000.00
12/16/25	531045-51301-5000	44096	VENDOR	HANCOCK WHITNEY BANK	Series 2017A2 FY26 Annual Trustee Fee	2,000.00
					YTD Total	5,000.00
					Annual Budget	\$5,000.00
					<i>Amount Remaining / (Budget overage)</i>	\$0.00

Account Name: Postage and Freight

10/14/25	541006-51301-5000	9-028-28825	VENDOR	FEDEX	Oct - 2025 Postage	18.47
11/25/25	541006-51301-5000	164565	VENDOR	INFRAMARK LLC	POSTAGE	19.24
12/22/25	541006-51301-5000	166712	VENDOR	INFRAMARK LLC	POSTAGE	22.94
					YTD Total	60.65
					Annual Budget	\$1,200.00
					<i>Amount Remaining / (Budget overage)</i>	\$1,139.35
					<i>% of Budget</i>	5.1%

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Dec 31, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Insurance - General Liability						
10/01/25	545002-51301-5000	155000 TO 545002			Prepaid-FY26 General Liability Ins	17,733.00
						YTD Total 17,733.00
						Annual Budget \$16,101.00
						<i>Amount Remaining / (Budget overage)</i> (\$1,632.00)
						<i>% of Budget</i> 110.1%
Account Name: Legal Advertising						
10/01/25	548002-51301-5000	56644-092125	VENDOR	TIMES PUBLISHING COMPANY	Notice of FY26 Meeting Schedule	247.00
						YTD Total 247.00
						Annual Budget \$1,347.00
						<i>Amount Remaining / (Budget overage)</i> \$1,100.00
						<i>% of Budget</i> 18.3%
Account Name: Misc-Bank Charges						
10/06/25	549009-51301-5000	ADP ACH 1			ADP Fees - Monthly	37.00
10/14/25	549009-51301-5000	SVC CHG			Hancock Bank- Operating Acct Bank Analysis Fee	120.48
10/21/25	549009-51301-5000	ACCT ANALYSIS FEE			TRUIST Svc Charge - Prior Period	105.90
11/03/25	549009-51301-5000	ADP ACH 1			ADP Fees - Monthly	40.60
11/10/25	549009-51301-5000	ID 052-2348088-000			FDMS Pymt Oakstead Cdd Cust ID 052-2348088-000	23.54
11/10/25	549009-51301-5000	549009 TO 549079			FDMS Pymt Oakstead Cdd Cust ID 052-2348088-000	(23.54)
11/14/25	549009-51301-5000	SVC CHG			Hancock Bank- Operating Acct Bank Analysis Fee	105.45
11/21/25	549009-51301-5000	ACCT ANALYSIS FEE			TRUIST Svc Charges- Prior Period	106.10
12/01/25	549009-51301-5000	ADP ACH 1			ADP Fees - Monthly	63.60
12/11/25	549009-51301-5000	SVC CHG			Hancock Bank- Operating Acct Bank Analysis Fee	80.01
12/22/25	549009-51301-5000	BANK SVC CHARGE			Truist Bank Service Charges Dec 25	96.33
						YTD Total 755.47
						Annual Budget \$849.48
						<i>Amount Remaining / (Budget overage)</i> \$94.01
						<i>% of Budget</i> 88.9%

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Dec 31, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Misc-Assessment Collection Cost						
11/06/25	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: 6/1/25 - 11/1/25 Collections	391.76
11/14/25	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: 11/1/25 - 11/8/25 Collections	1,668.35
11/20/25	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: 11/9/25 - 11/15/25 Collections	1,092.00
11/26/25	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: 11/16/25 - 11/19/25 Collections	566.55
12/05/25	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: 11/20/25 - 11/26/25 Collections	14,956.10
12/11/25	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: 11/27/25 - 12/2/25 Collections	1,621.44
12/18/25	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: 12/3/25 - 12/10/25 Collections	267.95
						YTD Total
						20,564.15
						Annual Budget
						\$23,260.00
						<i>Amount Remaining / (Budget overage)</i>
						\$2,695.85
						<i>% of Budget</i>
						88.4%
Account Name: Misc-Credit Card Fees						
10/03/25	549079-51301-5000	CUST ID 526609473883			TRUIST acct - Clover App Fee Cust ID 526609473883	46.78
10/10/25	549079-51301-5000	CUST ID 825376010880			TRUIST acct - Clover Discount Fee	45.15
10/10/25	549079-51301-5000	052-2348088-00			TRUIST acct - FDMS ACH - CLOVER FEE	44.24
10/14/25	549079-51301-5000	CUST ID 2397546			TRUIST acct - Clover App Fee Cust ID 2397546	29.95
10/14/25	549079-51301-5000	CUST ID 1589459			TRUIST acct - Clover App Fee Cust ID 1589459	29.95
11/03/25	549079-51301-5000	CUST ID 526609473883			Discount-MERCH BNKCD NSD Cust ID 526609473883	56.84
11/10/25	549079-51301-5000	CUST ID 825376010880			Discount -TRUIST Merch Svc 825376010880 5376010880	25.00
11/10/25	549079-51301-5000	549009 TO 549079			FDMS Pymt Oakstead Cdd Cust ID 052-2348088-000	23.54
11/12/25	549079-51301-5000	CUST ID 2397546			Clover Fees Oakstead CDD Cust ID 2397546	29.95
11/12/25	549079-51301-5000	CUST ID 1589459			Clover Fees Oakstead Community Dev Cust ID 1589459	29.95
12/03/25	549079-51301-5000	CUST ID 2397546			Discount Merch Bnkcd	47.34
12/05/25	549079-51301-5000	CUST ID 1589459			Discount Merch Bnkcd	15.00
12/10/25	549079-51301-5000	CC FEE 4			Discount Merch Bnkcd	25.00
12/10/25	549079-51301-5000	ID 052-2348088-000			FDMS PYMT	23.54
12/11/25	549079-51301-5000	CUST ID 825376010880			Clover Fee	29.95
12/11/25	549079-51301-5000	CLRD 6/20/25			Clover Fee	29.95
12/12/25	549079-51301-5000	CLRD 6/20/25			Clover Fee	(29.95)
12/12/25	549079-51301-5000	CLRD 6/20/25			Clover Fee	(29.95)
12/12/25	549079-51301-5000	CLRD 6/20/25			Clover Fee	29.95
12/12/25	549079-51301-5000	CLRD 6/20/25			Clover Fee	29.95
12/13/25	549079-51301-5000	CLRD 6/20/25			Clover Fee	29.95
12/13/25	549079-51301-5000	CLRD 6/20/25			Clover Fee	(29.95)
12/30/25	549079-51301-5000	CUST ID 526609473883			Discount Merch Bnkcd	200.00
12/31/25	549079-51301-5000	DISCOUNT FEE 2			Discount Merch Bnkcd	45.00
						YTD Total
						777.13
						Annual Budget
						\$600.00
						<i>Amount Remaining / (Budget overage)</i>
						(\$177.13)
						<i>% of Budget</i>
						129.5%

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Dec 31, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Office Supplies						
10/08/25	551002-51301-5000	160669	VENDOR	INFRAMARK LLC	OCT25 District Mgmt Services	8.33
11/11/25	551002-51301-5000	163491	VENDOR	INFRAMARK LLC	NOV25 District Mgmt Services	8.33
12/01/25	551002-51301-5000	165617	VENDOR	INFRAMARK LLC	Management Services DEC 2025	8.33
						YTD Total 24.99
						Annual Budget \$100.00
						<i>Amount Remaining / (Budget overage)</i> \$75.01
						<i>% of Budget</i> 25.0%
Account Name: Annual District Filing Fee						
10/01/25	554007-51301-5000	92398-ACH	VENDOR	FLORIDA COMMERCE	FY 25/26 -DISTRICT FILING FEES	175.00
						YTD Total 175.00
						Annual Budget \$175.00
						<i>Amount Remaining / (Budget overage)</i> \$0.00
						<i>% of Budget</i> 100.0%
						Financial And Administrative Department Total: \$57,337.39

DEPARTMENT NAME: LEGAL COUNSEL

Account Name: ProfServ-Legal Services						
11/20/25	531023-51401-5000	27502	VENDOR	STRALEY ROBIN VERICKER	Legal Service Through 10/31/25	1,015.50
12/23/25	531023-51401-5000	27677	VENDOR	STRALEY ROBIN VERICKER	Legal Service Through 11/30/25	1,621.00
						YTD Total 2,636.50
						Annual Budget \$10,000.00
						<i>Amount Remaining / (Budget overage)</i> \$7,363.50
						<i>% of Budget</i> 26.4%
						Legal Counsel Department Total: \$2,636.50

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Dec 31, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: COMPREHENSIVE PLANNING

Account Name: ProfServ-Engineering

10/07/25	531013-51501-5000	2152	VENDOR	BRLETIC DVORAK, INC.	Engineering Services thru 090925	360.00
10/31/25	531013-51501-5000	2184	VENDOR	BRLETIC DVORAK, INC.	DISTRICT ENGINEER OCTOBER 2025	1,790.00
11/30/25	531013-51501-5000	INV 2238			ACCRUE BDI - BILLING THRU NOV 2025	2,602.50
12/01/25	531013-51501-5000	INV 2238			ACCRUE BDI - BILLING THRU NOV 2025	(2,602.50)
12/04/25	531013-51501-5000	2238	VENDOR	BRLETIC DVORAK, INC.	Engineering Services thru 112525	2,602.50
						YTD Total 4,752.50
						Annual Budget \$16,999.92
						<i>Amount Remaining / (Budget overage)</i> \$12,247.42
						<i>% of Budget</i> 28.0%

Comprehensive Planning Department Total:	\$4,752.50
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DEPARTMENT NAME: FIELD

Account Name: Contracts-Landscape

10/06/25	534050-53901-5000	361562	VENDOR	LANDSCAPE MAINTENANCE PROFESSIONALS	OCT25 Landscape Maintenance	20,844.97
11/03/25	534050-53901-5000	365820	VENDOR	LANDSCAPE MAINTENANCE PROFESSIONALS	NOV25 Landscape Maintenance	20,844.97
12/01/25	534050-53901-5000	370310	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	DEC25 Landscape Maintenance	20,844.97
						YTD Total 62,534.91
						Annual Budget \$259,410.00
						<i>Amount Remaining / (Budget overage)</i> \$196,875.09
						<i>% of Budget</i> 24.1%

Account Name: Contracts-Landscape Consultant

10/17/25	534062-53901-5000	45984	VENDOR	OLM	10/6/25 LANDSCAPE INSPECTION	1,620.00
11/19/25	534062-53901-5000	46219	VENDOR	OLM	11/10/25 LANDSCAPE INSPECTION	1,620.00
12/15/25	534062-53901-5000	46445	VENDOR	OLM	12/08/25 LANDSCAPE INSPECTION	1,620.00
						YTD Total 4,860.00
						Annual Budget \$19,440.00
						<i>Amount Remaining / (Budget overage)</i> \$14,580.00
						<i>% of Budget</i> 25.0%

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Dec 31, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Contracts-Mulch						
11/10/25	534065-53901-5000	367483	VENDOR	LANDSCAPE MAINTENANCE PROFESSIONALS	Mulch 550 Yards	31,900.00
					YTD Total	31,900.00
					Annual Budget	\$31,900.00
					<i>Amount Remaining / (Budget overage)</i>	<i>\$0.00</i>
					<i>% of Budget</i>	<i>100.0%</i>
Account Name: Contracts-Lakes						
10/01/25	534084-53901-5000	1044	VENDOR	CLEARVUE ENVIROMENTAL LLC	OCT 25 Aquatic Services	2,450.00
11/01/25	534084-53901-5000	1059	VENDOR	CLEARVUE ENVIROMENTAL LLC	NOV 25 Aquatic Services	2,450.00
12/01/25	534084-53901-5000	1077	VENDOR	CLEARVUE ENVIROMENTAL LLC	DEC 25 Aquatic Services	2,450.00
					YTD Total	7,350.00
					Annual Budget	\$30,348.00
					<i>Amount Remaining / (Budget overage)</i>	<i>\$22,998.00</i>
					<i>% of Budget</i>	<i>24.2%</i>

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Dec 31, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Contracts-Florida Hwy Patrol						
10/01/25	534101-53901-5000	100125-ADMIN	VENDOR	BIG DOG LEO SERVICES, LLC	FHP ADMIN FEE 10/01/25	150.00
10/06/25	534101-53901-5000	ND-100625	VENDOR	NICHOLAS C. DOLAN	10/06/25 3 Hours of Duty	240.00
10/20/25	534101-53901-5000	ND-102025	VENDOR	NICHOLAS C. DOLAN	10/20/25 3 HOURS SECURITY	240.00
10/21/25	534101-53901-5000	JS-102125	VENDOR	JOHN SESSA	SECURITY 10/21/25 3 HOURS	240.00
10/22/25	534101-53901-5000	ND-102125	VENDOR	NICHOLAS C. DOLAN	10/21/25 3 HOURS OF DUTY	240.00
10/29/25	534101-53901-5000	JS-102125	VENDOR	JOHN SESSA	Credit Memo 000248	(240.00)
10/31/25	534101-53901-5000	TIMING CORRECTION	VENDOR	BIG DOG LEO SERVICES, LLC	Two O Eight Security - Oct services posted to Nov	1,440.00
11/01/25	534101-53901-5000				FHP ADMIN FEE 11/01/25	150.00
11/01/25	534101-53901-5000	TIMING CORRECTION	VENDOR	STEVEN D TURNER	Two O Eight Security - Oct services posted to Nov	(1,440.00)
11/04/25	534101-53901-5000				FHP 11/03/25 4 hours	240.00
11/06/25	534101-53901-5000	110625	VENDOR	STEVEN D TURNER	FHP 11/06/25 4 hours	240.00
11/07/25	534101-53901-5000	110725-	VENDOR	STEVEN D TURNER	FHP 11/07/25 4 hours	240.00
11/08/25	534101-53901-5000	110825	VENDOR	STEVEN D TURNER	FHP 11/08/25 4 hours	240.00
11/11/25	534101-53901-5000	JH-103025	VENDOR	TWO O EIGHT SECURITY, INC	Security 10/30/25 (J Hypes)	240.00
11/11/25	534101-53901-5000	JH-102725	VENDOR	TWO O EIGHT SECURITY, INC	Security 10/27/25 (J Hypes)	240.00
11/11/25	534101-53901-5000	JH-101025	VENDOR	TWO O EIGHT SECURITY, INC	Security 10/10/25 (J Hypes)	240.00
11/11/25	534101-53901-5000	JH-101625	VENDOR	TWO O EIGHT SECURITY, INC	Security 10/16/25 (J Hypes)	240.00
11/11/25	534101-53901-5000	JH-102025	VENDOR	TWO O EIGHT SECURITY, INC	Security 10/20/25 (J Hypes)	240.00
11/11/25	534101-53901-5000	JH-102325	VENDOR	TWO O EIGHT SECURITY, INC	Security 10/23/25 (J Hypes)	240.00
11/15/25	534101-53901-5000	111525	VENDOR	STEVEN D TURNER	FHP 11/15/25 4 hours incl travel time	240.00
11/18/25	534101-53901-5000	111825	VENDOR	STEVEN D TURNER	FHP 11/18/25 4 hours incl travel time	240.00
11/30/25	534101-53901-5000	JH-110425	VENDOR	TWO O EIGHT SECURITY, INC	Security 11/4/25 (J Hypes)	240.00
11/30/25	534101-53901-5000	JH-111125	VENDOR	TWO O EIGHT SECURITY, INC	Security 11/11/25 (J Hypes)	240.00
11/30/25	534101-53901-5000	JH-111425	VENDOR	TWO O EIGHT SECURITY, INC	Security 11/14/25 (J Hypes)	240.00
11/30/25	534101-53901-5000	JH-111725	VENDOR	TWO O EIGHT SECURITY, INC	Security 11/17/25 (J Hypes)	240.00
11/30/25	534101-53901-5000	JH-112425	VENDOR	TWO O EIGHT SECURITY, INC	Security 11/24/25 (J Hypes)	240.00
11/30/25	534101-53901-5000	JH-112825	VENDOR	TWO O EIGHT SECURITY, INC	Security 11/28/25 (J Hypes)	240.00
12/01/25	534101-53901-5000	120125-ADMIN	VENDOR	BIG DOG LEO SERVICES, LLC	FHP ADMIN FEE 12/01/25	150.00
12/04/25	534101-53901-5000	120325	VENDOR	STEVEN D TURNER	FHP 12/3/25 4 hours incl travel time	240.00
12/05/25	534101-53901-5000	120425	VENDOR	STEVEN D TURNER	FHP 12/4/25 4 hours incl travel time	240.00
12/16/25	534101-53901-5000	121525-	VENDOR	STEVEN D TURNER	FHP 12/15/25 4 hours incl travel time	240.00
12/18/25	534101-53901-5000	121725	VENDOR	STEVEN D TURNER	FHP 12/17/25 4 hours incl travel time	240.00
12/19/25	534101-53901-5000	121925	VENDOR	STEVEN D TURNER	FHP 12/19/25 4 hours incl travel time	240.00
12/23/25	534101-53901-5000	122225	VENDOR	STEVEN D TURNER	FHP 12/22/25 4 hours incl travel time	240.00
						YTD Total 6,930.00
						Annual Budget \$29,808.00
						<i>Amount Remaining / (Budget overage)</i> \$22,878.00
						<i>% of Budget</i> 23.2%

Oakstead Community Development District

Expenditure Report - General Fund

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(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Contracts-Gate Wi-Fi						
10/31/25	534141-53901-5000		ACCRUE OCT SVC		Contracts-Gate Wi-Fi - Accrue October	630.00
11/01/25	534141-53901-5000		ACCRUE OCT SVC		Contracts-Gate Wi-Fi - Accrue October	(630.00)
11/03/25	534141-53901-5000	0030738102125	VENDOR	CHARTER COMMUNICATIONS - ACH	OCT-NOV Multiple Gate Internet Accts	630.00
11/30/25	534141-53901-5000	112125 ACH			SPECTRUM GATE WIFI-NOV 2025	630.00
12/01/25	534141-53901-5000	0030738112125-ACH	VENDOR	SPECTRUM - ACH	GATE WIFI	630.00
12/01/25	534141-53901-5000	112125 ACH			SPECTRUM GATE WIFI-NOV 2025	(630.00)
12/03/25	534141-53901-5000	0140776112325-CHK	VENDOR	CHARTER COMMUNICATIONS - ACH	BALANCE DUE	8.95
12/21/25	534141-53901-5000	0030738122125-ACH	VENDOR	CHARTER COMMUNICATIONS - ACH	SPECTRUM GATE WIFI-DEC 2025	630.00
						YTD Total
						1,898.95
						Annual Budget
						\$6,000.00
						<i>Amount Remaining / (Budget overage)</i>
						\$4,101.05
						<i>% of Budget</i>
						31.6%
Account Name: Contracts-Gate CCTV						
10/01/25	534142-53901-5000	17911	VENDOR	COMPLETE I.T.	OCT 25 EAGLE EYE CAMERA 30 DAY CLOUD	342.00
11/01/25	534142-53901-5000	534143 TO 534142			NOV 25 EAGLE EYE CAMERA 30 DAY CLOUD	342.00
12/01/25	534142-53901-5000	534124 TO 534142			DEC 25 EAAGLE EYE CAMERA 30 DAY CLOUD	342.00
						YTD Total
						1,026.00
						Annual Budget
						\$8,580.00
						<i>Amount Remaining / (Budget overage)</i>
						\$7,554.00
						<i>% of Budget</i>
						12.0%
Account Name: Contracts-Gate Cloud Lift Master						
10/01/25	534143-53901-5000	17912	VENDOR	COMPLETE I.T.	OCT 2025 LIFTMASTER VOIP & CLOUD HOSTING	510.00
11/01/25	534143-53901-5000	18208	VENDOR	COMPLETE I.T.	NOV 2025 LIFTMASTER VOIP & CLOUD HOSTING	510.00
11/01/25	534143-53901-5000	INV 18207 R/C			NOV 25 EAGLE EYE CAMERA 30 DAY CLOUD	342.00
11/01/25	534143-53901-5000	534143 TO 534142			R/C NOV 25 EAGLE EYE CAMERA 30 DAY CLOUD	(342.00)
12/01/25	534143-53901-5000	18486	VENDOR	COMPLETE I.T.	DEC 2025 LIFTMASTER VOIP & CLOUD HOSTING	510.00
						YTD Total
						1,530.00
						Annual Budget
						\$4,572.00
						<i>Amount Remaining / (Budget overage)</i>
						\$3,042.00
						<i>% of Budget</i>
						33.5%
Account Name: Electricity - Streetlights						
10/16/25	543013-53901-5000	101625-7010-ACH	VENDOR	DUKE ENERGY-ACH	09/04/25-10/08/25 ELECTRIC	7,789.25
11/14/25	543013-53901-5000	111425-7010	VENDOR	DUKE ENERGY-ACH	10/3-11/7/25 Electricity	7,614.66
12/31/25	543013-53901-5000	ACCRUAL			DUKE ENERGY ACH DECEMBER 2025	7,500.00
						YTD Total
						22,903.91
						Annual Budget
						\$99,000.00
						<i>Amount Remaining / (Budget overage)</i>
						\$76,096.09
						<i>% of Budget</i>
						23.1%

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Dec 31, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Utility - Reclaimed Water						
10/31/25	543028-53901-5000	110425-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	09/15/25-10/15/25 WATER/RECLAIMED WATER	1,696.80
11/30/25	543028-53901-5000	FY26 STANDING			S/U FY26 STANDING Utility - Reclaimed Water	1,500.00
12/01/25	543028-53901-5000	120225-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	10/15-11/14/25 Water/Reclaimed Water	921.12
12/31/25	543028-53901-5000	ACCURAL			PASCO CTY UTILITES DECEMBER 2025	1,000.00
						YTD Total 5,117.92
						Annual Budget \$22,920.96
						<i>Amount Remaining / (Budget overage)</i> \$17,803.04
						<i>% of Budget</i> 22.3%
Account Name: Insurance - Property						
10/01/25	545001-53901-5000	155000 TO 545001			Prepaid-FY26 Property Insurance per policy	56,100.00
						YTD Total 56,100.00
						Annual Budget \$0.00
						<i>Amount Remaining / (Budget overage)</i> (\$56,100.00)
						<i>% of Budget</i> n/a
Account Name: R&M-Electrical						
11/03/25	546020-53901-5000	25183	VENDOR	HIMES ELECTRICAL SERVICE, INC.	Service Call Found No Issues	140.00
11/17/25	546020-53901-5000	25205	VENDOR	HIMES ELECTRICAL SERVICE, INC.	Replace GFI North Side of Courtyard	193.00
						YTD Total 333.00
						Annual Budget \$1,500.00
						<i>Amount Remaining / (Budget overage)</i> \$1,167.00
						<i>% of Budget</i> 22.2%
Account Name: R&M-Gate						
10/03/25	546034-53901-5000	17960	VENDOR	COMPLETE I.T.	Keswick Ent Gate-Loop Module Adjust Sensativity	330.00
10/09/25	546034-53901-5000	17982	VENDOR	COMPLETE I.T.	10/9/25 Tanglewyld replace touchscreen	1,883.83
10/20/25	546034-53901-5000	18032	VENDOR	COMPLETE I.T.	2 HRS -For onsite diagnosis of Hillington gate. More details in Ticket	330.00
11/13/25	546034-53901-5000	18286	VENDOR	COMPLETE I.T.	Ballastone Display Replacement for Liftmaster CAPXL	1,883.83
11/19/25	546034-53901-5000	18315	VENDOR	COMPLETE I.T.	Brenford Main Board Replacement	2,990.45
						YTD Total 7,418.11
						Annual Budget \$10,000.00
						<i>Amount Remaining / (Budget overage)</i> \$2,581.89
						<i>% of Budget</i> 74.2%

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Dec 31, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: R&M-Other Landscape						
10/13/25	546036-53901-5000	361951	VENDOR	LANDSCAPE MAINTENANCE PROFESSIONALS	10/11/25 Tanglewyde tree removal	2,250.00
10/27/25	546036-53901-5000	363353	VENDOR	LANDSCAPE MAINTENANCE PROFESSIONALS	Tree Removal on Lake Patience Rd	300.00
10/30/25	546036-53901-5000	363965	VENDOR	LANDSCAPE MAINTENANCE PROFESSIONALS	Enhancement Keswick Entrance	954.00
10/30/25	546036-53901-5000	363964	VENDOR	LANDSCAPE MAINTENANCE PROFESSIONALS	Enhancement Oakstead Entrance Center	19,764.00
10/30/25	546036-53901-5000	363963	VENDOR	LANDSCAPE MAINTENANCE PROFESSIONALS	Enhancement Across Clubhouse & Oakstead Blvd	7,546.50
10/31/25	546036-53901-5000	364141	VENDOR	LANDSCAPE MAINTENANCE PROFESSIONALS	Enhancement Brenford Entrance	2,430.00
11/14/25	546036-53901-5000	367803	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Clubhouse Parking Lot Viburnum Hedges	1,759.50
11/14/25	546036-53901-5000	367804	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Oakstead Blvd Plant Refill	3,780.00
11/19/25	546036-53901-5000	368329	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Enhancement WeyMouth Entrance	3,393.00
						YTD Total 42,177.00
						Annual Budget \$10,000.00
						<i>Amount Remaining / (Budget overage)</i> (\$32,177.00)
						<i>% of Budget</i> 421.8%
Account Name: R&M-Irrigation						
11/13/25	546041-53901-5000	18285	VENDOR	COMPLETE I.T.	Laptop for Irrigation Pressure Testing	1,279.99
12/12/25	546041-53901-5000	373090	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	12/3/25 Clubhouse Sprinkler Repairs	84.75
12/12/25	546041-53901-5000	373091	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	12/3/25 Marchmont Wet Check Repairs	38.31
12/12/25	546041-53901-5000	373092	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	12/2/25 Keswick Entr Irrigation Rprs	718.12
12/22/25	546041-53901-5000	373960	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRRIGATION REPAIRS	587.06
						YTD Total 2,708.23
						Annual Budget \$22,000.00
						<i>Amount Remaining / (Budget overage)</i> \$19,291.77
						<i>% of Budget</i> 12.3%

Oakstead Community Development District

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: R&M-Other Field						
10/12/25	546063-53901-5000	23013	VENDOR	CROSSCREEK ENVIRONMENTAL	PONDS 5A AND 5C MECHANICAL VEGETATION REMOVAL	3,195.00
10/31/25	546063-53901-5000	110225-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes: 10/13/25-10/31/25 CC Purchases	50.65
10/31/25	546063-53901-5000	110225-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes: 10/13/25-10/31/25 CC Purchases	18.98
10/31/25	546063-53901-5000	110225-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes: 10/13/25-10/31/25 CC Purchases	(30.24)
10/31/25	546063-53901-5000	110225-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes: 10/13/25-10/31/25 CC Purchases	71.20
11/01/25	546063-53901-5000	102625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 10/6/25-10/24/25 CC Purchases (Luis)	11.00
11/01/25	546063-53901-5000	102625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 10/6/25-10/24/25 CC Purchases (Luis)	17.12
11/01/25	546063-53901-5000	102625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 10/6/25-10/24/25 CC Purchases (Luis)	11.60
11/01/25	546063-53901-5000	102625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 10/6/25-10/24/25 CC Purchases (Luis)	13.00
11/03/25	546063-53901-5000	1234	VENDOR	dba POP N ART WOODWORKS	Remove Playground & Haul Away	100.00
12/01/25	546063-53901-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	14.46
12/01/25	546063-53901-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	15.31
12/01/25	546063-53901-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	34.99
12/01/25	546063-53901-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	13.50
12/01/25	546063-53901-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	13.00
12/01/25	546063-53901-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	14.00
12/08/25	546063-53901-5000	120225-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes 11/6-28/25 CC Purchases	131.26
						YTD Total 3,694.83
						Annual Budget \$13,812.96
						<i>Amount Remaining / (Budget overage)</i> \$10,118.13
						<i>% of Budget</i> 26.7%
Account Name: R&M-Trees and Trimming						
10/09/25	546099-53901-5000	361773	VENDOR	LANDSCAPE MAINTENANCE PROFESSIONALS	10/1/25 Palm Tree Debooting	2,160.00
10/20/25	546099-53901-5000	362816	VENDOR	LANDSCAPE MAINTENANCE PROFESSIONALS	10/20/25-11/19/25 -BASKETBALL COURT PALM TREE DEBOOTING	900.00
						YTD Total 3,060.00
						Annual Budget \$16,000.00
						<i>Amount Remaining / (Budget overage)</i> \$12,940.00
						<i>% of Budget</i> 19.1%
Account Name: R&M-Landscape Lighting						
12/03/25	546308-53901-5000	122503	VENDOR	DAVID M. BECHTEL	LIIGHTING SVC / CRISTMAS LIGHTS	630.00
						YTD Total 630.00
						Annual Budget \$2,000.00
						<i>Amount Remaining / (Budget overage)</i> \$1,370.00
						<i>% of Budget</i> 31.5%

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(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Misc-Holiday Lighting						
10/01/25	549028-53901-5000	155000 TO 549028			Prepaid-Decorating Elves Inv I231826542 Deposit pd in August	3,200.38
11/11/25	549028-53901-5000	I231827008	VENDOR	DECORATING ELVES, INC	PIF-HOLIDAY LIGHTING (FY26 Expense)	5,938.57
12/03/25	549028-53901-5000	122503	VENDOR	DAVID M. BECHTEL	LIIGHTING SVC / CRISTMAS LIGHTS	300.00
						YTD Total 9,438.95
						Annual Budget \$8,500.00
						<i>Amount Remaining / (Budget overage)</i> (\$938.95)
						<i>% of Budget</i> 111.0%
Account Name: Misc-Property Taxes						
11/11/25	549044-53901-5000	111225-0040	VENDOR	MIKE FASANO	County Stormwater Non-Ad Valorem	3,128.16
						YTD Total 3,128.16
						Annual Budget \$3,200.00
						<i>Amount Remaining / (Budget overage)</i> \$71.84
						<i>% of Budget</i> 97.8%
Account Name: Reserve - Ponds						
11/01/25	568126-53901-5000	568046 TO 568126			R/C INV 2964-Deposit for O&M Rprs to all Ponds \$51,400	25,700.00
11/14/25	568126-53901-5000	2966	VENDOR	FINN OUTDOOR	PIF- O&M Repairs all Ponds \$51,400.00 Final Payment	25,700.00
						YTD Total 51,400.00
						Annual Budget \$0.00
						<i>Amount Remaining / (Budget overage)</i> (\$51,400.00)
						<i>% of Budget</i> n/a
						Field Department Total: \$326,139.97

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(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: PARKS AND RECREATION

Account Name: Payroll-Salaries

10/07/25	512001-57201-5000	PPE 10/3/25		Payroll-Salary PPE 10/3/25		2,308.00
10/21/25	512001-57201-5000	PPE 10/17/25		Payroll-Salary PPE 10/17/25		2,308.00
10/21/25	512001-57201-5000	PPE 10/17/25		Retro Payroll PPE 10/17/25		30.25
11/05/25	512001-57201-5000	PPE 10/31/25		Payroll-Salaries PPE 10/31/25		2,308.00
11/19/25	512001-57201-5000	PPE 11/14/25		Payroll-Salaries		2,308.00
12/03/25	512001-57201-5000	PPE 11/28/25		Payroll-Salaries		1,154.00
12/03/25	512001-57201-5000	PPE 11/28/25		Vacation		692.40
12/03/25	512001-57201-5000	PPE 11/28/25		Holiday		461.60
12/16/25	512001-57201-5000	STAFF PPE 12/12/25		Payroll-Salary L. Tempera		2,377.60
12/16/25	512001-57201-5000	STAFF PPE 12/12/25		Retro-Lynn Tempera		278.40
12/31/25	512001-57201-5000	STAFF PPE 12/26/25		Payroll-Salary L. Tempera		1,188.80
12/31/25	512001-57201-5000	STAFF PPE 12/26/25		Vacation - L. Tempera		713.28
12/31/25	512001-57201-5000	STAFF PPE 12/26/25		Holiday - L. Tempera		475.52
						YTD Total 16,603.85
						Annual Budget \$68,264.00
						<i>Amount Remaining / (Budget overage)</i> \$51,660.15
						<i>% of Budget</i> 24.3%

Account Name: Payroll-Hourly

10/07/25	512002-57201-5000	PPE 10/3/25		Payroll- Hourly PPE 10/3/25		3,817.50
10/21/25	512002-57201-5000	PPE 10/17/25		Payroll- Hourly PPE 10/17/25		3,821.35
11/05/25	512002-57201-5000	PPE 10/31/25		Payroll- Hourly		4,086.43
11/19/25	512002-57201-5000	PPE 11/14/25		Payroll- Hourly		3,625.10
12/03/25	512002-57201-5000	PPE 11/28/25		Payroll- Hourly		3,036.50
12/16/25	512002-57201-5000	STAFF PPE 12/12/25		Payroll- Hourly		3,093.55
12/31/25	512002-57201-5000	STAFF PPE 12/26/25		Payroll- Hourly		2,900.21
						YTD Total 24,380.64
						Annual Budget \$72,952.00
						<i>Amount Remaining / (Budget overage)</i> \$48,571.36
						<i>% of Budget</i> 33.4%

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Dec 31, 2025

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: FICA Taxes						
10/07/25	521001-57201-5000		PPE 10/3/25		ER FICA	468.60
10/21/25	521001-57201-5000		PPE 10/17/25		ER FICA	471.21
11/05/25	521001-57201-5000		PPE 10/31/25		ER FICA	489.17
11/19/25	521001-57201-5000		PPE 11/14/25		ER FICA	453.88
12/03/25	521001-57201-5000		PPE 11/28/25		ER FICA	408.85
12/16/25	521001-57201-5000	STAFF PPE 12/12/25			ER FICA	439.84
12/31/25	521001-57201-5000		STAFF PPE 12/26/25		ER FICA	403.75
						YTD Total 3,135.30
						Annual Budget \$10,803.00
						<i>Amount Remaining / (Budget overage)</i> \$7,667.70
						<i>% of Budget</i> 29.0%
Account Name: Workers' Compensation						
10/01/25	524001-57201-5000	155000 TO 524001			Prepaid-FY26 Workers' Comp Inv 29467 WC100125940	1,500.00
						YTD Total 1,500.00
						Annual Budget \$4,500.00
						<i>Amount Remaining / (Budget overage)</i> \$3,000.00
						<i>% of Budget</i> 33.3%
Account Name: Contracts-Security Services						
10/01/25	534037-57201-5000	17910	VENDOR	COMPLETE I.T.	OCT 25 MONITORED BURGLAR ALARM SYSTEM	65.00
11/01/25	534037-57201-5000	18206	VENDOR	COMPLETE I.T.	NOV 25 MONITORED BURGLAR ALARM SYSTEM	65.00
12/01/25	534037-57201-5000	18484	VENDOR	COMPLETE I.T.	DEC 25 MONITORED BURGLAR ALARM SYSTEM	65.00
						YTD Total 195.00
						Annual Budget \$480.00
						<i>Amount Remaining / (Budget overage)</i> \$285.00
						<i>% of Budget</i> 40.6%
Account Name: Contracts-Pools						
10/01/25	534078-57201-5000	2025-1260	VENDOR	COOPER POOLS, INC.	OCT 25 Pool Maintenance	3,940.00
11/02/25	534078-57201-5000	2025-1378	VENDOR	COOPER POOLS, INC.	NOV 25 Pool Maintenance	3,940.00
12/01/25	534078-57201-5000	2025-1498	VENDOR	COOPER POOLS, INC.	DEC 25 Pool Maintenance	3,940.00
						YTD Total 11,820.00
						Annual Budget \$17,820.00
						<i>Amount Remaining / (Budget overage)</i> \$6,000.00
						<i>% of Budget</i> 66.3%

Oakstead Community Development District
 Expenditure Report - General Fund
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 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Contracts-Computer Support						
10/01/25	534124-57201-5000	17893	VENDOR	COMPLETE I.T.	OCT 25 MSP PLAN, CLOUD BACKUP & MICROSOFT O365 SUBSCRIP	182.95
10/01/25	534124-57201-5000	17894	VENDOR	COMPLETE I.T.	OCT 25 GOOGLE EMAIL (10) WITH VAULT	165.00
11/01/25	534124-57201-5000	18188	VENDOR	COMPLETE I.T.	NOV 25 MSP PLAN CLOUD BACKUP & MS OFFICE 365	182.95
11/01/25	534124-57201-5000	18189	VENDOR	COMPLETE I.T.	NOV 25 GOOGLE EMAIL (10) WITH VAULT	165.00
11/01/25	534124-57201-5000	18207	VENDOR	COMPLETE I.T.	NOV 25 EAGLE EYE CAMERA 30 DAY CLOUD	342.00
11/01/25	534124-57201-5000	INV 18207 R/C			R/C NOV 25 EAGLE EYE CAMERA 30 DAY CLOUD	(342.00)
12/01/25	534124-57201-5000	18467	VENDOR	COMPLETE I.T.	DEC 25 MSP PLAN CLOUD BACKUP & MS OFFICE 365	192.95
12/01/25	534124-57201-5000	18468	VENDOR	COMPLETE I.T.	DEC 25 GOOGLE EMAIL (10) WITH VAULT	165.00
12/01/25	534124-57201-5000	18485	VENDOR	COMPLETE I.T.	DEC 25 EAGLE EYE CAMERA 30 DAY CLOUD	342.00
12/01/25	534124-57201-5000	534124 TO 534142			R/C DEC 25 EAGLE EYE CAMERA 30 DAY CLOUD	(342.00)
						YTD Total 1,053.85
						Annual Budget \$3,000.00
						<i>Amount Remaining / (Budget overage)</i> \$1,946.15
						<i>% of Budget</i> 35.1%
Account Name: Contracts-Pest Control						
10/07/25	534125-57201-5000	79-549	VENDOR	PHOENIX SERVICE SYSTEMS, INC	10/07/25 Pest & Rodent Control	255.00
11/04/25	534125-57201-5000	79-550	VENDOR	PHOENIX SERVICE SYSTEMS, INC	11/04/25 Pest & Rodent Control	255.00
12/02/25	534125-57201-5000	21646	VENDOR	PHOENIX SERVICE SYSTEMS, INC	12/02/25 Pest & Rodent Control	255.00
						YTD Total 765.00
						Annual Budget \$3,060.00
						<i>Amount Remaining / (Budget overage)</i> \$2,295.00
						<i>% of Budget</i> 25.0%
Account Name: Communication - Telephone						
10/01/25	541003-57201-5000	F98A9F41-0016	VENDOR	COMPLETE I.T.	OCT 25 VOIP SEATS, PHONE #, PHONE RENTALS	209.06
11/01/25	541003-57201-5000	F98A9F41-0017	VENDOR	COMPLETE I.T.	NOV 25 VOIP SEATS, PHONE #, PHONE RENTALS	209.06
12/01/25	541003-57201-5000	F98A9F41-0018	VENDOR	COMPLETE I.T.	DEC 25 VOIP SEATS, PHONE #, PHONE RENTALS	209.06
						YTD Total 627.18
						Annual Budget \$3,420.00
						<i>Amount Remaining / (Budget overage)</i> \$2,792.82
						<i>% of Budget</i> 18.3%

Oakstead Community Development District

Expenditure Report - General Fund

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Utility - Gas						
10/01/25	543019-57201-5000	100125-2101-ACH	VENDOR	TECO PEOPLES GAS - ACH	8/30-9/26/25 Gas Utility Services (accrued)	44.21
10/01/25	543019-57201-5000	STANDING ACCRUAL			S/U STANDING ACCRUAL FOR GAS UTILITY	46.00
10/01/25	543019-57201-5000	STANDING ACCRUAL			S/U STANDING ACCRUAL FOR GAS UTILITY	(46.00)
11/03/25	543019-57201-5000	110325-2101-ACH	VENDOR	TECO PEOPLES GAS - ACH	9/27-10/27/25 Gas Utility	46.08
12/03/25	543019-57201-5000	120325-2101-ACH	VENDOR	TECO PEOPLES GAS - ACH	BILL PRD 10/28-12/1/25	46.08
12/31/25	543019-57201-5000	ACCRUAL			TECO PEOPLE GAS DECEMBER 2025	46.00
						YTD Total 182.37
						Annual Budget \$528.00
						<i>Amount Remaining / (Budget overage)</i> \$345.63
						<i>% of Budget</i> 34.5%
Account Name: Utility - Refuse Removal						
10/20/25	543020-57201-5000	8480513W425-ACH	VENDOR	WASTE CONNECTIONS OF FL - ACH	OCT 2025 -TRASH PICKUP	284.70
11/30/25	543020-57201-5000	ACCRUE NOV			Accrue Nov Garbage Pickup	283.51
12/01/25	543020-57201-5000	8539040W425-ACH	VENDOR	WASTE CONNECTIONS OF FL - ACH	TRASH PICKUP	283.51
12/01/25	543020-57201-5000	ACCRUE NOV			Accrue Nov Garbage Pickup	(283.51)
12/31/25	543020-57201-5000	ACCRUAL			WASTE CONNECTIONS OF FL DECEMBER 2025	280.00
						YTD Total 848.21
						Annual Budget \$2,760.00
						<i>Amount Remaining / (Budget overage)</i> \$1,911.79
						<i>% of Budget</i> 30.7%
Account Name: Utility - Water & Sewer						
10/31/25	543021-57201-5000	110425-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	09/15/25-10/15/25 WATER/RECLAIMED WATER	807.68
11/30/25	543021-57201-5000	FY26 STANDING			S/U FY26 STANDING Utility - Water & Sewer	800.00
12/01/25	543021-57201-5000	120225-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	10/15-11/14/25 Water/Reclaimed Water	1,138.88
12/31/25	543021-57201-5000	ACCRUAL			PASCO CTY UTILITIES SVC RECLAIMED DEC 25	1,000.00
						YTD Total 3,746.56
						Annual Budget \$7,000.00
						<i>Amount Remaining / (Budget overage)</i> \$3,253.44
						<i>% of Budget</i> 53.5%

Oakstead Community Development District

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: R&M-Clubhouse						
10/03/25	546015-57201-5000	093025-8315-ACH	VENDOR	SPECTRUM - ACH	09/30/25-10/29/25 TV & Internet	38.77
10/21/25	546015-57201-5000	18036 DEPOSIT	VENDOR	COMPLETE I.T.	CLUBHOUSE CAMERAS - DEPOSIT	2,794.00
10/26/25	546015-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	327.25
10/26/25	546015-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	494.86
10/31/25	546015-57201-5000	110225-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes: 10/13/25-10/31/25 CC Purchases	26.58
11/17/25	546015-57201-5000	103025-8315-ACH	VENDOR	SPECTRUM - ACH	10/30-11/29/25 TV & Internet	38.77
12/01/25	546015-57201-5000	113025-8315-ACH	VENDOR	SPECTRUM - ACH	BILL PRD 11/30-12/29/25	38.77
12/01/25	546015-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	10.57
12/01/25	546015-57201-5000	JE002261			Truist Bank CC Nov Purchases	29.94
12/22/25	546015-57201-5000	18037	VENDOR	COMPLETE I.T.	CLUBHOUSE CAMERAS - Final	2,794.00
12/22/25	546015-57201-5000	17010	VENDOR	COMPLETE I.T.	Clubhouse Entry System	2,032.50
12/22/25	546015-57201-5000	18618	VENDOR	COMPLETE I.T.	Brivo Access Standard Edition	53.00
						YTD Total 8,679.01
						Annual Budget \$30,000.00
						<i>Amount Remaining / (Budget overage)</i> \$21,320.99
						<i>% of Budget</i> 28.9%
Account Name: R&M-Pools						
10/26/25	546074-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	85.49
11/18/25	546074-57201-5000	2025-1441	VENDOR	COOPER POOLS, INC.	ADA Housing Cover Assembly	527.68
						YTD Total 613.17
						Annual Budget \$9,000.00
						<i>Amount Remaining / (Budget overage)</i> \$8,386.83
						<i>% of Budget</i> 6.8%
Account Name: Miscellaneous Services						
10/26/25	549001-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	34.36
10/27/25	549001-57201-5000	18054	VENDOR	COMPLETE I.T.	Laptop Charger & Labor for onsite restoration	403.99
10/31/25	549001-57201-5000	7006610584	VENDOR	THE CHAMBERLAIN GROUP	60 Remotes	521.97
12/02/25	549001-57201-5000	21646	VENDOR	PHOENIX SERVICE SYSTEMS, INC	12/02/25 Pest & Rodent Control	25.00
12/03/25	549001-57201-5000	120325	VENDOR	LYNN TEMPERA	CHRISTMAS BONUSES	400.00
						YTD Total 1,385.32
						Annual Budget \$279.96
						<i>Amount Remaining / (Budget overage)</i> (\$1,105.36)
						<i>% of Budget</i> 494.8%

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Misc-Public Relations						
10/01/25	549046-57201-5000	102525	VENDOR	BOUNCE A LOT INFLATABLES	Inflatable for 10/25/25 Fall Festival	392.40
10/01/25	549046-57201-5000	102525	VENDOR	dba PANCHO THE GREAT	Pancho The Great for 10/25/25 Fall Festival	175.00
10/01/25	549046-57201-5000	155000 TO 549046			Prepaid-Pancho the Great Inv 101 10/25/25 Magic show	50.00
10/24/25	549046-57201-5000	JM-102425	VENDOR	JOELL MILLER	FALL FESTIVAL	300.00
10/26/25	549046-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	18.99
10/26/25	549046-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	8.69
10/26/25	549046-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	81.89
10/26/25	549046-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	33.95
10/26/25	549046-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	95.98
10/26/25	549046-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	21.92
10/26/25	549046-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	9.83
10/26/25	549046-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	3.59
10/26/25	549046-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	35.64
11/07/25	549046-57201-5000	110725	VENDOR	STACY CURRAN	Holiday Light Contest Gifts-Reimbursement	236.16
11/10/25	549046-57201-5000	25-1107	VENDOR	NOEL LeBLANC	DJ SRVCS FIRST FRIDAY NOV 2025	150.00
11/10/25	549046-57201-5000	25-1003	VENDOR	NOEL LeBLANC	DJ SRVCS FIRST FRIDAY OCT 2025	150.00
12/01/25	549046-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	81.94
12/01/25	549046-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	6.48
12/15/25	549046-57201-5000	121625	VENDOR	IN MOTION BILLBOARDS INC	Exclusive Movie Night	350.00
						YTD Total 2,202.46
						Annual Budget \$10,000.00
						<i>Amount Remaining / (Budget overage)</i> \$7,797.54
						<i>% of Budget</i> 22.0%
Account Name: Solid Waste Disposal Assessm.						
11/17/25	549094-57201-5000	110525-00100-0040	VENDOR	MIKE FASANO	2025 Solid Waste Assessment	2,143.26
						YTD Total 2,143.26
						Annual Budget \$1,920.00
						<i>Amount Remaining / (Budget overage)</i> (\$223.26)
						<i>% of Budget</i> 111.6%
Account Name: Newsletter Printing/Supplies						
10/26/25	549924-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	1,485.48
11/30/25	549924-57201-5000	FY26 STANDING			S/U FY26 STANDING Newsletter Printing	1,485.48
12/01/25	549924-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	1,485.48
						YTD Total 4,456.44
						Annual Budget \$17,826.00
						<i>Amount Remaining / (Budget overage)</i> \$13,369.56
						<i>% of Budget</i> 25.0%

Oakstead Community Development District

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount	
Account Name: Office Supplies							
10/26/25	551002-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900	ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	6.79
10/26/25	551002-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900	ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	10.44
10/26/25	551002-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900	ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	(6.98)
10/26/25	551002-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900	ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	9.96
10/26/25	551002-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900	ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	76.56
11/01/25	551002-57201-5000	102625-8900-ACH	VENDOR	TRUIST BANK-8900	ACH from #5221	TRUIST 10/6/25-10/24/25 CC Purchases (Luis)	32.09
12/01/25	551002-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900	ACH from #5221	NOV PURCHASES	101.14
12/01/25	551002-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900	ACH from #5221	NOV PURCHASES	49.98
						YTD Total 279.98	
						Annual Budget \$1,900.00	
						<i>Amount Remaining / (Budget overage)</i> \$1,620.02	
						<i>% of Budget</i> 14.7%	
Account Name: Cleaning Supplies							
10/26/25	551003-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900	ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	23.46
10/26/25	551003-57201-5000	102625-3771-ACH	VENDOR	TRUIST BANK-8900	ACH from #5221	TRUIST 9/27/25-10/26/25 CC Purchases	105.98
10/29/25	551003-57201-5000	14653	VENDOR	CLEAN SWEEP SUPPLY CO., INC.		Multifold Towels	31.25
12/01/25	551003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900	ACH from #5221	NOV PURCHASES	11.52
12/01/25	551003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900	ACH from #5221	NOV PURCHASES	52.45
						YTD Total 224.66	
						Annual Budget \$1,700.00	
						<i>Amount Remaining / (Budget overage)</i> \$1,475.34	
						<i>% of Budget</i> 13.2%	

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Op Supplies - Clubhouse						
10/31/25	552003-57201-5000	110225-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes: 10/13/25-10/31/25 CC Purchases	31.24
10/31/25	552003-57201-5000	110225-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes: 10/13/25-10/31/25 CC Purchases	(27.85)
10/31/25	552003-57201-5000	110225-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes: 10/13/25-10/31/25 CC Purchases	27.85
10/31/25	552003-57201-5000	110225-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes: 10/13/25-10/31/25 CC Purchases	26.03
10/31/25	552003-57201-5000	110225-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes: 10/13/25-10/31/25 CC Purchases	76.72
10/31/25	552003-57201-5000	110225-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes: 10/13/25-10/31/25 CC Purchases	21.13
10/31/25	552003-57201-5000	110225-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes: 10/13/25-10/31/25 CC Purchases	36.84
10/31/25	552003-57201-5000	110225-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes: 10/13/25-10/31/25 CC Purchases	21.51
11/10/25	552003-57201-5000	43425TO	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	WATER BOTTLES & SLEEVES CUPS	90.60
11/10/25	552003-57201-5000	1004288	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	Cooler Rental Fee	7.00
11/10/25	552003-57201-5000	40610TO	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	Bottled Water	78.40
11/10/25	552003-57201-5000	1004156	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	Cooler Rental Fee	7.00
11/10/25	552003-57201-5000	37950TO	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	Bottled Water	54.00
11/10/25	552003-57201-5000	1004030	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	Cooler Rental Fee	7.00
11/17/25	552003-57201-5000	LT-111725	VENDOR	LYNN TEMPERA	5/26/25-11/14/25 REPLENISH PETTY CASH	206.31
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	17.99
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	32.28
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	32.28
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	35.98
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	55.76
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	105.30
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	39.99
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	35.98
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	71.96
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	16.92
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	325.35
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	142.99
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	44.98
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	155.98
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	99.26
12/01/25	552003-57201-5000	112625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	NOV PURCHASES	109.99
12/08/25	552003-57201-5000	120225-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes 11/6-28/25 CC Purchases	57.67
12/13/25	552003-57201-5000	3976	VENDOR	NELSON'S CPR & FIRST AID	Infant/Child SMART Pads Cartridge, HS1	212.00

YTD Total	2,256.44
Annual Budget	\$1,700.00
<i>Amount Remaining / (Budget overage)</i>	<i>(\$556.44)</i>
<i>% of Budget</i>	<i>132.7%</i>

Account Name: Reserve - Clubhouse

YTD Total	-
Annual Budget	\$6,525.00
<i>Amount Remaining / (Budget overage)</i>	<i>\$6,525.00</i>
<i>% of Budget</i>	<i>0.0%</i>

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Dec 31, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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Parks And Recreation Department Total:	\$87,098.70
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 500,431.75
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SOR Balance as of 12/31/2025	\$ 500,430.00
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1.75
rounding

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 100325

001	12/15/25	BRLETIC DVORAK, INC.	2238	Engineering Services thru 112525	ProfServ-Engineering	531013-51501	\$2,602.50
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Check Total \$2,602.50

CHECK # 100326

001	12/15/25	STEVEN D TURNER	120325	FHP 12/3/25 4 hours incl travel time	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/15/25	STEVEN D TURNER	120425	FHP 12/4/25 4 hours incl travel time	Contracts-Florida Hwy Patrol	534101-53901	\$240.00

Check Total \$480.00

CHECK # 100327

001	12/15/25	DAVID M. BECHTEL	122503	LIIGHTING SVC / CRISTMAS LIGHTS	Misc-Holiday Lighting	549028-53901	\$300.00
001	12/15/25	DAVID M. BECHTEL	122503	LIIGHTING SVC / CRISTMAS LIGHTS	R&M-Landscape Lighting	546308-53901	\$630.00

Check Total \$930.00

CHECK # 13987

001	12/02/25	BIG DOG LEO SERVICES, LLC	120125-ADMIN	FHP ADMIN FEE 12/01/25	Contracts-Florida Hwy Patrol	534101-53901	\$150.00
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Check Total \$150.00

CHECK # 13988

001	12/02/25	CLEARVUE ENVIROMENTAL LLC	1077	DEC 25 Aquatic Services	Contracts-Lakes	534084-53901	\$2,450.00
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Check Total \$2,450.00

CHECK # 13989

001	12/02/25	COMPLETE I.T.	18315	Brenford Main Board Replacement	R&M-Gate	546034-53901	\$2,990.45
001	12/02/25	COMPLETE I.T.	18467	DEC 25 MSP PLAN CLOUD BACKUP & MS OFFICE 365	Contracts-Computer Support	534124-57201	\$192.95
001	12/02/25	COMPLETE I.T.	18484	DEC 25 MONITORED BURGLAR ALARM SYSTEM	Contracts-Security Services	534037-57201	\$65.00
001	12/02/25	COMPLETE I.T.	18468	DEC 25 GOOGLE EMAIL (10) WITH VAULT	Contracts-Computer Support	534124-57201	\$165.00
001	12/02/25	COMPLETE I.T.	18486	DEC 2025 LIFTMASTER VOIP & CLOUD HOSTING	Contracts-Gate Cloud Lift Master	534143-53901	\$510.00
001	12/02/25	COMPLETE I.T.	18485	DEC 25 EAGLE EYE CAMERA 30 DAY CLOUD	Contracts-Computer Support	534124-57201	\$342.00
001	12/02/25	COMPLETE I.T.	F98A9F41-0018	DEC 25 VOIP SEATS, PHONE #, PHONE RENTALS	Communication - Telephone	541003-57201	\$209.06

Check Total \$4,474.46

CHECK # 13990

001	12/02/25	COOPER POOLS, INC.	2025-1498	DEC 25 Pool Maintenance	Contracts-Pools	534078-57201	\$3,940.00
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Check Total \$3,940.00

CHECK # 13991

001	12/02/25	INFRAMARK LLC	165617	Management Services DEC 2025	ProfServ-Mgmt Consulting	531027-51201	\$5,048.83
001	12/02/25	INFRAMARK LLC	165617	Management Services DEC 2025	ProfServ-Special Assessment	531038-51301	\$12,000.00
001	12/02/25	INFRAMARK LLC	165617	Management Services DEC 2025	Office Supplies	551002-51301	\$8.33
001	12/02/25	INFRAMARK LLC	164565	POSTAGE	Postage and Freight	541006-51301	\$19.24

Check Total \$17,076.40

CHECK # 13992

001	12/02/25	JUNIPER LANDSCAPING OF FLORIDA LLC	368329	Enhancement WeyMouth Entrance	R&M-Other Landscape	546036-53901	\$3,393.00
001	12/02/25	JUNIPER LANDSCAPING OF FLORIDA LLC	370310	DEC25 Landscape Maintenance	Contracts-Landscape	534050-53901	\$20,844.97

Check Total \$24,237.97

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 13993							
001	12/02/25	LYNN TEMPERA	LT-111725	5/26/25-11/14/25 REPLENISH PETTY CASH	Op Supplies - Clubhouse	552003-57201	\$206.31
Check Total <u>\$206.31</u>							
CHECK # 13994							
001	12/02/25	OLM	46219	11/10/25 LANDSCAPE INSPECTION	Contracts-Landscape Consultant	534062-53901	\$1,620.00
Check Total <u>\$1,620.00</u>							
CHECK # 13995							
001	12/02/25	STRALEY ROBIN VERICKER	27502	Legal Service Through 10/31/25	ProfServ-Legal Services	531023-51401	\$1,015.50
Check Total <u>\$1,015.50</u>							
CHECK # 13996							
001	12/03/25	LYNN TEMPERA	120325	CHRISTMAS BONUSES	Miscellaneous Services	549001-57201	\$400.00
Check Total <u>\$400.00</u>							
CHECK # 13997							
001	12/16/25	JUNIPER LANDSCAPING OF FLORIDA LLC	373090	12/3/25 Clubhouse Sprinkler Repairs	R&M-Irrigation	546041-53901	\$84.75
001	12/16/25	JUNIPER LANDSCAPING OF FLORIDA LLC	373091	12/3/25 Marchmont Wet Check Repairs	R&M-Irrigation	546041-53901	\$38.31
001	12/16/25	JUNIPER LANDSCAPING OF FLORIDA LLC	373092	12/2/25 Keswick Entr Irrigation Rprs	R&M-Irrigation	546041-53901	\$718.12
Check Total <u>\$841.18</u>							
CHECK # 13998							
001	12/16/25	TWO O EIGHT SECURITY, INC	JH-110425	Security 11/4/25 (J Hypes)	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/16/25	TWO O EIGHT SECURITY, INC	JH-111125	Security 11/11/25 (J Hypes)	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/16/25	TWO O EIGHT SECURITY, INC	JH-111425	Security 11/14/25 (J Hypes)	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/16/25	TWO O EIGHT SECURITY, INC	JH-111725	Security 11/17/25 (J Hypes)	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/16/25	TWO O EIGHT SECURITY, INC	JH-112425	Security 11/24/25 (J Hypes)	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/16/25	TWO O EIGHT SECURITY, INC	JH-112825	Security 11/28/25 (J Hypes)	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
Check Total <u>\$1,440.00</u>							
CHECK # 14001							
001	12/31/25	CHARTER COMMUNICATIONS - ACH	0140776112325-CHK	BALANCE DUE	Contracts-Gate Wi-Fi	534141-53901	\$8.95
Check Total <u>\$8.95</u>							
CHECK # 14002							
001	12/31/25	COMPLETE I.T.	18037	CLUBHOUSE CAMERAS - Final	R&M-Clubhouse	546015-57201	\$2,794.00
001	12/31/25	COMPLETE I.T.	17010	Clubhouse Entry System	R&M-Clubhouse	546015-57201	\$2,032.50
001	12/31/25	COMPLETE I.T.	18618	Brivo Access Standard Edition	R&M-Clubhouse	546015-57201	\$53.00
Check Total <u>\$4,879.50</u>							
CHECK # 14003							
001	12/31/25	HANCOCK WHITNEY BANK	44095	Series 2016A1 FY26 Annual Trustee Fee	ProfServ-Trustee Fees	531045-51301	\$3,000.00
001	12/31/25	HANCOCK WHITNEY BANK	44096	Series 2017A2 FY26 Annual Trustee Fee	ProfServ-Trustee Fees	531045-51301	\$2,000.00
Check Total <u>\$5,000.00</u>							
CHECK # 14004							
001	12/31/25	IN MOTION BILLBOARDS INC	121625	Exclusive Movie Night	Misc-Public Relations	549046-57201	\$350.00
Check Total <u>\$350.00</u>							
CHECK # 14005							
001	12/31/25	INFRAMARK LLC	166712	POSTAGE	Postage and Freight	541006-51301	\$22.94
Check Total <u>\$22.94</u>							

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 14006							
001	12/31/25	NELSON'S CPR & FIRST AID	3976	Infant/Child SMART Pads Cartridge, HS1	Op Supplies - Clubhouse	552003-57201	\$212.00
Check Total							\$212.00
CHECK # 14007							
001	12/31/25	STEVEN D TURNER	121725	FHP 12/17/25 4 hours incl travel time	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/31/25	STEVEN D TURNER	121525-	FHP 12/15/25 4 hours incl travel time	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/31/25	STEVEN D TURNER	121925	FHP 12/19/25 4 hours incl travel time	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/31/25	STEVEN D TURNER	122225	FHP 12/22/25 4 hours incl travel time	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
Check Total							\$960.00
CHECK # 300060							
001	12/02/25	SPECTRUM - ACH	0030738112125-ACH	GATE WIFI	Contracts-Gate Wi-Fi	534141-53901	\$630.00
Check Total							\$630.00
CHECK # 300061							
001	12/05/25	DUKE ENERGY-ACH	111425-7010	10/3-11/7/25 Electricity	Electricity - Streetlights	543013-53901	\$7,614.66
Check Total							\$7,614.66
CHECK # 300062							
001	12/19/25	PASCO COUNTY UTILITIES SERVICE - ACH	120225-ACH	10/15-11/14/25 Water/Reclaimed Water	Utility - Reclaimed Water	543028-53901	\$921.12
001	12/19/25	PASCO COUNTY UTILITIES SERVICE - ACH	120225-ACH	10/15-11/14/25 Water/Reclaimed Water	Utility - Water & Sewer	543021-57201	\$1,138.88
Check Total							\$2,060.00

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD01714							
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Clubhouse	546015-53901	\$29.94
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Other Field	546063-53901	\$14.00
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Other Field	546063-53901	\$13.00
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Other Field	546063-53901	\$13.50
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Other Field	546063-53901	\$34.99
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Other Field	546063-53901	\$15.31
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Other Field	546063-53901	\$14.46
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Misc-Public Relations	549046-57201	\$6.48
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$109.99
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Cleaning Supplies	551003-57201	\$52.45
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Office Supplies	551002-57201	\$49.98
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$99.26
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$155.98
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$44.98
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Misc-Public Relations	549046-57201	\$81.94
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$142.99
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$325.35
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$16.92
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$71.96
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$35.98
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$39.99
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$105.30
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$55.76
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Newsletter Printing/Supplies	549924-57201	\$1,485.48
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Clubhouse	546015-57201	\$10.57
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$35.98
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Office Supplies	551002-57201	\$101.14
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Cleaning Supplies	551003-57201	\$11.52
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$32.28
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$32.28
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$17.99
Check Total							\$3,257.75
CHECK # DD05710							
001	12/24/25	WASTE CONNECTIONS OF FL - ACH	8598005W425	TRASH PICKUP JAN 26	Utility - Refuse Removal	543020-57201	\$315.36
Check Total							\$315.36
CHECK # DD05714							
001	12/22/25	SPECTRUM - ACH	113025-8315-ACH	BILL PRD 11/30-12/29/25	R&M-Clubhouse	546015-57201	\$38.77
Check Total							\$38.77
CHECK # DD05715							
001	12/22/25	TECO PEOPLES GAS - ACH	120325-2101-ACH	BILL PRD 10/28-12/1/25	Utility - Gas	543019-57201	\$46.08
Check Total							\$46.08
Fund Total							\$87,260.33

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2016 A-1 DEBT SERVICE FUND - 204

CHECK # 14000

204	12/30/25	OAKSTEAD C/O HANCOCK BANK	121925-A1A	SER 2016 A-1 FY26 ASSMNTS	Due From Other Funds	131000	\$392,771.24
							Check Total
							\$392,771.24
							Fund Total
							\$392,771.24

SERIES 2017 A-2 DEBT SERVICES FUND - 205

CHECK # 13999

205	12/30/25	OAKSTEAD C/O HANCOCK BANK	A2-121925	SER 2017 A-2 FY26 ASSMNTS	Due From Other Funds	131000	\$339,499.87
							Check Total
							\$339,499.87
							Fund Total
							\$339,499.87

Total Checks Paid	\$819,531.44
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*Oakstead
Community
Development
District*

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



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Statement of Revenues, Expenditures and Changes in Fund Balances		
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**OAKSTEAD
Community Development District**

Financial Statements

(Unaudited)

December 31, 2025

Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 A-1	SERIES 2017 A-2	TOTAL
		DEBT SERVICE FUND	DEBT SERVICES FUND	
ASSETS				
Cash - Checking Account	\$ 999,851	\$ -	\$ -	\$ 999,851
Cash On Hand/Petty Cash	250	-	-	250
Cash in Transit	-	392,771	339,500	732,271
Investments:				
Money Market Account	674,339	-	-	674,339
Interest Account A	-	18	-	18
Interest Fund (A-2)	-	-	17	17
Reserve Fund (A-2)	-	-	136,258	136,258
Reserve Fund A	-	156,298	-	156,298
Revenue Fund (A-2)	-	-	81,448	81,448
Revenue Fund A	-	102,242	-	102,242
Sinking Fund (A-2)	-	-	34	34
Sinking Fund A	-	40	-	40
Prepaid Items	126	-	-	126
Deposits	13,420	-	-	13,420
TOTAL ASSETS	\$ 1,687,986	\$ 651,369	\$ 557,257	\$ 2,896,612
LIABILITIES				
Accounts Payable	\$ 4,612	\$ -	\$ -	\$ 4,612
Accrued Expenses	13,611	-	-	13,611
TOTAL LIABILITIES	18,223	-	-	18,223
FUND BALANCES				
Nonspendable:				
Prepaid Items	126	-	-	126
Deposits	13,420	-	-	13,420
Restricted for:				
Debt Service	-	651,369	557,257	1,208,626
Assigned to:				
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	27,985	-	-	27,985
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
Unassigned:	1,040,229	-	-	1,040,229
TOTAL FUND BALANCES	\$ 1,669,763	\$ 651,369	\$ 557,257	\$ 2,878,389
TOTAL LIABILITIES & FUND BALANCES	\$ 1,687,986	\$ 651,369	\$ 557,257	\$ 2,896,612

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 20,000	\$ 6,464	32.32%	\$ 1,975
Room Rentals	6,000	1,035	17.25%	450
Special Events	1,000	955	95.50%	635
Other Charges For Services	2,500	309	12.36%	309
Special Assmnts- Tax Collector	1,162,983	1,071,107	92.10%	877,237
Special Assmnts- Discounts	(46,519)	(42,900)	92.22%	(34,962)
Other Miscellaneous Revenues	500	-	0.00%	-
Gate Bar Code/Remotes	4,000	1,165	29.13%	500
TOTAL REVENUES	1,150,464	1,038,135	90.24%	846,144
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	24,000	6,800	28.33%	1,800
FICA Taxes	1,836	520	28.32%	138
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Engineering	17,000	4,753	27.96%	-
ProfServ-Legal Services	10,000	2,637	26.37%	1,621
ProfServ-Mgmt Consulting	60,586	15,146	25.00%	5,049
ProfServ-Property Appraiser	150	-	0.00%	-
ProfServ-Special Assessment	12,000	12,000	100.00%	12,000
ProfServ-Trustee Fees	5,000	5,000	100.00%	5,000
ProfServ-Web Site Development	1,553	-	0.00%	-
Auditing Services	7,200	-	0.00%	-
Postage and Freight	1,200	61	5.08%	23
Insurance - General Liability	16,101	17,733	110.14%	-
Printing and Binding	800	-	0.00%	-
Legal Advertising	1,347	247	18.34%	-
Misc-Bank Charges	849	755	88.93%	240
Misc-Assessment Collection Cost	23,260	20,564	88.41%	16,845
Misc-Credit Card Fees	600	777	129.50%	416
Office Supplies	100	25	25.00%	8
Annual District Filing Fee	175	175	100.00%	-
Total Administration	184,957	87,193	47.14%	43,140

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<u>Field</u>				
Contracts-Landscape	259,410	62,535	24.11%	20,845
Contracts-Landscape Consultant	19,440	4,860	25.00%	1,620
Contracts-Mulch	31,900	31,900	100.00%	-
Contracts-Lakes	30,348	7,350	24.22%	2,450
Contracts-Florida Hwy Patrol	29,808	6,930	23.25%	1,590
Contracts-Annuals	25,200	-	0.00%	-
Contracts-Gate Wi-Fi	6,000	1,899	31.65%	639
Contracts-Gate CCTV	8,580	1,026	11.96%	342
Contracts-Gate Cloud Lift Master	4,572	1,530	33.46%	510
Electricity - Streetlights	99,000	22,904	23.14%	7,500
Utility - Reclaimed Water	22,921	5,118	22.33%	1,921
Insurance - Property	-	56,100	0.00%	-
R&M-Electrical	1,500	333	22.20%	-
R&M-Gate	10,000	7,418	74.18%	-
R&M-Other Landscape	10,000	42,177	421.77%	-
R&M-Irrigation	22,000	2,708	12.31%	1,428
R&M-Other Field	13,813	3,695	26.75%	237
R&M-Sidewalks	10,000	-	0.00%	-
R&M-Trees and Trimming	16,000	3,060	19.13%	-
R&M-Roads	2,500	-	0.00%	-
R&M-Pressure Washing	6,000	-	0.00%	-
R&M-Landscape Lighting	2,000	630	31.50%	630
Misc-Holiday Lighting	8,500	9,439	111.05%	300
Misc-Property Taxes	3,200	3,128	97.75%	-
Misc-Contingency	36,985	-	0.00%	-
Reserve - Landscaping	3,400	-	0.00%	-
Reserve - Ponds	-	51,400	0.00%	-
Total Field	683,077	326,140	47.75%	40,012

Parks and Recreation

Payroll-Salaries	68,264	16,604	24.32%	7,342
Payroll-Hourly	72,952	24,381	33.42%	9,030
FICA Taxes	10,803	3,135	29.02%	1,252
Workers' Compensation	4,500	1,500	33.33%	-
Contracts-Security Services	480	195	40.63%	65
Contracts-Pools	17,820	11,820	66.33%	3,940
Contracts-Computer Support	3,000	1,054	35.13%	358

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
Contracts-Pest Control	3,060	765	25.00%	255
Communication - Telephone	3,420	627	18.33%	209
Utility - Gas	528	182	34.47%	92
Utility - Refuse Removal	2,760	848	30.72%	280
Utility - Water & Sewer	7,000	3,747	53.53%	2,139
R&M-Clubhouse	30,000	8,679	28.93%	4,959
R&M-Pools	9,000	613	6.81%	-
Miscellaneous Services	280	1,385	494.64%	425
Misc-Public Relations	10,000	2,202	22.02%	438
Solid Waste Disposal Assessm.	1,920	2,143	111.61%	-
Newsletter Printing/Supplies	17,826	4,456	25.00%	1,485
Office Supplies	1,900	280	14.74%	151
Cleaning Supplies	1,700	225	13.24%	64
Op Supplies - Clubhouse	1,700	2,256	132.71%	1,593
Op Supplies - Pool Chemicals	7,000	-	0.00%	-
Reserve - Clubhouse	6,525	-	0.00%	-
Total Parks and Recreation	282,438	87,097	30.84%	34,077
TOTAL EXPENDITURES	1,150,472	500,430	43.50%	117,229
Excess (deficiency) of revenues				
Over (under) expenditures	(8)	537,705	-672,131 12.50%	728,915
Net change in fund balance	\$ (8)	\$ 537,705	<u>-672,131 12.50%</u>	\$ 728,915
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,132,058	1,132,058		
FUND BALANCE, ENDING	\$ 1,132,050	\$ 1,669,763		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 2,852	0.00%	\$ 832
Special Assmnts- Tax Collector	451,062	415,429	92.10%	340,236
Special Assmnts- Discounts	(18,042)	(16,639)	92.22%	(13,560)
TOTAL REVENUES	433,020	401,642	92.75%	327,508
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	9,021	7,976	88.42%	6,534
Total Administration	9,021	7,976	88.42%	6,534
Debt Service				
Principal Debt Retirement A-1	345,000	-	0.00%	-
Interest Expense Series A-1	80,673	40,336	50.00%	-
Total Debt Service	425,673	40,336	9.48%	-
TOTAL EXPENDITURES	434,694	48,312	11.11%	6,534
Excess (deficiency) of revenues				
Over (under) expenditures	(1,674)	353,330	-21106.93%	320,974
Net change in fund balance	\$ (1,674)	\$ 353,330	<u>-21106.93%</u>	\$ 320,974
FUND BALANCE, BEGINNING (OCT 1, 2025)	298,039	298,039		
FUND BALANCE, ENDING	\$ 296,365	\$ 651,369		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 2,440	0.00%	\$ 702
Special Assmnts- Tax Collector	389,884	359,085	92.10%	294,090
Special Assmnts- Discounts	(15,595)	(14,382)	92.22%	(11,721)
TOTAL REVENUES	374,289	347,143	92.75%	283,071
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	7,798	6,894	88.41%	5,647
Total Administration	7,798	6,894	88.41%	5,647
Debt Service				
Principal Debt Retirement A-2	290,000	-	0.00%	-
Interest Expense Series A-2	78,843	39,421	50.00%	-
Total Debt Service	368,843	39,421	10.69%	-
TOTAL EXPENDITURES	376,641	46,315	12.30%	5,647
Excess (deficiency) of revenues				
Over (under) expenditures	(2,352)	300,828	-12790.31%	277,424
Net change in fund balance	\$ (2,352)	\$ 300,828	<u>-12790.31%</u>	<u>\$ 277,424</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)	256,429	256,429		
FUND BALANCE, ENDING	\$ 254,077	\$ 557,257		

**OAKSTEAD
Community Development District**

Supporting Schedules

December 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, 2026

							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		
25-26 Assmnts				\$2,003,926	\$1,162,980	\$451,062	\$389,884		
Allocation %				100%	58%	23%	19%		
11/06/25	\$ 33,077	\$ 1,735	\$ 675	\$ 35,487	\$ 20,595	\$ 7,988	\$ 6,904		
11/14/25	140,861	5,989	2,875	149,725	86,893	33,701	29,131		
11/20/25	92,200	3,920	1,882	98,002	56,875	22,059	19,067		
11/26/25	47,834	2,034	976	50,844	29,508	11,445	9,892		
12/05/25	1,262,770	53,665	25,771	1,342,206	778,950	302,116	261,140		
12/11/25	136,901	5,794	2,794	145,488	84,434	32,748	28,306		
12/18/25	22,624	783	462	23,869	13,852	5,373	4,644		
TOTAL	\$ 1,736,266	\$ 73,921	\$ 35,434	\$ 1,845,621	\$ 1,071,107	\$ 415,429	\$ 359,086		
% Collected					92%	92%	92%	92%	
TOTAL O/S					\$ 158,304	\$ 91,872	\$ 35,633	\$ 30,799	

OAKSTEAD

Community Development District

Assigned Reserves Report
December-25

		Current Balance	Goal
GL #283010	Operating Reserves - FY2025	\$279,928	n/a
GL #283185	Reserves - Clubhouse	\$20,742	\$90,000
GL #283410	Reserves-Gates	\$10,000	\$10,000
GL #283515	Reserves-Landscape	\$50,000	\$30,000
GL #283685	Reserves - Ponds	\$27,985	\$90,000
GL #283719	Reserves-Tree Removal & Replacement	\$32,425	\$25,000
GL #283760	Reserves-Roadways	\$106,929	\$2,030,000
GL #283790	Reserves-Sidewalks	\$38,728	\$25,000
GL #283880	Reserves-Wall	\$49,251	\$50,000
Total Assigned Reserves		\$615,988	\$2,350,000

Cash and Investment Report
December 31, 2025

General Fund

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Checking Account - Clubhouse	TRUIST Bank	Public Funds NOW	n/a	1.75%	\$ 20,657
Checking Account - Operating	Hancock Whitney Bank	Checking Account-1859	n/a	0.00%	979,194
			subtotal		\$ 999,851
Petty Cash	n/a	n/a	n/a	0.00%	250
Public Funds MMA	Bank United	Money Market Acct #0682	n/a	3.40%	674,339
			Subtotal-GF		\$ 1,674,440

Debt Service Funds

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Ser 2016 A-1 Interest Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.61%	\$ 18
Ser 2016 A-1 Reserve Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.61%	156,298
Ser 2016 A-1 Revenue Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.61%	102,242
Ser 2016 A-1 Sinking Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.61%	40
			Subtotal-DS 204		\$ 258,598
Ser 2017 A-2 Interest Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.61%	\$ 17
Ser 2017 A-2 Reserve Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.61%	136,258
Ser 2017 A-2 Revenue Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.61%	81,448
Ser 2017 A-2 Sinking Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.61%	34
			Subtotal-DS 205		\$ 217,757
			Total All Funds		\$ 2,150,795

Bank Account Statement

Oakstead CDD

Bank Account No. 5221

Statement No. 12-25

Statement Date 12/31/2025

G/L Account No. 101000 Balance	20,656.86	Statement Balance	20,656.86
Positive Adjustments	0.00	Outstanding Deposits	0.00
Subtotal	20,656.86	Subtotal	20,656.86
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	20,656.86	Ending Balance	20,656.86

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
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Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Oakstead CDD

Bank Account No. 1859

Statement No. 12-25

Statement Date

12/31/2025

G/L Account No. 101004 Balance	979,194.20	Statement Balance	1,724,321.70
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	979,194.20	Subtotal	1,724,321.70
Negative Adjustments	0.00	Outstanding Checks	-745,127.50
Ending G/L Balance	979,194.20	Ending Balance	979,194.20

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
11/14/2025	Payment	13972	NOEL LeBLANC	Check for Vendor V00480		-300.00	
11/24/2025	Payment	13984	HIMES ELECTRICAL SERVICE, INC.	Check for Vendor V00018		-193.00	
12/15/2025	Payment	100327	DAVID M. BECHTEL	Inv: 122503		-930.00	
12/30/2025	Payment	13999	OAKSTEAD C/O HANCOCK BANK	Payment of Invoice 020410		339,499.87	
12/30/2025	Payment	14000	OAKSTEAD C/O HANCOCK BANK CHARTER	Payment of Invoice 020411		392,771.24	
12/31/2025	Payment	14001	COMMUNICATION S - ACH	Check for Vendor V00243		-8.95	
12/31/2025	Payment	14002	COMPLETE I.T.	Check for Vendor V00481		-4,879.50	
12/31/2025	Payment	14003	HANCOCK WHITNEY BANK	Check for Vendor V00386		-5,000.00	
12/31/2025	Payment	14004	IN MOTION BILLBOARDS INC	Check for Vendor V00508		-350.00	
12/31/2025	Payment	14005	INFRAMARK LLC	Check for Vendor V00063		-22.94	
12/31/2025	Payment	14006	NELSON'S CPR & FIRST AID	Check for Vendor V00220		-212.00	
12/31/2025	Payment	14007	STEVEN D TURNER	Check for Vendor V00506		-960.00	
Total Outstanding Checks							745,127.50

Outstanding Deposits

Total Outstanding Deposits

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 100325

001	12/15/25	BRLETIC DVORAK, INC.	2238	Engineering Services thru 112525	ProfServ-Engineering	531013-51501	\$2,602.50
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Check Total \$2,602.50

CHECK # 100326

001	12/15/25	STEVEN D TURNER	120325	FHP 12/3/25 4 hours incl travel time	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/15/25	STEVEN D TURNER	120425	FHP 12/4/25 4 hours incl travel time	Contracts-Florida Hwy Patrol	534101-53901	\$240.00

Check Total \$480.00

CHECK # 100327

001	12/15/25	DAVID M. BECHTEL	122503	LIIGHTING SVC / CRISTMAS LIGHTS	Misc-Holiday Lighting	549028-53901	\$300.00
001	12/15/25	DAVID M. BECHTEL	122503	LIIGHTING SVC / CRISTMAS LIGHTS	R&M-Landscape Lighting	546308-53901	\$630.00

Check Total \$930.00

CHECK # 13987

001	12/02/25	BIG DOG LEO SERVICES, LLC	120125-ADMIN	FHP ADMIN FEE 12/01/25	Contracts-Florida Hwy Patrol	534101-53901	\$150.00
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Check Total \$150.00

CHECK # 13988

001	12/02/25	CLEARVUE ENVIROMENTAL LLC	1077	DEC 25 Aquatic Services	Contracts-Lakes	534084-53901	\$2,450.00
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Check Total \$2,450.00

CHECK # 13989

001	12/02/25	COMPLETE I.T.	18315	Brenford Main Board Replacement	R&M-Gate	546034-53901	\$2,990.45
001	12/02/25	COMPLETE I.T.	18467	DEC 25 MSP PLAN CLOUD BACKUP & MS OFFICE 365	Contracts-Computer Support	534124-57201	\$192.95
001	12/02/25	COMPLETE I.T.	18484	DEC 25 MONITORED BURGLAR ALARM SYSTEM	Contracts-Security Services	534037-57201	\$65.00
001	12/02/25	COMPLETE I.T.	18468	DEC 25 GOOGLE EMAIL (10) WITH VAULT	Contracts-Computer Support	534124-57201	\$165.00
001	12/02/25	COMPLETE I.T.	18486	DEC 2025 LIFTMASTER VOIP & CLOUD HOSTING	Contracts-Gate Cloud Lift Master	534143-53901	\$510.00
001	12/02/25	COMPLETE I.T.	18485	DEC 25 EAGLE EYE CAMERA 30 DAY CLOUD	Contracts-Computer Support	534124-57201	\$342.00
001	12/02/25	COMPLETE I.T.	F98A9F41-0018	DEC 25 VOIP SEATS, PHONE #, PHONE RENTALS	Communication - Telephone	541003-57201	\$209.06

Check Total \$4,474.46

CHECK # 13990

001	12/02/25	COOPER POOLS, INC.	2025-1498	DEC 25 Pool Maintenance	Contracts-Pools	534078-57201	\$3,940.00
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Check Total \$3,940.00

CHECK # 13991

001	12/02/25	INFRAMARK LLC	165617	Management Services DEC 2025	ProfServ-Mgmt Consulting	531027-51201	\$5,048.83
001	12/02/25	INFRAMARK LLC	165617	Management Services DEC 2025	ProfServ-Special Assessment	531038-51301	\$12,000.00
001	12/02/25	INFRAMARK LLC	165617	Management Services DEC 2025	Office Supplies	551002-51301	\$8.33
001	12/02/25	INFRAMARK LLC	164565	POSTAGE	Postage and Freight	541006-51301	\$19.24

Check Total \$17,076.40

CHECK # 13992

001	12/02/25	JUNIPER LANDSCAPING OF FLORIDA LLC	368329	Enhancement WeyMouth Entrance	R&M-Other Landscape	546036-53901	\$3,393.00
001	12/02/25	JUNIPER LANDSCAPING OF FLORIDA LLC	370310	DEC25 Landscape Maintenance	Contracts-Landscape	534050-53901	\$20,844.97

Check Total \$24,237.97

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 13993							
001	12/02/25	LYNN TEMPERA	LT-111725	5/26/25-11/14/25 REPLENISH PETTY CASH	Op Supplies - Clubhouse	552003-57201	\$206.31
Check Total <u>\$206.31</u>							
CHECK # 13994							
001	12/02/25	OLM	46219	11/10/25 LANDSCAPE INSPECTION	Contracts-Landscape Consultant	534062-53901	\$1,620.00
Check Total <u>\$1,620.00</u>							
CHECK # 13995							
001	12/02/25	STRALEY ROBIN VERICKER	27502	Legal Service Through 10/31/25	ProfServ-Legal Services	531023-51401	\$1,015.50
Check Total <u>\$1,015.50</u>							
CHECK # 13996							
001	12/03/25	LYNN TEMPERA	120325	CHRISTMAS BONUSES	Miscellaneous Services	549001-57201	\$400.00
Check Total <u>\$400.00</u>							
CHECK # 13997							
001	12/16/25	JUNIPER LANDSCAPING OF FLORIDA LLC	373090	12/3/25 Clubhouse Sprinkler Repairs	R&M-Irrigation	546041-53901	\$84.75
001	12/16/25	JUNIPER LANDSCAPING OF FLORIDA LLC	373091	12/3/25 Marchmont Wet Check Repairs	R&M-Irrigation	546041-53901	\$38.31
001	12/16/25	JUNIPER LANDSCAPING OF FLORIDA LLC	373092	12/2/25 Keswick Entr Irrigation Rprs	R&M-Irrigation	546041-53901	\$718.12
Check Total <u>\$841.18</u>							
CHECK # 13998							
001	12/16/25	TWO O EIGHT SECURITY, INC	JH-110425	Security 11/4/25 (J Hypes)	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/16/25	TWO O EIGHT SECURITY, INC	JH-111125	Security 11/11/25 (J Hypes)	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/16/25	TWO O EIGHT SECURITY, INC	JH-111425	Security 11/14/25 (J Hypes)	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/16/25	TWO O EIGHT SECURITY, INC	JH-111725	Security 11/17/25 (J Hypes)	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/16/25	TWO O EIGHT SECURITY, INC	JH-112425	Security 11/24/25 (J Hypes)	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/16/25	TWO O EIGHT SECURITY, INC	JH-112825	Security 11/28/25 (J Hypes)	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
Check Total <u>\$1,440.00</u>							
CHECK # 14001							
001	12/31/25	CHARTER COMMUNICATIONS - ACH	0140776112325-CHK	BALANCE DUE	Contracts-Gate Wi-Fi	534141-53901	\$8.95
Check Total <u>\$8.95</u>							
CHECK # 14002							
001	12/31/25	COMPLETE I.T.	18037	CLUBHOUSE CAMERAS - Final	R&M-Clubhouse	546015-57201	\$2,794.00
001	12/31/25	COMPLETE I.T.	17010	Clubhouse Entry System	R&M-Clubhouse	546015-57201	\$2,032.50
001	12/31/25	COMPLETE I.T.	18618	Brivo Access Standard Edition	R&M-Clubhouse	546015-57201	\$53.00
Check Total <u>\$4,879.50</u>							
CHECK # 14003							
001	12/31/25	HANCOCK WHITNEY BANK	44095	Series 2016A1 FY26 Annual Trustee Fee	ProfServ-Trustee Fees	531045-51301	\$3,000.00
001	12/31/25	HANCOCK WHITNEY BANK	44096	Series 2017A2 FY26 Annual Trustee Fee	ProfServ-Trustee Fees	531045-51301	\$2,000.00
Check Total <u>\$5,000.00</u>							
CHECK # 14004							
001	12/31/25	IN MOTION BILLBOARDS INC	121625	Exclusive Movie Night	Misc-Public Relations	549046-57201	\$350.00
Check Total <u>\$350.00</u>							
CHECK # 14005							
001	12/31/25	INFRAMARK LLC	166712	POSTAGE	Postage and Freight	541006-51301	\$22.94
Check Total <u>\$22.94</u>							

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 14006							
001	12/31/25	NELSON'S CPR & FIRST AID	3976	Infant/Child SMART Pads Cartridge, HS1	Op Supplies - Clubhouse	552003-57201	\$212.00
							Check Total <u>\$212.00</u>
CHECK # 14007							
001	12/31/25	STEVEN D TURNER	121725	FHP 12/17/25 4 hours incl travel time	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/31/25	STEVEN D TURNER	121525-	FHP 12/15/25 4 hours incl travel time	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/31/25	STEVEN D TURNER	121925	FHP 12/19/25 4 hours incl travel time	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
001	12/31/25	STEVEN D TURNER	122225	FHP 12/22/25 4 hours incl travel time	Contracts-Florida Hwy Patrol	534101-53901	\$240.00
							Check Total <u>\$960.00</u>
CHECK # 300060							
001	12/02/25	SPECTRUM - ACH	0030738112125-ACH	GATE WIFI	Contracts-Gate Wi-Fi	534141-53901	\$630.00
							Check Total <u>\$630.00</u>
CHECK # 300061							
001	12/05/25	DUKE ENERGY-ACH	111425-7010	10/3-11/7/25 Electricity	Electricity - Streetlights	543013-53901	\$7,614.66
							Check Total <u>\$7,614.66</u>
CHECK # 300062							
001	12/19/25	PASCO COUNTY UTILITIES SERVICE - ACH	120225-ACH	10/15-11/14/25 Water/Reclaimed Water	Utility - Reclaimed Water	543028-53901	\$921.12
001	12/19/25	PASCO COUNTY UTILITIES SERVICE - ACH	120225-ACH	10/15-11/14/25 Water/Reclaimed Water	Utility - Water & Sewer	543021-57201	\$1,138.88
							Check Total <u>\$2,060.00</u>

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD01714							
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Clubhouse	546015-53901	\$29.94
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Other Field	546063-53901	\$14.00
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Other Field	546063-53901	\$13.00
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Other Field	546063-53901	\$13.50
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Other Field	546063-53901	\$34.99
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Other Field	546063-53901	\$15.31
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Other Field	546063-53901	\$14.46
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Misc-Public Relations	549046-57201	\$6.48
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$109.99
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Cleaning Supplies	551003-57201	\$52.45
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Office Supplies	551002-57201	\$49.98
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$99.26
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$155.98
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$44.98
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Misc-Public Relations	549046-57201	\$81.94
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$142.99
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$325.35
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$16.92
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$71.96
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$35.98
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$39.99
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$105.30
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$55.76
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Newsletter Printing/Supplies	549924-57201	\$1,485.48
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	R&M-Clubhouse	546015-57201	\$10.57
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$35.98
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Office Supplies	551002-57201	\$101.14
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Cleaning Supplies	551003-57201	\$11.52
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$32.28
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$32.28
001	12/22/25	TRUIST BANK-8900 ACH from #5221	112625-8900-ACH	NOV PURCHASES	Op Supplies - Clubhouse	552003-57201	\$17.99
Check Total							\$3,257.75
CHECK # DD05710							
001	12/24/25	WASTE CONNECTIONS OF FL - ACH	8598005W425	TRASH PICKUP JAN 26	Utility - Refuse Removal	543020-57201	\$315.36
Check Total							\$315.36
CHECK # DD05714							
001	12/22/25	SPECTRUM - ACH	113025-8315-ACH	BILL PRD 11/30-12/29/25	R&M-Clubhouse	546015-57201	\$38.77
Check Total							\$38.77
CHECK # DD05715							
001	12/22/25	TECO PEOPLES GAS - ACH	120325-2101-ACH	BILL PRD 10/28-12/1/25	Utility - Gas	543019-57201	\$46.08
Check Total							\$46.08
Fund Total							\$87,260.33

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2016 A-1 DEBT SERVICE FUND - 204

CHECK # 14000

204	12/30/25	OAKSTEAD C/O HANCOCK BANK	121925-A1A	SER 2016 A-1 FY26 ASSMNTS	Due From Other Funds	131000	\$392,771.24
							Check Total
							\$392,771.24
							Fund Total
							\$392,771.24

SERIES 2017 A-2 DEBT SERVICES FUND - 205

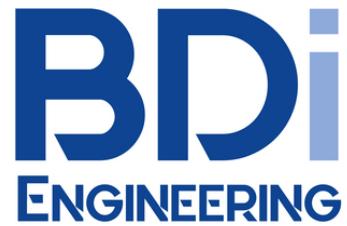
CHECK # 13999

205	12/30/25	OAKSTEAD C/O HANCOCK BANK	A2-121925	SER 2017 A-2 FY26 ASSMNTS	Due From Other Funds	131000	\$339,499.87
							Check Total
							\$339,499.87
							Fund Total
							\$339,499.87

Total Checks Paid	\$819,531.44
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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 2238
DATE 11/25/2025
TERMS Net 30
DUE DATE 12/25/2025

PROJECT NAME
Oakstead CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Field Manager	[November 05 - November 12]	11:30	135.00	1,552.50
Project Manager	[November 10 - November 25]	5:00	210.00	1,050.00
BALANCE DUE				\$2,602.50



Oakstead COMMUNITY DEVELOPMENT DISTRICT
Nov-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	4.00	\$210	S. Brletic	\$840.00
Neighborhoods Street Drainage - Survey Bid Coordination, PER coordination		\$210	S. Brletic	\$0.00
		\$120	K. Wagner	\$0.00
	1.00	\$210	R. Dvorak	\$210.00
SWFWMD Inspection Deficiency Work Construction Adminstration Assistance	11.50	\$135	K. Wagner	\$1,552.50
INVOICE TOTAL	16.50			\$2,602.50

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

November 20, 2025
Client: 001011
Matter: 000001
Invoice #: 27502

Page: 1

RE: General Matters

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/7/2025	AM	RECEIVE AND REVIEW FLORIDA COMMERCE FY 2025-2026 SPECIAL DISTRICT STATE FEE INVOICE.	0.2	\$35.00
10/8/2025	KCH	REVIEW AND REVISE CLUBHOUSE ROOM RESERVATION AND RENTAL POLICIES AND USAGE AGREEMENT; PREPARE LIABILITY WAIVER FOR SAME.	1.7	\$518.50
10/10/2025	VKB	REVIEW CORRESPONDENCE FROM FL DEPARTMENT OF COMMERCE RE: SPECIAL DISTRICT ACCOUNTABILITY PROGRAM; REVIEW, REVISE, AND SIGN ANNUAL SPECIAL DISTRICT UPDATE FORM.	0.2	\$61.00
10/13/2025	AM	RECIEVE AND REVIEW FLORIDA COMMERCE FY 2025-2026 SPECIAL DISTRICT STATE FEE INVOICE; PROCESS EXECUTED FLORIDA COMMERCE INVOICE TO THE DISTRICT MANAGER WITH INSTRUCTIONS.	0.2	\$35.00
10/16/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
10/27/2025	KCH	DISCUSS TREES AND UPCOMING WORKSHOP WITH M. VEGA.	0.3	\$91.50
10/28/2025	KCH	REVIEW EMAIL FROM PARK DIRECTOR REGARDING MINOR AT THE AMENITY CENTER; EMAIL WITH M. VEGA REGARDING SAME.	0.5	\$152.50
		Total Professional Services	3.5	\$1,015.50

November 20, 2025
Client: 001011
Matter: 000001
Invoice #: 27502

Page: 2

Total Services	\$1,015.50
Total Disbursements	\$0.00
Total Current Charges	\$1,015.50
Previous Balance	\$366.00
<i>Less Payments</i>	<i>(\$366.00)</i>
PAY THIS AMOUNT	\$1,015.50

Please Include Invoice Number on all Correspondence



Crosscreek Environmental Inc.

Estimate

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Date	Estimate #
1/29/2026	14659

Name / Address

Oakstead CDD
BDi Engineering, Inc.
Kirk Wagner
536 4th Ave. S, Unit 4
St. Petersburg, FL 33701

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Oakstead CDD Ponds 5A and 5C Debris Removal Manual removal of all large vegetative debris left from mulching located in two (2) ponds as shown on the BDi Engineering supplied site plans.	1	3,800.00	3,800.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
APPROVED <small>By MARK VEGA SIGNATURE at 10:04 am, 2/5/26</small>			
Please sign and return if accepted:	Total		\$3,800.00

** All warranties exclude acts of God.

** There is a 3.5% fee for all payments made via credit card.

** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com

OAKSTEAD CDD

CDD OWNED RIGHT-OF-WAY ASSESSMENT & MAINTENANCE PLANNING

Understanding the Issues

The Oakstead CDD owns and maintains the Right-of-Way (ROW) within each neighborhood in the Oakstead community. The Board has been active in the operations and maintenance of the ROW throughout the years including pavement resurfacing, pipe and curb inlet maintenance, and curb repairs, however, issues caused by the original design and required county landscape standards have persisted. The Board has recently chosen to undergo a holistic assessment of the infrastructure in the right-of-way which will plan and prioritize these difficult issues while controlling costs and inconvenience to the community.

What the Board Is Planning

The Oakstead CDD Board has authorized a community-wide Right-of-Way (ROW) Assessment Project to systematically survey ROW infrastructure within CDD boundaries, document current conditions and identify areas needing repair, replacement, or upgrades, and prepare a holistic recommendations report that will guide future Board prioritization and budgeting of ROW improvement projects. This report will provide Oakstead residents with a clear picture of infrastructure needs across the entire community so the Board can make data-driven decisions about future maintenance.

What This Means for Residents

1. Survey Phase – January through April 2026

Consultants and survey crews will be in Oakstead beginning January 2026 through April 2026 to perform the necessary field work for surveying the ROW. Crews may be seen along roadsides, common areas, and driveways, and will be in marked attire/vehicles. The goal is minimal disruption to the residents. No blocking of the roads or driveways will occur. Residents' patience and cooperation is appreciated. No construction will take place in this phase.

2. Engineering Assessment – June through September 2026

Engineer consultants will be in Oakstead beginning June 2026 through September 2026 to perform the necessary ROW assessment. Engineers may be seen along roadsides, common areas, and driveways, and will be in marked attire/vehicles. The goal is minimal disruption to the residents. No blocking of the roads or driveways will occur. Residents' patience and cooperation is appreciated. No construction will take place in this phase.

Expected Results — What the Report Provides

At the conclusion of the engineering assessment, the Oakstead CDD board will receive a comprehensive prioritization report that includes recommended improvements, phasing, exhibits, and cost summaries. With this report, the Oakstead CDD Board will be positioned to authorize and budget future construction projects in the most efficient and cost-effective manner, based on community-wide needs.

Where to Find More Information

For updates, meeting schedules, report documents, and FAQs, please visit the Oakstead CDD website at: <https://www.oaksteadcdd.org/>. Utilize the contacts page of the website and direct your questions or concerns to the District Manager.

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607

Estimate #: 1052

Date: 1/20/2026

Valid until: 2/28/2026



Oakstead CDD
2005 Pan Am Cir 300
Tampa, FL 33607

One concrete panel replacement
Labor and materials included
Crew will break and remove damaged panel
Form the site and prep for concrete pour
Pour and finish concrete then pull forms
Replace damage sod if any

Job location

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
concrete	20	\$25.24	\$504.80
Material			
labor			
Forming area			
waste Disposal	1	\$40.00	\$40.00
Dumping job waste off site			
		Subtotal:	\$544.80
		Total:	\$544.80

Customer signature

Date

Inframark
Offices-Celebration-Tampa



2005 Pan Am Circle | Tampa, Florida 33607
6562473501 | nmontagna@inframark.com |
www.inframark.com

ONETEAM
INFRAMARK

RECIPIENT:

John Weaver

2005 Pan Am Circle
Tampa, Florida 33607

Estimate #14

Sent on Feb 13, 2026

Total \$970.00

SERVICE ADDRESS:

Oakstead CDD
3038 Oakstead Blvd
Land O Lakes, Florida 34638

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	<p>**Concrete Panel Replacement – 10' x 4' (40 Sq. Ft.)**</p> <p>**Scope of Work:**</p> <ul style="list-style-type: none">- Perform saw cutting of edges as required- Remove and dispose of the existing concrete panel- Transport and dispose of debris- Prepare the subgrade as necessary- Form the area to the specified dimensions and elevation- Pour the new concrete panel (10' x 4')- Finish the surface to ensure it matches the surrounding concrete	1	\$970.00	\$970.00

Total	\$970.00
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Images

View online <https://l.jbbr.io/nBbhLPh>



This quote is valid for the next 30 days, after which values may be subject to change.

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Oak Creek CDD

Lockridge Drive - Sidewalk Repair

1/18/2026

Remove and replace 15' of 4' wide x 4" thick sidewalk in front of 3817 Lockridge Dr.

Scope also includes removal of any underlying tree roots - if applicable

TOTAL \$1,800

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Oak Creek CDD

Marchment Blvd - Sidewalk Repair

1/28/2026

Remove and replace 10' of 4' wide x 4" thick sidewalk in front of 4052 Marchmont Blvd.

Scope also includes removal of any underlying tree roots - if applicable

TOTAL \$1,200



2005 Pan Am Circle | Tampa, Florida 33607
6562473501 | nmontagna@inframark.com |
www.inframark.com

ONETEAM
INFRAMARK

RECIPIENT:

John Weaver

2005 Pan Am Circle
Tampa, Florida 33607

Estimate #6

Sent on

Feb 09, 2026

Total

\$2,674.00

SERVICE ADDRESS:

Oakstead CDD
3038 Oakstead Blvd
Land O Lakes, Florida 34638

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	We will manage the demolition of the existing sidewalk, as well as address any tree roots underneath. Additionally, we will resolve any sprinkler issues that may arise due to the sidewalk replacement. The provided quote encompasses all labor and materials necessary for the completion of the concrete replacement.	40	\$25.24	\$1,009.60
	Concrete 10' x 4' x 4" thick panel in front of 4052 Marchmont Blvd Labor included			
Waste Disposal	Off-site Disposal of Job Waste	1	\$75.00	\$75.00
Labor and Material	Removal and replace 15' x 4' x 4" Thick sidewalk panel in front of 3817 Lockridge Dr Labor included	60	\$25.24	\$1,514.40
Waste Disposal	Off-site Disposal of Job Waste	1	\$75.00	\$75.00
			Total	\$2,674.00

This quote is valid for the next 30 days, after which values may be subject to change.

BLUE WAVE LIGHTING

Proposal

8606 Herons Cove PI
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:
Oakstead CDD
2005 Pam Am Cir
Suite 300
Tampa, FL 33607



JOB DESCRIPTION

Track Lighting proposal for Oakstead CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Amenity Center	
Install permanent track lighting outlining perimeter of roof line	
Front and Two sides (incl upper) OPTION: All 4 Sides (incl upper)	\$12,650.00 \$16,250.00
Note: Lights will be spaced at 9"	
Track will be powder coated to match as closely as possible to soffit	
Lights:	
Includes every color in the color palette.	
Includes amazing, easy to use preset color patterns and animations.	
Preset colors, patterns and animations for all of the holidays.	
Easily customizable	
Can set to beautiful, architectural downlighting effects	
Install control box and power supply with effects controller	
Warranties:	
Life-time warranty on LED lights	
10 Year Warranty on all components (power supply; controller)	
1 Year Service Warranty	
Requires 50% Deposit	
TOTAL ESTIMATED JOB COST	\$12,650.00

* Price includes labor, lights, controllers, lift and any other material needed to complete project

* Remaining balance of project due upon receipt of invoice after installation.

*** NOTE: TOTAL ESTIMATED JOB COST LISTED ABOVE IS 3 SIDES OF AMENITY CENTER**

Tim Gay

PREPARED BY

1/30/2026

DATE

AUTHORIZED SIGNATURE FOR OAKSTEAD CDD

DATE

ZACH HORL'S PAINTING SERVICE L.L.C.

5751 Kingfish Dr. Unit C; Lutz FL 33558

Email: zachhorlspainting@gmail.com

Cell: 727-514-4511

Date: 02-11-2026

Estimate # O-901-26

For: Oakstead CDD Land O Lakes FL

Scope:

Repaint section of front entrance wall and sign between stone pillars (damaged section)

Procedure:

1. Prime stucco with ProBlock SW Primer front and backsides
2. Paint stucco with Super paint flat to match
3. Prime sign with All surface bonding Primer
4. Paint lighter color with Duration Satin SW Paint
5. Paint Black accent on sign with DTM Gloss Black

Sub Total \$ 1,350.00

Material \$ 475.00

Total Estimate \$ 1,825.00

Submitted by: Zachary Horl 727-514-4511



OAKSTEAD CDD – PARKING LOT STRIPING & CURB REPAIR PROPOSAL

This proposal covers a full refresh of parking lot striping, ADA markings, and repair/repaint of all associated island curbs at Oakstead CDD. All quantities listed as "stalls" refer to standard regular parking spaces. Work will be performed to MUTCD visibility standards using commercial traffic-grade coatings.

Area Description	Quantity
Regular Parking Stalls – Group 1	17 stalls
ADA Handicap Stall	1 stall
Regular Parking Stalls – Group 2	24 stalls
Void Lane to ADA Ramp	1 lane
Regular Parking Stalls – Group 3	9 stalls
Regular Parking Stalls – Group 4	10 stalls
Regular Parking Stalls – Group 5	7 stalls
Regular Parking Stalls – Group 6	19 stalls
Island Curbs to Repair & Paint	9 total

SCOPE OF WORK

1) Pressure wash and surface preparation of all stalls and curbs. 2) Layout verification for ADA stall and standard alignment. 3) Re-stripe all regular parking stalls with traffic-grade acrylic paint. 4) Paint ADA stall with blue field and white symbol to current standards. 5) Paint void lane and ramp approach markings. 6) Patch minor curb damage where required. 7) Prime and paint all island curbs safety yellow. 8) Site cleanup and protection during curing period.

Description	Amount
Regular Stall Striping – 86 stalls	\$3,450
ADA Stall & Void Lane Markings	\$420
Curb Repair & Yellow Paint – 9 curbs	\$980
Mobilization, Layout & Traffic Control	\$350
TOTAL INVESTMENT	\$5,200

Warranty: 6 months on workmanship for striping adhesion under normal use. Excludes major asphalt failure or structural pavement issues.

Prepared by RealEx Construction, LLC



RealEx Construction, LLC

Oakstead CDD – Monument Wall & Entrance Restoration Proposal

Proposal Number	REX-2026-0212-01
Date	February 12, 2026
Prepared For	Inframark – Oakstead Community Development District
Attention	John Weaver
Project Location	Oakstead CDD Entrance off State Road 54

Executive Summary

Insurance-grade restoration of the Oakstead CDD entrance areas impacted by vehicle damage. Objective: full return-to-original appearance and function with seamless repair integration, site protection, and complete debris removal/haul-off. This proposal consolidates two repair locations at the main entry: (1) left-side monument wall restoration and (2) right-side retaining wall and sod restoration.

Location 1 – Left Side Entry Monument Wall Restoration

Recommended Method – Wood Frame Restoration (Best Overall)

Wood-frame rebuild is recommended to achieve straight-line control, durable attachment, and predictable scheduling without major dimensional changes or new footing/engineering.

Recommended Method	Wood Frame Restoration (Turnkey)
Total Investment	\$9,300.00
Labor	\$5,300.00
Materials	\$4,000.00
Duration	4–6 working days (weather permitting)
Workmanship Warranty	6 months (see Warranty Notes)

Scope of Work – Turnkey Restoration

- Secure area; protect adjacent finishes/landscape; maintain a clean site throughout.
- Remove and dispose of all vehicle-impact debris; haul-off included.
- Demo damaged wall back to sound tie-in points; prepare surfaces for rebuild.

- Install pressure-treated framing with galvanized anchors/connectors.
- Install sheathing and weather-resistive barrier; rebuild substrate to match existing thickness and planes.
- Reinstall stone veneer (lower section) to match existing pattern/color; include setting materials and joint finishing.
- Rebuild cap system (under-cap substrate + cap pieces); reinstall decorative metal panel; final detailing for seamless blend.

Location 2 – Right Side Entry Retaining Wall & Sod Restoration

Recommended Method – Segmental Retaining Wall Reset & Sod Restoration

Selective restoration of the impacted retaining wall section using matching Pavestone RockWall Sierra Blend units and capstones, along with replacement of damaged sod areas. Objective: restore structural integrity and visual continuity with the existing entrance landscape.

Total Investment	\$3,200.00
Duration	1–2 working days (weather permitting)
Workmanship Warranty	6 months (see Warranty Notes)

Scope of Work – Retaining Wall & Sod Restoration

Retaining Wall Repair (Approx. 25 Linear Feet)

- Selective removal of displaced and damaged retaining wall units.
- Preparation and stabilization of base to ensure proper leveling and support.
- Installation of one course of matching retaining wall block to restore original wall profile.
- Installation and securing of matching capstones using professional-grade landscape adhesive.
- Alignment and leveling to match existing wall taper, elevation, and finish.
- Cleanup and disposal of debris.

Sod Restoration (Total Area: 114 Square Feet)

Area 1: 8' × 12' = 96 SF Area 2: 6' × 3' = 18 SF **Total: 114 SF**

- Removal of damaged sod and preparation of soil.
- Grading and leveling of affected areas.
- Installation of matching sod to restore original appearance.
- Final cleanup and blending into surrounding landscape.

Material Matching & Procurement

Replacement materials will be matched as closely as possible to the existing retaining wall system in color, size, and texture. This proposal assumes availability of matching or equivalent units through standard supplier channels. In the event matching materials are only available via pallet purchase, special order, or minimum quantity requirements exceeding the repair scope, any additional material cost beyond typical unit pricing will be submitted as a change order for approval prior to procurement and installation.

Method Notes (District Questions)

- Concrete/CMU: Not ideal here due to wall thickness/configuration; masonry rebuild typically requires new footing/engineering and dimensional changes, increasing cost and coordination.
- EIFS/Styrofoam-only: Can match appearance, but does not provide the same impact resistance/rigidity as a framed structural rebuild.
- Segmental retaining wall system selected for Location 2 ensures compatibility with existing RockWall system and proper load transfer.

Warranty Notes

- Workmanship warranty: 6 months.
- Stucco/finish coat warranty requires painting/sealing by others within 3 calendar days of completion; otherwise hairline cracking/weathering may occur and is excluded.
- Painting is excluded and will be performed by the District's painter.

Payment Terms

No deposit is required. Payment will be invoiced upon completion of work and final walkthrough approval by the District or its representative.

Total Proposal Summary

Location 1 – Left Side Monument Wall Restoration	\$9,300.00
Location 2 – Right Side Retaining Wall & Sod Restoration	\$3,200.00
Total Project Investment	\$12,500.00

Prepared by RealEx Construction, LLC



REAL EX CONSTRUCTION, LLC

Black Iron Rod Fence Restoration Proposal – Oakstead CDD

Prepared for: Oakstead Community Development District

Contact: Kestler Harbuck | 727-480-3502 | kestler@realexconstruction.com

SCOPE OF WORK – IRON ROD FENCING (CDD AREAS ONLY)

- Soft wash / pressure wash cleaning of decorative iron rod fencing within CDD-accessible areas.
- Spot paint and coating restoration where the existing finish has failed, including rust treatment and surface preparation as needed.
- Replacement of damaged or missing decorative head caps as needed to restore uniform appearance.
- Minor fastening/attachment repairs as needed (non-structural).
- Protection of adjacent landscaping and hardscape during cleaning and touch-up, with final cleanup of the work zone.
- Work is limited to the CDD-facing/accessible side only; no entry into resident yards.

BASIS OF QUANTITY

Iron rod fencing measured at approximately 565 LF with an average fence height of 6 feet, for an estimated clean/restore surface area of approximately 3,390 SF.

PRICING

Description	Unit Price	Total
Black Iron Rod Fence Restoration – 3,390 SF	\$1.77 / SF	\$5,994
TOTAL LUMP SUM		\$5,994

SCHEDULE

Estimated completion: 21–30 days, weather permitting.

EXCLUSIONS

Full repaint of all iron surfaces (entire system), structural fence replacement, major welding fabrication, work inside resident property lines, and latent conditions not visible during initial inspection are excluded unless approved by written change order.

Authorized Signature: _____



REAL EX CONSTRUCTION, LLC

Perimeter Wall Restoration Proposal – Oakstead CDD

Prepared for: Oakstead Community Development District

Contact: Kestler Harbuck | 727-480-3502 | kestler@realexconstruction.com

SCOPE OF WORK – CDD SIDE ONLY

- Soft wash and preparation of approximately 44,000 SF of perimeter wall surface.
- Application of Sherwin-Williams premium exterior masonry coating sourced through Lowe's professional program.
- Repair of foundational and surface cracks along the wall prior to coating.
- Protection of adjacent landscaping and hardscape.
- Final cleanup and debris removal.
- All work limited to CDD-facing side of wall only; no entry into resident yards.

PRICING BREAKDOWN

Phase	Rate	Total
Soft Wash & Prep	\$0.27 / SF	\$11,880
Paint & Coating	\$0.90 / SF	\$39,600
TOTAL		\$51,480

SCHEDULE

Estimated completion: 21–30 days, weather permitting.

WARRANTY

Six (6) month workmanship warranty provided by RealEx Construction, LLC. Warranty excludes pre-existing structural movement, substrate failure, acts of God, irrigation staining, resident modifications, or conditions beyond contractor control. Material warranties are provided by Sherwin-Williams as applicable.

EXCLUSIONS

Resident-side wall surfaces, structural wall rebuilding, major stucco replacement, color changes beyond selected standard, and work requiring resident property access are excluded.

Authorized Signature: _____



REAL EX CONSTRUCTION, LLC

Picket Fence Soft Wash Proposal – Oakstead CDD

Prepared for: Oakstead Community Development District

Contact: Kestler Harbuck | 727-480-3502 | kestler@realexconstruction.com

SCOPE OF WORK – PICKET FENCE

- Low-pressure soft wash cleaning of approximately 19,790 SF of picket fencing (3,958 LF at 5' average height).
- Application of community-safe detergents for removal of algae, mildew, and organic staining.
- Rinse and neutralization to protect landscaping and adjacent surfaces.
- Work limited to CDD-accessible areas only; no entry into resident yards.
- Final cleanup of work zones.

PRICING

Description	Rate	Total
Picket Fence Soft Wash – 19,790 SF	\$0.18 / SF	\$3,562
TOTAL		\$3,562

SCHEDULE

Estimated completion: 21–30 days, weather permitting.

WARRANTY

Six (6) month workmanship warranty provided by RealEx Construction, LLC. Warranty excludes rapid re-growth due to irrigation, environmental conditions, resident modifications, or circumstances beyond contractor control.

EXCLUSIONS

Painting, staining, structural fence repairs, replacement of pickets or posts, and any work requiring access to resident property are excluded unless quoted separately.

Authorized Signature: _____

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Oakstead Community Development District (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 (the "Board") has selected a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the operating bank account(s).

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

Section 1. The Secretary Angel Montagna, and Treasurer Stephen Bloom Treasurer are hereby designated as authorized signatories for the operating bank accounts of the District.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF FEBRUARY 2026.

ATTEST:

**OAKSTEAD COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

<u>Fred Krauer</u>	Chair
<u>Barbara Feldman</u>	Vice-Chair
<u>Angel Montagna</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Natasha Sowani</u>	Assistant Treasurer
<u>Mark Vega</u>	Assistant Secretary
<u>John Weaver</u>	Assistant Secretary
<u>Joe Cascio</u>	Assistant Secretary
<u>Dennis Priebe</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19th DAY OF FEBRUARY 2026.

ATTEST:

**OAKSTEAD
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors