INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Oakstead
Community Development District

August 26, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



Oakstead
Community Development District

Board of Supervisors
Fred Krauer, Chairman
Barbara Feldman, Vice Chairperson
Dennis Priebe, Assistant Secretary
Joe Cascio, Assistant Secretary

District Staff
Mark Vega, District Manager
Kathryn "KC" Hopkinson, District Counsel
Stephen Brletic, District Engineer
Luis Diaz, Field Manager
Lynn Tempura, Park & Clubhouse Director
Jason Liggett, Field Inspection Director
Sandra MacGregor, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Wednesday, August 26, 2026, at 6:30 p.m.

The Regular Meeting of the **Oakstead Community Development District** will be held **on August 26, at 6:30 p.m. at the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, FL 34638.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Zoom Call information:

Meeting ID: 958 231 2252 **Passcode: 129733**

Phone: # 305-224-1968

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
3. **CONSENT AGENDA**
   - **A.** Consideration of Minutes from the Meeting held July 16, 2026
   - **B.** Acceptance of June 2026 Financial Statements
   - **C.** Acceptance of June 2026 Check Register
   - **D.** Acceptance of June 2026 Expenditures
   - **E.** Acceptance of Financial Snapshot
   - **F.** Acceptance of Cash Flow Analysis
4. **BUSINEES ITEMS**
   - **A.** Public Hearing on the Fiscal Year 2026-2027 Final Budget and Levying the O&M Assessment
     - **i.** Consideration of Resolution 2026-15; Adopting Final Budget for FY 2027
     - **ii.** Consideration of Resolution 2026-16; Levying O&M Assessments
5. **STAFF REPORTS**
   - **A.** District Counsel
     - **i.** Public Hearing for Policy for Fee Schedule for Non-Resident Use of Recreational Facilities
       - **a.** Consideration of Resolution 2026-17; Adopting Policy for Non-Resident Users

b. Consideration of Resolution 2026-18; Fee Schedule and Policy for District Renters' Access to District Recreational Facilities

ii. Discussion of Policies

iii. Consideration of Resolution 2026-19; Setting FY 2027 Annual Meeting Schedule

B. District Engineer

i. Discussion of Right-Of-Way Survey to occur after September 17th meeting. Preliminary numbers came in considerably lower than estimated by the engineer. Project total is estimated at $1 Million.

C. District Manager

i. Ratification of Insituform Clean out of Storm Drain Box and Pipe at 4343 Marchmont Proposal

ii. Review of second Proposal to Clean out of Storm Drain Box and Pipe at 4343 Marchmont Proposal

iii. Ratification of 25ft x 4ft of Sidewalk Replacement Est.# 413 $2,524.00 at 19726 Bellehurst (Completed 8/11/26)

iv. Discussion of CDD Services Paid in Cash vs Credit Card and Check (Reason for discussion an unknown resident has used a counterfeit $100.00 bill at the clubhouse)

v. Reminder September 1 workshop was cancelled

D. Onsite Manager

i. Consideration of Community Lighting Proposal

1. Blue Wave Lighting
2. David M. Bechtel

ii. Consideration of Audit Engagement Letter

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

MINUTES OF MEETING
OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Oakstead Community Development District was held Tuesday, July 16, 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 *(via Zoom)*
Dennis Priebe	Assistant Secretary
Joe Cascio	Assistant Secretary

Also either in person or via Zoom Communications were:

Mark Vega	District Manager, Inframark
Lynn Tempura	Onsite Manager
Luis Diaz	Field Manager

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**

Mr. Vega called the meeting to order and conducted roll call. A quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

Residents provided comments regarding an adjoining landowner who had removed trees from CDD property.

THIRD ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes from the Meeting held on June 18, 2026

B. Acceptance of May 2026 Financials Statements

C. Acceptance of May 2026 Check Register

D. Acceptance of May 2026 Expenditures

E. Acceptance of Financial Snapshot

F. Acceptance of Cash Flow Analysis

> On MOTION by Mr. Cascio seconded by Mr. Priebe, with all in favor, motion to approve the Fourth Order as presented carried. 4-0

FOURTH ORDER OF BUSINESS Staff Reports

A. District Counsel

i. Discussion of Resolution 2026-13; Setting a Public Hearing for Policy for Non-Resident Users and Fee Schedule and Policy for District Renters' Access to District Recreational Facilities

District Counsel reported that the lease agreement had been reviewed and returned to the leaseholder. Consideration of Resolution 2026-13 was tabled to the August meeting.

ii. Discussion of Resolution 2026-14; Goals and Objectives

The Board reviewed Resolution 2026-14 and amended Goal 1 to reflect twelve meetings.

> On MOTION by Mr. Priebe, seconded by Mr. Krauer, with all in favor, motion to approve of the Resolution 2026-14 was approved as amended. 4-0

iii. Discussion of Frontier Non-Exclusive Marketing Agreement

The Board discussed the Frontier Non-Exclusive Marketing Agreement and directed that the matter be further discussed during the workshop.

B. District Engineer

Mr. Vega provided the Board with an update from Mr. Brletic regarding the right-of-way survey. The survey was expected to be completed the following week during the evening hours.

C. District Manager

i. Discussion of Clean out of Storm Drain Box and Pipe at 4343 Marchmont Proposal

Tabled the matter until the workshop.

ii. Discussion of Sidewalk Replacement Proposal

Tabled the matter until the workshop.

iii. Discussion of Notice Cover Letter

The Board reviewed the Notice Cover Letter.

iv. Discussion of Trees Removed on the Edge of Floodplain Comp Pond No. MX-1

> On MOTION by Mr. Cascio, seconded by Ms. Feldman, with all in favor, motion to approve of a demand letter providing the adjoining property owner thirty days to respond regarding the replacement of

twelve 2-inch-caliper pine trees and three 3-inch-caliper bald cypress trees along the property boundary and adjacent to the water as presented carried. 4-0

D. Onsite Manager

On MOTION by Mr. Cascio seconded by Mr. Krauer, with all in favor, motion to approve the purchase of sixty-nine "No Trespassing" signs as presented carried. 4-0

On MOTION by Mr. Priebe, seconded by Mr. Cascio, with all in favor, motion to approve the Polaris Ranger service plan and extended warranty in an amount not to exceed $23,000 as presented carried. 4-0

Ms. Feldman left the meeting at approximately 1:22 p.m.

FIFTH ORDER OF BUSINESS **Supervisors' Requests and Comments**

i. Update on July 10 Ballastone Gate Incident

The Board discussed the July 10 Ballastone gate incident.

SIXTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Cascio seconded by Mr. Krauer, with all in favor, the meeting was adjourned at 1:58 p.m. 3-0

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Chairman/Secretary

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Oakstead Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



Table of Contents

FINANCIAL STATEMENTS

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

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund ..... Pages 2 - 4

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

SUPPORTING SCHEDULES

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

Assigned Reserves Report ..... Page 8

Cash and Investment Report ..... Page 9

Bank Reconciliation Reports ..... Pages 10 - 12

Check register and invoices ..... Pages 13 - 21

OAKSTEAD

Community Development District

Financial Statements

(Unaudited)

June 30, 2026

Balance Sheet
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 A-1 DEBT SERVICE FUND	SERIES 2017 A-2 DEBT SERVICES FUND	TOTAL
ASSETS				
Cash - Checking Account	$ 314,009	$ -	$ -	$ 314,009
Cash On Hand/Petty Cash	250	-	-	250
Cash in Transit	-	12,778	11,045	23,823
Investments:				
Money Market Account	830,665	-	-	830,665
Interest Account A	-	4	-	4
Interest Fund (A-2)	-	-	4	4
Reserve Fund (A-2)	-	-	138,715	138,715
Reserve Fund A	-	159,117	-	159,117
Revenue Fund (A-2)	-	-	115,741	115,741
Revenue Fund A	-	137,822	-	137,822
Sinking Fund (A-2)	-	-	28	28
Sinking Fund A	-	34	-	34
Prepaid Items	1,553	-	-	1,553
Deposits	13,420	-	-	13,420
TOTAL ASSETS	**$ 1,159,897**	**$ 309,755**	**$ 265,533**	**$ 1,735,185**
LIABILITIES				
Accounts Payable	$ -	$ -	$ -	$ -
Accrued Expenses	8,770	-	-	8,770
TOTAL LIABILITIES	**8,770**	**-**	**-**	**8,770**
FUND BALANCES				
Nonspendable:				
Prepaid Items	1,553	-	-	1,553
Deposits	13,420	-	-	13,420
Restricted for:				
Debt Service	-	309,755	265,533	575,288
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:	520,166	-	-	520,166
TOTAL FUND BALANCES	**$ 1,151,127**	**$ 309,755**	**$ 265,533**	**$ 1,726,415**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,159,897**	**$ 309,755**	**$ 265,533**	**$ 1,735,185**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-26 ACTUAL
REVENUES				
Interest - Investments	$ 20,000	$ 23,900	119.50%	$ 2,929
Room Rentals	6,000	2,875	47.92%	700
Special Events	1,000	2,328	232.80%	-
Other Charges For Services	2,500	370	14.80%	-
Special Assmnts- Tax Collector	1,162,983	1,162,962	100.00%	9,781
Special Assmnts- Discounts	(46,519)	(44,194)	95.00%	-
Other Miscellaneous Revenues	500	-	0.00%	-
Non-Resident Members	-	6,800	0.00%	1,700
Gate Bar Code/Remotes	4,000	2,775	69.38%	433
TOTAL REVENUES	**1,150,464**	**1,157,816**	**100.64%**	**15,543**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	24,000	16,600	69.17%	2,400
FICA Taxes	1,836	949	51.69%	184
ProfServ-Arbitrage Rebate	1,200	1,200	100.00%	-
ProfServ-Engineering	17,000	11,348	66.75%	-
ProfServ-Legal Services	10,000	11,965	119.65%	1,159
ProfServ-Mgmt Consulting	60,586	45,439	75.00%	5,049
ProfServ-Property Appraiser	150	150	100.00%	-
ProfServ-Special Assessment	12,000	12,000	100.00%	-
ProfServ-Trustee Fees	5,000	5,000	100.00%	-
ProfServ-Web Site Development	1,553	1,553	100.00%	-
Auditing Services	7,200	7,300	101.39%	-
Postage and Freight	1,200	613	51.08%	311
Insurance - General Liability	16,101	17,733	110.14%	-
Printing and Binding	800	-	0.00%	-
Legal Advertising	1,347	479	35.56%	-
Misc-Bank Charges	849	2,399	282.57%	291
Misc-Assessment Collection Cost	23,260	22,383	96.23%	202
Misc-Credit Card Fees	600	1,633	272.17%	299
Office Supplies	100	75	75.00%	8
Annual District Filing Fee	175	175	100.00%	-
Reserve - Sidewalks	-	68,800	0.00%	27,300
Total Administration	184,957	227,794	123.16%	37,203

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-26 ACTUAL
Field				
Contracts-Landscape	259,410	187,605	72.32%	20,845
Contracts-Landscape Consultant	19,440	14,580	75.00%	1,620
Contracts-Mulch	31,900	31,900	100.00%	-
Contracts-Lakes	30,348	22,050	72.66%	2,450
Contracts-Florida Hwy Patrol	29,808	25,170	84.44%	3,570
Contracts-Annuals	25,200	38,138	151.34%	2,925
Contracts-Gate Wi-Fi	6,000	5,181	86.35%	-
Contracts-Gate CCTV	8,580	2,888	33.66%	485
Contracts-Gate Cloud Lift Master	4,572	2,960	64.74%	-
Electricity - Streetlights	99,000	65,819	66.48%	7,058
Utility - Reclaimed Water	22,921	14,798	64.56%	1,214
Insurance - Property	-	56,100	0.00%	-
R&M-Electrical	1,500	333	22.20%	-
R&M-Gate	10,000	17,466	174.66%	1,281
R&M-Other Landscape	10,000	19,968	199.68%	3,341
R&M-Irrigation	22,000	25,719	116.90%	3,311
R&M-Other Field	13,813	20,754	150.25%	1,066
R&M-Sidewalks	10,000	3,274	32.74%	600
R&M-Trees and Trimming	16,000	3,960	24.75%	-
R&M-Roads	2,500	-	0.00%	-
R&M-Pressure Washing	6,000	-	0.00%	-
R&M-Landscape Lighting	2,000	4,484	224.20%	-
Misc-Holiday Lighting	8,500	9,779	115.05%	-
Misc-Property Taxes	3,200	3,128	97.75%	-
Misc-Contingency	36,985	10,907	29.49%	-
Reserve - Landscaping	3,400	-	0.00%	-
Reserve - Ponds	-	51,400	0.00%	-
Total Field	683,077	638,361	93.45%	49,766
Parks and Recreation				
Payroll-Salaries	68,264	47,275	69.25%	7,133
Payroll-Hourly	72,952	75,117	102.97%	14,101
FICA Taxes	10,803	9,332	86.38%	1,624
Workers' Compensation	4,500	1,500	33.33%	-
Contracts-Security Services	480	585	121.88%	65
Contracts-Pools	17,820	35,460	198.99%	3,940
Contracts-Computer Support	3,000	4,840	161.33%	358
Contracts-Pest Control	3,060	2,320	75.82%	255
Communication - Telephone	3,420	2,054	60.06%	208
Utility - Gas	528	616	116.67%	72
Utility - Refuse Removal	2,760	2,909	105.40%	742

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-26 ACTUAL
Utility - Water & Sewer	7,000	7,277	103.96%	1,040
R&M-Clubhouse	30,000	18,079	60.26%	3,392
R&M-Pools	9,000	16,019	177.99%	8,348
Miscellaneous Services	280	4,720	1685.71%	1,784
Misc-Public Relations	10,000	7,540	75.40%	986
Solid Waste Disposal Assessm.	1,920	2,143	111.61%	-
Newsletter Printing/Supplies	17,826	11,884	66.67%	1,485
Office Supplies	1,900	2,302	121.16%	(5)
Cleaning Supplies	1,700	1,606	94.47%	147
Op Supplies - Clubhouse	1,700	3,611	212.41%	452
Op Supplies - Pool Chemicals	7,000	27	0.39%	27
Reserve - Clubhouse	6,525	7,587	116.28%	7,587
Total Parks and Recreation	282,438	264,803	93.76%	53,741
TOTAL EXPENDITURES	**1,150,472**	**1,130,958**	**98.30%**	**140,710**
Excess (deficiency) of revenues Over (under) expenditures	(8)	26,858	-335725.00%	(125,167)
Net change in fund balance	$ (8)	$ 26,858	-335725.00%	$ (125,167)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,124,269**	**1,124,269**		
FUND BALANCE, ENDING	**$ 1,124,261**	**$ 1,151,127**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-26 ACTUAL
REVENUES				
Interest - Investments	$ -	$ 12,155	0.00%	$ 882
Special Assmnts- Tax Collector	451,062	451,055	100.00%	3,794
Special Assmnts- Discounts	(18,042)	(17,141)	95.01%	-
TOTAL REVENUES	**433,020**	**446,069**	**103.01%**	**4,676**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	9,021	8,680	96.22%	78
Total Administration	9,021	8,680	96.22%	78
Debt Service				
Principal Debt Retirement A-1	345,000	345,000	100.00%	-
Interest Expense Series A-1	80,673	80,673	100.00%	-
Total Debt Service	425,673	425,673	100.00%	-
TOTAL EXPENDITURES	**434,694**	**434,353**	**99.92%**	**78**
Excess (deficiency) of revenues Over (under) expenditures	(1,674)	11,716	-699.88%	4,598
Net change in fund balance	$ (1,674)	$ 11,716	-699.88%	$ 4,598
FUND BALANCE, BEGINNING (OCT 1, 2025)	**298,039**	**298,039**		
FUND BALANCE, ENDING	**$ 296,365**	**$ 309,755**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-26 ACTUAL
REVENUES				
Interest - Investments	$ -	$ 10,388	0.00%	$ 756
Special Assmnts- Tax Collector	389,884	389,878	100.00%	3,279
Special Assmnts- Discounts	(15,595)	(14,816)	95.00%	-
TOTAL REVENUES	**374,289**	**385,450**	**102.98%**	**4,035**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	7,798	7,503	96.22%	67
Total Administration	7,798	7,503	96.22%	67
Debt Service				
Principal Debt Retirement A-2	290,000	290,000	100.00%	-
Interest Expense Series A-2	78,843	78,843	100.00%	-
Total Debt Service	368,843	368,843	100.00%	-
TOTAL EXPENDITURES	**376,641**	**376,346**	**99.92%**	**67**
Excess (deficiency) of revenues Over (under) expenditures	(2,352)	9,104	-387.07%	3,968
Net change in fund balance	$ (2,352)	$ 9,104	-387.07%	$ 3,968
FUND BALANCE, BEGINNING (OCT 1, 2025)	**256,429**	**256,429**		
FUND BALANCE, ENDING	**$ 254,077**	**$ 265,533**		

OAKSTEAD

Community Development District

Supporting Schedules

June 30, 2026

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
01/09/26	37,758	1,192	771	39,720	23,052	8,941	7,728
02/12/26	41,055	855	838	42,747	24,809	9,622	8,317
03/12/26	17,333	166	354	17,852	10,361	4,018	3,473
04/09/26	37,741	17	770	38,528	22,360	8,672	7,496
05/12/26	1,600	-	33	1,633	948	368	318
05/12/26	920	-	19	939	545	211	183
06/05/26	3,663	-	75	3,738	2,169	841	727
06/15/26	12,846	-	270	13,116	7,612	2,952	2,552
	-	-	-	-	-	-	-
TOTAL	**$ 1,889,182**	**$ 76,150**	**$ 38,563**	**$ 2,003,895**	**$ 1,162,962**	**$ 451,055**	**$ 389,878**
% Collected				100%	100%	100%	100%
TOTAL O/S				**$ 30**	**$ 18**	**$ 7**	**$ 6**

Assigned Reserves Report
June-26

		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
June 30, 2026

General Fund

Account Name	Bank Name	Investment Type	Maturity	Yield		Balance
Checking Account - Clubhouse	TRUIST Bank	Public Funds NOW	n/a	1.75%	$	13,730
Checking Account - Operating	Hancock Whitney Bank	Checking Account-1859	n/a	0.00%		300,278
			subtotal		$	314,009
Petty Cash	n/a	n/a	n/a	0.00%		250
Public Funds MMA	Bank United	Money Market Acct #0682	n/a	3.40%		830,665
			Subtotal-GF		$	1,144,924

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	3.50%	$	4
Ser 2016 A-1 Reserve Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.50%		159,117
Ser 2016 A-1 Revenue Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.50%		137,822
Ser 2016 A-1 Sinking Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.50%		34
			Subtotal-DS 204		$	296,977
Ser 2017 A-2 Interest Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.50%	$	4
Ser 2017 A-2 Reserve Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.50%		138,715
Ser 2017 A-2 Revenue Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.50%		115,741
Ser 2017 A-2 Sinking Fund	Hancock Whitney Bank	Goldman Sachs Govt Fund	n/a	3.50%		28
			Subtotal-DS 205		$	254,488
			Total All Funds		**$**	**1,696,389**

Bank Account Statement

Oakstead CDD

Bank Account No.	5221		
Statement No.	06-26	**Statement Date**	06/30/2026

G/L Account No. 101000 Balance	13,730.45	**Statement Balance**	13,730.45
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	13,730.45
Subtotal	13,730.45	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	13,730.45
Ending G/L Balance	13,730.45		

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

Bank Account Statement

Oakstead CDD

Bank Account No.	1859		
Statement No.	06-26	**Statement Date**	06/30/2026

G/L Account No. 101004 Balance	300,278.08	**Statement Balance**	393,213.44
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	393,213.44
Subtotal	300,278.08	**Outstanding Checks**	-92,935.36
Negative Adjustments	0.00	**Ending Balance**	300,278.08
Ending G/L Balance	300,278.08		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
02/02/2026	Payment	14033	FLORIDA FLAG AND PENNANT	Check for Vendor V00015			-243.77
06/12/2026	Payment	14231	FAB TECHNOLOGIES LLC	Payment of Invoice 020827			-572.50
06/12/2026	Payment	14235	OAKSTEAD C/O HANCOCK BANK	Payment of Invoice 020829			-9,062.28
06/12/2026	Payment	14236	OAKSTEAD C/O HANCOCK BANK	Payment of Invoice 020830			-7,833.17
06/17/2026	Payment	14238	IERNAS HEATING, COOLING & PLMBG	Check for Vendor V00409			-257.88
06/22/2026	Payment	14241	OAKSTEAD C/O HANCOCK BANK	Payment of Invoice 020844			-3,715.99
06/22/2026	Payment	14242	OAKSTEAD C/O HANCOCK BANK	Payment of Invoice 020845			-3,212.00
06/25/2026	Payment	14243	dba POP N ART WOODWORKS	Check for Vendor V00443			-600.00
06/26/2026	Payment	300118	DUKE ENERGY-ACH	Inv: 061526-7010			-7,057.56
06/26/2026	Payment	14244	COMPLETE I.T.	Check for Vendor V00481			-829.02
06/26/2026	Payment	14245	COOPER POOLS, INC.	Check for Vendor V00488			-1,233.17
06/26/2026	Payment	14246	CULLIGAN GULF COAST WATER CONDITIONING, INC	Check for Vendor V00009			-134.00
06/26/2026	Payment	14247	INFRAMARK LLC	Check for Vendor V00063			-25.16
06/26/2026	Payment	14248	MRIC SPATIAL LLC	Check for Vendor V00514			-27,300.00
06/26/2026	Payment	14249	OLM	Check for Vendor V00112			-1,620.00
06/30/2026	Payment	14250	CLEAN SWEEP SUPPLY CO., INC.	Check for Vendor V00006			-62.50
06/30/2026	Payment	14251	COMPLETE I.T.	Check for Vendor V00481			-770.95
06/30/2026	Payment	14252	COOPER POOLS, INC.	Check for Vendor V00488			-7,080.00
06/30/2026	Payment	14253	FASTSIGNS OF WESLEY CHAPEL	Check for Vendor V00511			-7,587.00

Bank Account Statement

Oakstead CDD

Bank Account No.	1859		
Statement No.	06-26	**Statement Date**	06/30/2026

06/30/2026	Payment	14255	JUNIPER LANDSCAPING OF FLORIDA LLC	Check for Vendor V00507	-9,576.32
06/30/2026	Payment	14256	STEVEN D TURNER	Check for Vendor V00506	-1,020.00
06/30/2026	Payment	14257	STRALEY ROBIN VERICKER	Check for Vendor V00031	-1,159.00
06/30/2026	Payment	14258	THE CHAMBERLAIN GROUP	Check for Vendor V00281	-543.09
06/30/2026	Payment	14259	TWO O EIGHT SECURITY, INC	Check for Vendor V00367	-1,440.00
Total Outstanding Checks					-92,935.36

Outstanding Deposits

Total Outstanding Deposits

Oakstead CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
BIG DOG LEO SERVICES, LLC	6/1/2026	JS-060126	$150.00			SECURITY ADMIN
BRLETIC DVORAK, INC.	5/29/2026	2488	$630.00			Engineering Services May 2026
CHARTER COMMUNICATIONS - ACH	5/21/2026	0030738052126	$755.35			GATE WIFI ACCT 25497
CLEAN SWEEP SUPPLY CO., INC.	6/8/2026	16601	$62.50			Bathroom Supplies
CLEARVUE ENVIROMENTAL LLC	6/1/2026	1245	$2,450.00			JUN 26 AQUATIC SERVICES
COMPLETE I.T.	6/1/2026	20255	$65.00			JUN 26 MONITORED BURGLAR ALARM SYSTEM
COMPLETE I.T.	6/1/2026	20256	$484.50			JUN 26 EAGLE EYE CAMERA 30 DAY CLOUD
COMPLETE I.T.	6/1/2026	20257	$510.00			Liftmaster Community App
COMPLETE I.T.	6/1/2026	F98A9F41-0024	$208.29			JUN 26 VOIP SEATS, PHONE, PHONE RENTALS
COMPLETE I.T.	6/1/2026	20239	$192.95			JUN 26 MSP PLAN CLOUD BACKUP & MS OFFICE 365
COMPLETE I.T.	6/1/2026	20240	$165.00			JUN 26 GOOGLE EMAIL (10) WITH VAULT
COMPLETE I.T.	6/9/2026	20335	$350.00			CIT ACS Prox Key Fobs - Blue
COMPLETE I.T.	6/15/2026	20383	$82.50			.5 hours Remote Remediation
COMPLETE I.T.	6/17/2026	20399	$746.52			Keswick Unifi 2 Wire Retrofit
COMPLETE I.T.	6/26/2026	20440	$770.95		$3,575.71	Liftmaster CAPXLV Door Board w/Cover
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COOPER POOLS, INC.	5/9/2026	748	$1,233.17			Plumbing for Pool Equipment
COOPER POOLS, INC.	6/25/2026	892	$7,080.00		$12,503.17	19 inch DE Spin Grid Filter Disc
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CULLIGAN GULF COAST WATER CONDITIONING, INC	6/18/2026	64802TP	$107.00			WATER BOTTLES & SLEEVES CUPS
CULLIGAN GULF COAST WATER CONDITIONING, INC	5/8/2026	BW00650	$27.00		$141.00	WATER BOTTLES & SLEEVES CUPS
dba POP N ART WOODWORKS	6/15/2026	1347	$600.00			Sidewalk Panel Removal
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DUKE ENERGY-ACH	6/15/2026	061526-7010	$7,057.56		$14,209.85	SVC PRD 5/5-6/5/26
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FASTSIGNS OF WESLEY CHAPEL	6/25/2026	2160-9763	$7,587.00			Wall Mural Replacement
IERNAS HEATING, COOLING & PLMBG	5/31/2026	245836772	$257.88			AC Annual Indoor Unit Billing

Oakstead CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK LLC	6/3/2026	180934	$5,048.83			JUNE 26 MGMT FEES
INFRAMARK LLC	6/3/2026	180934	$8.33	$5,057.16		RECORD STORAGE FEE
INFRAMARK LLC	6/22/2026	182451	$25.16		$5,082.32	POSTAGE
INNERSYNC STUDIO, LTD	6/1/2026	INV-SN-1459	$1,552.50			ADA ANNUAL SRVC 6/15/26-6/14/27
JUNIPER LANDSCAPING OF FLORIDA LLC	6/1/2026	399403	$20,844.97			JUN 26 Landscape Maintenance
JUNIPER LANDSCAPING OF FLORIDA LLC	6/10/2026	401468	$2,962.50			Enhancements Entrance
JUNIPER LANDSCAPING OF FLORIDA LLC	6/10/2026	401467	$378.00			Enhancements Manassas & Oakstead Blvd
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401642	$176.91			IRRIGATION REPAIRS JUNE Keswick
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401638	$92.03			IRRIGATION REPAIRS JUNE Ballastone Cont
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401640	$152.67			IRRIGATION REPAIRS JUNE Marchmont Cont
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401639	$1,498.08			IRRIGATION REPAIRS JUNE Keswick Cont
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401641	$441.00			IRRIGATION REPAIRS JUNE Weymouth Cont
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401913	$504.18			Irrigation Repair
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401912	$274.40			IRRIGATION REPAIRS JUNE Clubhouse
JUNIPER LANDSCAPING OF FLORIDA LLC	6/26/2026	403167	$2,925.00			Summer Annual Flowers
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401914	$94.94			IRRIGATION REPAIRS JUNE Weymouth
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401911	$76.61		$30,421.29	IRRIGATION REPAIRS JUNE Marchmont
LOWE'S COMPANIES	6/2/2026	060226-0316	$55.04			Rubber Gloves
LOWE'S COMPANIES	6/2/2026	060226-0316	$221.82	$276.86	$276.86	Keys, Tools, Cable Ties, Treated Wood, Concrete
LUIS CHAGUACEDA	4/30/2026	043026-LC	$58.00			MILEAGE REIMB
LYNN TEMPERA	4/30/2026	043026-LT	$134.13			MILEAGE REIMB
MRIC SPATIAL LLC	6/17/2026	3342	$15,000.00			TOPOGRAPHY SURVEY
MRIC SPATIAL LLC	6/17/2026	3341	$12,300.00		$27,300.00	TOPOGRAPHY SURVEY
OAKSTEAD C/O HANCOCK BANK	6/11/2026	JUN1126-A1	$9,062.28			SER 2016 A-1 ASSMNT
OAKSTEAD C/O HANCOCK BANK	6/11/2026	A2-JUN1126	$7,833.17			SER 2017 A-2 ASSMNTS
OAKSTEAD C/O HANCOCK BANK	6/15/2026	JUN1526-A1	$3,715.99			SER 2016 A-1 ASSMNT
OAKSTEAD C/O HANCOCK BANK	6/15/2026	A2-JUN1526	$3,212.00		$23,823.44	SER 2017 A-2 ASSMNTS
OLM	6/22/2026	47584	$1,620.00			JUN26 LANDSCAPE INSPECTION
PASCO COUNTY UTILITIES SERVICE - ACH	6/2/2026	24565662	$276.74			Water/Reclaimed Water
PASCO COUNTY UTILITIES SERVICE - ACH	6/2/2026	060226-9650-ACH	$1,039.52			Water/Reclaimed Water

Oakstead CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES SERVICE - ACH	6/2/2026	060221-0575-ACH	$586.81			Water/Reclaimed Water
PASCO COUNTY UTILITIES SERVICE - ACH	6/2/2026	060226-0570-ACH	$20.20			Water/Reclaimed Water
PASCO COUNTY UTILITIES SERVICE - ACH	6/2/2026	060226-0555-ACH	$330.27		$2,253.54	Water/Reclaimed Water
PHOENIX SERVICE SYSTEMS, INC	6/2/2026	29371	$255.00			JUN 26 PEST & RODENT CONTROL
SAM'S CLUB - ACH	6/7/2026	060726-2879-ACH	$925.44			PUBLIC RELATIONS
SPECTRUM - ACH	4/30/2026	040326-8315-ACH	$44.77			BILL PRD 4/30-5/29/26
SPECTRUM - ACH	5/30/2026	053026-8315-ACH	$44.77			BILL PRD 5/30-6/29/26
SPECTRUM - ACH	3/30/2026	033026-8315-ACH	$44.77		$134.31	BILL PRD 3/30-4/29/26
STEVEN D TURNER	5/30/2026	053026-ST	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
STEVEN D TURNER	6/3/2026	060326-ST	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
STEVEN D TURNER	6/1/2026	060126-ST	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
STEVEN D TURNER	6/9/2026	060926-ST	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
STEVEN D TURNER	6/17/2026	061726-ST	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
STEVEN D TURNER	6/20/2026	062026-ST	$300.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
STEVEN D TURNER	6/22/2026	062226-ST	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
STEVEN D TURNER	6/24/2026	062426-ST	$240.00		$1,980.00	TRAFFIC ENFORCEMENT AND SECURITY PATROL
STRALEY ROBIN VERICKER	6/16/2026	28591	$1,159.00			Legal Service Through 5/31/26
TECO PEOPLES GAS - ACH	6/3/2026	060326-2101-ACH	$72.10			SVC PRD 5/1-6/1/26
THE CHAMBERLAIN GROUP	6/24/2026	7007073164	$543.09			GATE REMOTES
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$189.96			95 Gallon Trash Bags
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$34.99			Beige Rectangular Sunshade
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$26.94			Mega Noodle Asst QTY 6
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$1,157.25			Outdoor Park Bench

Oakstead CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$6.99			July 4th Decorations
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$1,485.48			NEWSLETTER
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	($10.94)			-10.94
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$62.24			4TH OF JULY DECORATIONS
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	($4.99)			RETURN
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$1,364.28			METAL BENCH
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$629.02			DRINKING FOUNTAIN
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$20.00			FUEL
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$23.50			4TH OF JULY DECOR
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$14.99			CLEANING SUPPLIES
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$19.90			SIGNAGE
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$22.01			FUEL
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$30.54			PKG SALAD
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$25.90			CLEANING SUPPLIES
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$20.01	$5,118.07	$5,118.07	FUEL
TWO O EIGHT SECURITY, INC	5/29/2026	052926-JH	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
TWO O EIGHT SECURITY, INC	5/27/2026	052726-JH	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
TWO O EIGHT SECURITY, INC	5/18/2026	051826-JH	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
TWO O EIGHT SECURITY, INC	5/6/2026	050626-JH	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
TWO O EIGHT SECURITY, INC	5/4/2026	050426-JH	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
TWO O EIGHT SECURITY, INC	5/14/2026	051426-JH	$240.00		$1,440.00	TRAFFIC ENFORCEMENT AND SECURITY PATROL
WASTE CONNECTIONS OF FL - ACH	6/20/2026	8937621W425-ACH	$388.02			SVC PRD 7/1-7/31/26

Oakstead CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous Subtotal			**$148,032.07**			
TOTAL			**$148,032.07**			

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
11555 Heron Bay Blvd
Suite 201
Coral Springs, Florida 33076

INVOICE	2488
DATE	05/29/2026
TERMS	Net 30
DUE DATE	06/28/2026

PROJECT NAME
Oakstead CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[May 05]	3:00	210.00	630.00

BALANCE DUE **$630.00**

Pay invoice

Oakstead COMMUNITY DEVELOPMENT DISTRICT
May-26

	HOURS	RATE		PERSON	TOTAL
CDD Activities					
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	3.00	$210	S. Brletic		$630.00
Neightborhoods Street Drainage - Survey Coordination		$210	S. Brletic		$0.00
		$120	J.Whited		$0.00
		$150	R. Dvorak		$0.00
SWFWMD Inspection Deficiency Work Construction Adminstration Assistance		$120	K. Wagner		$0.00
Bond Facilities Observation Report/Letter to Management		$120	K. Wagner		$0.00
INVOICE TOTAL	3.00				**$630.00**

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

June 16, 2026
Client: 001011
Matter: 000001
Invoice #: 28591

RE: General Matters

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/5/2026	KCH	REVIEW AND REVISE RESOLUTION APPROVING A PROPOSED BUDGET AND SETTING A PUBLIC HEARING.	0.3	$91.50
5/21/2026	KCH	REVIEW AND REVISE COMMUNICATIONS NETWORK AND SERVICE AGREEMENT, NEMA TO SAME, AND ADDENDUM TO SAME, WITH SPECTRUM SUNSHINE STATE; REVIEW AGENDA PACKAGE; EMAILS WITH D. KAPATSYNA RE: SAME.	2.4	$732.00
5/22/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	$122.00
5/28/2026	KCH	TEAMS CALL WITH FRONTIER REPREESENTATIVES RE: ADDENDUM TO NON-EXCLUSIVE MARKETING AGREEMENT.	0.5	$152.50
5/29/2026	VKB	REVIEW AND REPLY TO PUBLIC RECORDS REQUEST FOR EMPLOYEE RECORDS FROM AMERICAN TRANSPARENCY.	0.2	$61.00
		Total Professional Services	3.8	$1,159.00

Total Services	$1,159.00	
Total Disbursements	$0.00	
Total Current Charges		$1,159.00
Previous Balance		$1,344.10
Less Payments		*($1,344.10)*
PAY THIS AMOUNT		**$1,159.00**

Please Include Invoice Number on all Correspondence

Oakstead CDD

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IERNAS HEATING, COOLING & PLMBG	5/31/2026	245836772	$257.88			AC Annual Indoor Unit Billing

Oakstead CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK LLC	6/3/2026	180934	$5,048.83			JUNE 26 MGMT FEES
INFRAMARK LLC	6/3/2026	180934	$8.33	$5,057.16		RECORD STORAGE FEE
INFRAMARK LLC	6/22/2026	182451	$25.16		$5,082.32	POSTAGE
INNERSYNC STUDIO, LTD	6/1/2026	INV-SN-1459	$1,552.50			ADA ANNUAL SRVC 6/15/26-6/14/27
JUNIPER LANDSCAPING OF FLORIDA LLC	6/1/2026	399403	$20,844.97			JUN 26 Landscape Maintenance
JUNIPER LANDSCAPING OF FLORIDA LLC	6/10/2026	401468	$2,962.50			Enhancements Entrance
JUNIPER LANDSCAPING OF FLORIDA LLC	6/10/2026	401467	$378.00			Enhancements Manassas & Oakstead Blvd
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401642	$176.91			IRRIGATION REPAIRS JUNE Keswick
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401638	$92.03			IRRIGATION REPAIRS JUNE Ballastone Cont
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401640	$152.67			IRRIGATION REPAIRS JUNE Marchmont Cont
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401639	$1,498.08			IRRIGATION REPAIRS JUNE Keswick Cont
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401641	$441.00			IRRIGATION REPAIRS JUNE Weymouth Cont
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401913	$504.18			Irrigation Repair
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401912	$274.40			IRRIGATION REPAIRS JUNE Clubhouse
JUNIPER LANDSCAPING OF FLORIDA LLC	6/26/2026	403167	$2,925.00			Summer Annual Flowers
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401914	$94.94			IRRIGATION REPAIRS JUNE Weymouth
JUNIPER LANDSCAPING OF FLORIDA LLC	6/15/2026	401911	$76.61		$30,421.29	IRRIGATION REPAIRS JUNE Marchmont
LOWE'S COMPANIES	6/2/2026	060226-0316	$55.04			Rubber Gloves
LOWE'S COMPANIES	6/2/2026	060226-0316	$221.82	$276.86	$276.86	Keys, Tools, Cable Ties, Treated Wood, Concrete
LUIS CHAGUACEDA	4/30/2026	043026-LC	$58.00			MILEAGE REIMB
LYNN TEMPERA	4/30/2026	043026-LT	$134.13			MILEAGE REIMB
MRIC SPATIAL LLC	6/17/2026	3342	$15,000.00			TOPOGRAPHY SURVEY
MRIC SPATIAL LLC	6/17/2026	3341	$12,300.00		$27,300.00	TOPOGRAPHY SURVEY
OAKSTEAD C/O HANCOCK BANK	6/11/2026	JUN1126-A1	$9,062.28			SER 2016 A-1 ASSMNT
OAKSTEAD C/O HANCOCK BANK	6/11/2026	A2-JUN1126	$7,833.17			SER 2017 A-2 ASSMNTS
OAKSTEAD C/O HANCOCK BANK	6/15/2026	JUN1526-A1	$3,715.99			SER 2016 A-1 ASSMNT
OAKSTEAD C/O HANCOCK BANK	6/15/2026	A2-JUN1526	$3,212.00		$23,823.44	SER 2017 A-2 ASSMNTS
OLM	6/22/2026	47584	$1,620.00			JUN26 LANDSCAPE INSPECTION
PASCO COUNTY UTILITIES SERVICE - ACH	6/2/2026	24565662	$276.74			Water/Reclaimed Water
PASCO COUNTY UTILITIES SERVICE - ACH	6/2/2026	060226-9650-ACH	$1,039.52			Water/Reclaimed Water

Oakstead CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES SERVICE - ACH	6/2/2026	060221-0575-ACH	$586.81			Water/Reclaimed Water
PASCO COUNTY UTILITIES SERVICE - ACH	6/2/2026	060226-0570-ACH	$20.20			Water/Reclaimed Water
PASCO COUNTY UTILITIES SERVICE - ACH	6/2/2026	060226-0555-ACH	$330.27		$2,253.54	Water/Reclaimed Water
PHOENIX SERVICE SYSTEMS, INC	6/2/2026	29371	$255.00			JUN 26 PEST & RODENT CONTROL
SAM'S CLUB - ACH	6/7/2026	060726-2879-ACH	$925.44			PUBLIC RELATIONS
SPECTRUM - ACH	4/30/2026	040326-8315-ACH	$44.77			BILL PRD 4/30-5/29/26
SPECTRUM - ACH	5/30/2026	053026-8315-ACH	$44.77			BILL PRD 5/30-6/29/26
SPECTRUM - ACH	3/30/2026	033026-8315-ACH	$44.77		$134.31	BILL PRD 3/30-4/29/26
STEVEN D TURNER	5/30/2026	053026-ST	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
STEVEN D TURNER	6/3/2026	060326-ST	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
STEVEN D TURNER	6/1/2026	060126-ST	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
STEVEN D TURNER	6/9/2026	060926-ST	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
STEVEN D TURNER	6/17/2026	061726-ST	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
STEVEN D TURNER	6/20/2026	062026-ST	$300.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
STEVEN D TURNER	6/22/2026	062226-ST	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
STEVEN D TURNER	6/24/2026	062426-ST	$240.00		$1,980.00	TRAFFIC ENFORCEMENT AND SECURITY PATROL
STRALEY ROBIN VERICKER	6/16/2026	28591	$1,159.00			Legal Service Through 5/31/26
TECO PEOPLES GAS - ACH	6/3/2026	060326-2101-ACH	$72.10			SVC PRD 5/1-6/1/26
THE CHAMBERLAIN GROUP	6/24/2026	7007073164	$543.09			GATE REMOTES
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$189.96			95 Gallon Trash Bags
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$34.99			Beige Rectangular Sunshade
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$26.94			Mega Noodle Asst QTY 6
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$1,157.25			Outdoor Park Bench

Oakstead CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$6.99			July 4th Decorations
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$1,485.48			NEWSLETTER
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	($10.94)			-10.94
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$62.24			4TH OF JULY DECORATIONS
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	($4.99)			RETURN
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$1,364.28			METAL BENCH
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$629.02			DRINKING FOUNTAIN
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$20.00			FUEL
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$23.50			4TH OF JULY DECOR
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$14.99			CLEANING SUPPLIES
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$19.90			SIGNAGE
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$22.01			FUEL
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$30.54			PKG SALAD
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$25.90			CLEANING SUPPLIES
TRUIST BANK-8900 ACH from #5221	5/26/2026	052626-8900-ACH	$20.01	$5,118.07	$5,118.07	FUEL
TWO O EIGHT SECURITY, INC	5/29/2026	052926-JH	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
TWO O EIGHT SECURITY, INC	5/27/2026	052726-JH	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
TWO O EIGHT SECURITY, INC	5/18/2026	051826-JH	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
TWO O EIGHT SECURITY, INC	5/6/2026	050626-JH	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
TWO O EIGHT SECURITY, INC	5/4/2026	050426-JH	$240.00			TRAFFIC ENFORCEMENT AND SECURITY PATROL
TWO O EIGHT SECURITY, INC	5/14/2026	051426-JH	$240.00		$1,440.00	TRAFFIC ENFORCEMENT AND SECURITY PATROL
WASTE CONNECTIONS OF FL - ACH	6/20/2026	8937621W425-ACH	$388.02			SVC PRD 7/1-7/31/26

Oakstead CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous Subtotal			**$148,032.07**			
TOTAL			**$148,032.07**			

INVOICE FOR OFF- DUTY STATE TROOPER

ORGANIZATION NAME: **OAKSTEAD SUBDIVISON**
BILLING ADDRESS: **3038 OAKSTEAD BLVD**
LAND O' LAKES, FL 34638

FHP SCHEDULER: **Sgt. John Sessa**
CELL PHONE: (813) 477-9391
DATE WORKED: 6-01-26_____
START TIME: _____
END TIME: _____

MARKED CAR: YES NO

NATURE OF DUTIES: **TRAFFIC ENFORCEMENT AND SECURITY PATROL**

PAYMENT: CHECK WITHIN 2 WEEKS OF COMPLETION

CHARGES: $60.00 PER HOUR TO TROOPER (4 HR MIN)

ADMINISTRATIVE FEE: $150.00 PER MONTH FOR SCHEDULER

TO BE COMPLETED AT DETAIL:

DATE: 6-01-26_____

TROOPER NAME: Big Dog LEO Services LLC

TIME TROOPER I N: _____
TIME TROOPER OUT: _____

TOTAL AMOUNT DUE TO TROOPER: $ 150.00 _____

ADDRESS TO REMIT PAYMENT TO: 1406 Lenton Rose Court_____

Trinity, FL 34655_____

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
11555 Heron Bay Blvd
Suite 201
Coral Springs, Florida 33076

INVOICE	2488
DATE	05/29/2026
TERMS	Net 30
DUE DATE	06/28/2026

PROJECT NAME
Oakstead CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[May 05]	3:00	210.00	630.00

BALANCE DUE **$630.00**

Pay invoice

BDi
DISTRICT ENGINEER

Oakstead COMMUNITY DEVELOPMENT DISTRICT
May-26

	HOURS	RATE		PERSON	TOTAL
CDD Activities					
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	3.00	$210	S. Brletic		$630.00
Neightborhoods Street Drainage - Survey Coordination		$210	S. Brletic		$0.00
		$120	J.Whited		$0.00
		$150	R. Dvorak		$0.00
SWFWMD Inspection Deficiency Work Construction Adminstration Assistance		$120	K. Wagner		$0.00
Bond Facilities Observation Report/Letter to Management		$120	K. Wagner		$0.00
INVOICE TOTAL	3.00				**$630.00**

Spectrum BUSINESS

May 21, 2026
Invoice Number: 0030738052126
Account: Number: **8337 10 699 0030738**
Security Code: **7697**
Service At: 3729 JUDSON DR
CTRL ACCT
LAND O LAKES FL 34638

Auto Pay Notice

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or call us at **855-252-0675**

Summary

Details on following pages

Previous Balance	635.35
Payments Received -Thank You!	-635.35
Remaining Balance	$0.00
Spectrum Business™ Services	755.35
Total To Be Deducted	$755.35

Your Auto Pay Will Be Processed 06/07/26

534141

$120. Mrc

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8622 4800 DY RP 21 05222026 NNNNNNNN 01 000040 0001

OAKSTEAD CDD
3038 OAKSTEAD BLVD
LAND O LAKES FL 34638-8060

May 21, 2026
Oakstead Cdd
Invoice Number: 0030738052126
Account: Number: 8337 10 699 0030738
Service At: 3729 JUDSON DR
CTRL ACCT
LAND O LAKES FL 34638

Total To Be Deducted $755.35

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337106990030738007553 55

May 21, 2026
Oakstead Cdd
Invoice Number: 0030738052126
Account: Number: 8337 10 699 0030738
Hierarchy ID: OMGJPL37
Security Code: **7697**

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8622 4800 DY RP 21 05222026 NNNNNNNN 01 000040 0001

Charge Details

	Previous Balance	$635.35
May 07	EFT Payment	-635.35
Remaining Balance		**$0.00**

Sub Account Charges by Group

OMGJPL37

May 21	OAKSSTEAD CDD 8337130011709666	90.00
Apr 29	OAKSTEAD MARCHMONT GATE 8337130011811744	70.00
May 21	OAKSTEAD GATE-ASHMONTE 8337130621427865	90.00
May 21	OAKSTEAD GATE-BALLASTONE 8337130621427873	90.00
May 21	OAKSTEAD GATE-TANGLEWYLDE 8337130621427881	90.00
May 21	OAKSTREAD GATE-HILLINGTON 8337130621427949	75.00
May 21	OAKSTEAD CDD 8337130621773334	90.00
Apr 29	OAKSTEAD CDD 8337130621773359	70.00
May 18	OAKSTEAD WEYMOUTH GATE 8337130621840158	90.00
		$755.00

Sub Account Taxes by Group

OMGJPL37

May 21	OAKSTREAD GATE-HILLINGTON 8337130621427949	0.35
		$0.35

Sub Account Charges Total	**$755.35**
Total To Be Deducted	**$755.35**

Sub Account Details by Group

OMGJPL37
OAKSSTEAD CDD
19602 BELLEHURST LOOP
GATE SB
LAND O LAKES, FL 34638-8040
Account Number: 8337130011709666
Security Code: 3107

Monthly Charges

Date	Description	Quantity	Amount
May 21 - Jun 20	Spectrum Business Internet Premier	2	130.00
May 21 - Jun 20	Promotional Discount	1	-60.00
May 21 - Jun 20	Payment Processing	1	10.00
May 21 - Jun 20	Auto Pay Discount	1	-10.00
May 21 - Jun 20	Security Suite	1	0.00
May 21 - Jun 20	Static IP 1	1	20.00
May 21 - Jun 20	Domain Name	1	0.00
May 21 - Jun 20	Vanity Email	1	0.00
Monthly Charges Subtotal			**$90.00**

Total For Account 8337130011709666 **$90.00**

OAKSTEAD MARCHMONT GATE
3920 MARCHMONT BLVD
LAND O LAKES, FL 34638
Account Number: 8337130011811744
Security Code: 0596

Monthly Charges

Date	Description	Quantity	Amount
Apr 29 - May 28	Spectrum Business Internet Premier	2	130.00
Apr 29 - May 28	Promotional Discount	1	-80.00
Apr 29 - May 28	Payment Processing	1	10.00
Apr 29 - May 28	Auto Pay Discount	1	-10.00
Apr 29 - May 28	Security Suite	1	0.00
Apr 29 - May 28	Static IP 1	1	20.00
Apr 29 - May 28	Domain Name	1	0.00
Apr 29 - May 28	Vanity Email	1	0.00

Continued on the next page....

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Monthly Charges cont.

Date	Description	Quantity	Amount
Monthly Charges Subtotal			$70.00
Total For Account 8337130011811744			$70.00

OAKSTEAD GATE-ASHMONTE
3336 ASHMONTE DR
LAND O LAKES, FL 34638-7731
Account Number: 8337130621427865
Security Code: 4485

Monthly Charges

Date	Description	Quantity	Amount
May 21 - Jun 20	Spectrum Business Internet Premier	2	130.00
May 21 - Jun 20	Promotional Discount	1	-60.00
May 21 - Jun 20	Payment Processing	1	10.00
May 21 - Jun 20	Auto Pay Discount	1	-10.00
May 21 - Jun 20	Security Suite	1	0.00
May 21 - Jun 20	Static IP 1	1	20.00
May 21 - Jun 20	Domain Name	1	0.00
May 21 - Jun 20	Vanity Email	1	0.00
Monthly Charges Subtotal			$90.00
Total For Account 8337130621427865			$90.00

OAKSTEAD GATE-BALLASTONE
3852 BALLASTONE DR
LAND O LAKES, FL 34638
Account Number: 8337130621427873
Security Code: 2225

Monthly Charges

Date	Description	Quantity	Amount
May 21 - Jun 20	Spectrum Business Internet Premier	2	130.00
May 21 - Jun 20	Promotional Discount	1	-60.00
May 21 - Jun 20	Payment Processing	1	10.00
May 21 - Jun 20	Auto Pay Discount	1	-10.00
May 21 - Jun 20	Security Suite	1	0.00
May 21 - Jun 20	Static IP 1	1	20.00
May 21 - Jun 20	Domain Name	1	0.00
May 21 - Jun 20	Vanity Email	1	0.00
Monthly Charges Subtotal			$90.00
Total For Account 8337130621427873			$90.00

OAKSTEAD GATE-TANGLEWYLDE
3602 TANGLEWYLDE DR
BLDG OFC
LAND O LAKES, FL 34638-3686
Account Number: 8337130621427881
Security Code: 4943

Monthly Charges

Date	Description	Quantity	Amount
May 21 - Jun 20	Spectrum Business Internet Premier	2	130.00
May 21 - Jun 20	Promotional Discount	1	-60.00
May 21 - Jun 20	Payment Processing	1	10.00
May 21 - Jun 20	Auto Pay Discount	1	-10.00
May 21 - Jun 20	Security Suite	1	0.00
May 21 - Jun 20	Static IP 1	1	20.00
May 21 - Jun 20	Domain Name	1	0.00

Monthly Charges cont.

Date	Description	Quantity	Amount
May 21 - Jun 20	Vanity Email	1	0.00
Monthly Charges Subtotal			$90.00
Total For Account 8337130621427881			$90.00

OAKSTREAD GATE-HILLINGTON
3717 HILLINGTON PL
LAND O LAKES, FL 34638
Account Number: 8337130621427949
Security Code: 7938

Monthly Charges

Date	Description	Quantity	Amount
May 21 - Jun 20	Spectrum Business Internet Premier	2	130.00
May 21 - Jun 20	Promotional Discount	1	-80.00
May 21 - Jun 20	Payment Processing	1	10.00
May 21 - Jun 20	Auto Pay Discount	1	-10.00
May 21 - Jun 20	Security Suite	1	0.00
May 21 - Jun 20	Static IP 1	1	20.00
May 21 - Jun 20	Domain Name	1	0.00
May 21 - Jun 20	Vanity Email	1	0.00
May 21 - Jun 20	Paper Bill Statement Charg e	1	5.00
Monthly Charges Subtotal			$75.00

Taxes And Fees

Description	Amount
State And Local Sales Tax	0.30
State And Local Sales Tax	0.05
Taxes and Fees Subtotal	$0.35
Total For Account 8337130621427949	$75.35

OAKSTEAD CDD
3154 STONEMAN LOOP
GATE 2
LAND O LAKES, FL 34638-4393
Account Number: 8337130621773334
Security Code: 2668

Monthly Charges

Date	Description	Quantity	Amount
May 21 - Jun 20	Spectrum Business Internet Premier	2	130.00
May 21 - Jun 20	Promotional Discount	1	-60.00
May 21 - Jun 20	Payment Processing	1	10.00
May 21 - Jun 20	Auto Pay Discount	1	-10.00
May 21 - Jun 20	Security Suite	1	0.00
May 21 - Jun 20	Static IP 1	1	20.00
May 21 - Jun 20	Domain Name	1	0.00
May 21 - Jun 20	Vanity Email	1	0.00
Monthly Charges Subtotal			$90.00
Total For Account 8337130621773334			$90.00

OAKSTEAD CDD
19811 STRATHMORE PL
SB GATE 3
LAND O LAKES, FL 34638-8027
Account Number: 8337130621773359
Security Code: 3638

Continued on the next page.....

May 21, 2026
Oakstead Cdd
Invoice Number: 0030738052126
Account: Number: 8337 10 699 0030738
Hierarchy ID: OMGJPL37
Security Code: **7697**

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Monthly Charges

Date	Description	Quantity	Amount
Apr 29 - May 28	Spectrum Business Internet Premier	2	130.00
Apr 29 - May 28	Promotional Discount	1	-80.00
Apr 29 - May 28	Payment Processing	1	10.00
Apr 29 - May 28	Auto Pay Discount	1	-10.00
Apr 29 - May 28	Security Suite	1	0.00
Apr 29 - May 28	Static IP 1	1	20.00
Apr 29 - May 28	Domain Name	1	0.00
Apr 29 - May 28	Vanity Email	1	0.00
Monthly Charges Subtotal			$70.00

Total For Account 8337130621773359 $70.00

OAKSTEAD WEYMOUTH GATE
3546 SIMONTON CT
GATE
LAND O LAKES, FL 34638-7711
Account Number: 8337130621840158
Security Code: 2052

Monthly Charges

Date	Description	Quantity	Amount
May 18 - Jun 17	Spectrum Business Internet Premier	2	130.00
May 18 - Jun 17	Promotional Discount	1	-60.00
May 18 - Jun 17	Payment Processing	1	10.00
May 18 - Jun 17	Auto Pay Discount	1	-10.00
May 18 - Jun 17	Security Suite	1	0.00
May 18 - Jun 17	Static IP 1	1	20.00
May 18 - Jun 17	Domain Name	1	0.00
May 18 - Jun 17	Vanity Email	1	0.00
Monthly Charges Subtotal			$90.00

Total For Account 8337130621840158 $90.00

Omgjpl37 Subtotal 9 Account(s) $755.35

Total For Control Account: Omgjpl37
Total Accounts: 9 $755.35

Total To Be Deducted $755.35

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call 1-855-707-7328 or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to 1-704-697-4935, call 1-877-276-7432 or email closedcaptioningissues@charter.com.

Clean Sweep Supply Co., INC.
206 E Waters Ave
Tampa, FL 33604 US
+18139329564
Beth@cleansweepsupply.biz

INVOICE

BILL TO
OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT*OAK100
3038 OAKSTEAD BOULEVARD
LAND O LAKES, FL 34639

SHIP TO
OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT*OAK100
3038 OAKSTEAD BOULEVARD
LAND O LAKES, FL 34639

INVOICE #	DATE	TERMS	DUE DATE
16601	06/08/2026	Net 30	07/08/2026

SHIP DATE
06/10/2026

SKU		DESCRIPTION	QTY	RATE	AMOUNT
HT400011	HT400011 TOWEL MULTIFOLD WHITE 16/250/CS	EMPR*HT400011* CASE TOWEL MULTI-FOLD WHITE 16/250/CS	2	31.25	62.50T

Thank you for your business. You can pay via this payment link with ACH or can call with a credit card or mail a check to 206 E Waters Ave, Tampa FL 33604

Ways to pay

BANK

View and pay

SUBTOTAL	62.50
TAX	0.00
TOTAL	62.50
BALANCE DUE	**$62.50**

INVOICE

Clearvue Environmental LLC
P.O. BOX 270675
Tampa, Florida 33688
United States

Phone: 1-813-540-0590
Mobile: 1-813-210-1203

BILL TO
Oakstead CDD
Mark Vega (Property Manager)
Oakstead c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
United States

1-813-949-6591
inframarkCMS@payableslockbox.com

Invoice Number: 1245
Invoice Date: June 1, 2026
Payment Due: July 1, 2026
Amount Due (USD): **$2,450.00**

Pay Securely Online

Services	Quantity	Price	Amount
Lake and Pond Service	1	$2,450.00	$2,450.00

Total: $2,450.00

Amount Due (USD): **$2,450.00**

Pay Securely Online

link.waveapps.com/k3bgss-xzvubw

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Oakstead CDD
3038 Oakstead Boulevard
Land O' Lakes, FL, United States 34638

Invoice #	20255
Invoice Date	06-01-26
Balance Due	**$65.00**

Item	Description	Unit Cost	Quantity	Line Total
Monitored Burglar Alarm System - Commercial	Monitored Burglar Alarm System: Commercial/Business Property	$65.00	1.0	$65.00

Subtotal	**$65.00**
Tax	$0.00
Invoice Total	$65.00
Payments	$0.00
Credits	$0.00
Balance Due	**$65.00**



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Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Oakstead CDD
3038 Oakstead Boulevard
Land O' Lakes, FL, United States 34638

Invoice #	20256
Invoice Date	06-01-26
Balance Due	**$484.50**

Item	Description	Unit Cost	Quantity	Line Total
Eagle Eye HD4 IP Cloud 30-Day Recording	Eagle Eye HD4 IP 30-Days Cloud Recording Monthly	$23.00	9.0	$207.00
Eagle Eye Camera+ Complete Monthly w/1Year Commit	Direct to cloud equipment subscription | Lifetime Limited Manufacturer Warranty	$15.00	9.0	$135.00
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud | High Res Local)	$9.50	15.0	$142.50

Subtotal	**$484.50**
Tax	$0.00
Invoice Total	$484.50
Payments	$0.00
Credits	$0.00
Balance Due	**$484.50**



2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Oakstead CDD
3038 Oakstead Boulevard
Land O' Lakes, FL, United States 34638

Invoice #	20257
Invoice Date	06-01-26
Balance Due	**$510.00**

Item	Description	Unit Cost	Quantity	Line Total
Liftmaster Community App - Premium	Liftmaster Community App - Premium	$60.00	1.0	$60.00
Liftmaster Per location	Liftmaster license per gate location	$20.00	9.0	$180.00
Liftmaster Voip Service	VoIP Phone Service (estimated) per Liftmaster Location	$30.00	9.0	$270.00

Subtotal	**$510.00**
Tax	$0.00
Invoice Total	$510.00
Payments	$0.00
Credits	$0.00
Balance Due	**$510.00**



Invoice

Invoice number **F98A9F41-0024**
Date of issue June 1, 2026
Date due June 16, 2026

Complete I.T. Corp
2664 Cypress Ridge Boulevard
Suite 103
Wesley Chapel, Florida 33544
United States
+1 813-444-4355
support@completeit.io

Bill to
Oakstead CDD
3038 Oakstead Blvd
Land O Lakes, Florida 34638
United States
+1 813-949-6591
InframarkCMS@payableslockbox.com

$208.29 USD due June 16, 2026

Pay online

Please note - all calculated usage (things like International Calling or other usage based services) and inventory items (the number of 911 addresses or phone numbers) on this invoice are from May 2026. Any usage or inventory costs incurred by your use of our services in this month will be billed next month

Description	Qty	Unit price	Amount
Product - Hosted Voip Seats	4	$25.00	$100.00
Product - Local Phone Number	2	$2.50	$5.00
Product - T54W Phone rental - Handet	3	$25.00	$75.00
Tax - FEDERAL COST RECOVERY FEE	1	$2.79	$2.79
Tax - FEDERAL UNIVERSAL SERVICE FUND	1	$25.01	$25.01
Tax - FEDERAL NANPA FUND	1	$0.01	$0.01
Tax - FCC REGULATORY FEE	1	$0.33	$0.33
Tax - FEDERAL EXCISE TAX	1	$0.15	$0.15

Subtotal	$208.29
Total	$208.29
Amount due	**$208.29 USD**

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Oakstead CDD
3038 Oakstead Boulevard
Land O' Lakes, FL, United States 34638

Invoice #	20239
Invoice Date	06-01-26
Balance Due	**$192.95**

Item	Description	Unit Cost	Quantity	Line Total
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network - Phone and email Support - see solution sheet for details	$150.00	1.0	$150.00
Cloud Data Backup (C2/AWS)	Cost is per TB. Only data used on the hard drive is counted in the total hard drive number.	$10.00	3.0	$30.00
Microsoft O365 Subscription - Apps for Business (Monthly Commitment)	-Cost is for one license- Monthly license for Microsoft Office 365 Apps for Business subscription. Paid in monthly installments with a monthly commitment. Higher price per-month compared to annual commitment. Includes: Premium Office Apps - Outlook, Word, Excel, PowerPoint, Publisher, Access Secure Cloud Services - OneDrive	$12.95	1.0	$12.95

Subtotal	**$192.95**
Tax	$0.00
Invoice Total	$192.95
Payments	$0.00
Credits	$0.00
Balance Due	**$192.95**



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Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Oakstead CDD
3038 Oakstead Boulevard
Land O' Lakes, FL, United States 34638

Invoice #	20240
Invoice Date	06-01-26
Balance Due	**$165.00**

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Google Email w/ Vault	Email account 30GB. Priced per user, per month. 3-year contract. Google Vault audit functionality included. Support including password reset & additional training is per hour basis.	$16.50	10.0	$165.00

Subtotal	**$165.00**
Tax	$0.00
Invoice Total	$165.00
Payments	$0.00
Credits	$0.00
Balance Due	**$165.00**



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Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Oakstead CDD
3038 Oakstead Boulevard
Land O' Lakes, FL, United States 34638

Invoice #	20335
Invoice Date	06-09-26
Balance Due	**$350.00**

Item	Description	Unit Cost	Quantity	Line Total
CIT ACS Prox Key Fobs - Blue	CIT ACS Prox Key Fobs - Blue	$3.50	100.0	$350.00

Subtotal	**$350.00**
Tax	$0.00
Invoice Total	$350.00
Payments	$0.00
Credits	$0.00
Balance Due	**$350.00**



Invoice Ticket

Ticket Date	Tue 06-09-26 10:30 AM
Ticket #	13086
Subject	**100 key fobs**

Ticket Issue

Initial Issue Tue 06-09-26 10:30 AM Thomas Giella	100 key fobs

Ticket Comments

Date	Comment
Update Tue 06-09-26 11:28 AM David Lago	100 Key Fobs 20600 - 20699 FC: 16 Tracking : 1ZT4T9220394831875
Initial Issue Tue 06-09-26 10:30 AM Thomas Giella	100 key fobs

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Oakstead CDD
3038 Oakstead Boulevard
Land O' Lakes, FL, United States 34638

Invoice #	20383
Invoice Date	06-15-26
Balance Due	**$82.50**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor- Remote	Hourly Labor Service | - Minimum 30 minute increments for contract clients - Minimum 2-hours for non-contract clients For remote remediation of malicious popups on the computer. More information in Ticket #13117.	$165.00	0.5	$82.50

Subtotal	**$82.50**
Tax	$0.00
Invoice Total	$82.50
Payments	$0.00
Credits	$0.00
Balance Due	**$82.50**



Invoice Ticket

Ticket Date	Mon 06-15-26 09:41 AM
Ticket #	13117
Subject	**Spam Notifications**

Ticket Issue

Initial Issue Mon 06-15-26 09:41 AM David Lago	Lynn called and stated getting fake spam notifications related to McAfee. I connected to her system remotely and confirmed they were fake notifications. I reviewed her browser extensions and notification settings and removed the malicious entries. I also performed a thorough check of her PC to ensure that no unwanted software had been downloaded.

Ticket Comments

Date	Comment
Initial Issue Mon 06-15-26 09:41 AM David Lago	Lynn called and stated getting fake spam notifications related to McAfee. I connected to her system remotely and confirmed they were fake notifications. I reviewed her browser extensions and notification settings and removed the malicious entries. I also performed a thorough check of her PC to ensure that no unwanted software had been downloaded.

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Oakstead CDD
3038 Oakstead Boulevard
Land O' Lakes, FL, United States 34638

Invoice #	20399
Invoice Date	06-17-26
Balance Due	**$746.52**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours - For onsite installation of Unifi 2 wire retrofit extender and POE injector at Keswick, as well as a Ditek Surge protector and power supply board at Ballastone.	$165.00	2.0	$330.00
Unifi POE 2 Wire Retrofit Extender	Unifi POE 2 Wire Retrofit Extender - To replace Point to Point at Keswick Gate	$149.99	1.0	$149.99
48V POE Injector	To power the Unifi 2 Wire retrofit extender at the Keswick gate side.	$26.58	1.0	$26.58
Ditek Card Reader Surge Protector	DITEK DTK-4LVLPCR Card Reader Surge Protector for Card Readers Operating on 12/24V Power, Protects Pairs, (Replaces 0-295745) - To replace faulty surge protector for 24V wire to Ballastone telecom box	$90.00	1.0	$90.00
Altronix Power Supply Board 6V/12V/24V 4A	Altronix Power Supply Board 6V/12V/24V 4A - To replace faulty power board for Ballstone telecom box	$74.95	1.0	$74.95
24 Volt power supply	24 volt 4 amp power supply. 4 amps	$75.00	1.0	$75.00

Subtotal	**$746.52**
Tax	$0.00
Invoice Total	$746.52
Payments	$0.00
Credits	$0.00
Balance Due	**$746.52**



Invoice Ticket

Ticket Date	Wed 06-10-26 10:42 AM
Ticket #	13091
Subject	**Phone system issue at Keswick**

Ticket Issue

Initial Issue Wed 06-10-26 10:42 AM David Lago	Lynn called and stated there was in issue at the Keswick gate The phone system is not working, they do have internet and residents are able to get it using a clicker

Ticket Comments

Date	Comment
Note Thu 06-11-26 04:23 PM Jacob Macy	Installed moca adapter and made sure location had internet
Update Wed 06-10-26 02:29 PM Mark Johnson	Need to get a picture of the Keswick box's wiring. We will not be able to power the replacement UDB Pro with the existing 24V line that is ran to the telecom box.
Contact Wed 06-10-26 02:11 PM Lynn Tempera	Approved Lynn On Wed, Jun 10, 2026 at 12:42 PM Complete I.T. <noreply@completeit.io> wrote:
Initial Issue Wed 06-10-26 10:42 AM David Lago	Lynn called and stated there was in issue at the Keswick gate The phone system is not working, they do have internet and residents are able to get it using a clicker

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Inframark Community Management:Oakstead CDD

Bill to
Oakstead CDD
3038 Oakstead Boulevard
Land O' Lakes, FL 34638

Ship to
Oakstead CDD
3038 Oakstead Boulevard
Land O' Lakes, FL 34638

Invoice details
Invoice no.: 2026-1506
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance June 2026	1	$3,940.00	$3,940.00

Total **$3,940.00**

Ways to pay

View and pay

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/21/2026	**$250.00**	**04/21/2026**

Oakstead Park Pool
3038 Oakstead Blvd
Land O Lakes FL 34638

INVOICE NO. 699

Order No.: 833
Quote No.: 833
Job No.: 1255
Site Address: 3038 Oakstead Blvd
Land O Lakes FL 34638

6-8-26
Fwd to Supramark CMS

Need to pressure test lines

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Pressure test lines for any cracks, breakages, or blockage	1.00	$250.00	$250.00
		Sub-Total ex Tax	$250.00
		Tax	$0.00
		Total	$250.00

Sub-Total ex Tax	$250.00
Tax	$0.00
Total inc Tax	$250.00
Amount Applied	$0.00
Balance Due	$250.00

How To Pay

INVOICE NO. 699

☐ **Credit Card (MasterCard or Visa)**

Pay Online cooperpoolsinc.simprosuite.com/payment/
Please call *844-766-5256* *to pay over the phone.*

Direct Deposit

Bank	**PNC Bank**
Acc. Name	**6768**
Routing Number	**267084199**
Acc. No.	**1241206768**

DUE DATE: **05/21/2026** **AMOUNT DUE:** **$250.00**

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/08/2026	$1,233.17	05/09/2026

Oakstead Park Pool
3038 Oakstead Blvd
Land O Lakes FL 34638

INVOICE NO. 748

Order No.: 902
Quote No.: 902
Job No.: 1338
Site Address: 3038 Oakstead Blvd
Land O Lakes FL 34638

Plumbing for pool equipment

OVERDUE

Sub-Total ex Tax	$1,233.17
Tax	$0.00
Total inc Tax	$1,233.17
Amount Applied	$0.00
Balance Due	$1,233.17

How To Pay

INVOICE NO. 748

Credit Card (MasterCard or Visa)
Pay Online cooperpoolsinc.simprosuite.com/payment/
Please call *844-766-5256* *to pay over the phone.*

Direct Deposit

Bank	**PNC Bank**
Acc. Name	**6768**
Routing Number	**267084199**
Acc. No.	**1241206768**

DUE DATE: **06/08/2026** **AMOUNT DUE:** **$1,233.17**

Invoice

Culligan Gulf Coast
10020 US Hwy 19
Port Richey FL34668
pascoaccounting@gulfcoastculligan.com
727-862-9445

DATE	06/01/2026
INVOICE	1005306
SECURITY CODE	D4V4

BILL TO

OAKSTEAD CDD
3038 Oakstead Blvd
Land O' Lakes FL 34639

SHIP TO

Oakstead Clubhouse
3038 Oakstead Blvd
Land O' Lakes FL 34639

P.O. NO.	TERMS	ACCOUNT NO.	COMMENTS
	Net 30	109859P	

QTY	DESCRIPTION	ORDER NO.	SERVICE DATES	EACH	AMOUNT
1	COOLER RENTAL		06/01/2026 - 06/30/2026	7.00	7.00

Please include invoice number on check.

Total 7.00

Starting November 1, 2024, there will be a $5 processing fee added to all accounts that pay with a check. Call our office today to set up Credit Card, Debit or ACH payment on your account.

Starting January 1, 2025, payment for service and delivery charges will be processed the same day with the payment method on your account. To avoid any interruption in your service, call our office to add a payment method onto your account.

Invoice

Culligan Gulf Coast
10020 US Hwy 19
Port Richey FL34668
pascoaccounting@gulfcoastculligan.com
727-862-9445

DATE	06/18/2026
INVOICE	64802TP
SECURITY CODE	D4V4

BILL TO

OAKSTEAD CDD
3038 Oakstead Blvd
Land O' Lakes FL 34639

SHIP TO

Oakstead Clubhouse
3038 Oakstead Blvd
Land O' Lakes FL 34639

P.O. NO.	TERMS	ACCOUNT NO.	COMMENTS
	Net 30	109859P	R-1374458

QTY	DESCRIPTION	ORDER NO.	SERVICE DATES	EACH	AMOUNT
11	Bottled Water	D-64802	06/18/2026	9.50	104.50
	Bottle Deposit	D-64802	06/18/2026	0.00	0.00
1	Delivery Fee	D-64802	06/18/2026	2.50	2.50

Please include invoice number on check.

Total 107.00

Starting November 1, 2024, there will be a $5 processing fee added to all accounts that pay with a check. Call our office today to set up Credit Card, Debit or ACH payment on your account.

Starting January 1, 2025, payment for service and delivery charges will be processed the same day with the payment method on your account. To avoid any interruption in your service, call our office to add a payment method onto your account.

Invoice

Culligan Gulf Coast
10020 US Hwy 19
Port Richey FL34668
pascoaccounting@gulfcoastculligan.com
727-862-9445

DATE	05/08/2026
INVOICE	BW00650
SECURITY CODE	D4V4

BILL TO

OAKSTEAD CDD
3038 Oakstead Blvd
Land O' Lakes FL 34639

SHIP TO

Oakstead Clubhouse
3038 Oakstead Blvd
Land O' Lakes FL 34639

P.O. NO.	TERMS	ACCOUNT NO.	COMMENTS
	Net 30	109859P	

QTY	DESCRIPTION	ORDER NO.	SERVICE DATES	EACH	AMOUNT
3	Bottled Water	S-BW00650	05/08/2026	9.00	27.00
	Bottle Deposit	S-BW00650	05/08/2026	0.00	0.00

Please include invoice number on check.

Total 27.00

Starting November 1, 2024, there will be a $5 processing fee added to all accounts that pay with a check. Call our office today to set up Credit Card, Debit or ACH payment on your account.

Starting January 1, 2025, payment for service and delivery charges will be processed the same day with the payment method on your account. To avoid any interruption in your service, call our office to add a payment method onto your account.

INVOICE

Pop N Art Woodworks, LLC
5230 Land O Lakes Blvd Unit 2895
Land O Lakes, FL 34639

popnartwoodworks@gmail.com
+1 (813) 600-8722

Bill to
Oakstead CDD
3038 Oakstead Boulevard
Land O Lakes, FL 34638

Ship to
Oakstead CDD
3038 Oakstead Boulevard
Land O Lakes, FL 34638

Invoice details
Invoice no.: 1347
Terms: Net 30
Invoice date: 06/15/2026
Due date: 07/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/11/2026	**Services**	Remove 4 large sidewalk panels which have been damaged by a tree. Haul all removed debris to the dumpster.	4	$150.00	$600.00

Total **$600.00**

Ways to pay

BANK

Contact Pop N Art Woodworks, 6628123711 LLC to pay.

View and pay

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Summary Bill

OAKSTEAD COM DEV DIST

Bill date May 15, 2026
For service Apr 3 - May 7
35 days

Collective account number **9300 0000 7010**

If you have questions, you can reach us at collectivebillingdef@duke-energy.com.

Billing summary

Previous Amount Due	$7,173.20
Payment Received May 07	-7,173.20
Current Electric Charges	1,813.37
Current Lighting Charges	5,268.06
Taxes	70.86
Total Amount Due Jun 05	**$7,152.29**

Billing summary by account

Account Number	Service Address	Totals
910089675052	2739 OAKSTEAD BLVD LAND O LAKES FL 34639	30.80
910089664348	3134 STRATHMORE PL LAND O LAKES FL 34639	61.06
910089655503	000 TANGLEWYLDE DR LAND O LAKES FL 34638	285.25
910089649836	3038 OAKSTEAD BLVD LAND O LAKES FL 34638	165.69
910089646990	19601 BELLEHURST LOOP LAND O LAKES FL 34638	298.19
910089619905	3920 MARCHMONT BLVD LAND O LAKES FL 34638	55.54

Late payments are subject to a 1.0% late charge.

Please return this portion with your payment. Thank you for your business.

DUKE ENERGY.

Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Collective account number
9300 0000 7010

Amount of automatic draft

$7,152.29
by Jun 5

After 90 days from bill date, a late charge will apply.

000041 000000007

OAKSTEAD COM DEV DIST
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

fb.def.duke-bills.20260514221412.1.afp-81-000000007

8893000000701000066000000000000007152290000715229 8

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811

Check utility rates

Check rates and charges	duke-energy.com/rates

Correspond with Duke Energy (not for payment)
P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due
If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services
Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check
We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge
A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program
Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers
Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español
Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

fb.def.duke.bills.20260514221412.1.afp-82-000000007

Account Number	Service Address	Totals
910089602865	3109 LYNWOOD CT LAND O LAKES FL 34638	337.82
910089594672	3038 OAKSTEAD BLVD CLUB HSE LAND O LAKES FL 34638	1,309.24
910089593655	0000 IVYDALE CT LAND O LAKES FL 34639	534.57
910089579566	3349 ASHMONTE DR LAND O LAKES FL 34638	56.26
910089566818	3121 KESWICK CT LAND O LAKES FL 34638	43.15
910089559596	3852 BALLASTONE DR LAND O LAKES FL 34638	44.75
910089558321	3717 HILLINGTON PL LAND O LAKES FL 34639	61.33
910089539435	3746 JUDSON DR LAND O LAKES FL 34638	382.83
910089517645	000 MARCHMONT BLVD LAND O LAKES FL 34638	827.05
910089495787	000 RUSSETT PL LITE LAND O LAKES FL 34639	284.11
910089471408	19322 MANASSAS DR LAND O LAKES FL 34638	53.92
910089430904	19451 WEYMOUTH DR LAND O LAKES FL 34638	62.08
910089426651	19328 HASKELL PL LAND O LAKES FL 34638	456.67
910089412762	2740 OAKSTEAD BLVD LAND O LAKES FL 34639	40.52
910089394030	19710 TUCKERMAN DR LAND O LAKES FL 34638	1,265.24
910089390557	3224 BRENFORD PL LAND O LAKES FL 34638	453.37
910089373853	3200 BRENFORD PL LAND O LAKES FL 34638	42.85
	Total Charges	**$7,152.29**

fb.def.duke.bills.20260514221412.1.afp-83-000000007

Billing details

Account Information	Billing Details			Amounts
910089675052 OAKSTEAD COM DEV DIST 2739 OAKSTEAD BLVD LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1) Meter Number: 4519561 Bill Period: Apr 03 - May 04 Present Read: 5606 Previous Read: 5522 Billed Usage: 84 Billed kWh 84.000		Customer Charge 17.92 Energy Charge 8.03 Fuel Charge 3.71 Asset Securitization Charge 0.16 Minimum Bill Adjustment 0.18	$30.00
			Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77	$0.80
			Total	**$30.80**
910089664348 OAKSTEAD COM DEV DIST 3134 STRATHMORE PL LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1) Meter Number: 8240043 Bill Period: Apr 03 - May 04 Present Read: 17507 Previous Read: 17214 Billed Usage: 293 Billed kWh 293.000		Customer Charge 17.92 Energy Charge 28.03 Fuel Charge 12.96 Asset Securitization Charge 0.57	$59.48
			Regulatory Assessment Fee 0.05 Gross Receipts Tax 1.53	$1.58
			Total	**$61.06**
910089655503 OAKSTEAD COM DEV DIST 000 TANGLEWYLDE DR LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Apr 09 - May 07 Area UG1 306		Customer Charge 1.92 Energy Charge 12.82 Fuel Charge 13.23 Asset Securitization Charge 0.17 Area UG1 99.18 Area UG1 36.72 CONCRETE, 30/35 120.24	$284.28
			Regulatory Assessment Fee 0.25 Gross Receipts Tax 0.72	$0.97
			Total	**$285.25**
910089649836 OAKSTEAD COM DEV DIST 3038 OAKSTEAD BLVD LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Apr 09 - May 07 108W LED ROADWAY OV 152 110 RW GRY III 3K UG 38 Underground Roadway 204		Customer Charge 1.92 Energy Charge 16.50 Fuel Charge 17.04 Asset Securitization Charge 0.21 108W LED ROADWAY OV 19.88 Underground Roadway 24.52 110 RW GRY III 3K UG 6.08 108W LED ROADWAY OV 8.16 Underground Roadway 8.16 110 RW GRY III 3K UG 2.04 CONCRETE, 30/35 60.12	$164.63
			Regulatory Assessment Fee 0.14 Gross Receipts Tax 0.92	$1.06

fb.def.duke.bills.20260514221412.1.afp-84-000000007

Billing details - continued

Account Information	Billing Details		Amounts
		Total	**$165.69**
910089646990 OAKSTEAD COM DEV DIST 19601 BELLEHURST LOOP LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Apr 09 - May 07 49W LED AREA LITE OV 357	Customer Charge 1.92 Energy Charge 14.95 Fuel Charge 15.44 Asset Securitization Charge 0.19 49W LED AREA LITE OV 81.48 49W LED AREA LITE OV 42.84 CONCRETE, 30/35 140.28	$297.10
		Regulatory Assessment Fee 0.26 Gross Receipts Tax 0.83	$1.09
		Total	**$298.19**
910089619905 OAKSTEAD COM DEV DIST 3920 MARCHMONT BLVD LAND O LAKES FL 34638	General Service Non-Demand Sec (GS-1) Meter Number: 4459537 Bill Period: Apr 03 - May 04 Present Read: 16629 Previous Read: 16374 Billed Usage: 255 Billed kWh 255.000	Customer Charge 17.92 Energy Charge 24.40 Fuel Charge 11.28 Asset Securitization Charge 0.50	$54.10
		Regulatory Assessment Fee 0.05 Gross Receipts Tax 1.39	$1.44
		Total	**$55.54**
910089602865 OAKSTEAD COM DEV DIST 3109 LYNWOOD CT LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Apr 09 - May 07 Area UG1 119 49W LED AREA LITE OV 272	Customer Charge 1.92 Energy Charge 16.37 Fuel Charge 16.91 Asset Securitization Charge 0.21 49W LED AREA LITE OV 62.08 Area UG1 38.57 49W LED AREA LITE OV 32.64 Area UG1 14.28 CONCRETE, 30/35 153.64	$336.62
		Regulatory Assessment Fee 0.29 Gross Receipts Tax 0.91	$1.20
		Total	**$337.82**
910089594672 OAKSTEAD COM DEV DIST 3038 OAKSTEAD BLVD CLUB HSE LAND O LAKES FL 34638	General Service Demand Sec (GSD-1) Meter Number: 221941 Bill Period: Apr 09 - May 07 Billed kWh 11,839.720 Billed Demand kW 26.448 Load Factor 64.32	Customer Charge 18.47 Energy Charge 403.85 Fuel Charge 523.55 Demand Charge 309.17 Asset Securitization Charge 20.36	$1,275.40
		Regulatory Assessment Fee 1.11 Gross Receipts Tax 32.73	$33.84
		Total	**$1,309.24**
910089593655	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge 1.92	$532.31

fb.def.duke.bills.20260514221412.1.afp-85-000000007

Billing details - continued

Account Information	Billing Details				Amounts
OAKSTEAD COM DEV DIST 0000 IVYDALE CT LAND O LAKES FL 34639	Bill Period: Area UG1 108W LED ROADWAY UG	Apr 09 - May 07 340 456	Energy Charge Fuel Charge Asset Securitization Charge Area UG1 108W LED ROADWAY UG Area UG1 108W LED ROADWAY UG CONCRETE, 30/35	33.33 34.43 0.43 110.20 72.96 40.80 24.48 213.76	
			Regulatory Assessment Fee Gross Receipts Tax	0.46 1.80	$2.26
			Total		**$534.57**
910089579566 OAKSTEAD COM DEV DIST 3349 ASHMONTE DR LAND O LAKES FL 34638	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 4453521 Apr 03 - May 04 13895 13635 260 260.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.92 24.87 11.50 0.51	$54.80
			Regulatory Assessment Fee Gross Receipts Tax	0.05 1.41	$1.46
			Total		**$56.26**
910089566818 OAKSTEAD COM DEV DIST 3121 KESWICK CT LAND O LAKES FL 34638	General Service Demand Sec (GSD-1) Meter Number: Bill Period: Billed kWh Billed Demand kW Load Factor	 1046508 Apr 09 - May 07 220.226 0.508 62.29	Customer Charge Energy Charge Fuel Charge Demand Charge Asset Securitization Charge	18.47 7.51 9.74 5.93 0.38	$42.03
			Regulatory Assessment Fee Gross Receipts Tax	0.04 1.08	$1.12
			Total		**$43.15**
910089559596 OAKSTEAD COM DEV DIST 3852 BALLASTONE DR LAND O LAKES FL 34638	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 4456640 Apr 03 - May 04 10320 10139 181 181.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.92 17.32 8.00 0.35	$43.59
			Regulatory Assessment Fee Gross Receipts Tax	0.04 1.12	$1.16
			Total		**$44.75**
910089558321 OAKSTEAD COM DEV DIST 3717 HILLINGTON PL LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read:	 8245306 Apr 03 - May 04 20259	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.92 28.21 13.04 0.58	$59.75

fb.def.duke.bills.20260514221412.1.afp-86-000000007

Billing details - continued

Account Information	Billing Details		Amounts
	Previous Read: 19964 Billed Usage: 295 Billed kWh 295.000		
		Regulatory Assessment Fee 0.05 Gross Receipts Tax 1.53	$1.58
		Total	**$61.33**
910089539435 OAKSTEAD COM DEV DIST 3746 JUDSON DR LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Apr 09 - May 07 49W LED AREA LITE OV 459	Customer Charge 1.92 Energy Charge 19.22 Fuel Charge 19.85 Asset Securitization Charge 0.25 49W LED AREA LITE OV 104.76 49W LED AREA LITE OV 55.08 CONCRETE, 30/35 180.36	$381.44
		Regulatory Assessment Fee 0.33 Gross Receipts Tax 1.06	$1.39
		Total	**$382.83**
910089517645 OAKSTEAD COM DEV DIST 000 MARCHMONT BLVD LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Apr 09 - May 07 Area UG1 816 216W LED ROADWAY UG 228	Customer Charge 1.92 Energy Charge 43.73 Fuel Charge 45.15 Asset Securitization Charge 0.56 216W LED ROADWAY UG 23.43 Area UG1 264.48 216W LED ROADWAY UG 6.12 Area UG1 97.92 CONCRETE, 30/35 340.68	$823.99
		Regulatory Assessment Fee 0.72 Gross Receipts Tax 2.34	$3.06
		Total	**$827.05**
910089495787 OAKSTEAD COM DEV DIST 000 RUSSETT PL LITE LAND O LAKES FL 34639	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Apr 09 - May 07 49W LED AREA LITE OV 340	Customer Charge 1.92 Energy Charge 14.25 Fuel Charge 14.71 Asset Securitization Charge 0.18 49W LED AREA LITE OV 77.60 49W LED AREA LITE OV 40.80 CONCRETE, 30/35 133.60	$283.06
		Regulatory Assessment Fee 0.25 Gross Receipts Tax 0.80	$1.05
		Total	**$284.11**
910089471408 OAKSTEAD COM DEV DIST 19322 MANASSAS DR LAND O LAKES FL 34638	General Service Non-Demand Sec (GS-1) Meter Number: 4445322 Bill Period: Apr 03 - May 04 Present Read: 14273 Previous Read: 14029	Customer Charge 17.92 Energy Charge 23.33 Fuel Charge 10.79 Asset Securitization Charge 0.48	$52.52

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Billing details - continued

Account Information	Billing Details				Amounts
	Billed Usage:	244			
	Billed kWh	244.000			
			Regulatory Assessment Fee	0.05	$1.40
			Gross Receipts Tax	1.35	
			Total		**$53.92**
910089430904 OAKSTEAD COM DEV DIST 19451 WEYMOUTH DR LAND O LAKES FL 34638	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$60.48
	Meter Number:	4451931	Energy Charge	28.70	
	Bill Period:	Apr 03 - May 04	Fuel Charge	13.27	
			Asset Securitization Charge	0.59	
	Present Read:	16300			
	Previous Read:	16000			
	Billed Usage:	300			
	Billed kWh	300.000			
			Regulatory Assessment Fee	0.05	$1.60
			Gross Receipts Tax	1.55	
			Total		**$62.08**
910089426651 OAKSTEAD COM DEV DIST 19328 HASKELL PL LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.92	$454.97
	Bill Period:	Apr 09 - May 07	Energy Charge	23.83	
			Fuel Charge	24.61	
	49W LED AREA LITE OV	527	Asset Securitization Charge	0.31	
	SV RW 9500	42	SV RW 9500	4.15	
			49W LED AREA LITE OV	120.28	
			SV RW 9500	2.87	
			49W LED AREA LITE OV	63.24	
			CONCRETE, 30/35	213.76	
			Regulatory Assessment Fee	0.40	$1.70
			Gross Receipts Tax	1.30	
			Total		**$456.67**
910089412762 OAKSTEAD COM DEV DIST 2740 OAKSTEAD BLVD LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$39.48
	Meter Number:	8240050	Energy Charge	14.54	
	Bill Period:	Apr 03 - May 04	Fuel Charge	6.72	
			Asset Securitization Charge	0.30	
	Present Read:	7192			
	Previous Read:	7040			
	Billed Usage:	152			
	Billed kWh	152.000			
			Regulatory Assessment Fee	0.03	$1.04
			Gross Receipts Tax	1.01	
			Total		**$40.52**
910089394030 OAKSTEAD COM DEV DIST 19710 TUCKERMAN DR LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.92	$1,257.93
	Bill Period:	Apr 09 - May 07	Energy Charge	117.26	
			Fuel Charge	121.10	
	108W LED ROADWAY OV	2,128	Asset Securitization Charge	1.51	
	108W LED ROADWAY UG	570	108W LED ROADWAY OV	278.32	
	Roadway	102	108W LED ROADWAY UG	91.20	

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Billing details - continued

Account Information	Billing Details		Amounts
	Roadway 10.06 Roadway 4.08 108W LED ROADWAY UG 30.60 108W LED ROADWAY OV 114.24 CONCRETE, 30/35 487.64		
	Regulatory Assessment Fee 1.10 Gross Receipts Tax 6.21		$7.31
		Total	**$1,265.24**
910089390557 OAKSTEAD COM DEV DIST 3224 BRENFORD PL LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Apr 03 - May 04 49W LED AREA LITE OV 544	Customer Charge 1.92 Energy Charge 22.79 Fuel Charge 23.53 Asset Securitization Charge 0.29 49W LED AREA LITE OV 124.16 49W LED AREA LITE OV 65.28 CONCRETE, 30/35 213.76	$451.73
		Regulatory Assessment Fee 0.39 Gross Receipts Tax 1.25	$1.64
		Total	**$453.37**
910089373853 OAKSTEAD COM DEV DIST 3200 BRENFORD PL LAND O LAKES FL 34638	General Service Non-Demand Sec (GS-1) Meter Number: 4456666 Bill Period: Apr 03 - May 04 Present Read: 12911 Previous Read: 12743 Billed Usage: 168 Billed kWh 168.000	Customer Charge 17.92 Energy Charge 16.06 Fuel Charge 7.43 Asset Securitization Charge 0.33	$41.74
		Regulatory Assessment Fee 0.04 Gross Receipts Tax 1.07	$1.11
		Total	**$42.85**
		Total Amount Due	**$7,152.29**

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DUKE ENERGY.

duke-energy.com
877.372.8477

Your Summary Bill

OAKSTEAD COM DEV DIST

Bill date Jun 15, 2026
For service May 5 - Jun 5
32 days

Collective account number **9300 0000 7010**

If you have questions, you can reach us at collectivebillingdef@duke-energy.com.

Billing summary

Previous Amount Due	$7,152.29
Payment Received Jun 05	-7,152.29
Current Electric Charges	1,763.64
Current Lighting Charges	5,225.54
Taxes	68.38
Total Amount Due Jul 06	**$7,057.56**

Billing summary by account

Account Number	Service Address	Totals
910089675052	2739 OAKSTEAD BLVD LAND O LAKES FL 34639	30.80
910089664348	3134 STRATHMORE PL LAND O LAKES FL 34639	54.68
910089655503	000 TANGLEWYLDE DR LAND O LAKES FL 34638	283.59
910089649836	3038 OAKSTEAD BLVD LAND O LAKES FL 34638	163.54
910089646990	19601 BELLEHURST LOOP LAND O LAKES FL 34638	296.26
910089619905	3920 MARCHMONT BLVD LAND O LAKES FL 34638	47.94

Late payments are subject to a 1.0% late charge.

Please return this portion with your payment. Thank you for your business.

DUKE ENERGY.

Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Collective account number
9300 0000 7010

Amount of automatic draft

$7,057.56
by Jul 6

After 90 days from bill date, a late charge will apply.

000041 000000007

OAKSTEAD COM DEV DIST
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811

Check utility rates

Check rates and charges	duke-energy.com/rates

Correspond with Duke Energy (not for payment)
P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due
If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services
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Account Number	Service Address	Totals
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910089594672	3038 OAKSTEAD BLVD CLUB HSE LAND O LAKES FL 34638	1,306.57
910089593655	0000 IVYDALE CT LAND O LAKES FL 34639	530.23
910089579566	3349 ASHMONTE DR LAND O LAKES FL 34638	49.75
910089566818	3121 KESWICK CT LAND O LAKES FL 34638	42.02
910089559596	3852 BALLASTONE DR LAND O LAKES FL 34638	41.19
910089558321	3717 HILLINGTON PL LAND O LAKES FL 34639	54.54
910089539435	3746 JUDSON DR LAND O LAKES FL 34638	380.34
910089517645	000 MARCHMONT BLVD LAND O LAKES FL 34638	821.34
910089495787	000 RUSSETT PL LITE LAND O LAKES FL 34639	282.25
910089471408	19322 MANASSAS DR LAND O LAKES FL 34638	49.92
910089430904	19451 WEYMOUTH DR LAND O LAKES FL 34638	56.35
910089426651	19328 HASKELL PL LAND O LAKES FL 34638	453.56
910089412762	2740 OAKSTEAD BLVD LAND O LAKES FL 34639	36.87
910089394030	19710 TUCKERMAN DR LAND O LAKES FL 34638	1,249.92
910089390557	3224 BRENFORD PL LAND O LAKES FL 34638	450.40
910089373853	3200 BRENFORD PL LAND O LAKES FL 34638	39.81
	Total Charges	**$7,057.56**

fb.def.duke.bills.20260612213857.11.afp-83-000000007

Billing details

Account Information	Billing Details			Amounts
910089675052 OAKSTEAD COM DEV DIST 2739 OAKSTEAD BLVD LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1) Meter Number: 4519561 Bill Period: May 05 - Jun 02 Present Read: 5673 Previous Read: 5606 Billed Usage: 67 Billed kWh 67.000		Customer Charge 18.01 Energy Charge 6.44 Fuel Charge 2.59 Asset Securitization Charge 0.13 Minimum Bill Adjustment 2.83	$30.00
			Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77	$0.80
			Total	**$30.80**
910089664348 OAKSTEAD COM DEV DIST 3134 STRATHMORE PL LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1) Meter Number: 8240043 Bill Period: May 05 - Jun 02 Present Read: 17765 Previous Read: 17507 Billed Usage: 258 Billed kWh 258.000		Customer Charge 18.01 Energy Charge 24.79 Fuel Charge 9.96 Asset Securitization Charge 0.50	$53.26
			Regulatory Assessment Fee 0.05 Gross Receipts Tax 1.37	$1.42
			Total	**$54.68**
910089655503 OAKSTEAD COM DEV DIST 000 TANGLEWYLDE DR LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: May 08 - Jun 05 Area UG1 306		Customer Charge 1.93 Energy Charge 12.87 Fuel Charge 11.55 Asset Securitization Charge 0.17 Area UG1 99.18 Area UG1 36.72 CONCRETE, 30/35 120.24	$282.66
			Regulatory Assessment Fee 0.25 Gross Receipts Tax 0.68	$0.93
			Total	**$283.59**
910089649836 OAKSTEAD COM DEV DIST 3038 OAKSTEAD BLVD LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: May 08 - Jun 05 108W LED ROADWAY OV 152 110 RW GRY III 3K UG 38 Underground Roadway 204		Customer Charge 1.93 Energy Charge 16.57 Fuel Charge 14.87 Asset Securitization Charge 0.21 108W LED ROADWAY OV 19.88 Underground Roadway 24.52 110 RW GRY III 3K UG 6.08 108W LED ROADWAY OV 8.16 Underground Roadway 8.16 110 RW GRY III 3K UG 2.04 CONCRETE, 30/35 60.12	$162.54
			Regulatory Assessment Fee 0.14 Gross Receipts Tax 0.86	$1.00

fb.def.duke.bills.20260612213857.11.afp-84-000000007

Billing details - continued

Account Information	Billing Details		Amounts
		Total	**$163.54**
910089646990 OAKSTEAD COM DEV DIST 19601 BELLEHURST LOOP LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: May 08 - Jun 05 49W LED AREA LITE OV 357	Customer Charge 1.93 Energy Charge 15.01 Fuel Charge 13.48 Asset Securitization Charge 0.19 49W LED AREA LITE OV 81.48 49W LED AREA LITE OV 42.84 CONCRETE, 30/35 140.28	$295.21
		Regulatory Assessment Fee 0.26 Gross Receipts Tax 0.79	$1.05
		Total	**$296.26**
910089619905 OAKSTEAD COM DEV DIST 3920 MARCHMONT BLVD LAND O LAKES FL 34638	General Service Non-Demand Sec (GS-1) Meter Number: 4459537 Bill Period: May 05 - Jun 02 Present Read: 16839 Previous Read: 16629 Billed Usage: 210 Billed kWh 210.000	Customer Charge 18.01 Energy Charge 20.18 Fuel Charge 8.10 Asset Securitization Charge 0.41	$46.70
		Regulatory Assessment Fee 0.04 Gross Receipts Tax 1.20	$1.24
		Total	**$47.94**
910089602865 OAKSTEAD COM DEV DIST 3109 LYNWOOD CT LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: May 08 - Jun 05 Area UG1 119 49W LED AREA LITE OV 272	Customer Charge 1.93 Energy Charge 16.43 Fuel Charge 14.76 Asset Securitization Charge 0.21 49W LED AREA LITE OV 62.08 Area UG1 38.57 49W LED AREA LITE OV 32.64 Area UG1 14.28 CONCRETE, 30/35 153.64	$334.54
		Regulatory Assessment Fee 0.29 Gross Receipts Tax 0.86	$1.15
		Total	**$335.69**
910089594672 OAKSTEAD COM DEV DIST 3038 OAKSTEAD BLVD CLUB HSE LAND O LAKES FL 34638	General Service Demand Sec (GSD-1) Meter Number: 221941 Bill Period: May 08 - Jun 05 Billed kWh 12,065.109 Billed Demand kW 30.194 Load Factor 57.41	Customer Charge 18.57 Energy Charge 413.71 Fuel Charge 465.59 Demand Charge 354.18 Asset Securitization Charge 20.75	$1,272.80
		Regulatory Assessment Fee 1.11 Gross Receipts Tax 32.66	$33.77
		Total	**$1,306.57**
910089593655	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge 1.93	$528.08

fb.def.duke.bills.20260612213857.11.afp-85-000000007

Billing details - continued

Account Information	Billing Details				Amounts
OAKSTEAD COM DEV DIST 0000 IVYDALE CT LAND O LAKES FL 34639	Bill Period: Area UG1 108W LED ROADWAY UG	May 08 - Jun 05 340 456	Energy Charge Fuel Charge Asset Securitization Charge Area UG1 108W LED ROADWAY UG Area UG1 108W LED ROADWAY UG CONCRETE, 30/35	33.47 30.05 0.43 110.20 72.96 40.80 24.48 213.76	
			Regulatory Assessment Fee Gross Receipts Tax	0.46 1.69	$2.15
			Total		**$530.23**
910089579566 OAKSTEAD COM DEV DIST 3349 ASHMONTE DR LAND O LAKES FL 34638	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 4453521 May 05 - Jun 02 14118 13895 223 223.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	18.01 21.42 8.61 0.43	$48.47
			Regulatory Assessment Fee Gross Receipts Tax	0.04 1.24	$1.28
			Total		**$49.75**
910089566818 OAKSTEAD COM DEV DIST 3121 KESWICK CT LAND O LAKES FL 34638	General Service Demand Sec (GSD-1) Meter Number: Bill Period: Billed kWh Billed Demand kW Load Factor	 1046508 May 08 - Jun 05 220.005 0.508 62.22	Customer Charge Energy Charge Fuel Charge Demand Charge Asset Securitization Charge	18.57 7.54 8.49 5.95 0.38	$40.93
			Regulatory Assessment Fee Gross Receipts Tax	0.04 1.05	$1.09
			Total		**$42.02**
910089559596 OAKSTEAD COM DEV DIST 3852 BALLASTONE DR LAND O LAKES FL 34638	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 4456640 May 05 - Jun 02 10482 10320 162 162.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	18.01 15.55 6.25 0.32	$40.13
			Regulatory Assessment Fee Gross Receipts Tax	0.03 1.03	$1.06
			Total		**$41.19**
910089558321 OAKSTEAD COM DEV DIST 3717 HILLINGTON PL LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read:	 8245306 May 05 - Jun 02 20516	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	18.01 24.70 9.92 0.50	$53.13

fb.def.duke.bills.20260612213857.11.afp-86-000000007

Billing details - continued

Account Information	Billing Details			Amounts
	Previous Read: 20259 Billed Usage: 257 Billed kWh 257.000			
		Regulatory Assessment Fee	0.05	$1.41
		Gross Receipts Tax	1.36	
		Total		**$54.54**
910089539435 OAKSTEAD COM DEV DIST 3746 JUDSON DR LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: May 08 - Jun 05 49W LED AREA LITE OV 459	Customer Charge	1.93	$379.01
		Energy Charge	19.30	
		Fuel Charge	17.33	
		Asset Securitization Charge	0.25	
		49W LED AREA LITE OV	104.76	
		49W LED AREA LITE OV	55.08	
		CONCRETE, 30/35	180.36	
		Regulatory Assessment Fee	0.33	$1.33
		Gross Receipts Tax	1.00	
		Total		**$380.34**
910089517645 OAKSTEAD COM DEV DIST 000 MARCHMONT BLVD LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: May 08 - Jun 05 Area UG1 816 216W LED ROADWAY UG 228	Customer Charge	1.93	$818.43
		Energy Charge	43.90	
		Fuel Charge	39.41	
		Asset Securitization Charge	0.56	
		216W LED ROADWAY UG	23.43	
		Area UG1	264.48	
		216W LED ROADWAY UG	6.12	
		Area UG1	97.92	
		CONCRETE, 30/35	340.68	
		Regulatory Assessment Fee	0.71	$2.91
		Gross Receipts Tax	2.20	
		Total		**$821.34**
910089495787 OAKSTEAD COM DEV DIST 000 RUSSETT PL LITE LAND O LAKES FL 34639	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: May 08 - Jun 05 49W LED AREA LITE OV 340	Customer Charge	1.93	$281.26
		Energy Charge	14.31	
		Fuel Charge	12.84	
		Asset Securitization Charge	0.18	
		49W LED AREA LITE OV	77.60	
		49W LED AREA LITE OV	40.80	
		CONCRETE, 30/35	133.60	
		Regulatory Assessment Fee	0.24	$0.99
		Gross Receipts Tax	0.75	
		Total		**$282.25**
910089471408 OAKSTEAD COM DEV DIST 19322 MANASSAS DR LAND O LAKES FL 34638	General Service Non-Demand Sec (GS-1) Meter Number: 4445322 Bill Period: May 05 - Jun 03 Present Read: 14497 Previous Read: 14273	Customer Charge	18.01	$48.63
		Energy Charge	21.54	
		Fuel Charge	8.64	
		Asset Securitization Charge	0.44	

fb.def.duke.bills.20260612213857.11.afp-87-000000007

Billing details - continued

Account Information	Billing Details				Amounts
	Billed Usage:	224			
	Billed kWh	224.000			
			Regulatory Assessment Fee	0.04	$1.29
			Gross Receipts Tax	1.25	
			Total		**$49.92**
910089430904 OAKSTEAD COM DEV DIST 19451 WEYMOUTH DR LAND O LAKES FL 34638	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01	$54.89
	Meter Number:	4451931	Energy Charge	25.93	
	Bill Period:	May 05 - Jun 02	Fuel Charge	10.42	
			Asset Securitization Charge	0.53	
	Present Read:	16570			
	Previous Read:	16300			
	Billed Usage:	270			
	Billed kWh	270.000			
			Regulatory Assessment Fee	0.05	$1.46
			Gross Receipts Tax	1.41	
			Total		**$56.35**
910089426651 OAKSTEAD COM DEV DIST 19328 HASKELL PL LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.93	$451.95
	Bill Period:	May 08 - Jun 05	Energy Charge	23.93	
			Fuel Charge	21.48	
	49W LED AREA LITE OV	527	Asset Securitization Charge	0.31	
	SV RW 9500	42	SV RW 9500	4.15	
			49W LED AREA LITE OV	120.28	
			SV RW 9500	2.87	
			49W LED AREA LITE OV	63.24	
			CONCRETE, 30/35	213.76	
			Regulatory Assessment Fee	0.39	$1.61
			Gross Receipts Tax	1.22	
			Total		**$453.56**
910089412762 OAKSTEAD COM DEV DIST 2740 OAKSTEAD BLVD LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01	$35.92
	Meter Number:	8240050	Energy Charge	12.59	
	Bill Period:	May 05 - Jun 02	Fuel Charge	5.06	
			Asset Securitization Charge	0.26	
	Present Read:	7323			
	Previous Read:	7192			
	Billed Usage:	131			
	Billed kWh	131.000			
			Regulatory Assessment Fee	0.03	$0.95
			Gross Receipts Tax	0.92	
			Total		**$36.87**
910089394030 OAKSTEAD COM DEV DIST 19710 TUCKERMAN DR LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.93	$1,243.02
	Bill Period:	May 08 - Jun 05	Energy Charge	117.74	
			Fuel Charge	105.70	
	108W LED ROADWAY OV	2,128	Asset Securitization Charge	1.51	
	108W LED ROADWAY UG	570	108W LED ROADWAY OV	278.32	
	Roadway	102	108W LED ROADWAY UG	91.20	

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Billing details - continued

Account Information	Billing Details			Amounts
		Roadway	10.06	
		Roadway	4.08	
		108W LED ROADWAY UG	30.60	
		108W LED ROADWAY OV	114.24	
		CONCRETE, 30/35	487.64	
		Regulatory Assessment Fee	1.08	$6.90
		Gross Receipts Tax	5.82	
			Total	**$1,249.92**
910089390557 OAKSTEAD COM DEV DIST 3224 BRENFORD PL LAND O LAKES FL 34638	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: May 05 - Jun 02 49W LED AREA LITE OV 544	Customer Charge	1.93	$448.84
		Energy Charge	22.88	
		Fuel Charge	20.54	
		Asset Securitization Charge	0.29	
		49W LED AREA LITE OV	124.16	
		49W LED AREA LITE OV	65.28	
		CONCRETE, 30/35	213.76	
		Regulatory Assessment Fee	0.39	$1.56
		Gross Receipts Tax	1.17	
			Total	**$450.40**
910089373853 OAKSTEAD COM DEV DIST 3200 BRENFORD PL LAND O LAKES FL 34638	General Service Non-Demand Sec (GS-1) Meter Number: 4456666 Bill Period: May 05 - Jun 02 Present Read: 13063 Previous Read: 12911 Billed Usage: 152 Billed kWh 152.000	Customer Charge	18.01	$38.78
		Energy Charge	14.60	
		Fuel Charge	5.87	
		Asset Securitization Charge	0.30	
		Regulatory Assessment Fee	0.03	$1.03
		Gross Receipts Tax	1.00	
			Total	**$39.81**
			Total Amount Due	**$7,057.56**

fb.def.duke.bills.20260612213857.11.afp-89-000000007

FASTSIGNS
Make Your Statement

19651 Bruce B Downs Blvd
Ste C1
Tampa, FL 33647
(813) 575-3838

INVOICE
2160-9922

https://www.fastsigns.com/2160-new-tampa-wesley-ch

Payment Terms: Net 30

549067-53901

Created Date: 6/3/2026

DESCRIPTION: QTY 2 / DS / HIP / 36" W x 9" H / STREET SIGNS & HARDWARE / MARCHMONT BLVD / BEAUMARIS DR / NO INSTALLAT

Bill To: Oakstead CDD
3038 Oakstead blvd
Land O' Lakes, FL 34638
US

Pickup At: FASTSIGNS of Wesley Chapel
19651 Bruce B Downs Blvd
Ste C1
Tampa, FL 33647
US

Ordered By: Lynn Tempera
Email: oaksteadparkdirector@oaksteadcdd.org
Work Phone: (813) 949-6591
Tax ID: 85-8012574746C-3

Salesperson: Derek Mills

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	**QTY 2 DS HIP STREET SIGNS 36" W x 9" H**	2	$222.50	$0.00	$445.00
1.1	**Street Signs 36x9 Double Sided -**				
2	**HARDWARE**	1	$127.50	$0.00	$127.50
2.1	**Hardware -**				

Subtotal:	$572.50
Taxable Amount:	$0.00
Taxes:	$0.00
Grand Total:	$572.50
Amount Paid:	$0.00
BALANCE DUE:	$572.50

FINE PRINT...PLEASE READ CAREFULLY: We appreciate the opportunity to provide you with outstanding signage products and service. Acceptance of this FASTSIGNS of Wesley Chapel (FSWC) invoice in any way, whether verbal, by email, by active participation or with monetary deposit, constitutes all of the following: the creation of this invoice as a purchase contract for exactly, and only, the custom signage products and services described and contained herein; and that this contract can only be cancelled in writing (not by email) received within 2 business days of invoice creation date; and that purchaser agrees to forfeit all deposit money paid regardless of work level begun or completed at the sole reasonable discretion of FSWC; and that any verbal discussions regarding details and/or changes to this contract do not apply to altering this contract; and that during the sales process, FSWC is not responsible for any implied or conveyed customer expectations that are not specifically covered in writing, in advance of signage production; and that the purchaser is responsible to carefully review signage proofs and purchaser's approval will constitute final sign production - POST-PRODUCTION changes or remake of signage will require additional payment; and that any PRE-PRODUCTION email discussion regarding details and/or changes to this contract, without direct FSWC response and acknowledgment of those changes, are not valid and do not apply to altering this contract; and that purchaser agrees to pay the invoice in full upon receipt of FINAL/COMPLETION invoice; and that past-due invoices will be subject to finance charges to the extent permitted by Florida law; and that the company takes full responsibility for the invoice listed listed contact buyer as having the authority to represent the said

Ierna's Heating, Cooling & Plumbing, Inc.
16011 North Nebraska Avenue
Lutz, FL 33549
813-948-6355
#CAC1813676/#CFC1429475

BILL TO
Oakstead Club House
3038 Oakstead Boulevard
Land O Lakes, FL 34638 USA

INVOICE	INVOICE DATE
245836772	May 31, 2026

JOB ADDRESS
Oakstead Club House
3038 Oakstead Boulevard
Land O Lakes, FL 34638 USA

Billing Date: 5/11/2026
Payment Term: Due Upon Receipt
Due Date: 5/31/2026

TASK	DESCRIPTION	QTY	PRICE	TOTAL
COMFORT360-MYRB	Comfort360 Recurring Billing: Comfort 360 Recurring Membership Billing	1.00	$179.88	$179.88
COMFORT360-Y-ADDIDUB	Comfort360 - Annual Additional Indoor Unit Billing: Comfort 360 Yearly Additional Indoor Unit Billing	1.00	$78.00	$78.00

SUB-TOTAL	$257.88
TAX	$0.00
TOTAL DUE	$257.88
BALANCE DUE	**$257.88**

Thank you for choosing Ierna's Heating and Cooling!

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

If using the GreenSky program, I/we, the Borrower(s):
Acknowledge submitting an application for a loan with a participating financial institution in the GreenSky® Program;
Acknowledge receipt of the GreenSky® loan agreement ("Agreement") with the lender specified on the Agreement ("Lender") and agree to be bound by the Terms and Conditions of the Agreement;
Authorize the payments above subject to the mutually agreed upon completion of project stage;
Instruct our Lender to disburse the proceeds of the GreenSky® loan to the Merchant identified above in the Amount(s) specified in the Payment Authorization Schedule.
The signature of a Borrower(s) below or the subsequent use of the GreenSky® loan to make a purchase will constitute acceptance by all Borrower(s) of the Agreement and the authorization of all Borrowers to process the transaction as identified in the Payment Authorization Schedule above.

Sign here Date

CUSTOMER ACKNOWLEDGEMENT

I have inspected all of the work done by Ierna's Heating and Cooling pursuant to the contract terms agreed by me at . I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed by Ierna's Heating and Cooling to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

Sign here Date

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
180934	6/3/2026
CUSTOMER ID	**NET TERMS**
C1433	Due On Receipt
PO#	**DUE DATE**
	6/3/2026

BILL TO
Oakstead CDD
11555 Heron Bay Blvd Ste 201
Coral Springs FL 33076-3361
United States

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	5,048.83		5,048.83
Record Storage Fee 001-551002-51301	1	Ea	8.33		8.33
Subtotal					**5,057.16**

Subtotal	$5,057.16
Tax	$0.00
Total Due	$5,057.16

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
182451	6/22/2026
CUSTOMER ID	**NET TERMS**
C1433	Due On Receipt
PO#	**DUE DATE**
	6/22/2026

BILL TO
Oakstead CDD
11555 Heron Bay Blvd Ste 201
Coral Springs FL 33076-3361
United States

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	34	Ea	0.74		25.16
Subtotal					**25.16**

Subtotal	$25.16
Tax	$0.00
Total Due	$25.16

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE

Oakstead CDD
2005 Pan Am Circle, Suite 300
Tampa FL 33607
United States

Invoice #	INV-SN-1459
Invoice Date:	6/1/2026
Due Date:	7/1/2026
PO#:	

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		$937.50
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$615.00

	Subtotal:	$1,552.50
Subscription start: 6/15/2026	Tax Total:	
Subscription end: 6/14/2027	Total:	$1,552.50
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$1,552.50**

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

Click Here to pay with Credit Card

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395

Invoice 399403

Bill To
Oakstead CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
06/01/26	7/1/2026
Account Owner	**PO#**
ANTHONY VEGA	

Item	Amount
#374757 - Oakstead CDD - 2026/2027 Landscape Maintenance Agreement **June 2026**	**$20,844.97**

Grand Total **$20,844.97**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$20,844.97	$1,844.16	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395

Invoice 401468

Bill To
Oakstead CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
06/10/26	7/10/2026
Account Owner	**PO#**
ANTHONY VEGA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#395307 - Entrance Landscape Enhancements				**$2,962.50**
Landscape Material - 06/02/2026				
Enhancement Labor	10.00HR	$65.00	$650.00	
Firecracker, Red, 03 gallon - 03G	143.0003g	$25.83	$3,693.91	
Pine Bark Mulch 3 cu. ft. Bag	27.00BG	$12.20	$329.38	
Irrigation Renovation - 06/02/2026				
Irrigation Technician Labor	1.00HR	$75.00	$75.00	
Fuel Surcharge 5.0% - 06/08/2026				
Fuel Surcharge	2,750.EA 00	$0.05	$137.50	

Grand Total **$2,962.50**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$24,185.47	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395

Invoice 401467

Bill To
Oakstead CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
06/10/26	7/10/2026
Account Owner	**PO#**
ANTHONY VEGA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#392173 - Hibiscus Installation at Manassas Dr. & Oakstead Blvd				**$378.00**
Landscape Material - 06/02/2026				
Enhancement Labor	2.00HR	$55.00	$110.00	
Hibiscus Pink Seminole 3G	9.0003g	$19.83	$178.49	
Pine Bark Mulch 3 cu. ft. Bag	4.00BG	$12.20	$48.80	
Irrigation Renovation - 06/02/2026				
Irrigation Technician Labor	1.00HR	$75.00	$75.00	
Fuel Surcharge 5.0% - 06/09/2026				
Fuel Surcharge	360.00EA	$0.05	$18.00	

Grand Total **$378.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$24,185.47	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 861-5980

PAYMENT STUB

PRO

Account: 9700 609031 6 Statement Date: 06/02/26 Page: 1 of 4

Account: 9700 609031 6

Your Pro Rewards are better than ever with MyLowe's Pro Rewards . Learn more about the MyLowe's Pro Rewards Program and check your points balance at Lowes.com/account.

OAKSTEAD CDD
ATTN: A/P
3038 OAKSTEAD BLVD
LAND O LAKES, FL 34638-8060

PLEASE INDICATE ADDRESS CHANGES

98146
N102

OAKSTEAD CDD
ATTN: A/P
3038 OAKSTEAD BLVD
LAND O LAKES, FL 34638-8060

PAYMENT ADDRESS
Lowe's
P.O. Box 669821
Dallas TX 75266-0775

Customer Service Online at www.lowescredit.com
This account is already registered.
See Your Online Admin to get a User ID & Password

Account Balance Summary

Current Invoices & Returns	$ 276.86
1-30 Days Past Due	$ 0.00
31-60 Days Past Due	$ 0.00
Over 60 Days Past Due	$ 0.00
Unapplied Payments & Adjustments	$ 0.00
Statement Balance	**$ 276.86**

Amount Due

NO PAYMENT IS DUE

AMOUNT ENCLOSED $_____

FOR PAYMENT ENCLOSED PLEASE CHECK ONE OF THE FOLLOWING OPTIONS:

☐ Payment is for entire amount billed. Please apply to all invoices.

☐ Payment is for specific invoices. Please indicate by ☑ beside the invoices/returns/unapplied payments you are paying/applying and return the payment stub(s) with your check.

☐ Apply enclosed payment to oldest invoice(s).

$ Send payments to:
Lowe's
P.O. Box 669821
Dallas TX 75266-0775

Send Billing/General Inquiries to:
P.O. Box 71772
Philadelphia PA 19176-1772

For Customer Service: call 1-866-232-7443

Tear Here

97609090316

000000000

Purchases, returns, and payments made just prior to the statement date may not appear until the next month's statement. Any payments received after 5pm on any business day or on any day other than a business day, at the address above, will be credited on the next business day. If the payment is made at a location other than such address, credit may be delayed.

PLEASE RETURN ALL STUBS WITH YOUR PAYMENT

Retain left portion for your records.

-Continue-

98146

Statement		LOWES (LUIS) 9700609031600001			
DATE	ITEM	PURCHASED	RECEIPT	AMOUNT	CODE
5/4/2026	Lowes	keys	$56.76	yes	546063-53901
"	"	rubber gloves	$55.04	yes	551003-57201
5/6/2025	Lowes	TOOLS	$57.63	yes	546063-53901
5/8/2026	Lowes	CABLE TIES	$42.73	yes	546063-53901
5/12/2026	Lowes	treated wood	$55.24	yes	546063-53901
5/12/2026	Lowes	concrete	$9.46	yes	546063-53901
			$276.86		

471 213

LOWE'S®

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238KVU 3659169 TRANS#: 940016208 05-04-26

71891 HH #69 MASTER PADLOCK BRA	28.38
4.98 DISCOUNT EACH -0.25	
6 @ 4.73	
71877 HH #66 KWIKSET BRASS KEY	28.38
4.98 DISCOUNT EACH -0.25	
6 @ 4.73	
5260545 PS 100-CT DISPOSABLE LATE	55.04
14.48 DISCOUNT EACH -0.72	
4 @ 13.76	
SUBTOTAL:	111.80
TOTAL TAX:	0.00
INVOICE 96899 TOTAL:	111.80
LAR:	111.80

TOTAL SAVINGS THIS TRIP: $5.88

LAR: XXXXXXXXXXXX0316 AMOUNT: 111.80 AUTHCD: 000267
SWIPED REFID:968990 05/04/26 07:26:43
LAR PO: shop
ACCOUNT NAME: OAKSTEAD CDD
AUTH BUYER: CHAGUCEDA LOUIS

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY MERCHANDISE.

STORE: 2238 TERMINAL: 03 05/04/26 07:26:56

OF ITEMS PURCHASED: 16

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

THANK YOU FOR SHOPPING LOWE'S.

546063
$56.76

551003
$55.04

Milwaukee

LOWE'S®

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238KV0 3659169 TRANS#: 724361831 05-06-26

2884759 KBLT 24PC COMBO WRENCH SE	52.23
54.98 DISCOUNT EACH	-2.75
877129 3/8-IN CAPTIVE SLEEVE COM	3.52
3.70 DISCOUNT EACH	-0.18
456833 PTFE TAPE 1/2-IN X 43-FT	1.88
1.98 DISCOUNT EACH	-0.10
SUBTOTAL:	57.63
TOTAL TAX:	0.00
INVOICE 77170 TOTAL:	57.63
LAR:	57.63

TOTAL SAVINGS THIS TRIP: $3.03

LAR: XXXXXXXXXXXX0316 AMOUNT: 57.63 AUTHCD: 000215
SWIPED REFID:771700 05/06/26 09:00:37
LAR PO: shop
ACCOUNT NAME: OAKSTEAD CDD
AUTH BUYER: CHAGUCEDA LOUIS

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY MERCHANDISE.

STORE: 2238 TERMINAL: 03 05/06/26 09:00:51

OF ITEMS PURCHASED: 3

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

THANK YOU FOR SHOPPING LOWE'S.
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE AT OUR CUSTOMER SERVICE DESK

mileage /

546063

LOWE'S®

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LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238KV0 3659169 TRANS#: 419187268 05-08-26

757005 UT 11-IN NAT CABLE TIE 50 42.73
44.98 DISCOUNT EACH -2.25

SUBTOTAL:	42.73
TOTAL TAX:	0.00
INVOICE 86652 TOTAL:	42.73
LAR:	42.73

TOTAL SAVINGS THIS TRIP: $2.25

LAR: XXXXXXXXXXX0316 AMOUNT: 42.73 AUTHCD: 000202
SWIPED REFID:866520 05/08/26 08:05:18
LAR PO: shop
ACCOUNT NAME: OAKSTEAD CDD
AUTH BUYER: CHAGUCEDA LOUIS

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY MERCHANDISE.

STORE: 2238 TERMINAL: 03 05/08/26 08:05:33
OF ITEMS PURCHASED: 1
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

THANK YOU FOR SHOPPING LOWE'S.
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.
FOR DETAILS VISIT LOWES.COM/MYLOWESREWARDS

Millings
546063

LOWE'S®

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LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238XLP 4164330 TRANS#: 852079477 05-12-26

552328 4-4-8 TREATED #2 GRADE TI .92
9.98 DISCOUNT EACH -0.
4 @ 9.
64230 3/8-IN X 6-IN ZN EYE BOLT 6.00
1.58 DISCOUNT EACH -0.08
4 @ 1.50
40218 1/4-IN-1/2-IN TRNBKL ZN 10.20
2.68 DISCOUNT EACH -0.13
4 @ 2.55
6739 1-CT 5/16-IN GALV FLAT 1.12
.29 DISCOUNT EACH -0.01
4 @ 0.28

SUBTOTAL:	55.24
TOTAL TAX:	0.00
INVOICE 77879 TOTAL:	55.24
LAR:	55.24

TOTAL SAVINGS THIS TRIP: $2.88

LAR: XXXXXXXXXXX0316 AMOUNT: 55.24 AUTHCD: 000218
SWIPED REFID:778790 05/12/26 07:26:48
LAR PO: shop
ACCOUNT NAME: OAKSTEAD CDD
AUTH BUYER: CHAGUCEDA LOUIS

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY MERCHANDISE.

STORE: 2238 TERMINAL: 03 05/12/26 07:27:02
OF ITEMS PURCHASED: 16
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



LOWE'S®



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LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238XLP 4164330 TRANS#: 852079486 05-12-26

10387 QUIKRETE 60-LB CONCRETE M 9.46
4.98 DISCOUNT EACH -0.25
2 @ 4.73

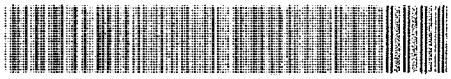
SUBTOTAL:	9.46
TOTAL TAX:	0.00
INVOICE 77888 TOTAL:	9.46
LAR:	9.46

TOTAL SAVINGS THIS TRIP: $0.50

LAR: XXXXXXXXXXX0316 AMOUNT: 9.46 AUTHCD: 000172
SWIPED REFID:778880 05/12/26 07:28:05
LAR PO: shop
ACCOUNT NAME: OAKSTEAD CDD
AUTH BUYER: CHAGUCEDA LOUIS

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY MERCHANDISE.

STORE: 2238 TERMINAL: 03 05/12/26 07:28:32
OF ITEMS PURCHASED: 2
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE AT OUR CUSTOMER SERVICE DESK

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FOR DETAILS VISIT LOWES.COM/MYLOWESREWARDS

546063

MILEAGE REPORT

NAME: Luis Chaquaceda

OAKSTEAD

DATE	TRAVEL LOCATION	TRAVEL REASON	START MILEAGE	END MILEAGE	TOTAL MILEAGE	PARKING/TOLLS
1/8/26	Lowes	irrigation supplies	670,002	670,010	8	
1/14/26	Lowes	field supplies	670,093	670,101	8	
1/15/26	Lowes	field supplies	670,108	670,116	8	
2/3/26	Lowes	field supplies	670,134	670,142	8	
2/12/26	Lowes	grout concrete	670,321	670,329	8	
2/16/26	Lowes	keys	670,556	670,564	8	
3/11/26	Lowes	supplies	670,839	670,847	8	
3/17/26	Lowes	grip pinchers	670,998	671,006	8	
2/27/26	Lowes	field supplies	671,042	671,050	8	
4/30/29	Lowes	field supplies	671,205	671,213	8	
					80	
					80	
					TOTAL TOLLS	
					TOTAL MILEAGE x .725	
					TOTAL DUE	**$58.00**

4.30.26 Issued to Anya

546063

MILEAGE REPORT

NAME: LYNN TEMPERA

OAKSTEAD

DATE	TRAVEL LOCATION	TRAVEL REASON	START MILAGE	END MILAGE	TOTAL MILAGE	TOLLS
1/2/2026	walmart	cleaning supplies	111916	111924	8	
1/19/2026	Marshalls	event supplies	112001	112009	8	
1/26/26	Hobby Lobby	event supplies	112035	112050	15	
1/29/26	walmart	cleaning supplies	112069	1120077	8	
2/10/26	Hobby Lobby	egg hunt event - décor	112035	112050	15	
2/13/26	Val's Home Décor	spring décor	112233	112269	36	
2/19/26	TRUIST	deposit	112273	112281	8	
2/27/26	walmart	cleaning supplies & Easter event	112323	112331	8	
3/16/26	walmart	cleaning supplies & Easter event	112368	112376	8	
4/13/26	Sams	Spring Fling food	112569	112587	18	
4/14/26	Aldis	Spring Fling event	112591	112595	4	
4/17/26	Dollar Tree	spring fling & cleaning	112601	112609	8	
4/18/26	Sams	spring fling	112611	112629	18	
4/21/26	Truist - Walmart - Aldis	Dep - Cleaning supplies - return	112632	112647	15	
4/29/26	walmart	return - Memorial Décor	112651	112659	8	
					185	
					185	
				x.725		
				TOTAL DUE		
						$134.13

4.30.26
Scanned to Acct

MRIC Spatial
701 S Howard Ave, Suite 106-320
Tampa, FL 33606 US
accounting@mricspatial.com

INVOICE

BILL TO
Oakstead CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE	3342
DATE	06/17/2026
TERMS	Net 30
DUE DATE	07/16/2026

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Topographic Survey	Oakstead Community Development District Brenford MRIC Project No. 260011-5	1	15,000.00	15,000.00

Prompt Pay Discount: 5% if paid within 30 days

SUBTOTAL	15,000.00
TAX	0.00
TOTAL	15,000.00
BALANCE DUE	**$15,000.00**

MRIC Spatial
701 S Howard Ave, Suite 106-320
Tampa, FL 33606 US
accounting@mricspatial.com

INVOICE

BILL TO
Oakstead CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE	3341
DATE	06/17/2026
TERMS	Net 30
DUE DATE	07/16/2026

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Topographic Survey	Oakstead Community Development District Weymouth MRIC Project No. 260011-4	1	12,300.00	12,300.00

Prompt Pay Discount: 5% if paid within 30 days

SUBTOTAL	12,300.00
TAX	0.00
TOTAL	12,300.00
BALANCE DUE	**$12,300.00**

Oakstead CDD

11555 Heron BayBlvd, Ste 201
Coral Springs, Florida 33076
(954) 603-0032 tel ~ (954) 345-1292 fax

CHECK REQUEST

June 11, 2026

To: AVID

From: Accounting/S. MacGregor

Please cut checks payable to Oakstead CDD representing debt service assessments for FY2026. Please Fed Ex to **Hancock Whitney Bank** for deposit into the Revenue Fund as outlined below.

Vendor Number: **V00389** **<<< Change Attn Name to STEPHEN P. EDWARDS**
Vendor Name: **Oakstead c/o Hancock Whitney Bank**

Invoice Number: **JUN1126-A1**

Invoice Date: **6/11/2026**

Amount to pay: **$ 9,062.28**

Pay From Bank: **Hancock #1859**

GL Code: **131000-204-1000**

Description: **Ser 2016 A-1 FY26 Assmnts**

FedEx Address:

Hancock Whitney Bank
Stephen P. Edwards ***NEWEST***
445 North Boulevard, Suite 201
Baton Rouge, LA 70802

OAKSTEAD

Community Development District
11555 Heron Bay Blvd, Ste 201
Coral Springs, Florida 33076

June 11, 2026

Hancock Whitney Bank
Stephen P. Edwards
Vice President, Corporate Trust
445 North Boulevard, Suite 201
Baton Rouge, LA 70802

Re: FY26 Assessment Collections

Stephen -

Enclosed please find the following check(s) representing assessments collected for Oakstead CDD.

Deposit Instructions

Ser 2016 A-1	**Acct #4085005529**	**$**	**9,062.28**

Should you have any questions, please do not hesitate to contact me directly at 954-753-4452

Sincerely,

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor

Sandra MacGregor
District Accountant

Oakstead CDD

11555 Heron Bay Blvd., Suite 201
Coral Springs, Florida 33076
(954) 603-0032 tel ~ (954) 345-1292 fax

CHECK REQUEST

June 11, 2026

To: AVID

From: Accounting/S. MacGregor

Please cut checks payable to Oakstead CDD representing debt service assessments for FY2026. Please Fed Ex to **Hancock Whitney Bank** for deposit into the Revenue Fund as outlined below.

Vendor Number: **V00389** **<<< Change Attn Name to Stephen P. Edwards**
Vendor Name: **Oakstead c/o Hancock Whitney Bank**

Invoice Number: **A2-JUN1126**

Invoice Date: **6/11/2026**

Amount to pay: **$ 7,833.17**

Pay From Bank: **Hancock #1859**

GL Code: **131000-205-1000**

Description: **Ser 2017 A-2 FY26 Assmnts**

FedEx Address:

Hancock Whitney Bank
STEPHEN P. EDWARDS ***NEWEST***
Vice President, Corporate Trust
445 North Boulevard, Suite 201
Baton Rouge, LA 70802

OAKSTEAD

Community Development District
11555 Heron Bay Blvd, Ste 201
Coral Springs, Florida 33076

June 11, 2026

Hancock Whitney Bank
Stephen P. Edwards
Vice President, Corporate Trust
445 North Boulevard, Suite 201
Baton Rouge, LA 70802

Re: FY26 Assessment Collections

Stephen -

Enclosed please find the following check(s) representing assessments collected for Oakstead CDD.

Deposit Instructions

Ser 2017 A-2	**Acct #4085005627**	**$**	**7,833.17**

Should you have any questions, please do not hesitate to contact me directly at 954-753-4452

Sincerely,

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor

Sandra MacGregor
District Accountant

Oakstead CDD

11555 Heron BayBlvd, Ste 201
Coral Springs, Florida 33076
(954) 603-0032 tel ~ (954) 345-1292 fax

CHECK REQUEST

June 15, 2026

To: AVID

From: Accounting/S. MacGregor

Please cut checks payable to Oakstead CDD representing debt service assessments for FY2026. Please Fed Ex to **Hancock Whitney Bank** for deposit into the Revenue Fund as outlined below.

Vendor Number: **V00389** **<<< Change Attn Name to STEPHEN P. EDWARDS**
Vendor Name: **Oakstead c/o Hancock Whitney Bank**

Invoice Number: **JUN1526-A1**

Invoice Date: **6/15/2026**

Amount to pay: **$ 3,715.99**

Pay From Bank: **Hancock #1859**

GL Code: **131000-204-1000**

Description: **Ser 2016 A-1 FY26 Assmnts**

FedEx Address:

Hancock Whitney Bank
Stephen P. Edwards ***NEWEST***
445 North Boulevard, Suite 201
Baton Rouge, LA 70802

OAKSTEAD

Community Development District
11555 Heron Bay Blvd, Ste 201
Coral Springs, Florida 33076

June 15, 2026

Hancock Whitney Bank
Stephen P. Edwards
Vice President, Corporate Trust
445 North Boulevard, Suite 201
Baton Rouge, LA 70802

Re: FY26 Assessment Collections

Stephen -

Enclosed please find the following check(s) representing assessments collected for Oakstead CDD.

Deposit Instructions

Ser 2016 A-1	**Acct #4085005529**	**$**	**3,715.99**

Should you have any questions, please do not hesitate to contact me directly at 954-753-4452

Sincerely,

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor

Sandra MacGregor
District Accountant

Oakstead CDD

11555 Heron Bay Blvd., Suite 201
Coral Springs, Florida 33076
(954) 603-0032 tel ~ (954) 345-1292 fax

CHECK REQUEST

June 15, 2026

To: AVID

From: Accounting/S. MacGregor

Please cut checks payable to Oakstead CDD representing debt service assessments for FY2026. Please Fed Ex to **Hancock Whitney Bank** for deposit into the Revenue Fund as outlined below.

Vendor Number: **V00389** **<<< Change Attn Name to Stephen P. Edwards**
Vendor Name: **Oakstead c/o Hancock Whitney Bank**

Invoice Number: **A2-JUN1526**

Invoice Date: **6/15/2026**

Amount to pay: **$ 3,212.00**

Pay From Bank: **Hancock #1859**

GL Code: **131000-205-1000**

Description: **Ser 2017 A-2 FY26 Assmnts**

FedEx Address:

Hancock Whitney Bank
STEPHEN P. EDWARDS ***NEWEST***
Vice President, Corporate Trust
445 North Boulevard, Suite 201
Baton Rouge, LA 70802

OAKSTEAD

Community Development District
11555 Heron Bay Blvd, Ste 201
Coral Springs, Florida 33076

June 15, 2026

Hancock Whitney Bank
Stephen P. Edwards
Vice President, Corporate Trust
445 North Boulevard, Suite 201
Baton Rouge, LA 70802

Re: FY26 Assessment Collections

Stephen -

Enclosed please find the following check(s) representing assessments collected for Oakstead CDD.

Deposit Instructions

Ser 2017 A-2	**Acct #4085005627**	**$**	**3,212.00**

Should you have any questions, please do not hesitate to contact me directly at 954-753-4452

Sincerely,

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor

Sandra MacGregor
District Accountant

OLM, Inc.
PO Box 440725
Kennesaw, GA 30160
7704200900
mlimbaugh@olminc.com
www.olminc.com

BILL TO
OAKSTEAD CDD
3038 Oakstead Blvd
Land O Lakes, FL 34638

INVOICE 47584

DATE 06/22/2026 **TERMS** Net 30

DUE DATE 07/22/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
06/17/2026	**Inspection**	monthly landscape inspection conducted at Oakstead CDD by Paul Woods	1,620.00

Please include invoice number on all payments.

TOTAL DUE **$1,620.00**

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

28 0 1
32-70117

OAKSTEAD
Service Address: **0 LAKE PATIENCE ROAD**
Bill Number: 24565662
Billing Date: 6/2/2026
Billing Period: 4/15/2026 to 5/15/2026

Account #	Customer #
0010550	01187372

Please use the 15-digit number below when making a payment through your bank

001055001187372

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11010052	4/15/2026	72412	5/15/2026	72686	30	274

Usage History

	Reclaimed
May 2026	274
April 2026	293
March 2026	456
February 2026	279
January 2026	325
December 2025	435
November 2025	195
October 2025	333
September 2025	382
August 2025	342
July 2025	325
June 2025	319

Transactions

Previous Bill		295.93
Payment 05/21/26		-295.93 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	274 Thousand Gals X $1.01	276.74
Total Current Transactions		276.74
TOTAL BALANCE DUE		**$276.74**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0010550
Customer #	01187372
Balance Forward	0.00
Current Transactions	276.74
Total Balance Due	**$276.74**
Due Date	**6/19/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/19/2026.

OAKSTEAD
11555 HERON BAY 201 BOULEVARD APT STE
CORAL SPRINGS FL 33067

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

0118737210010550924565662800000276740

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

36 0 1
32-70117

OAKSTEAD
Service Address: **3038 OAKSTEAD BOULEVARD**
Bill Number: 24568131
Billing Date: 6/2/2026
Billing Period: 4/15/2026 to 5/15/2026

Account #	Customer #
0339650	01187373

Please use the 15-digit number below when making a payment through your bank

033965001187373

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	220757420	4/15/2026	2244	5/15/2026	2314	30	70

Usage History

	Water
May 2026	70
April 2026	47
March 2026	69
February 2026	41
January 2026	46
December 2025	50
November 2025	76
October 2025	56
September 2025	95
August 2025	141
July 2025	134
June 2025	198

Transactions

Previous Bill		658.64
Payment 05/21/26		-658.64 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		22.37
Water Tier 1	13.0 Thousand Gals X $2.18	28.34
Water Tier 2	12.0 Thousand Gals X $3.47	41.64
Water Tier 3	13.0 Thousand Gals X $6.94	90.22
Water Tier 4	32.0 Thousand Gals X $9.36	299.52
Sewer		
Sewer Base Charge		53.43
Sewer Charges	70.0 Thousand Gals X $7.20	504.00
Total Current Transactions		1,039.52
TOTAL BALANCE DUE		**$1,039.52**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0339650
Customer #	01187373
Balance Forward	0.00
Current Transactions	1,039.52
Total Balance Due	**$1,039.52**
Due Date	**6/19/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/19/2026.

OAKSTEAD
11555 HERON BAY SUITE 201 BOULEVARD
CORAL SPRINGS FL 33076

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

01187373803396502245681318000103952O

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

32 0 1
32-70117

OAKSTEAD
Service Address: **0 OAKSTEAD & TUCKERMAN**
Bill Number: 24565666
Billing Date: 6/2/2026
Billing Period: 4/15/2026 to 5/15/2026

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025. Please visit bit.ly/pcurates for details.

Account #	Customer #
0010575	01187372

Please use the 15-digit number below when making a payment through your bank

001057501187372

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11349464	4/15/2026	75307	5/15/2026	75888	30	581

Usage History

	Reclaimed
May 2026	581
April 2026	772
March 2026	895
February 2026	590
January 2026	468
December 2025	586
November 2025	248
October 2025	453
September 2025	567
August 2025	521
July 2025	453
June 2025	415

Transactions

Previous Bill		779.72
Payment 05/21/26		-779.72 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	581 Thousand Gals X $1.01	586.81
Total Current Transactions		586.81
TOTAL BALANCE DUE		**$586.81**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0010575
Customer #	01187372
Balance Forward	0.00
Current Transactions	586.81
Total Balance Due	**$586.81**
Due Date	**6/19/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/19/2026.

OAKSTEAD
11555 HERON BAY 201 BOULEVARD APT STE
CORAL SPRINGS FL 33067

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

01187372100105752245656666000586810

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

30 0 1
32-70117

OAKSTEAD
Service Address: **0 TUCKERMAN DR**
Bill Number: 24565664
Billing Date: 6/2/2026
Billing Period: 4/15/2026 to 5/15/2026

Account #	Customer #
0010570	01187372

Please use the 15-digit number below when making a payment through your bank

001057001187372

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11557472	4/15/2026	19401	5/15/2026	19421	30	20

Usage History

	Reclaimed
May 2026	20
April 2026	26
March 2026	37
February 2026	41
January 2026	38
December 2025	59
November 2025	27
October 2025	42
September 2025	57
August 2025	45
July 2025	48
June 2025	31

Transactions

Previous Bill		26.26
Payment 05/21/26		-26.26 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	20 Thousand Gals X $1.01	20.20
Total Current Transactions		20.20
TOTAL BALANCE DUE		**$20.20**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0010570
Customer #	01187372
Balance Forward	0.00
Current Transactions	20.20
Total Balance Due	**$20.20**
Due Date	**6/19/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/19/2026.

OAKSTEAD
11555 HERON BAY 201 BOULEVARD APT STE
CORAL SPRINGS FL 33067

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

0118737210010570724565664200000202020202

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

27 0 1
32-70117

OAKSTEAD
Service Address: **0 OAKSTEAD & WEYMOUTH**
Bill Number: 24565661
Billing Date: 6/2/2026
Billing Period: 4/15/2026 to 5/15/2026

Account #	Customer #
0010555	01187372

Please use the 15-digit number below when making a payment through your bank

001055501187372

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11544114	4/15/2026	74575	5/15/2026	74902	30	327

Usage History

	Reclaimed
May 2026	327
April 2026	294
March 2026	437
February 2026	291
January 2026	287
December 2025	374
November 2025	144
October 2025	270
September 2025	318
August 2025	274
July 2025	223
June 2025	243

Transactions

Previous Bill		296.94
Payment 05/21/26		-296.94 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	327 Thousand Gals X $1.01	330.27
Total Current Transactions		330.27
TOTAL BALANCE DUE		**$330.27**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0010555
Customer #	01187372
Balance Forward	0.00
Current Transactions	330.27
Total Balance Due	**$330.27**
Due Date	**6/19/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/19/2026.

OAKSTEAD
11555 HERON BAY 201 BOULEVARD APT STE
CORAL SPRINGS FL 33067

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

0118737210010555424565661100000330275

Phoenix Pest Management & Wildlife Control
705 Live Oak Street, Suite G
Tarpon Springs, FL 34689
(727) 742-5197

Invoice

3038 Oakstead Boulevard

INVOICE NO. **29371**

ACCOUNT NUMBER **15545**

INVOICE DATE **06/02/2026**

LICENSE

Attn: Oakstead CDD
Oakstead CDD
3038 Oakstead Boulevard
Land O' Lakes, FL 34638

DUE DATE (NET 0 TERMS)
Upon Receipt

AMOUNT DUE
$255.00

Oakstead CDD (Acct #: 15545)

ITEM	QUANTITY	PRICE	SUBTOTAL
Monthly P/C And Stations	**1**	**$255.00**	**$255.00**

Additional Notes

A finance charge of $25 will be made on unpaid balances after 30 days.
National Emergency Poison Control: (800)222-1222

Subtotals	**$255.00**
Total Discounts	**$0.00**
Taxes	**$0.00**
Invoice Total	**$255.00**
Amount Paid	**$0.00**
Amount Due	**$255.00**

sam's club

OAKSTEAD CDD PARK
Account Number ending in 2879

synchrony

Visit us at SamsClubCredit.com/businesscard or Call 1-800-203-5764

Payment Information

AUTOPAY OF $925.44 SET FOR 06/27/26

New Balance:	**$925.44**
Total Minimum Payment Due:	**$50.00**
Payment Due Date:	**06/27/2026**

Payments must be received by 5pm CT on 06/27/2026 if mailed, or by 11:59pm ET on 06/27/2026 for online and phone payments.

MEMBER SERVICE: For Account Information log on to SamsClubCredit.com/businesscard. This account is registered. See your online Administrator to get a User ID & Password. Or call toll-free 1-800-203-5764

To make a payment, please visit us online or mail your payment using the coupon below. Payments are also accepted at your local CheckFreePay* or MoneyGram locations*. * Fees may apply.

Account Summary

Previous Balance as of 05/08/2026	**$332.40**
Purchases/Debits	+ 576.99
Interest Charges	+ 16.05
New Balance as of 06/07/2026	**$925.44**
31 Day Billing Cycle from 05/08/2026 to 06/07/2026	

Credit Limit	$9,500
Available Credit	$8,574

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Then select the Scan & Go™ feature.

Shop and scan.
Scan item barcodes as you go.

Pay with your Sam's Club Business Credit Card.*

Head to the door.
Show your digital receipt and go.

*Subject to credit approval.

Synchrony Bank does not provide, endorse or guarantee any Sam's Club services or policies.

AUTOPAY OF $925.44 SET FOR 06/27/26

Account Number	xxxx xxxx xxxx 2879
New Balance	$925.44
Total Minimum Payment Due	$50.00
Payment Due Date	06/27/2026
Amount Enclosed	$

VIEW AND PAY YOUR BILL ONLINE!
SamsClubCredit.com/businesscard

OAKSTEAD CDD PARK
3038 OAKSTEAD BLVD
LAND O LAKES FL 34638-8060

Make Payment to: SAM'S CLUB/SYNCHRONY BANK
P.O. BOX 669825
DALLAS, TX 75266-0782

Customer Service: For account information, call the number on the front of this statement. For Hearing or Speech disabilities, use a TRS. Unless your name is listed on this statement, your access to information on the account may be limited. You may also mail questions (but not payments) to: **P.O. Box 71726, Philadelphia, PA 19176-1726.** Please include your account number on any correspondence you send to us.
Payments: Send payments to the address listed on the remit portion of this statement or pay by phone or pay online.
Pay by Phone: We may allow you to make payments over the phone but we may charge you a fee to make expedited phone payments. You will need to have your checking account information available. Please contact the Customer Service number on the front of this statement to utilize this payment option.
Notice: See below for your Billing Rights and other important information. Telephoning about billing errors will not preserve your rights under federal law. To preserve your rights, please write to our Billing Inquiries Address, P.O. Box 71725, Philadelphia, PA 19176-1725.

Purchases, returns, and payments made just prior to billing date may not appear until next month's statement. When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. **You may choose not to have your payment collected electronically by sending your payment (with the payment stub), in your own envelope – not the enclosed window envelope, addressed to: P.O. Box 71720, Philadelphia, PA 19176-1720 and not the Payment Address.**

What To Do If You Think You Find A Mistake On Your Statement
If you think there is an error on your statement, write to us at: Synchrony Bank, P.O. Box 71725, Philadelphia, PA 19176-1725
In your letter, give us the following information:
- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake. You must contact us within 60 days after the error appeared on your statement.

You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.
While we investigate whether or not there has been an error, the following are true:
- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

Your Rights If You Are Dissatisfied With Your Credit Card Purchases
If you are dissatisfied with the goods or services that you have purchased with your credit card, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase.
To use this right, all of the following must be true:
1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than $50. (**Note:** Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.)
2. You must have used your credit card for the purchase. Purchases made with cash advances from an ATM or with a check that accesses your credit card account do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at: Synchrony Bank, P.O. Box 71725, Philadelphia, PA 19176-1725
While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.
Information About Payments: You may at any time pay, in whole or in part, the total unpaid balance without any additional charge for prepayment.
Payments received by mail after 5:00 p.m. (CT) on any day will be credited as of the next day. If you make a payment by phone or online before 11:59 p.m. (ET), we will credit it as of the date the payment is made. Credit to your Account may be delayed up to five days if payment (a) is not received at the Payment Address, (b) is not made in U.S. dollars drawn on a U.S. financial institution located in the U.S., (c) is not accompanied by the remittance coupon attached to your statement, (d) contains more than one payment or remittance coupon, or (e) includes staples, paper clips, tape, a folded check, or correspondence of any type. Conditional Payments: All written communications concerning disputed amounts, including any check or other payment instrument that: (i) indicates that the payment constitutes "payment in full" or is tendered as full satisfaction of a disputed amount; or (ii) is tendered with other conditions or limitations ("Disputed Payments"), must be mailed or delivered to us at P.O. Box 71725, Philadelphia, PA 19176-1725.
Credits To Your Account: An amount shown in parentheses or preceded by a minus (-) sign is a credit or credit balance unless otherwise indicated. Credits will be applied to your previous balance immediately upon receipt, but will not satisfy any required payment that may be due.
Credit Reports And Account Information: If you believe that we have reported inaccurate information about you to a consumer reporting agency, please contact us at P.O. Box 71727, Philadelphia, PA 19176-1727. In doing so, please identify the inaccurate information and tell us why you believe it is incorrect. If you have a copy of the credit report that includes the inaccurate information, please include a copy of that report. We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.
How We Calculate Interest
Method 2D (Daily Balance Method): We figure the interest charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. We then add the interest to the daily balance. To get the "daily balance" we take the beginning balance of your account each day (which includes unpaid interest), add any new charges, and applicable fees, and subtract any payments or credits. This gives us the daily balance. Any daily balance of less than zero will be treated as zero. A separate daily balance will be calculated for each balance type on your account. The balance(s) shown in the Interest Charges section of this statement is the sum of the daily balances for each day in the billing cycle divided by the number of days in the billing cycle.
Method 2M (Average Daily Balance including current transactions): We figure the interest charge on your account by applying the periodic rate to the "average daily balance" of your account. To get the "average daily balance" we take the beginning balance of your account each day, which includes any unpaid interest charges from the previous billing cycle, add any new charges, and applicable fees and subtract any payments or credits. This gives us the daily balance. Then, we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "average daily balance," which is the balance shown in the Interest Charges section of this statement. Any average daily balance of less than zero will be treated as zero. A separate average daily balance will be calculated for each balance type on your account.
Method 3M (Average Daily Balance excluding current transactions): We figure the interest charge on your account by applying the periodic rate to the "average daily balance" of your account. To get the "average daily balance" we take the beginning balance of your account each day which includes any unpaid interest charges from the previous billing cycle and add applicable fees, and subtract any payments or credits. We do not add in any new charges. This gives us the daily balance. Then, we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "average daily balance," which is the balance shown in the Interest Charges section of this statement. Any average daily balance of less than zero will be treated as zero. A separate average daily balance will be calculated for each balance type on your account.
Method 5 (Average Daily Balance excluding current transactions and unpaid interest charges): We figure the interest charge on your account by applying the periodic rate to the "average daily balance" of your account. To get the "average daily balance" we take the beginning balance of your account each day, add applicable fees and subtract any payments, credits and unpaid interest charges from the previous billing cycle. We do not add in any new charges. This gives us the daily balance. Then, we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "average daily balance," which is the balance shown in the Interest Charges section of this statement. Any average daily balance of less than zero will be treated as zero. A separate average daily balance will be calculated for each balance type on your account.
Method 6 (Average Daily Balance including current transactions and excluding unpaid interest charges): We figure the interest charge on your account by applying the periodic rate to the "average daily balance" of your account. To get the "average daily balance" we take the beginning balance of your account each day, add any new charges and applicable fees, and subtract any payments, credits and unpaid interest charges from the previous billing cycle. This gives us the daily balance. Then, we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "average daily balance," which is the balance shown in the Interest Charges section of this statement. Any average daily balance of less than zero will be treated as zero. A separate average daily balance will be calculated for each balance type on your account.

We will not charge you any interest on purchases if you pay your entire balance by the due date each month. Please refer to the due date shown on the front of your statement.
Your Account is owned and serviced by Synchrony Bank.

[WF9095291EY] O1GF6709 - [10/08/24]

Bankruptcy Notice: If you file bankruptcy, you must send us notice, including account number and all information related to the proceeding to the following address: Synchrony Bank, Attn: Bankruptcy Dept., P.O. Box 71783, Philadelphia, PA 19176-1783.

This is an attempt to collect a debt and any information obtained will be used for that purpose.

*By providing a telephone number on your account, you consent to Synchrony Bank and any other owner or servicer of your account contacting you about your account, including using any contact information or cell phone numbers you provide, and you consent to the use of any automatic telephone dialing system and/or an artificial or prerecorded voice when contacting you, even if you are charged for the call under your phone plan.

For changes of address, phone number and/or email, please check the box and print the changes below.

☐ Street Address _____
City, State ZIP _____
Phone # Email

*Home Phone #	*Business Phone #	*Cell # or other phone # we can use to contact you	**Email Address

**By providing your email address, you agree to receive email communications about your account and also give permission for us to share your email address with Sam's Club.

Come see what's new at Sam's Club!

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Transaction Detail

Date	Reference #	Description		Amount
Purchases and Other Debits				**$576.99**
05/18	P928000GV01JVQZ31	SAM'S CLUB 006401 TAMPA FL SAM'S/WAL-MART PURCHASE(S)		$469.71
05/22	P928000H001KHJNBQ	SAM'S CLUB 006401 TAMPA FL SAM'S/WAL-MART PURCHASE(S)		$107.28
		Total for Lynette Tempera	$576.99	
Total Fees Charged This Period				**$0.00**
Total Interest Charged This Period				**$16.05**
06/07	*INTEREST CHARGE*	PURCHASES $16.05		$16.05

Interest Charge Calculation

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account. (v) = Variable Rate

Type of Balance	Expiration Date	Annual Percentage Rate	Balance Subject to Interest Rate	Interest Charge	Balance Method
Purchases	N/A	26.40% (v)	$715.70	$16.05	2D

Cardholder News and Information

If you are charged interest, the charge will never be less than the minimum interest charge disclosed in your terms and conditions. If you incurred interest less than this amount (please see above in the Interest Charge Calculation section) we will increase this charge to this amount.

NOTICE: We may convert your payment into an electronic debit. See back of page one for details, Billing Rights and other important information.

Member News and Information

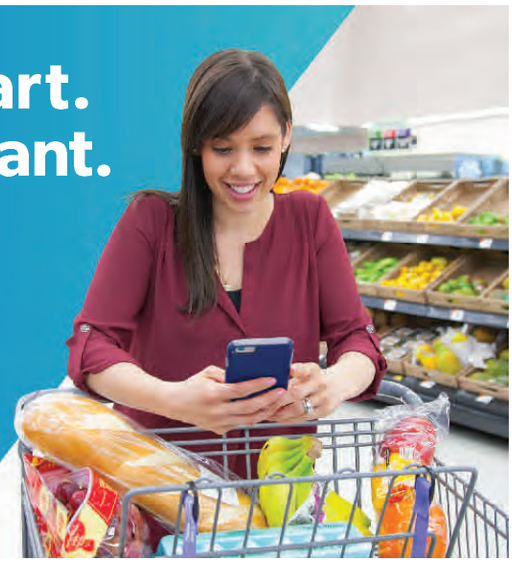
Interested in changing your due date for your Sam's Club ® credit card account? Call the Credit Customer Service phone number, located on your billing statement and on the back of your Sam's Club® credit card, to determine eligibility and discuss available options.

Sam's Club*. Walmart. Shop where you want.

Pro tip: Your Sam's Club Business Credit Card is accepted at Walmart locations nationwide and Walmart.com.



*Valid Sam's Club membership required.



OAKSTEAD CDD PARK

ACCOUNT #: xxxx xxxx xxxx 2879 **DATE OF SALE #:** 260518 **P.O. #:**

INVOICE#: 000000 **AUTHORIZATION #: 000894** **CLUB #: 6401**

REFERENCE #: P928000GV01JVQZ31 **TRANSACTION #: 0** **REGISTER #: 3**

S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
SALES TAX		1.000		$0.0000	$0.00
005787316	HEINZ KETCHUP 3-44OZ	1.000	EA	$10.9800	$10.98
006073489	CHAFING FUEL 6 HR	1.000	EA	$20.7800	$20.78
020736953	FOIL SHEETS 12	1.000	EA	$16.8800	$16.88
020830767	CAPRI SUN 100%	5.000	EA	$13.9800	$69.90
030089094	MM PURIFIED WATER	1.000	EA	$3.9800	$3.98
052875050	MM BEEF PATTY 10 LB	4.000	EA	$45.9700	$183.88
053511683	SWEET ONION 6LB	1.000	EA	$5.2200	$5.22
053733377	MM SLC-W AMER - 160	1.000	EA	$12.1700	$12.17
380031503	WISE CHIPS	5.000	EA	$13.9800	$69.90
380258206	MM 24CT BEEF HOT DOG	7.000	EA	$10.8600	$76.02

SUB $469.71	**TAX $0.00**	**TOTAL INVOICE**	**$469.71**
		CREDITS TOTAL	**$0.00**
		BALANCE DUE	**$469.71**

OAKSTEAD CDD PARK

ACCOUNT #: xxxx xxxx xxxx 2879 **DATE OF SALE #:** 260522 **P.O. #:**

INVOICE#: 000000 **AUTHORIZATION #: 000536** **CLUB #: 6401**

REFERENCE #: P928000H001KHJNBQ **TRANSACTION #: 0** **REGISTER #: 2**

S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
SALES TAX		1.000		$0.0000	$0.00
005854705	SL HD BUN	8.000	EA	$3.8800	$31.04
005854851	SL HMB BUN	10.000	EA	$3.8800	$38.80
021784147	SUPREME PLATE 8 7/8	1.000	EA	$16.5800	$16.58
030089094	MM PURIFIED WATER	1.000	EA	$3.9800	$3.98
054043678	TOMATO ON THE VINE	4.000	EA	$4.9700	$19.88
060314797	MAY RCP HEFTY SUPRE	1.000	EA	$3.0000-	$3.00-

SUB $107.28	**TAX $0.00**	**TOTAL INVOICE**	**$107.28**
		CREDITS TOTAL	**$0.00**
		BALANCE DUE	**$107.28**

SAMS CLUB **6046 0020 4948 2879**

DATE	PURCHASE	ITEM PURCHASED	AMOUNT	ORIGINAL RECEIPT	CODING
4/13/2026	Sams	Spring Fling	$193.54	yes	549046-57201
4/18/2026	Sams	Spring Fling	$130.68	yes	549046-57201
4/18/2026	Sams	Spring Fling	$8.18		549046-57201
5/18/2026	Sams	Memorial BBQ	$469.71	yes	549046-57201
5/22/2026	Sams	Memorial BBQ	$107.28	yes	549046-57201
			$909.39		

sam's club

(813) 960 - 2110
TAMPA, FL
Visit SamsClub.com
04/18/26 11:24 8604 06401 003 250

X MEMBER 101-*******3224

THANK YOU,
OAKSTEAD

	990354040	YLLW MM TWE	17.48 E
E	990452433	MILK STRAWSF	13.96 N
E	990452433	MILK STRAWSF	13.96 N
E	990452433	MILK STRAWSF	13.96 N
E	990432882	MM ASST TRUF	11.88 E
E	210E73	87.900Z 35 F	6.58 N
E	980060152	CHEESECAKE F	18.27 N
E	423860	PEPPERJACK F	7.47 N
E	980419443	SUN CHK WRAF	8.66 N
E	980419443	SUN CHK WRAF	8.29 N
E	980419443	SUN CHK WRAF	10.17 N
		SUBTOTAL	130.68

TOTAL 130.68
SAMS B CREDIT 130.68
SAMS CLUB CREDIT ** **** **** 2879 I 2
APPROVAL # 000525
AID A0000000049999D84002
AAC CF063AB3A12D42EF
TERMINAL # 25248895
*NO SIGNATURE REQUIRED
04/18/26 11:25:06
CHANGE DUE 0.00

ITEMS SOLD 11

TC# 0563 3122 7062 0762 7372 5

Save time. Order ahead.
SamsClub.com/clubpickup
04/18/26 11:25:19

sam's club

(813) 960 - 2110
TAMPA, FL
Visit SamsClub.com
04/18/26 11:27 7661 06401 004 4554

X MEMBER 101-*******3224

THANK YOU,
OAKSTEAD

E	980419443	SUN CHK WRAF	8.18 N
		SUBTOTAL	8.18

TOTAL 8.18
SAMS B CREDIT 8.18
SAMS CLUB CREDIT ** **** **** 2879 I 2
APPROVAL # 000403
AID A0000000049999D84002
AAC A7FCF01B2330C6AB
TERMINAL # 29172760
*NO SIGNATURE REQUIRED
04/18/26 11:27:47
CHANGE DUE 0.00

ITEMS SOLD 1

TC# 2842 0949 2742 9842 3983

Save time. Order ahead.
SamsClub.com/clubpickup
04/18/26 11:27:56



sam's club

(813) 960 - 2110
TAMPA, FL
Visit SamsClub.com
04/13/26 12:07 7367 06401 004 250

549046

X MEMBER 101-*******3224

THANK YOU,

OAKSTEAD

E	608628	VEG TRAY	F	11.84	N
E	980050152	CHEESECAKE	F	18.27	N
E	72563	RED GRAPES	F	6.77	N
E	749972	STRAWBERRY	F	2.96	N
E	980095439	M&M'S JAR	F	16.98	E
E	37365	WRAP TRAY	F	13.98	N
E	37365	WRAP TRAY	F	13.98	N
E	990399955	CHARCUTERIEF		13.94	N
E	990321245	PR SALAMI	F	7.87	N
E	833861	TOMATO MEDLF		7.17	N
E	69846	MULTI PEPPEF		6.96	N
E	980159216	MM TRPLE BRF		12.98	E
E	990432882	MM ASST TRUF		11.88	E
E	990432882	MM ASST TRUF		11.88	E
E	726545	GREEN GRAPEF		7.87	N
E	749972	STRAWBERRY	F	2.96	N
E	990442170	BOURSIN 3PKF		9.96	N
E	980056409	MMCLAHUMMUSF		4.48	N
E	980401719	CEL STK 2.5F		4.24	N
E	473008	GRAPE TOMATF		6.67	N

SUBTOTAL 193.54

TOTAL 193.54
SAMS B CREDIT 193.54
SAMS CLUB CREDIT ** **** **** 2879 I 2
APPROVAL # 000683
AID A0000000049999D84002
AAC 92C3A28E8155EC85
TERMINAL # 29172760
*NO SIGNATURE REQUIRED
04/13/26 12:09:26
CHANGE DUE 0.00

ITEMS SOLD 20

TC# 1654 2380 6160 1890 7985 9

Save time. Order ahead.
SamsClub.com/clubpickup
04/13/26 12:09:43



sam's club

(813) 960 - 2110
TAMPA, FL
Visit SamsClub.com
05/22/26 11:20 6562 06401 002 4622

X MEMBER 101-*******3224

THANK YOU,
OAKSTEAD

E	561914 MM WATER	F	3.98 N
	8 @ 3.88		
E	961995 HOT DOG BUNF		31.04 N
	10 @ 3.88		
E	962516 HAMBRGR BUNF		38.80 N
I	361387 8 FOAM PLT		16.58 E
E	980116639 TOMATO 3LBSF		4.97 N
E	980116639 TOMATO 3LBSF		4.97 N
E	980116639 TOMATO 3LBSF		4.97 N
E	980116639 TOMATO 3LBSF		4.97 N
V	INST SV 8 FOAM PLT		3.00-N

TOTAL	107.28
SAMS B CREDIT	107.28

SAMS CLUB CREDIT ** **** **** 2879 I 2
APPROVAL # 000536
AID A0000000049999D84002
AAC BDFFE0A6A461EE2C
TERMINAL # 50444222
*NO SIGNATURE REQUIRED
05/22/26 11:21:50
CHANGE DUE 0.00

Additional Savings This Trip:

Sam's Instant Savings: $3.00

ITEMS SOLD 24

TC# 3556 1567 8361 3621 5564 7



Save time. Order ahead.
SamsClub.com/clubpickup
05/22/26 11:22:01

*** MEMBER COPY ***

549046



sam's club

(813) 960 - 2110
TAMPA, FL
Visit SamsClub.com
05/18/26 10:38 5223 06401 003 4425

X MEMBER 101-********3224

THANK YOU,
OAKSTEAD

E	990015454	WISE CHIPS F	13.98	N
E	990015454	WISE CHIPS F	13.98	N
E	990015454	WISE CHIPS F	13.98	N
	46104	CHAFING FUE	20.78	E
E	980017889	SWEET ONIONF	5.22	N
E	561914	MM WATER F	3.98	N
E	847174	CAPRI SUN F	13.98	N
E	847174	CAPRI SUN F	13.98	N
E	847174	CAPRI SUN F	13.98	N
E	847174	CAPRI SUN F	13.98	N
E	990015454	WISE CHIPS F	13.98	N
E	281710	HNZ KETCHUPF	10.98	N
	696117	FOIL SHEETS	16.88	E
E	349674	MM40 CT PATF	45.97	N
E	349674	MM40 CT PATF	45.97	N
E	349674	MM40 CT PATF	45.97	N
E	980064247	AM SLICE 16F	12.17	N
E	990015454	WISE CHIPS F	13.98	N
E	847174	CAPRI SUN F	13.98	N
E	990390981	MM HOT DOGSF	10.86	N
E	990390981	MM HOT DOGSF	10.86	N
E	990390981	MM HOT DOGSF	10.86	N
E	990390981	MM HOT DOGSF	10.86	N
E	990390981	MM HOT DOGSF	10.86	N
E	990390981	MM HOT DOGSF	10.86	N
E	990390981	MM HOT DOGSF	10.86	N
E	349674	MM40 CT PATF	45.97	N
		SUBTOTAL	469.71	

TOTAL	469.71
SAMS B CREDIT	469.71

SAMS CLUB CREDIT ** **** **** 2879 I 2
APPROVAL # 000894
AID A0000000049999D84002
AAC 62D6EA061340DBAE
TERMINAL # 26248895
#NO SIGNATURE REQUIRED
05/18/26 10:40:27

CHANGE DUE	0.00

ITEMS SOLD 27

TC# 0290 3442 4618 6368 5237 0

Save time. Order ahead.
SamsClub.com/clubpickup
05/18/26 10:40:46

*** MEMBER COPY ***

SYNCHRONY BANK
P.O. Box 71726
Philadelphia, PA 19176-1726

synchrony

54175
N102

06/16/2026

OAKSTEAD CDD PARK
3038 OAKSTEAD BLVD
LAND O LAKES FL 34638-8060

6.24.26
attn Quinn

Account Number Ending In: 2879

Your Autopay amount has changed

Hello OAKSTEAD CDD PARK,

We want to make you aware of a change to the payments for your Sam's Club® Business Credit account.

Due to recent activity since your last billing statement, the amount of your upcoming Autopay payment has changed to $909.39 and will be posted on 06/27/2026.

As a reminder, the Autopay amount for your account could change between the date of this letter and your due date based on purchases, payments, credits, returns, disputes or other activity on your account.

Keep in mind:

- Your Autopay amount is calculated on your statement closing date. This amount deducted may be lower due to additional payments, credits, returns or disputes since your statement closing date.
- Credits or returns applied to your account may reduce the amount deducted if the credit adjustment results in your current balance being lower than the original amount scheduled for deduction.
- Your Autopay amount will not exceed the previous statement amount.
- Your Autopay payment will be deducted from your bank account on the scheduled due date.
- If you have discontinued Autopay for your account, please refer to the Payment Information section of your billing statement for the payment amount due.
- You can review account activity and payments by logging into your account anytime.

If you have any questions, please let us know. We value your business and are here to help when you need us.

Sincerely,

Synchrony Customer Care
1-800-203-5764

This is an attempt to collect a debt and any information obtained will be used for that purpose.
Account is owned by SYNCHRONY BANK

NDLD161G 6709 5819 304 07 260616 PAGE 00001 OF 00001 1P54 54175

sam's club

OAKSTEAD CDD PARK
Account Number ending in 2879

synchrony

 Visit us at SamsClubCredit.com/businesscard or Call 1-800-203-5764

Payment Information

AUTOPAY OF $332.40 SET FOR 05/27/26

New Balance:	$332.40
Total Minimum Payment Due:	$50.00
Payment Due Date:	05/27/2026

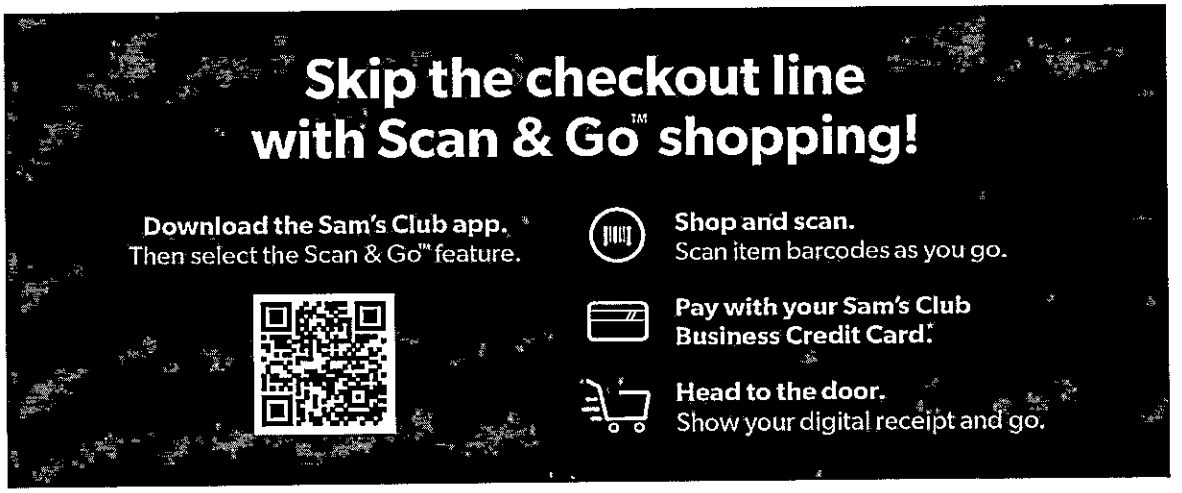
Payments must be received by 5pm CT on 05/27/2026 if mailed, or by 11:59pm ET on 05/27/2026 for online and phone payments.

MEMBER SERVICE: For Account Information log on to SamsClubCredit.com/businesscard. This account is registered. See your online Administrator to get a User ID & Password. Or call toll-free 1-800-203-5764

To make a payment, please visit us online or mail your payment using the coupon below. Payments are also accepted at your local CheckFreePay* or MoneyGram locations*. * Fees may apply.

Account Summary

Previous Balance as of 04/08/2026	$0.00	Credit Limit	$9,500
Purchases/Debits	+ 332.40	Available Credit	$9,167
New Balance as of 05/07/2026	$332.40		
30 Day Billing Cycle from 04/08/2026 to 05/07/2026			



*Subject to credit approval.
Synchrony Bank does not provide, endorse or guarantee any Sam's Club services or policies.

Customer Service: For account information, call the number on the front of this statement. For Hearing or Speech disabilities, use a TRS. Unless your name is listed on this statement, your access to information on the account may be limited. You may also mail questions (but not payments) to: **P.O. Box 71726, Philadelphia, PA 19176-1726.** Please include your account number on any correspondence you send to us.
Payments: Send payments to the address listed on the remit portion of this statement or pay by phone or pay online.
Pay by Phone: We may allow you to make payments over the phone but we may charge you a fee to make expedited phone payments. You will need to have your checking account information available. Please contact the Customer Service number on the front of this statement to utilize this payment option.
Notice: See below for your Billing Rights and other important information. Telephoning about billing errors will not preserve your rights under federal law. To preserve your rights, please write to our Billing Inquiries Address, P.O. Box 71725, Philadelphia, PA 19176-1725.

Purchases, returns, and payments made just prior to billing date may not appear until next month's statement. When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. **You may choose not to have your payment collected electronically by sending your payment (with the payment stub), in your own envelope – not the enclosed window envelope, addressed to: P.O. Box 71720, Philadelphia, PA 19176-1720 and not the Payment Address.**

What To Do If You Think You Find A Mistake On Your Statement
If you think there is an error on your statement, write to us at: Synchrony Bank, P.O. Box 71725, Philadelphia, PA 19176-1725
In your letter, give us the following information:
- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake. You must contact us within 60 days after the error appeared on your statement.

You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.
While we investigate whether or not there has been an error, the following are true:
- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

Your Rights If You Are Dissatisfied With Your Credit Card Purchases
If you are dissatisfied with the goods or services that you have purchased with your credit card, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase.
To use this right, all of the following must be true:
1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than $50. (Note: Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.)
2. You must have used your credit card for the purchase. Purchases made with cash advances from an ATM or with a check that accesses your credit card account do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at: Synchrony Bank, P.O. Box 71725, Philadelphia, PA 19176-1725
While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.
Information About Payments: You may at any time pay, in whole or in part, the total unpaid balance without any additional charge for prepayment. Payments received by mail after 5:00 p.m. (CT) on any day will be credited as of the next day. If you make a payment by phone or online before 11:59 p.m. (ET), we will credit it as of the date the payment is made. Credit to your Account may be delayed up to five days if payment (a) is not received at the Payment Address, (b) is not made in U.S. dollars drawn on a U.S. financial institution located in the U.S., (c) is not accompanied by the remittance coupon attached to your statement, (d) contains more than one payment or remittance coupon, or (e) includes staples, paper clips, tape, a folded check, or correspondence of any type. Conditional Payments: All written communications concerning disputed amounts, including any check or other payment instrument that: (i) indicates that the payment constitutes "payment in full" or is tendered as full satisfaction of a disputed amount; or (ii) is tendered with other conditions or limitations ("Disputed Payments"), must be mailed or delivered to us at P.O. Box 71725, Philadelphia, PA 19176-1725.
Credits To Your Account: An amount shown in parentheses or preceded by a minus (-) sign is a credit or credit balance unless otherwise indicated. Credits will be applied to your previous balance immediately upon receipt, but will not satisfy any required payment that may be due.
Credit Reports And Account Information: If you believe that we have reported inaccurate information about you to a consumer reporting agency, please contact us at P.O. Box 71727, Philadelphia, PA 19176-1727. In doing so, please identify the inaccurate information and tell us why you believe it is inaccurate. If you have a copy of the credit report that includes the inaccurate information, please include a copy of that report. We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

[redacted]

We will not charge you any interest on purchases if you pay your entire balance by the due date each month. Please refer to the due date shown on the front of your statement.
Your Account is owned and serviced by Synchrony Bank.

[WF9095291EY] O1GF6709 - [10/08/24]

Bankruptcy Notice: If you file bankruptcy, you must send us notice, including account number and all information related to the proceeding to the following address: Synchrony Bank, Attn: Bankruptcy Dept., P.O. Box 71783, Philadelphia, PA 19176-1783.



Transaction Detail

Date	Reference #	Description		Amount
Purchases and Other Debits				$332.40
04/13	P928000FR01QZQ8MT	SAM'S CLUB 006401 TAMPA FL SAM'S/WAL-MART PURCHASE(S)		$193.54
04/18	P928000FX01DS2EEX	SAM'S CLUB 006401 TAMPA FL SAM'S/WAL-MART PURCHASE(S)		$8.18
04/18	P928000FX01DS2EF5	SAM'S CLUB 006401 TAMPA FL SAM'S/WAL-MART PURCHASE(S)		$130.68
		Total for Lynette Tempera	$332.40	
Total Fees Charged This Period				$0.00
Total Interest Charged This Period				$0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account. (v) = Variable Rate

Type of Balance	Expiration Date	Annual Percentage Rate	Balance Subject to Interest Rate	Interest Charge	Balance Method
Purchases	N/A	26.40% (v)	$0.00	$0.00	2D

Cardholder News and Information

If you are charged interest, the charge will never be less than the minimum interest charge disclosed in your terms and conditions. If you incurred interest less than this amount (please see above in the Interest Charge Calculation section) we will increase this charge to this amount.

NOTICE: We may convert your payment into an electronic debit. See back of page one for details, Billing Rights and other important information.

Member News and Information

Interested in changing your due date for your Sam's Club® credit card account? Call the Credit Customer Service phone number, located on your billing statement and on the back of your Sam's Club® credit card, to determine eligibility and discuss available options.



OAKSTEAD CDD PARK

ACCOUNT #: xxxx xxxx xxxx 2879 **DATE OF SALE #:** 260413 **P.O. #:**

INVOICE#: 000000 **AUTHORIZATION #: 000583** **CLUB #: 6401**

REFERENCE #: P928000FR01QZQ8MT **TRANSACTION #: 0** **REGISTER #: 4**

S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
SALES TAX		1.000		$0.0000	$0.00
002645671	STRAWBERRIES 2LB	2.000	EA	$2.9600	$5.92
005690920	RED SEEDLESS GRAPES	1.000	EA	$6.7700	$6.77
005690922	GREEN GRAPES	1.000	EA	$7.8700	$7.87
014089898	VEGETABLE TRAY	1.000	EA	$11.8400	$11.84
030722671	FORMAGGIO ARTISAN	2.000	EA	$13.9800	$27.96
030795216	JUMBO MULTI BELL	1.000	EA	$6.9600	$6.96
035614278	GRAPE TOMATO	1.000	EA	$6.5700	$6.57
041177300	MEDLEY TOMATOES	1.000	EA	$7.1700	$7.17
053671458	MM CHEESECAKE MINIS	1.000	EA	$18.2700	$18.27
053695195	MM CLASSIC HUMMUS	1.000	EA	$4.4800	$4.48
053917729	M&M'S PEANUT	1.000	EA	$16.9800	$16.98
054294299	MM TRIPLE BERRY MIX	1.000	EA	$12.9800	$12.98
057020400	CELERY STICK 2.5#	1.000	EA	$4.2400	$4.24
380079897	UNCURED SALAMI TRIO	1.000	EA	$7.8700	$7.87
380261744	ITALIAN CHARCUTERIE	1.000	EA	$13.9400	$13.94
380334388	BOURSIN 3PK	1.000	EA	$9.9600	$9.96
380352122	MM ASSORTED TRUFFLES	2.000	EA	$11.8800	$23.76

SUB $193.54	**TAX $0.00**	**TOTAL INVOICE**	**$193.54**
		CREDITS TOTAL	**$0.00**
		BALANCE DUE	**$193.54**

OAKSTEAD CDD PARK

ACCOUNT #: xxxx xxxx xxxx 2879 **DATE OF SALE #:** 260418 **P.O. #:**

INVOICE#: 000000 **AUTHORIZATION #: 000403** **CLUB #: 6401**

REFERENCE #: P928000FX01DS2EEX **TRANSACTION #: 0** **REGISTER #: 4**

S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
SALES TAX		1.000		$0.0000	$0.00
057208809	SUNDRIED CHKN WRAP	1.520	EA	$5.3815	$8.18

SUB $8.18	**TAX $0.00**	**TOTAL INVOICE**	**$8.18**
		CREDITS TOTAL	**$0.00**
		BALANCE DUE	**$8.18**

OAKSTEAD CDD PARK

ACCOUNT #: xxxx xxxx xxxx 2879 **DATE OF SALE #:** 260418 **P.O. #:**

INVOICE#: 000000 **AUTHORIZATION #: 000525** **CLUB #: 6401**

REFERENCE #: P928000FX01DS2EF5 **TRANSACTION #: 0** **REGISTER #: 3**

S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
SALES TAX		1.000		$0.0000	$0.00
002900903	4C LMN TEA MIX 35QT	1.000	EA	$6.5800	$6.58
052894234	PEPPER JACK BRICK	1.000	EA	$7.4700	$7.47
053671458	MM CHEESECAKE MINIS	1.000	EA	$18.2700	$18.27

Hi, Oakstead!

Thank you for being a valued customer since 2002.

Amount Due	Due by
$44.77	**May 17**

How It Adds Up

Service from **Apr 30 - May 29**

Previous Balance	$44.77
Payments Received	-$44.77
Remaining Balance	**$0.00**

Current Activity	**$44.77**
Spectrum TV®	$36.00
Spectrum TV Enhancements	$7.99
Spectrum Internet®	$0.00
Taxes, Fees & Charges	$0.78

Auto Pay Amount **$44.77**

YOUR AUTO PAY WILL BE PROCESSED 05/17/26

Thank you for choosing Spectrum.
We appreciate your prompt payment and value you as a customer.

Auto Pay Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum account the day after your transaction is scheduled to be processed by your bank.

IMPORTANT NEWS

Enrolled in Auto Pay
Your Auto Pay payment will be deducted on your due date.

Beware of payment scams
Spectrum is dedicated to keeping you and your family safe online. Visit **Spectrum.net/securitycenter** for tools and solutions to keep your personal information secure.

Detach the included payment stub and enclose it with a check made payable to Spectrum. If you have questions about your account, call us at **(855) 757-7328**.

DO NOT SEND PAYMENTS TO THIS ADDRESS
4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652

8337 1300 DY RP 30 05012026 NNNNNNNN 01 999122

OAKSTEAD CLUBHOUSE
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

Amount Due	**$44.77**
Due by	**May 17**
Account Number	**8337 13 062 0218315**

Please send payment to:

SPECTRUM
PO BOX 7186
PASADENA CA 91109-7186

833713062021831500044776

Your Bill Details Service from Apr 30 - May 29

Thank you for being a valued customer since 2002.

Previous Balance		$44.77
EFT Payment	04/17	-$44.77
Remaining Balance		**$0.00**

Current Activity

Spectrum TV®

Spectrum TV Select Package		$0.00
Spectrum TV Select	$0.00	
Your TV package includes over $105 in streaming services		
Disney+, Hulu Bundle	Included	
HBO Max Basic with Ads	Included	
Paramount+ Essential	Included	
Peacock Premium	Included	
ESPN Unlimited	Included	
FOX One *and more*	Included	
Spectrum Receivers		$36.00
2 Receivers at 18.00 each		
Spectrum TV® Total		**$36.00**

Spectrum TV Enhancements

Your premium TV channels and add ons – in addition to your Spectrum TV plan

RTPI	$7.99
Spectrum TV Enhancements Total	**$7.99**

Spectrum Internet®

Spectrum Internet	$0.00
Spectrum Internet® Total	**$0.00**

Taxes, Fees & Charges

Communications Services Tax	$0.78
Taxes, Fees & Charges Total	**$0.78**

Auto Pay Amount $44.77

Devices on Your Account

You currently have the following Spectrum equipment on your account (3 of 3 shown):
Modem - ********05084
Receiver - *******2VP93
Receiver - *******JW6B9

Ways to Pay

Auto Pay: Visit **Spectrum.net/AutoPay**. Auto Pay is the easiest way to pay your bill on time every month.

App: Pay your bill through the My Spectrum App.

Online: Pay your bill online at **Spectrum.net.**

Phone: Call the automated payment service at **(833) 267-6097**.

Store

Your Spectrum Stores are located at:

3302 Redeemer Way
New Port Richey, FL 34655
Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit Spectrum.com/stores for additional locations and hours.

8337 1300 DY RP 30 05012026 NNNNNNNN 01 999122

Support, Bill FAQs and Descriptions

Support

Moving Soon?
Visit **Spectrum.com/easy2move** or call us at **(844) 217-5589** for help transferring and setting up your services in your new home.

Bill FAQs

How do billing cycles work?
The service period covered by your first bill statement starts on your first day of service and ends on the 30th day of service. Future months' bill statements cover service periods which start and end on the same days of the month as the first service period. Charges associated with Pay-Per-View or On Demand purchases will be included on the next service period's bill statement.

What happens if I have insufficient funds or a past due balance?
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8337 1300 DY RP 30 05012026 NNNNNNNN 01 999122

Hi, Oakstead!

Thank you for being a valued customer since 2002.

Amount Due	Due by
$44.77	**Jun 17**

How It Adds Up

Service from **May 30 - Jun 29**

Previous Balance	$44.77
Payments Received	-$44.77
Remaining Balance	**$0.00**

Current Activity	**$44.77**
Spectrum TV®	$36.00
Spectrum TV Enhancements	$7.99
Spectrum Internet®	$0.00
Taxes, Fees & Charges	$0.78

Auto Pay Amount **$44.77**

YOUR AUTO PAY WILL BE PROCESSED 06/17/26

Thank you for choosing Spectrum.
We appreciate your prompt payment and value you as a customer.

Auto Pay Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum account the day after your transaction is scheduled to be processed by your bank.

IMPORTANT NEWS

Enrolled in Auto Pay
Your Auto Pay payment will be deducted on your due date.

BEWARE OF PAYMENT SCAMS!
Spectrum is dedicated to keeping you and your family safe online. Visit **Spectrum.net/securitycenter** for tools and solutions to keep your personal information secure.

Detach the included payment stub and enclose it with a check made payable to Spectrum. If you have questions about your account, call us at **(855) 757-7328**.

DO NOT SEND PAYMENTS TO THIS ADDRESS
4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652

8337 1300 DY RP 30 05312026 NNNNNNNN 01 999140

OAKSTEAD CLUBHOUSE
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

Amount Due	**$44.77**
Due by	**Jun 17**
Account Number	**8337 13 062 0218315**

Please send payment to:

SPECTRUM
PO BOX 7186
PASADENA CA 91109-7186

833713062021831500044776

Your Bill Details Service from May 30 - Jun 29

Thank you for being a valued customer since 2002.

Previous Balance		$44.77
EFT Payment	05/17	-$44.77
Remaining Balance		**$0.00**

Current Activity

Spectrum TV®

Spectrum TV Select Package		$0.00
Spectrum TV Select	$0.00	
Your TV package includes over $105 in streaming services		
Disney+, Hulu Bundle	Included	
HBO Max Basic with Ads	Included	
Paramount+ Essential	Included	
Peacock Premium	Included	
ESPN Unlimited	Included	
FOX One *and more*	Included	
Spectrum Receivers		$36.00
2 Receivers at 18.00 each		
Spectrum TV® Total		**$36.00**

Spectrum TV Enhancements

Your premium TV channels and add ons – in addition to your Spectrum TV plan

RTPI	$7.99
Spectrum TV Enhancements Total	**$7.99**

Spectrum Internet®

Spectrum Internet	$0.00
Spectrum Internet® Total	**$0.00**

Taxes, Fees & Charges

Communications Services Tax	$0.78
Taxes, Fees & Charges Total	**$0.78**

Auto Pay Amount $44.77

Devices on Your Account

You currently have the following Spectrum equipment on your account (3 of 3 shown):
Modem - ********05084
Receiver - *******2VP93
Receiver - *******JW6B9

Ways to Pay

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App: Pay your bill through the My Spectrum App.

Online: Pay your bill online at **Spectrum.net.**

Phone: Call the automated payment service at **(833) 267-6097**.

Store

Your Spectrum Stores are located at:

3302 Redeemer Way
New Port Richey, FL 34655
Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

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8337 1300 DY RP 30 05312026 NNNNNNNN 01 999140

Support, Bill FAQs and Descriptions

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8337 1300 DY RP 30 05312026 NNNNNNNN 01 999140



Hi, Oakstead!

Thank you for being a valued customer since 2016.

Amount Due	Due by
$44.77	**Apr 17**

How It Adds Up

Service from **Mar 30 - Apr 29**

Previous Balance	$44.77
Payments Received	-$44.77
Remaining Balance	**$0.00**

Current Activity	**$44.77**
Spectrum TV®	$36.00
Spectrum TV Enhancements	$7.99
Spectrum Internet®	$0.00
Taxes, Fees & Charges	$0.78

Auto Pay Amount **$44.77**

YOUR AUTO PAY WILL BE PROCESSED 04/17/26

Thank you for choosing Spectrum.
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Auto Pay Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum account the day after your transaction is scheduled to be processed by your bank.

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Spectrum

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652

8337 1300 DY RP 30 03312026 NNNNNNNN 01 999145

OAKSTEAD CLUBHOUSE
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

Amount Due	**$44.77**
Due by	**Apr 17**
Account Number	**8337 13 062 0218315**

Please send payment to:

SPECTRUM
PO BOX 7186
PASADENA CA 91109-7186

833713062021831500044776

Your Bill Details Service from Mar 30 - Apr 29

Thank you for being a valued customer since 2016.

Previous Balance		$44.77
EFT Payment	03/17	-$44.77
Remaining Balance		**$0.00**

Current Activity

Spectrum TV®

Spectrum TV Select Package		$0.00
Spectrum TV Select	$0.00	
Your TV package includes over $105 in streaming services		
Disney+, Hulu Bundle	Included	
HBO Max Basic with Ads	Included	
Paramount+ Essential	Included	
Peacock Premium	Included	
ESPN Unlimited	Included	
FOX One *and more*	Included	
Spectrum Receivers		$36.00
2 Receivers at 18.00 each		
Spectrum TV® Total		**$36.00**

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Your premium TV channels and add ons – in addition to your Spectrum TV plan

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8337 1300 DY RP 30 03312026 NNNNNNNN 01 999145

INVOICE FOR OFF- DUTY STATE TROOPER

ORGANIZATION NAME: **OAKSTEAD SUBDIVISON**
BILLING ADDRESS: **3038 OAKSTEAD BLVD**
LAND O' LAKES, FL 34638

FHP SCHEDULER: **Sgt. John Sessa**
CELL PHONE: (813) 477-9391
DATE WORKED: 5/30/2026
START TIME: 2:00 PM
END TIME: 5:00 PM

MARKED CAR: YES NO

NATURE OF DUTIES: **TRAFFIC ENFORCEMENT AND SECURITY PATROL**

PAYMENT: CHECK WITHIN 2 WEEKS OF COMPLETION

CHARGES: $60.00 PER HOUR TO TROOPER (4 HR MIN) WITH TRAVEL

TO BE COMPLETED AT DETAIL:

DATE: 5/30/2026

TROOPER NAME: Steven Turner

TIME TROOPER IN: 2:00 PM
TIME TROOPER OUT: 5:00 PM

TOTAL AMOUNT DUE TO TROOPER: $ 240.00

ADDRESS TO REMIT PAYMENT TO: 10028 Grove Drive, Port Richey, FL 34668

INVOICE FOR OFF- DUTY STATE TROOPER

ORGANIZATION NAME: **OAKSTEAD SUBDIVISON**
BILLING ADDRESS: **3038 OAKSTEAD BLVD**
LAND O' LAKES, FL 34638

FHP SCHEDULER: **Sgt. John Sessa**
CELL PHONE: (813) 477-9391
DATE WORKED: 6/3/2026
START TIME: 5:00 PM
END TIME: 8:00 PM

MARKED CAR: YES NO

NATURE OF DUTIES: **TRAFFIC ENFORCEMENT AND SECURITY PATROL**

PAYMENT: CHECK WITHIN 2 WEEKS OF COMPLETION

CHARGES: $60.00 PER HOUR TO TROOPER (4 HR MIN) WITH TRAVEL

TO BE COMPLETED AT DETAIL:

DATE: 6/3/2026

TROOPER NAME: Steven Turner

TIME TROOPER IN: 5:00 PM
TIME TROOPER OUT: 8:00 PM

TOTAL AMOUNT DUE TO TROOPER: $ 240.00

ADDRESS TO REMIT PAYMENT TO: 10028 Grove Drive, Port Richey, FL 34668

INVOICE FOR OFF- DUTY STATE TROOPER

ORGANIZATION NAME: **OAKSTEAD SUBDIVISON**
BILLING ADDRESS: **3038 OAKSTEAD BLVD**
LAND O' LAKES, FL 34638

FHP SCHEDULER: **Sgt. John Sessa**
CELL PHONE: (813) 477-9391
DATE WORKED: 6/1/2026
START TIME: 5:15 PM
END TIME: 8:15 PM

MARKED CAR: YES NO

NATURE OF DUTIES: **TRAFFIC ENFORCEMENT AND SECURITY PATROL**

PAYMENT: CHECK WITHIN 2 WEEKS OF COMPLETION

CHARGES: $60.00 PER HOUR TO TROOPER (4 HR MIN) WITH TRAVEL

TO BE COMPLETED AT DETAIL:

DATE: 6/1/2026

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TIME TROOPER IN: 5:15 PM
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START TIME: 5:00 PM
END TIME: 8:00 PM

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TECO PEOPLES GAS
AN EMERA COMPANY
PeoplesGas.com

OAKSTEAD CLUBHOUSE
C/O INFRAMARK
3038 OAKSTEAD BLVD
LAND O LAKES, FL 34638-8060

Statement Date: June 03, 2026

Amount Due:	**$72.10**

Due Date: June 24, 2026
Account #: 211000802101

DO NOT PAY. Your account will be drafted on June 24, 2026

Account Summary

Current Service Period: May 01, 2026 - June 01, 2026

Previous Amount Due	$69.03
Payment(s) Received Since Last Statement	-$69.03
Current Month's Charges	**$72.10**
Amount Due by June 24, 2026	**$72.10**

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

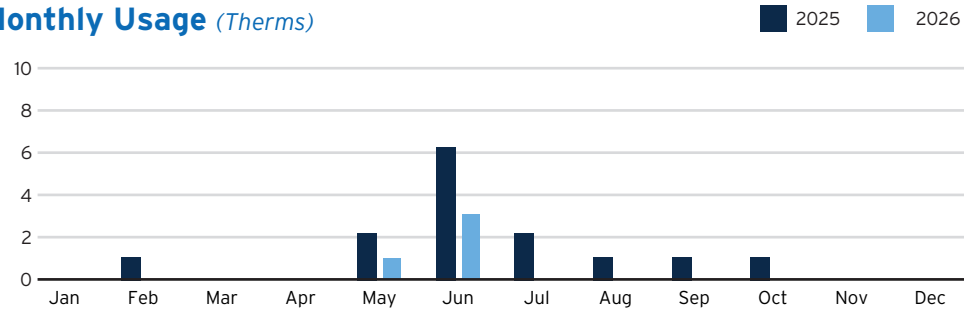
Your Energy Insight

Your average daily THMS used was 50% lower than the same period last year.

Scan here to view your account online.



Monthly Usage *(Therms)*



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

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TECO PEOPLES GAS
AN EMERA COMPANY

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

Account #: 211000802101
Due Date: June 24, 2026

Amount Due:	**$72.10**
Payment Amount: $ _____	

629162429182

Your account will be drafted on June 24, 2026

Pay your bill online at PeoplesGas.com

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

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

OAKSTEAD CLUBHOUSE
C/O INFRAMARK
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

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

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

TECO PEOPLES GAS
AN EMERA COMPANY

Service For:
3038 OAKSTEAD BLVD
LAND O LAKES, FL 34638-8060

Account #: 211000802101
Statement Date: June 03, 2026
Charges Due: June 24, 2026

Meter Read

Service Period: May 01, 2026 - Jun 01, 2026 **Rate Schedule:** Small General Service (SGS)

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
RHQ31814	06/01/2026	708		705		3 CCF		1.040		1.0000		3.1 Therms	32 Days

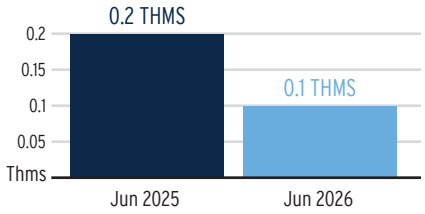
Charge Details

Natural Gas Charges

Customer Charge		$63.00
Distribution Charge	*3.1 THMS @ $0.58434*	$1.81
PGA	*3.1 THMS @ $0.80000*	$2.48
Florida Gross Receipts Tax		$0.09
Natural Gas Service Cost		**$67.38**
State Tax		$4.72
Total Natural Gas Cost, Local Fees and Taxes		**$72.10**

Total Current Month's Charges $72.10

Avg THMS Used Per Day



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

Ways To Pay Your Bill

Bank Draft
Visit **PeoplesGas.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **PeoplesGas.com**

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

All Other Correspondences:
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **PeoplesGas.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Residential Customer Care:
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

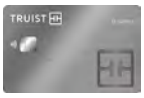
Online:
PeoplesGas.com
Phone:
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

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

TRUIST

OAKSTEAD COMMUNITY DEVEL

Business Rewards Visa



Billing cycle 04/27/26 - 05/26/26
Account number ending in 8900

Account summary

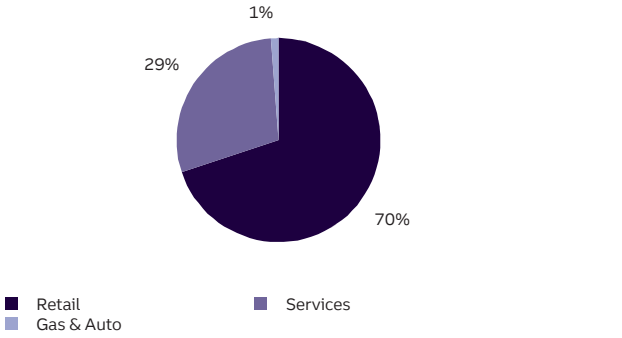
Previous balance		$2,167.62
Payments & other credits	-	$2,183.55
Purchases & other charges	+	$5,134.00
Balance transfers	+	$0.00
Cash advances	+	$0.00
Interest charged	+	**$0.00**
Fees charged	+	**$0.00**
New balance		**$5,118.07**

Credit limit	$12,000.00
Available credit	$6,881.93
Available for cash advance	$0.00
Statement closing date	05/26/2026
Days in billing cycle	30

Payment information

New balance	$5,118.07
Minimum payment due	**$51.00**
Payment due date	06/20/26

Spending this cycle



Questions?

Visit
truist.com

Call
844-4TRUIST
(844-487-8478)

International collect
910-914-8250

Write
TRUIST CARD SERVICES
PO BOX 200
WILSON,NC 27894-0200

Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
OAKSTEAD COMMUNITY DEVEL			**Account number ending in 8900**	**Total: -$2,167.62**

- A

Please detach bottom portion and submit with payment using enclosed envelope.

Account number ending in	**8900**
Statement closing date	05/26/26
New balance	$5,118.07
Minimum payment due	**$51.00**
Payment due Date	**06/20/26**
Amount enclosed	**$**

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

4800001040217000000000000000510000000000511807

Pay online at: TRUIST.COM
Pay by phone: 844-487-8478
Make checks payable to: TRUIST BANK

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622

OAKSTEAD COMMUNITY DEVEL
C/O INFRAMARK
5645 CORAL RIDGE DR PMB 407
CORAL SPRINGS FL 33076-3124

"548900B 3"9:56130175614 223074B900"

Important contact details

Lost/Stolen Card? Please call us immediately at 844-487-8478 to report any loss, theft, or suspected or actual Unauthorized Use of Card or Account.

Address Change? Call us at 844-487-8478

Making payments

You must pay the Minimum Payment each month by the Payment Due Date. You may make payments on the Account in any of the following ways:

- At any Truist branch during normal business hours.
- By calling the Truist Contact Center at 844-4TRUIST (844-487-8478).
- By using Truist Online Banking.
- By mail at the address listed on the payment coupon on the front of this statement - please allow at least five (5) business days for delivery.

Payments that Truist receives prior to midnight ET through Truist Online Banking, a Truist branch, or by phone or mail at the address shown on the front of your statement will be credited as of the date received.

Any failure to comply with the following instructions may cause your payment to be delayed. This delay may result in additional charges and possible suspension/closure (or all of these) of the Account.

- Payment must be in U.S. dollars, but not in cash unless the payment is made at a Truist branch.
- Payment must come from a U.S. deposit account or cashier's check drawn on a U.S. financial institution.
- Payment must not include restrictive language (e.g., "payment in full") or other language attached to the payment; Truist may accept any payment with restrictive language without losing our rights.
- Payment cannot come from a credit account that Truist provides you (e.g., a Convenience Check, Cash Advance, or Balance Transfer made on this Account).
- Payment in a paper form (such as a check, money order, or cashier's check) must include the payment coupon from the Statement or have the Account number (or Cardholder Account number, if applicable) written on the payment.

Authorization to convert your check to an electronic transfer debit

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. In certain circumstances, such as for technical or processing reasons, we may process your payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Calculating interest charges

To calculate the Average Daily Balance on your Account: Truist adds the outstanding daily Balance (including new Transactions) and periodic interest charges, fees, and unpaid interest charges while deducting payments and credits; this is done for each Transaction type (e.g., Purchases, Balance Transfers, Cash Advances) for each day in the Billing Cycle. We may make additional adjustments, as appropriate, subject to applicable law (e.g., when a Transaction is disputed). This gives us the daily Balance for each Transaction type. Truist then adds all of the daily Balances for each separate Transaction type on the Account for each day of the Billing Cycle and divides that total amount by the number of days in the Billing Cycle. This results in the Average Daily Balance for each Transaction type for the Billing Cycle. This amount(s) appears on the reverse side in the column headed "Balance Subject to Interest Rate".

To calculate the Finance Charges on your Account: Truist first determines the Daily Periodic Rate (DPR) for each Transaction type by taking the applicable APR and dividing it by 365 (366 days during leap year). Truist then multiplies the Average Daily Balance for each Transaction type by the number of days in the Billing Cycle and the resulting figure by the DPR for that Transaction type (Average Daily Balance x # of days in Billing Cycle x DPR). We then total all of the interest charges for each Transaction type. This is the total interest charge for the Billing Cycle.

If you see an error on your statement or wish to dispute a charge

If you see an error, wish to dispute a charge, or if you need more information about a transaction on your bill, write us at Truist Bank , P.O. Box 819, Wilson, NC 27894-0819. Your dispute must be submitted no later than 60 days after we sent you the first bill on which the error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

In your letter, give us the following information:

- Account Information: Your name and account number
- Dollar Amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

Sharing of information

Truist may, to the extent and in the manner permitted by applicable law, communicate information about Truist's experiences and Transactions with you to credit bureaus, Truist's affiliates, and others who may properly receive that information. Truist only reports Business Credit to Business Bureaus. A complete copy of the Truist Privacy Policy is available at Truist.com or by calling 844-4TRUIST (844-487-8478).

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Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
05/20	05/20	0626052004844398	PAYMENTS - THANK YOU	-$2,167.62

Cardholder activity

Total cardholder new activity: $5,118.07

Tran date	Post date	Reference number	Transaction description			Amount
LUIS CHAGUACEDA		**Account number ending in 0736**				**Total: $62.02**
05/01	05/03	2403454612100011716712 8	7-ELEVEN 38299	LUTZ	FL	$20.01
05/07	05/08	2403454612700145102947 2	7-ELEVEN 38299	LUTZ	FL	$20.00
05/19	05/20	2403454613900409018503 2	7-ELEVEN 38299	LUTZ	FL	$22.01
LYNETTE TEMPERA		**Account number ending in 3771**				**Total: $5,056.05**
04/29	04/30	7422638612002349230293 3	WAL-MART #0988	LUTZ	FL	-$10.94
04/29	04/30	2422638612002349230162 5	WAL-MART #0988	LUTZ	FL	$62.24
05/01	05/03	7469216612140601141614 6	Prime Video TVOD	888-802-3080	WA	-$4.99
05/01	05/01	2469216612140542345340 3	AMAZON MKTPL*BJ4WR4PY1	Amzn.com/bill	WA	$34.99
05/01	05/03	2411641612174494134671 6	PRODRINKINGFOUNTAINS	734-466-9767	MI	$629.02
05/01	05/03	2480197612273640600157 2	IKARE PUBLISHING INC	813-991-7843	FL	$1,485.48
05/04	05/04	2469216612440853560892 9	AMAZON MKTPL*BJ9DA0EF0	Amzn.com/bill	WA	$1,364.28
05/05	05/06	2469216612540970776117 2	AMAZON MKTPL*BJ8TG0M40	Amzn.com/bill	WA	$189.96
05/08	05/10	2401134612810015135058 3	AMAZON RETA* BV6185FM0	WWW.AMAZON.COWA		$1,157.25
05/08	05/10	2469216612840297550288 8	AMAZON MKTPL*BF2O428W2	Amzn.com/bill	WA	$6.99
05/11	05/12	2444500613200083110668 8	DOLLAR TREE	LAND O LAKES	FL	$23.50
05/14	05/14	2401134613410004858788 6	AMAZON RETA* BV74T57K0	WWW.AMAZON.COWA		$14.99
05/15	05/17	2469216613540954814417 2	AMAZON MKTPL*F17JV6PS3	Amzn.com/bill	WA	$19.90
05/19	05/20	2426979614000110999224 6	PINCH A PENNY 101- FL	LUTZ	FL	$26.94
05/22	05/24	2444500614340016525103 4	WM SUPERCENTER #988	LUTZ	FL	$56.44

Interest charge calculation

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	11.74% (V)	0.03217% (D)	$0.00	$0.00	-
PROMO	0.00%	0.00000% (D)	$0.00	$0.00	-

(V) = Variable Rate
(D) = Daily, (M) = Monthly

Rewards summary

Previous balance	$2,113.97
Earned	+$52.42
Bonus earned	+$1.24
Redeemed	-$0.00
Other adjustments	+$0.00
Ending balance	$2,166.39

About the rewards summary
The rewards balance listed here is valid as of your statement closing date. To redeem rewards or to check your up-to-date rewards balance, sign into Truist Online Banking.

Go paperless.
Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at Truist.com.

813-991-7843

www.IKarepublishing.com
IKarepublishing@gmail.com

IKARE PUBLISHING INC.

PAID 05/01/2026

INVOICE #: 20625A

DATE: 5/1/2026

TERMS: Due on receipt

BILL TO:

OAKSTEAD CDD / LYNETTE TEMPERA
210 NORTH UNIVERSITY DRIVE
CORAL SPRINGS FL 33071

Thank you for doing business with IKare Publishing Inc.

Arbor Greene
Bay Crest Park
Calusa Trace
Carrollwood Meadows
Charleston Corners
Cheval
Country Place
Countryway
Dana Shores/Pelican Island
East Lake Woodlands

Fawn Ridge
Heritage Harbor
Lexington Oaks
Longleaf
Plantation Palms
The Eagles
Twelve Oaks
Van Dyke Farms
Villages of Bayport
Westchester

DESCRIPTION	AMOUNT
Color/Gloss 8 Pages - 1191 copies - June 2026	1,485.48

For your convenience you will be emailed an invoice upon opening your account. Once your first payment has been received and your account has been established you will be billed automatically each month for the advertising you approved.
If you have any questions, please call me at (813)991-7843 of you may email me at IKarepublishing@gmail.com

Terms: All invoices are due and payable upon receipt. Accounts over 30 days past due will be charged a monthly late fee of $10.00. Any changes or cancellation of ad must be received by IKare Publishing 30 days prior to the deadline of the issue the ad is placed. Client agrees to pay all collection costs and attorney fees necessary to collect past due amounts as permitted by law.

Amount Due this Invoice $1,485.48

Payments/Credits -$1,485.48

amazon.com

Details for Order #111-6394819-5839460

Order Placed: May 8, 2026
Amazon.com order number: 111-6394819-5839460
Order Total: $1,157.25

5-46015

Not Yet Shipped	
Items Ordered	**Price**
3 of: *Global Industrial 4'L Outdoor Park Bench with Backrest, Recycled Plastic Slats, Wrought Iron Frame, 1100 lbs Capacity, Tan, Surface Mount, Easy Assembly* Sold by and invoiced on behalf of: Amazon.com Condition: New	$385.75

Shipping Address:
Lynn Tempera
3038 OAKSTEAD BLVD
LAND O LAKES, FL 34638-8060
United States

Shipping Speed:
FREE Prime Delivery

Payment information	
Payment Method: Visa | Last digits: 3771	Item(s) Subtotal: $1,157.25 Shipping & Handling: $0.00 -----
Billing address Lynn Tempera 3038 OAKSTEAD BLVD LAND O LAKES, FL 34638-8060 United States	Total before tax: $1,157.25 Estimated Tax: $0.00 ----- **Grand Total: $1,157.25**

To view the status of your order, return to Order Summary .

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Walmart

WM Supercenter
Customer Care
1(800) 925-6278

813-949-4238 Mgr. SHANE
1575 LAND O LAKES BLVD
LUTZ FL 33549-2930
ST# 00980 OP# 005170 TE# 92 TR# 09199
ORDER # 121423515139481417062

Items Returned

SITE MERCH	732109470445	10.94-

Refund

SUBTOTAL (1 item)	10.94-
TAX 12 0.0000 %	0.00
TOTAL REFUND	10.94-

VISA **** **** **** 3771
APPROVAL # 05560G

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRMFFBPYJF

11:13:19

551003

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRMC7BPMZY

Walmart

WM Supercenter
813-949-4238 Mgr. SHANE
1575 LAND O LAKES BLVD
LUTZ FL 33549
ST# 00988 OP# 002982 TE# 24 TR# 00039

ITEMS SOLD 12
TC# 0065 5931 3152 6725 7150



Mileage

FOAM PLATES	078742069860	5.00 O
LG PINWHEEL	843623132850	
6 AT 1 FOR	6.48	38.88 O
FREE BANNER	840167318450	6.48 N
STAR WREATH	840167318400	2.97 N
STAR WREATH	840167318400	2.97 N
STAR WREATH	840167318400	2.97 N
STAR WREATH	840167318400	2.97 N

SUBTOTAL	62.24
TOTAL	62.24
VISA TEND	62.24
CHANGE DUE	0.00

VISA CREDIT- 3771 I 1 APPR#08864G
62.24 TOTAL PURCHASE
REF # 611968046341
TRANS ID - 356119564044857
VALIDATION - 9ZFK
PAYMENT SERVICE - E
AID A0000000031010
TERMINAL # 55464018
*No Signature Required
04/29/26 11:40:03

Tax ID: 858012574763
GOVERNMENT
GOVERNMENT, LOCAL

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Status
Certificate Number: 85801257476C3
Expiration Date: 2029-11-30
This Certifies that:
OAKSTEAD COMMUNITY DEVELOPMENT
210 N UNIVERSITY DR STE 702

amazon.com

Details for Order #111-3544522-9294606

Order Placed: April 30, 2026
Amazon.com order number: 111-3544522-9294606
Order Total: $34.99

540074

Not Yet Shipped	
Items Ordered	**Price**
1 of: *Amgo 8' x 16' Beige Rectangle Sun Shade Sail Canopy Awning, UPF50+ AGTAPR0816, 95% UV Blockage, Water & Air Permeable, Commercial and Residential, 3 Years Warranty (We Make Custom Size)* Sold by and invoiced on behalf of: Amgo Factory (seller profile) Seller Credentials: Classified Small Business - Gartner Standard Business Price Condition: New	$34.99

Shipping Address:
Lynn Tempera
3038 OAKSTEAD BLVD
LAND O LAKES, FL 34638-8060
United States

Shipping Speed:
FREE Prime Delivery

Payment information		
Payment Method: Visa | Last digits: 3771	Item(s) Subtotal: Shipping & Handling:	$34.99 $0.00
Billing address Lynn Tempera 3038 OAKSTEAD BLVD LAND O LAKES, FL 34638-8060 United States	Total before tax: Estimated Tax: **Grand Total:**	$34.99 $0.00 **$34.99**

To view the status of your order, return to Order Summary .

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Gmail

Park Director <oaksteadparkdirector@oaksteadcdd.org>

A Message from Amazon Customer Service

1 message

Amazon.com Customer Service <cs-reply@amazon.com> Fri, May 1, 2026 at 2:41 PM
Reply-To: "Amazon.com Customer Service" <cs-reply+AK9CCQUXMS28S@amazon.com>
To: oaksteadparkdirector@oaksteadcdd.org

amazon

Hello Lynn,

Good Day! This is Jonelton from Amazon Customer Service whom you've talked with earlier. Thank you for the calm and warm approach during our conversation.

I'm sorry to hear about the problem you've had, but rest assured, we are here to take care of issues you encounter and we always endeavor to provide the best service to our valued customers and aim to ensure that the issue is resolved to the fullest satisfaction.

I've processed the refund back to your original payment method $4.99 it will be reflected back to your card within 7 business days.

Item Name :
Greatest Showman

It is our privilege to have you as our valued customer.

Best regards,
Jonelton
Amazon.com

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amazon.com

Details for Order #111-0018652-3084278

Order Placed: May 1, 2026
Amazon.com order number: 111-0018652-3084278
Order Total: $1,364.28

Not Yet Shipped

Items Ordered	Price
1 of: *OUTTANS Commercial Heavy-Duty Metal Picnic Table - ADA Compliant, Adjustable Seats, Umbrella Hole, Expanded Metal (Green , 4' Rectangular)* Sold by and invoiced on behalf of: OUTTANS (seller profile) Seller Credentials: 889 certification Business Price Condition: New	$549.87
3 of: *OUTTANS Heavy-Duty Outdoor Metal Bench, Thermoplastic-Coated, Portable, Weatherproof, Commercial-Grade for Parks, Garden s, Patios, Stores & More (6 Ft - Portable, Green)* Sold by and invoiced on behalf of: OUTTANS (seller profile) Seller Credentials: 889 certification Business Price Condition: New	$271.47

RETURNED 5/8/26

$ 514.41

Shipping Address:
Lynn Tempera
3038 OAKSTEAD BLVD
LAND O LAKES, FL 34638-8060
United States

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Visa | Last digits: 3771

Billing address
Lynn Tempera
3038 OAKSTEAD BLVD
LAND O LAKES, FL 34638-8060
United States

Item(s) Subtotal:	$1,364.28
Shipping & Handling:	$0.00
Total before tax:	$1,364.28
Estimated Tax:	$0.00
Grand Total:	**$1,364.28**

To view the status of your order, return to Order Summary .

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Gmail

Park Director <oaksteadparkdirector@oaksteadcdd.org>

Your ProDrinkingFountains.com Order Confirmation (#59336)

1 message

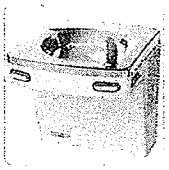
ProDrinkingFountains.com <CustomerService@prodryers.com> Fri, May 1, 2026 at 2:25 PM
Reply-To: CustomerService@prodryers.com
To: OAKSTEADPARKDIRECTOR@oaksteadcdd.org



Thanks for your order

Order #59336

Ship to
3038 Oakstead Blvd, Land O Lakes, Florida, 34638, US



Oasis PG8AC Refrigerated Drinking Fountain, Energy/Water Efficient, Water Saver/Flex Guard Bubbler, Mech Side & Front Push Pads, ADA, 8 GPH, Non-Filtered, Greystone PG8AC Brand: Oasis Panel Color: Greystone $569.03	Qty: 1	$569.03

Subtotal:	$569.03
Shipping:	$59.99
Tax:	$0.00
Grand total:	$629.02
Payment method:	Credit Card
Shipping method:	Premium Discount Rate for $59.99

Order Summary

Order placed May 4, 2026 Order # 111-8539925-9845036

Ship to

Lynn Tempera
3038 OAKSTEAD BLVD
LAND O LAKES, FL 34638-8060
United States

Payment method

Visa ending in 3771
View related transactions

Order Summary

Item(s) Subtotal:	$189.96
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$189.96
Estimated tax to be collected:	$0.00
Grand Total:	**$189.96**

Placed by Lynn Tempera

Arriving tomorrow 10 AM – 3 PM



4

Reli. 95 Gallon Trash Bags Heavy Duty | 68 Trash Bags | Super Sizeable, Black, Garbage for Serious Cleanup
Sold by: Reli.
Supplied by: Other
$47.49

546063

Back to top

business prime

English United States

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OH THANK HEAVEN
FOR 7-ELEVEN
19677 STATE RD 54
LUTZ
FL
STORE:38299
PHONE:8134828488
05/07/2026 10:32:35
Receipt #:2140495
TID:00073829901

PUMP14 REGULAR	
4.445 GAL @ 4.499 /GAL	20.00
SUB TOTAL	$20.00
FUEL TOTAL	$20.00
CREDIT	$20.00

SALE
VISA
**********0736
AUTH:00262G
REF:31707253216
APPROVED
Entry:CHIP
Batch:67
Seq:47
VISA CREDIT
AID:A0000000031010
TC:ARQC 8855AF1909DBA152
COMPLETION

THANKS FOR
YOUR BUSINESS

**** REPRINT ****
[illegible] TRN0495 05/07/[illegible] 10:32 AM

amazon.com

Details for Order #111-1547970-4342667

Order Placed: May 8, 2026
Amazon.com order number: 111-1547970-4342667
Order Total: $6.99

549046

Not Yet Shipped	
Items Ordered	**Price**
1 of: *4th of July Decorations, Patriotic USA Stars Table Runner for 250th Anniversary | Memorial Day Decorations - Fourth of July Accessories Decor for Home Party Supplies Outdoor Indoor* Sold by and invoiced on behalf of: Home Daily (seller profile) Condition: New	$6.99

Shipping Address:
Lynn Tempera
3038 OAKSTEAD BLVD
LAND O LAKES, FL 34638-8060
United States

Shipping Speed:
FREE Prime Delivery

Payment information		
Payment Method: Visa | Last digits: 3771	Item(s) Subtotal: Shipping & Handling:	$6.99 $0.00
Billing address Lynn Tempera 3038 OAKSTEAD BLVD LAND O LAKES, FL 34638-8060 United States	Total before tax: Estimated Tax: **Grand Total:**	$6.99 $0.00 **$6.99**

To view the status of your order, return to Order Summary .

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DOLLAR TREE

Store# 3921 (656) 205-2990
21525 Village Lakes
Shopping Center Drive
Land O Lakes FL 34639-5101

DESCRIPTION	QTY	PRICE	TOTAL
PATRIOTIC TALLHAT GNOME 2 ASTD	1	1.50	1.50N
PATRIOTIC TALLHAT GNOME 2 ASTD	1	1.50	1.50N
PATRIOTIC TALLHAT GNOME 2 ASTD	1	1.50	1.50N
PATRIOTIC TINSEL DECOR 12-13IN	1	1.50	1.50N
PATRIOTIC BUSH ARTFCL	1	1.75	1.75N
PATRIOTIC BUSH ARTFCL	1	1.75	1.75N
NEW QUEEN ROSE BUSH YR	1	1.75	1.75N
PATRIOTIC BUSH ARTFCL	1	1.75	1.75N
MINI PATRIOTIC HATS 4CT	1	1.50	1.50N
PATRIOTIC 6IN DISCO BALL	1	3.00	3.00N
PATRIOTIC 6IN DISCO BALL	1	3.00	3.00N
PATRIOTIC 6IN DISCO BALL	1	3.00	3.00N

Sub Total	$29.50
SALES TAX	$0.00
Total	$29.50
VISA CREDIT	$29.50
************3771	Approved
Purchase	Chip
Auth/Trace Number: 07673G/018480	
Chip Card AID: A0000000031010	

****** Tax Exempt ******
ID #: 858012574746

Please provide your feedback at
www.dollartreefeedback.com

Grow your career at Dollar Tree by visiting
https://careers.dollartree.com

amazon.com

Details for Order #111-5485963-8198636

Order Placed: May 13, 2026
Amazon.com order number: 111-5485963-8198636
Order Total: $14.99

551003

Not Yet Shipped	
Items Ordered	**Price**
1 of: *Meguiar's Extreme Marine Multi-Surface Cleaner M180332 - Pro Multi-Surface Cleaner for RV and Marine Detailing, Removes Dirt Grime & Stains from Vinyl, Gel Coat, Non Skid, Carpet and More, 32 Oz Spray* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$14.99

Shipping Address:
Lynn Tempera
3038 OAKSTEAD BLVD
LAND O LAKES, FL 34638-8060
United States

Shipping Speed:
FREE Prime Delivery

Payment information		
Payment Method: Visa | Last digits: 3771	Item(s) Subtotal: Shipping & Handling:	$14.99 $0.00
Billing address Lynn Tempera 3038 OAKSTEAD BLVD LAND O LAKES, FL 34638-8060 United States	Total before tax: Estimated Tax: **Grand Total:**	$14.99 $0.00 **$14.99**

To view the status of your order, return to Order Summary .

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amazon.com

Details for Order #111-0428259-0122630

Order Placed: May 15, 2026
Amazon.com order number: 111-0428259-0122630
Order Total: $19.90

Not Yet Shipped

Items Ordered	Price
1 of: *SmartSign 8 x 5 inch "No Pets - Service Animals Specifically Trained To Aid Are Welcome" Glass Window Decal, C lear Polyester, Red, Black and Green* Sold by and invoiced on behalf of: SmartSign (seller profile) Seller Credentials: 889 Certification Business Price Condition: New	$9.95
1 of: *SmartSign "No Guns Knives Or Weapons Allowed On Premises" Decal, 5" x 8" Front Adhesive Decal for In side The Glass Application, Polyester, Red and Black with Clear Background* Sold by and invoiced on behalf of: SmartSign (seller profile) Seller Credentials: 889 Certification Condition: New	$9.95

Shipping Address:
Lynn Tempera
3038 OAKSTEAD BLVD
LAND O LAKES, FL 34638-8060
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Visa | Last digits: 3771

Billing address
Lynn Tempera
3038 OAKSTEAD BLVD
LAND O LAKES, FL 34638-8060
United States

Item(s) Subtotal:	$19.90
Shipping & Handling:	$0.00

Total before tax:	$19.90
Estimated Tax:	$0.00

Grand Total:	**$19.90**

To view the status of your order, return to Order Summary .

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OH THANK HEAVEN
FOR 7-ELEVEN
19677 STATE RD 54
LUTZ
FL
STORE:38299
PHONE:8134828488
05/19/2026 08:38:33
Receipt #:2143706
TID:00073829901

-546063

PUMP14 REGULAR	
4.785 GAL @ 4.599 /GAL	22.01
SUB TOTAL	$22.01
FUEL TOTAL	$22.01
CREDIT	$22.01

SALE
VISA
**********0736
AUTH:07897G
REF:34249323018
APPROVED
Entry:CHIP
Batch:73
Seq:39
VISA CREDIT
AID:A0000000031010
TC:ARQC 6577E9BB160DF81E
COMPLETION

THANKS FOR
YOUR BUSINESS

**** REPRINT ****
[illegible] 05/19/2026 08:38 AM

PINCH·A·PENNY
POOL·PATIO·SPA

Pinch A Penny 101
21202 Mariner Place
Lutz FL 33549
813-948-7665

Sales Receipt

552009

Transaction #:	665731		
Account #:	8139496591		
Customer:	Oakstead CDD		
Date: 5/19/2026	Time: 11:24 AM		
Cashier: ZOE	Register #: 2		

Item	Description	Amount
15820475	MEGA NOODLE ASST. COLORS	$4.49
15820475	MEGA NOODLE ASST. COLORS	$4.49
15820475	MEGA NOODLE ASST. COLORS	$4.49
15820475	MEGA NOODLE ASST. COLORS	$4.49
15820475	MEGA NOODLE ASST. COLORS	$4.49
15820475	MEGA NOODLE ASST. COLORS	$4.49

Sub Total	$26.94
Total	$26.94
SIDE TERMINAL Tendered	$26.94
Change Due	$0.00

AMOUNT:	$26.94
SIDE TERMINAL --	26.94
Transaction Type:	Sale
Reference Id:	864491011296
Approval Code:	Approved
Response Code:	0
Response Message:	Approved
Entry Method:	ContactIcc
Card Type:	Visa
Cardholder:	TEMPERA/LYNETTE
Last 4:	3771
AID:	A0000000031010
ATC:	004B
AC:	TC C8A9CE71D01D50E6

8139496591

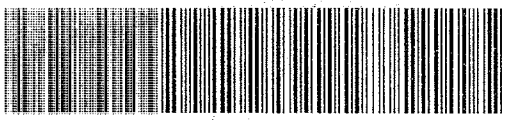
Thank you for shopping
Pinch A Penny 101
We hope you [illegible]

Give us feedback @ survey.walmart.com
Thank you! ID #:7MRY16BPPX7

Walmart

WM Supercenter
813-949-4238 Mgr. SHANE
1575 LAND O LAKES BLVD
LUTZ FL 33549
ST# 00988 OP# 001462 TE# 23 TR# 01877

ITEMS SOLD 16
TC# 4585 5472 3352 6727 9160



PKG SALAD	681131328960	F	2.32 N
PKG SALAD	681131328960	F	2.32 N
PKG SALAD	681131328960	F	2.32 N
PKG SALAD	681131328960	F	2.32 N
PKG SALAD	681131328960	F	2.32 N
PKG SALAD	681131328960	F	2.32 N
PKG SALAD	681131328960	F	2.32 N
MUSTARD 20OZ	041500000310	F	1.97 N
SAUERKRAUT	023000354050	F	2.42 N
EVRYTNG SLDB	030223074660	F	2.97 N
GVDISNFCT300	078742208920		11.98 N
TOILET CLNR	078742331550		3.48 N
TOILET CLNR	078742331550		3.48 N
BIC 4PK TAPE	070330505890		6.94 N
TOILET CLNR	078742331550		3.48 N
TOILET CLNR	078742331550		3.48 N

SUBTOTAL	56.44
TOTAL	56.44
VISA TEND	56.44
CHANGE DUE	0.00

VISA CREDIT- 3771 I 1 APPR#05874G
56.44 TOTAL PURCHASE
REF # UGROTF134889
TRANS ID - 356142580761883
VALIDATION - X7WJ
PAYMENT SERVICE - E
AID A0000000031010
TERMINAL # 55463973
*No Signature Required
05/22/26 12:07:55

Tax ID: 858012574760C3
GOVERNMENT
GOVERNMENT, LOCAL

Single Purchase Exemption
Consumer's Certificate of Exemption

milk

549046 - $30.54

551003 - $25.90

WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY, FL 34653-3667
DISTRICT NO. 6425

ACCOUNT NO.	**6425-020889**
INVOICE NO.	**8937621W425**
STATEMENT DATE	**06/20/26**
DUE DATE	**06/27/26**
BILLING PERIOD	**//-//**

OAKSTEAD / DISTRICT OFFICE
11555 HERON BAY BLVD
CORAL SPRINGS, FL 33076

FOR ASSISTANCE CALL

Customer Service	**(727) 847-9100**
Fax	**(727) 841-8539**
One Time Payments	**(800) 457-1379**

INVOICE STATEMENT

Date	Description		Amount
	Service Location	**OAKSTEAD CLUBHOUSE**	
	Acct #020889-0001	**3038 OAKSTEAD BLVD LAND O LAKES,**	
06/20/26	BASIC SERVICE CHARGE 7/1/2026-7/31/2026	1.00 8.00YD	$ 252.20
06/20/26	BASIC CONTAINER CHARGE 7/1/2026-7/31/2026	1.00 8.00YD	$ 9.25
06/20/26	FUEL SURCHARGE		$ 100.42
06/20/26	ENVIRONMENTAL SURCHARGE		$ 26.15
	Invoice Total		**$ 388.02**
	Account Balance		**$ 388.02**

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

*****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.**** Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.*

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

NNNNNNNNNNN

Please remit to the address below and return your remit stub with your payment.

WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY, FL 34653-3667

ACCOUNT NO.	**6425-020889**
INVOICE NO.	**8937621W425**
STATEMENT DATE	**06/20/26**
DUE DATE	**06/27/26**
PAY THIS AMOUNT	**388.02**

WRITE AMOUNT PAID **$**

OAKSTEAD / DISTRICT OFFICE
11555 HERON BAY BLVD
CORAL SPRINGS, FL 33076

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH, PA 15253-5233

6425 00000000000000000X0208894 0000003880200000000000008937621 3

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
01/30/26	511001-51101-5000	ADP00086			ADP WAGES	1,800.00
02/05/26	511001-51101-5000	ADP00089			ADP WAGES	800.00
02/25/26	511001-51101-5000	ADP00090			ADP WAGES	800.00
03/10/26	511001-51101-5000	ADP00094			ADP WAGES	800.00
03/23/26	511001-51101-5000	ADP00093			ADP Wages	600.00
03/23/26	511001-51101-5000	ADP00093			Payroll-Salary	200.00
04/09/26	511001-51101-5000	ADP00095			ADP WAGES	800.00
04/09/26	511001-51101-5000	ADP00101			ADP Wages	600.00
04/09/26	511001-51101-5000	ADP00101			Payroll-Salary	200.00
04/09/26	511001-51101-5000	ADP00101			Payroll-Salary	(200.00)
04/09/26	511001-51101-5000	ADP00101			ADP Wages	(600.00)
05/07/26	511001-51101-5000	ADP00105			ADP WAGES	600.00
05/07/26	511001-51101-5000	ADP00105			Payroll-Salary	200.00
05/08/26	511001-51101-5000	ADP00100			ADP Wages	600.00
05/08/26	511001-51101-5000	ADP00100			Payroll-Salary	200.00
06/09/26	511001-51101-5000	ADP00104			ADP Wages	1,200.00
06/09/26	511001-51101-5000	ADP00104			Payroll-Salary	400.00
06/22/26	511001-51101-5000	ADP00107			ADP Wages	600.00
06/22/26	511001-51101-5000	ADP00107			Payroll-Salary	200.00
					YTD Total	16,600.00
					Annual Budget	$24,000.00
					Amount Remaining / (Budget overage)	*$7,400.00*
					% of Budget	*69.2%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
03/23/26	521001-51101-5000	ADP00093			ER FICA	61.20
04/09/26	521001-51101-5000	ADP00095			ER FICA	61.20
04/09/26	521001-51101-5000	ADP00101			ER FICA	61.20
04/09/26	521001-51101-5000	ADP00101			ER FICA	(61.20)
05/07/26	521001-51101-5000	ADP00105			ER FICA	61.20
05/08/26	521001-51101-5000	ADP00100			ER FICA	61.20
06/09/26	521001-51101-5000	ADP00104			ER FICA	122.40
06/22/26	521001-51101-5000	ADP00107			ER FICA	61.20
					YTD Total	948.60
					Annual Budget	$1,836.00
					Amount Remaining / (Budget overage)	*$887.40*
					% of Budget	*51.7%*
					Legislative Department Total:	**$17,548.60**

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
01/02/26	531027-51201-5000	167741	VENDOR	INFRAMARK LLC	JAN 26 District Mgmt Services	5,048.83
02/01/26	531027-51201-5000	170590	VENDOR	INFRAMARK LLC	FEB 26 District Mgmt Services	5,048.83
03/01/26	531027-51201-5000	172987	VENDOR	INFRAMARK LLC	MAR 26 MGMT FEES	5,048.83
03/31/26	531027-51201-5000	175384	VENDOR	INFRAMARK LLC	Services provided for the Month of: April 2026	8.33
03/31/26	531027-51201-5000	175384	VENDOR	INFRAMARK LLC	Services provided for the Month of: April 2026	5,048.83
03/31/26	531027-51201-5000	JE002249			R/C Inframark Inv 175384 Office Supplies	(8.33)
05/01/26	531027-51201-5000	178425	VENDOR	INFRAMARK LLC	MAY 26 MGMT FEES	5,048.83
06/03/26	531027-51201-5000	180934	VENDOR	INFRAMARK LLC	JUNE 26 MGMT FEES	5,048.83
					YTD Total	45,439.47
					Annual Budget	$60,585.96
					Amount Remaining / (Budget overage)	*$15,146.49*
					% of Budget	*75.0%*
					Executive Department Total:	**$45,439.47**
DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE						
Account Name: ProfServ-Arbitrage Rebate						
02/05/26	531002-51301-5000	004052	VENDOR	LLS TAX SOLUTIONS INC.	Arbitrage Services Series 2016A	600.00
02/19/26	531002-51301-5000	004074	VENDOR	LLS TAX SOLUTIONS INC.	Arbitrage Services period ended January 11, 2026.	600.00
					YTD Total	1,200.00
					Annual Budget	$1,200.00
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*
Account Name: ProfServ-Property Appraiser						
03/10/26	531035-51301-5000	26034	VENDOR	PASCO COUNTY PROPERTY APPRAISER	Annual renewal fee	150.00
					YTD Total	150.00
					Annual Budget	$150.00
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*
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
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*
Account Name: ProfServ-Web Site Development						
05/23/26	531047-51301-5000	INV-SN-774	VENDOR	INNERSYNC STUDIO, LTD	WEBSITE/COMPLIANCE SERVICES	1,552.50
06/15/26	531047-51301-5000	INV-SN-1459	VENDOR	INNERSYNC STUDIO, LTD	ADA ANNUAL SRVC 6/15/26-6/14/27	1,552.50
06/15/26	531047-51301-5000	JE002268			Innersync Studio, LTD, Annual Srvc 06/15/26 - 06/14/27	(1,552.50)
					YTD Total	1,552.50
					Annual Budget	$1,553.00
					Amount Remaining / (Budget overage)	*$0.50*
					% of Budget	*100.0%*
Account Name: Auditing Services						
01/05/26	532002-51301-5000	JE002206			Reclass Audit FY25 Grau & Associates	1,500.00
02/02/26	532002-51301-5000	28635	VENDOR	GRAU & ASSOCIATES	Audit FYE 09/30/2025	5,800.00
					YTD Total	7,300.00
					Annual Budget	$7,200.00
					Amount Remaining / (Budget overage)	*($100.00)*
					% of Budget	*101.4%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
01/06/26	541006-51301-5000	9-129-65068	VENDOR	FEDEX	FedEx Express Services	25.38
01/20/26	541006-51301-5000	169052	VENDOR	INFRAMARK LLC	Postage	9.62
02/06/26	541006-51301-5000	9-154-90475	VENDOR	FEDEX	Fed Ex services	17.64
02/17/26	541006-51301-5000	171480	VENDOR	INFRAMARK LLC	Postage	27.38
03/03/26	541006-51301-5000	9-198-62834	VENDOR	FEDEX	FED EX	18.70
03/13/26	541006-51301-5000	173938	VENDOR	INFRAMARK LLC	Postage FEB 26	36.26
04/13/26	541006-51301-5000	9-235-41774	VENDOR	FEDEX	FEDEX	17.67
04/20/26	541006-51301-5000	177159	VENDOR	INFRAMARK LLC	Postage	19.98
05/12/26	541006-51301-5000	9-294-14688	VENDOR	FEDEX	FEDEX CHARGES	18.09
05/13/26	541006-51301-5000	9-274-60190	VENDOR	FEDEX	FEDEX CHARGES	20.21
05/18/26	541006-51301-5000	179206	VENDOR	INFRAMARK LLC	POSTAGE	30.34
06/15/26	541006-51301-5000	FY26 RECEIPTS			Pasco Cty TC: Postage Deducted fm Tax Sale	286.09
06/22/26	541006-51301-5000	182451	VENDOR	INFRAMARK LLC	POSTAGE	25.16
					YTD Total	613.17
					Annual Budget	$1,200.00
					Amount Remaining / (Budget overage)	*$586.83*
					% of Budget	*51.1%*
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
					Amount Remaining / (Budget overage)	*($1,632.00)*
					% of Budget	*110.1%*
Account Name: Printing and Binding						
					YTD Total	-
					Annual Budget	$800.00
					Amount Remaining / (Budget overage)	*$800.00*
					% of Budget	*0.0%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Legal Advertising						
10/01/25	548002-51301-5000	56644-092125	VENDOR	TIMES PUBLISHING COMPANY	Notice of FY26 Meeting Schedule	247.00
05/01/26	548002-51301-5000	26-00889P	VENDOR	BUSINESS OBSERVER INC	Public Hearing Ad	94.06
05/01/26	548002-51301-5000	26-00959P	VENDOR	BUSINESS OBSERVER INC	Notice of Rescheduled Meeting	63.44
05/22/26	548002-51301-5000	26-01179P	VENDOR	BUSINESS OBSERVER INC	Notice of General Election	74.38
					YTD Total	478.88
					Annual Budget	$1,347.00
					Amount Remaining / (Budget overage)	*$868.12*
					% of Budget	*35.6%*
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
01/05/26	549009-51301-5000	JE002266			ADP Payroll Fees	72.45
01/21/26	549009-51301-5000	ACCT ANALYSIS FEE			TRUIST ACCT ANALYSIS FEE JAN 26	92.20
02/02/26	549009-51301-5000	JE002212			ADP Payroll Fees	36.60
02/23/26	549009-51301-5000	ACCT ANALYSIS FEE			TRUIST ACCT ANALYSIS FEE FEB 26	80.00
03/02/26	549009-51301-5000	ADP ACH 1			ADP Fees - Monthly	46.60
03/02/26	549009-51301-5000	ADP ACH 2			ADP Fees - Monthly	165.00
03/12/26	549009-51301-5000	SVC CHG			Hancock Bank- Operating Acct Bank Analysis Fee	187.98
03/23/26	549009-51301-5000	ACCOUNT ANALYSIS FEE			MAR 2026 Account Analysis Fee	83.89
04/06/26	549009-51301-5000	ADP ACH 1			ADP Fees - Monthly	54.70
04/13/26	549009-51301-5000	SVC CHG			Hancock Bank- Operating Acct Bank Analysis Fee	150.36
04/21/26	549009-51301-5000	ACCT ANALYSIS FEE			TRUIST ACCT ANALYSIS FEE FEB 26	81.25
05/04/26	549009-51301-5000	ADP ACH 1			ADP Fees - Monthly	44.70
05/13/26	549009-51301-5000	SVC CHG			Hancock Bank- Operating Acct Bank Analysis Fee	169.93
05/21/26	549009-51301-5000	ACCT ANALYSIS FEE			TRUIST ACCT ANALYSIS FEE MAY 26	87.29
06/01/26	549009-51301-5000	ADP FEE			ADP FEE	33.90
06/11/26	549009-51301-5000	SVC CHG			Hancock Bank- Operating Acct Bank Analysis Fee	176.04
06/22/26	549009-51301-5000	ACCT ANALYSIS FEE			TRUIST Service Charges June 26	81.00
					YTD Total	2,399.36
					Annual Budget	$849.48
					Amount Remaining / (Budget overage)	*($1,549.88)*
					% of Budget	*282.5%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(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
01/09/26	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: 12/11/25 - 12/31/25 Collections	447.20
02/12/26	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: 01/01/26 - 01/31/26 Collections	486.23
03/12/26	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: 02/01/26 - 02/28/26 Collections	205.28
04/09/26	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: Tax Assessments 03/01/26 - 03/31/26 Collections	447.00
05/12/26	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: Tax Assessments 03/01/26 - 03/31/26 Collections	18.96
05/12/26	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: Bank Int	0.98
05/12/26	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: Tax Assessments 04/01/26 - 04/30/26	10.90
05/12/26	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: Bank Int 04/01/26	0.29
06/05/26	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: Tax Assessments 04/01/26 - 04/30/26	43.38
06/05/26	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: Bank Int 04/01/26	2.24
06/15/26	549070-51301-5000	FY26 RECEIPTS			Pasco Cty TC: Tax Assessments Tax Sale	156.80
					YTD Total	22,383.41
					Annual Budget	$23,260.00
					Amount Remaining / (Budget overage)	*$876.59*
					% of Budget	*96.2%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
12/05/25	549079-51301-5000	JE002263			Reclass 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
12/30/25	549079-51301-5000	JE002264			Reclass Discount Merch Bnkcd	(200.00)
12/31/25	549079-51301-5000	DISCOUNT FEE 2			Discount Merch Bnkcd	45.00
12/31/25	549079-51301-5000	JE002265			Reclass Discount Merch Bnkcd	(45.00)
01/03/26	549079-51301-5000	CUST ID 2397546			Discount Merch Bnkcd	47.34
01/03/26	549079-51301-5000	CUST ID 2397546			Discount Merch Bnkcd	(47.34)
01/05/26	549079-51301-5000	CUST ID 1589459			Discount Merch Bnkcd	15.00
01/05/26	549079-51301-5000	MERCH BANKCR FEE			DISCOUNT MERCH BNKCD FEE	53.66
01/05/26	549079-51301-5000	CUST ID 1589459			Discount Merch Bnkcd	(15.00)
01/12/26	549079-51301-5000	CLOVER			CLOVER FEE	29.95
01/12/26	549079-51301-5000	CLOVER1			CLOVER FEE	29.95
01/12/26	549079-51301-5000	FDMS			FDMS PYMT	23.54
01/12/26	549079-51301-5000	TRUIST			DISCOUNT TRUIST MERCH	25.00
02/03/26	549079-51301-5000	DISCOUNT FEE			Discount Merch Bnkcd Fee	42.61
02/10/26	549079-51301-5000	DISCOUNT FEE			Discount Merch Bnkcd Fee	25.00
02/10/26	549079-51301-5000	FDMS PYMT			FDMS PYMT	23.54
02/11/26	549079-51301-5000	CLOVER FEE			CLOVER FEE	29.95
02/11/26	549079-51301-5000	CLOVER FEE1			CLOVER FEE	29.95
03/03/26	549079-51301-5000	MERCH BANKCR FEE			DISCOUNT MERCH BNKCD FEE	79.47
03/10/26	549079-51301-5000	FDMS			FDMS PYMT	23.54
03/10/26	549079-51301-5000	TRUIST			DISCOUNT TRUIST MERCH	25.00

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
03/11/26	549079-51301-5000	CLOVER			CLOVER FEE	29.95
03/11/26	549079-51301-5000	CLOVER1			CLOVER FEE	29.95
04/03/26	549079-51301-5000	DISCOUNT FEE			Discount Merch Bnkcd Fee	50.67
04/10/26	549079-51301-5000	DISCOUNT FEE 1			Discount Merch Bnkcd Fee	25.00
04/10/26	549079-51301-5000	FDMS PYMT			FDMS PYMT	23.54
04/13/26	549079-51301-5000	CLOVER FEE			CLOVER FEE	29.95
04/13/26	549079-51301-5000	CLOVER FEE1			CLOVER FEE	29.95
05/04/26	549079-51301-5000	MERCH BANKCR FEE			DISCOUNT MERCH BNKCD FEE	47.59
05/11/26	549079-51301-5000	CLOVER			CLOVER FEE	29.95
05/11/26	549079-51301-5000	CLOVER1			CLOVER FEE	29.95
05/11/26	549079-51301-5000	FDMS			FDMS PYMT	23.54
05/11/26	549079-51301-5000	TRUIST			DISCOUNT TRUIST MERCH	25.00
06/01/26	549079-51301-5000	DISCOUNT FEE			Discount Merch Bnkcd Fee	50.00
06/03/26	549079-51301-5000	DISCOUNT FEE 1			Discount Merch Bnkcd Fee	141.05
06/10/26	549079-51301-5000	DISCOUNT FEE 2			Discount Merch Bnkcd Fee	25.00
06/10/26	549079-51301-5000	FDMS PYMT			FDMS PYMT	23.54
06/11/26	549079-51301-5000	CLOVER FEE			CLOVER FEE	29.95
06/11/26	549079-51301-5000	CLOVER FEE1			CLOVER FEE	29.95
					YTD Total	1,632.82
					Annual Budget	$600.00
					Amount Remaining / (Budget overage)	*($1,032.82)*
					% of Budget	*272.1%*

Account Name: Misc-Contingency

06/01/26	549900-51301-5000	VOIDED CHECK	VENDOR	void check	Credit Memo 000258	(0.01)
06/01/26	549900-51301-5000	TEST2	VENDOR	TEST	Credit Memo 000259	(0.01)
					YTD Total	(0.02)
					Annual Budget	$0.00
					Amount Remaining / (Budget overage)	*$0.02*
					% of Budget	*n/a*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(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
01/02/26	551002-51301-5000	JE002267			Reclass JAN 26 District Mgmt Services	8.33
02/01/26	551002-51301-5000	JE002214			FEB 26 MGMT SERVICES	8.33
02/01/26	551002-51301-5000	JE002214			FEB 26 MGMT SERVICES	(8.33)
02/01/26	551002-51301-5000	JE002215			Feb 26 District Mgmt Services	8.33
03/01/26	551002-51301-5000	JE002230			Inframark LLC MAR 26 MGMT FEES	8.33
03/31/26	551002-51301-5000	JE002249			R/C Inframark Inv 175384 Office Supplies	8.33
05/01/26	551002-51301-5000	178425	VENDOR	INFRAMARK LLC	MAY 26 MGMT FEES	8.33
06/03/26	551002-51301-5000	180934	VENDOR	INFRAMARK LLC	JUNE 26 MGMT FEES	8.33
					YTD Total	74.97
					Annual Budget	$100.00
					Amount Remaining / (Budget overage)	*$25.03*
					% of Budget	*75.0%*
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
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*
					Financial And Administrative Department Total:	**$72,693.09**

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
01/05/26	531023-51401-5000	28464	VENDOR	GRAU & ASSOCIATES	Audit FYE	1,500.00
01/05/26	531023-51401-5000	JE002206			Reclass Audit FY25 Grau & Associates	(1,500.00)
01/14/26	531023-51401-5000	27754	VENDOR	STRALEY ROBIN VERICKER	REVIEW EMAIL FROM SUPERVISOR	61.00
02/13/26	531023-51401-5000	27881	VENDOR	STRALEY ROBIN VERICKER	Services Rendered Through January 31, 2026	2,331.50
03/24/26	531023-51401-5000	28114	VENDOR	STRALEY ROBIN VERICKER	For Professional Services Rendered Through February 28, 2026	3,277.50
04/17/26	531023-51401-5000	28149	VENDOR	STRALEY ROBIN VERICKER	Legal Service Through 3/31/26	1,155.00
05/22/26	531023-51401-5000	28447	VENDOR	STRALEY ROBIN VERICKER	Legal Service Through 4/30/26	1,344.10
06/16/26	531023-51401-5000	28591	VENDOR	STRALEY ROBIN VERICKER	Legal Service Through 5/31/26	1,159.00
					YTD Total	11,964.60
					Annual Budget	$10,000.00
					Amount Remaining / (Budget overage)	*($1,964.60)*
					% of Budget	*119.6%*
					Legal Counsel Department Total:	**$11,964.60**
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
01/01/26	531013-51501-5000	2277	VENDOR	BRLETIC DVORAK, INC.	Engineer services Dec 2025	1,530.00
02/05/26	531013-51501-5000	2303	VENDOR	BRLETIC DVORAK, INC.	ENG SRVCS	1,380.00
02/05/26	531013-51501-5000	2324	VENDOR	BRLETIC DVORAK, INC.	ENG SRVCS	670.00
03/05/26	531013-51501-5000	2345	VENDOR	BRLETIC DVORAK, INC.	FEB 26 ENGINEERING SERVICES	1,650.00
04/06/26	531013-51501-5000	2401	VENDOR	BRLETIC DVORAK, INC.	Project Manager	315.00
05/15/26	531013-51501-5000	2439	VENDOR	BRLETIC DVORAK, INC.	Engineering Services thru 043026	420.00
05/29/26	531013-51501-5000	2488	VENDOR	BRLETIC DVORAK, INC.	Engineering Services May 2026	630.00
					YTD Total	11,347.50
					Annual Budget	$16,999.92
					Amount Remaining / (Budget overage)	*$5,652.42*
					% of Budget	*66.8%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Reserve - Sidewalks						
04/03/26	568162-51501-5000	3275	VENDOR	MRIC SPATIAL LLC	TOPOGRAPHIC SURVEY	14,000.00
04/30/26	568162-51501-5000	3274	VENDOR	MRIC SPATIAL LLC	TOPOGRAPHY SERVEY	19,000.00
05/14/26	568162-51501-5000	3298	VENDOR	MRIC SPATIAL LLC	TOPOGRAPHIC SURVEY BALLASTONE	8,500.00
06/17/26	568162-51501-5000	3342	VENDOR	MRIC SPATIAL LLC	TOPOGRAPHY SURVEY	15,000.00
06/17/26	568162-51501-5000	3341	VENDOR	MRIC SPATIAL LLC	TOPOGRAPHY SURVEY	12,300.00
					YTD Total	68,800.00
					Annual Budget	$0.00
					Amount Remaining / (Budget overage)	*($68,800.00)*
					% of Budget	*n/a*
					Comprehensive Planning Department Total:	**$80,147.50**

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
01/01/26	534050-53901-5000	375613	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	JAN 26 Landscape Maintenance	20,844.97
02/28/26	534050-53901-5000	ACCRUAL			ACCRUE FEB 26 LANDSCAPE MAINTENANCE	20,844.97
03/01/26	534050-53901-5000	ACCRUAL			ACCRUE FEB 26 LANDSCAPE MAINTENANCE	(20,844.97)
03/01/26	534050-53901-5000	383965	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	FEB 26 Landscape Maintenance	20,844.97
03/02/26	534050-53901-5000	385444	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	MAR 26 Landscape Maintenance	20,844.97
03/31/26	534050-53901-5000	388796	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	- Annuals flowers installation	1,125.00
03/31/26	534050-53901-5000	JE002252			R/C Juniper Landscaping March 26 Wet Check Repairs	(414.20)
03/31/26	534050-53901-5000	JE002252			R/C Juniper Landscaping March 26 Wet Check Repairs	414.20
03/31/26	534050-53901-5000	JE002254			R/C Juniper Landscaping Inv 388796 Annual Flowers Installation	(1,125.00)
04/02/26	534050-53901-5000	391280	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	March 2026 Completed Wet Check Repairs-	414.20
04/02/26	534050-53901-5000	JE002253			R/C Juniper Landscaping Inv 391280 March 26 Completed Wet Check R	(414.20)
04/30/26	534050-53901-5000	ACCRUAL			ACCRUE APR 26 LANDSCAPE MAINTENANCE	20,844.97
05/01/26	534050-53901-5000	394415	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	MAY 26 Landscape Maintenance	20,844.97
05/01/26	534050-53901-5000	ACCRUAL			ACCRUE APR 26 LANDSCAPE MAINTENANCE	(20,844.97)
05/01/26	534050-53901-5000	390379	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	APR 26 Landscape Maintenance	20,844.97
06/01/26	534050-53901-5000	399403	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	JUN 26 Landscape Maintenance	20,844.97
					YTD Total	187,604.73
					Annual Budget	$259,410.00
					Amount Remaining / (Budget overage)	*$71,805.27*
					% of Budget	*72.3%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
01/30/26	534062-53901-5000	46668	VENDOR	OLM	01/20/26 LANDSCAPE INSPECTION	1,620.00
02/27/26	534062-53901-5000	46842	VENDOR	OLM	02/18/26 LANDSCAPE INSPECTION	1,620.00
02/28/26	534062-53901-5000	ACCRUAL			ACCRUE FEB 26 LANDSCAPE INSPECTION	1,620.00
03/01/26	534062-53901-5000	ACCRUAL			ACCRUE FEB 26 LANDSCAPE INSPECTION	(1,620.00)
03/20/26	534062-53901-5000	47000	VENDOR	OLM	MAR 26 LANDSCAPE INSPECTION	1,620.00
04/24/26	534062-53901-5000	47161	VENDOR	OLM	APR 26 LANDSCAPE INSPECTION	1,620.00
05/22/26	534062-53901-5000	47392	VENDOR	OLM	MAY26 LANDSCAPE INSPECTION	1,620.00
06/22/26	534062-53901-5000	47584	VENDOR	OLM	JUN26 LANDSCAPE INSPECTION	1,620.00
					YTD Total	14,580.00
					Annual Budget	$19,440.00
					Amount Remaining / (Budget overage)	*$4,860.00*
					% of Budget	*75.0%*
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
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*
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
01/01/26	534084-53901-5000	1100	VENDOR	CLEARVUE ENVIROMENTAL LLC	JAN 26 AQUATIC SERVICES	2,450.00
02/01/26	534084-53901-5000	1131	VENDOR	CLEARVUE ENVIROMENTAL LLC	FEB 26 AQUATIC SERVICES	2,450.00
03/01/26	534084-53901-5000	1158	VENDOR	CLEARVUE ENVIROMENTAL LLC	Lake and Pond Service	2,450.00
04/01/26	534084-53901-5000	1187	VENDOR	CLEARVUE ENVIROMENTAL LLC	Lake and Pond Service	2,450.00
05/05/26	534084-53901-5000	1214	VENDOR	CLEARVUE ENVIROMENTAL LLC	MAY 26 AQUATIC SERVICES	2,450.00
06/02/26	534084-53901-5000	1245	VENDOR	CLEARVUE ENVIROMENTAL LLC	JUN 26 AQUATIC SERVICES	2,450.00
					YTD Total	22,050.00
					Annual Budget	$30,348.00
					Amount Remaining / (Budget overage)	*$8,298.00*
					% of Budget	*72.7%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(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			Two O Eight Security - Oct services posted to Nov	1,440.00
11/01/25	534101-53901-5000	110125-ADMIN	VENDOR	BIG DOG LEO SERVICES, LLC	FHP ADMIN FEE 11/01/25	150.00
11/01/25	534101-53901-5000	TIMING CORRECTION			Two O Eight Security - Oct services posted to Nov	(1,440.00)
11/04/25	534101-53901-5000	110325	VENDOR	STEVEN D TURNER	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
01/01/26	534101-53901-5000	010126-	VENDOR	BIG DOG LEO SERVICES, LLC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	150.00
01/01/26	534101-53901-5000	JH-011426	VENDOR	TWO O EIGHT SECURITY, INC	SECURITY	240.00
01/01/26	534101-53901-5000	JH-011626	VENDOR	TWO O EIGHT SECURITY, INC	SECURITY	240.00
01/01/26	534101-53901-5000	JH-012026	VENDOR	TWO O EIGHT SECURITY, INC	SECURITY	240.00
01/01/26	534101-53901-5000	JH-012326	VENDOR	TWO O EIGHT SECURITY, INC	SECURITY	240.00
01/01/26	534101-53901-5000	JH-012826	VENDOR	TWO O EIGHT SECURITY, INC	SECURITY	240.00
01/06/26	534101-53901-5000	010626-	VENDOR	JOHN SESSA	SECURITY 01/06/26 4 HRS	240.00
01/06/26	534101-53901-5000	122225-	VENDOR	TWO O EIGHT SECURITY, INC	SECURITY	240.00
01/06/26	534101-53901-5000	010626	VENDOR	STEVEN D TURNER	SEC SVCS 1/6/26	240.00
01/06/26	534101-53901-5000	010626-	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
01/06/26	534101-53901-5000	ST-010626	VENDOR	STEVEN D TURNER	FHP 01/06/26 4 hours incl travel time	240.00
01/08/26	534101-53901-5000	010826	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
01/12/26	534101-53901-5000	120125	VENDOR	TWO O EIGHT SECURITY, INC	SECURITY	240.00
01/12/26	534101-53901-5000	120925-	VENDOR	TWO O EIGHT SECURITY, INC	SECURITY	240.00
01/12/26	534101-53901-5000	121225-	VENDOR	TWO O EIGHT SECURITY, INC	SECURITY SVCS	240.00
01/12/26	534101-53901-5000	121525-	VENDOR	TWO O EIGHT SECURITY, INC	SECURITY	240.00
01/13/26	534101-53901-5000	011326-	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
01/13/26	534101-53901-5000	122925-	VENDOR	TWO O EIGHT SECURITY, INC	SECURITY	240.00
01/19/26	534101-53901-5000	011926-	VENDOR	STEVEN D TURNER	FHP 01/19/26 4 hours incl travel time	240.00
01/23/26	534101-53901-5000	012326-	VENDOR	STEVEN D TURNER	FHP 01/23/26 4 HOURS	240.00
01/26/26	534101-53901-5000	012626-	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATR	240.00
01/26/26	534101-53901-5000	JE002269			Big Dog Leo Services, LLC - Security Admin	150.00
01/27/26	534101-53901-5000	010626-	VENDOR	JOHN SESSA	Credit Memo 000249	(240.00)
02/01/26	534101-53901-5000	020126-	VENDOR	BIG DOG LEO SERVICES, LLC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	150.00
02/01/26	534101-53901-5000	020126	VENDOR	STEVEN D TURNER	SEC SVCS 2/1/26	240.00
02/02/26	534101-53901-5000	JE002225			Big Dog Leo Services LLC Credit Memo 00251	(150.00)
02/03/26	534101-53901-5000	020226	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
02/04/26	534101-53901-5000	010626	VENDOR	STEVEN D TURNER	Credit Memo 000250	(240.00)
02/04/26	534101-53901-5000	020326	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
02/05/26	534101-53901-5000	JH-010926	VENDOR	TWO O EIGHT SECURITY, INC	1/9/26 Traffic enforcement	240.00
02/10/26	534101-53901-5000	021026-JH	VENDOR	TWO O EIGHT SECURITY, INC	SEC SVCS	240.00
02/13/26	534101-53901-5000	021356-JH	VENDOR	TWO O EIGHT SECURITY, INC	SEC SVCS	240.00
02/16/26	534101-53901-5000	021626-JH	VENDOR	TWO O EIGHT SECURITY, INC	SEC SVCS	240.00
02/18/26	534101-53901-5000	021826-JH	VENDOR	TWO O EIGHT SECURITY, INC	SEC SVCS	240.00
02/24/26	534101-53901-5000	ST-022326	VENDOR	STEVEN D TURNER	2/23/2026 TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
02/24/26	534101-53901-5000	ST-022426	VENDOR	STEVEN D TURNER	2/24/26 TRAFFIC ENFORCEMENT AND SECURITY	240.00
02/28/26	534101-53901-5000	ST-022826	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
03/01/26	534101-53901-5000	JE002229			Big Dog Leo Services LLC 03/01/26 Traffice Enforcement	150.00
03/03/26	534101-53901-5000	ST-030226	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
03/10/26	534101-53901-5000	ST-030926	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
03/13/26	534101-53901-5000	031326	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
03/16/26	534101-53901-5000	031626-ST	VENDOR	STEVEN D TURNER	3/16 : TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
03/24/26	534101-53901-5000	032326-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
03/27/26	534101-53901-5000	032626-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
03/30/26	534101-53901-5000	020426-	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
04/02/26	534101-53901-5000	040126-	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
04/02/26	534101-53901-5000	JE002245			Big Dog Leo Services Inv 040126 Traffic Enforcement	150.00
04/06/26	534101-53901-5000	040626-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
04/06/26	534101-53901-5000	021026-	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
04/06/26	534101-53901-5000	021326-	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
04/06/26	534101-53901-5000	021826-	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
04/06/26	534101-53901-5000	021626-	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
04/17/26	534101-53901-5000	041426-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
04/17/26	534101-53901-5000	041626-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
04/20/26	534101-53901-5000	031326-JH	VENDOR	TWO O EIGHT SECURITY, INC	SEC SVCS 3/13/26	240.00

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
04/20/26	534101-53901-5000	033026-JH	VENDOR	TWO O EIGHT SECURITY, INC	SEC SVCS 3/30/26	240.00
04/20/26	534101-53901-5000	031926-JH	VENDOR	TWO O EIGHT SECURITY, INC	SEC SVCS 3/19/26	240.00
04/20/26	534101-53901-5000	030926-JH	VENDOR	TWO O EIGHT SECURITY, INC	SEC SVCS	240.00
04/20/26	534101-53901-5000	030526-JH	VENDOR	TWO O EIGHT SECURITY, INC	SEC SVCS 3/5/26	240.00
04/21/26	534101-53901-5000	021626-	VENDOR	TWO O EIGHT SECURITY, INC	Credit Memo 000253	(240.00)
04/21/26	534101-53901-5000	021826-	VENDOR	TWO O EIGHT SECURITY, INC	Credit Memo 000254	(240.00)
04/21/26	534101-53901-5000	021326-	VENDOR	TWO O EIGHT SECURITY, INC	Credit Memo 000255	(240.00)
04/21/26	534101-53901-5000	021026-	VENDOR	TWO O EIGHT SECURITY, INC	Credit Memo 000256	(240.00)
04/22/26	534101-53901-5000	042026-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
04/22/26	534101-53901-5000	042126-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
05/05/26	534101-53901-5000	JS-050126	VENDOR	BIG DOG LEO SERVICES, LLC	5/1/26 TRAFFIC ENFORCEMENT AND SECURITY PATROL	150.00
05/15/26	534101-53901-5000	042826-JH	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
05/15/26	534101-53901-5000	042126-JH	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
05/15/26	534101-53901-5000	041526-JH	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
05/15/26	534101-53901-5000	041026-JH	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
05/15/26	534101-53901-5000	042326-JH	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
05/15/26	534101-53901-5000	040626-JH	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
05/15/26	534101-53901-5000	050926-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
05/15/26	534101-53901-5000	051126-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
05/15/26	534101-53901-5000	051226-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
05/29/26	534101-53901-5000	052526-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
05/31/26	534101-53901-5000	052326-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
06/01/26	534101-53901-5000	053026-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
06/01/26	534101-53901-5000	JS-060126	VENDOR	BIG DOG LEO SERVICES, LLC	6/1/26 TRAFFIC ENFORCEMENT AND SECURITY PATROL	150.00
06/01/26	534101-53901-5000	050626-JH	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
06/02/26	534101-53901-5000	051826-JH	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
06/08/26	534101-53901-5000	060326-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
06/08/26	534101-53901-5000	060126-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
06/10/26	534101-53901-5000	060926-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
06/11/26	534101-53901-5000	052726-JH	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
06/13/26	534101-53901-5000	052926-JH	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
06/18/26	534101-53901-5000	050426-JH	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
06/18/26	534101-53901-5000	051426-JH	VENDOR	TWO O EIGHT SECURITY, INC	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
06/30/26	534101-53901-5000	061726-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
06/30/26	534101-53901-5000	062026-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	300.00
06/30/26	534101-53901-5000	062226-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
06/30/26	534101-53901-5000	062426-ST	VENDOR	STEVEN D TURNER	TRAFFIC ENFORCEMENT AND SECURITY PATROL	240.00
					YTD Total	25,170.00
					Annual Budget	$29,808.00
					Amount Remaining / (Budget overage)	*$4,638.00*
					% of Budget	*84.4%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Contracts-Annuals						
03/31/26	534117-53901-5000	JE002254			Juniper Landscaping Annual Flowers Installation	1,125.00
05/01/26	534117-53901-5000	JE002256			R/C Landscape Maint Prof Inv 363965 Enhancement Keswick Entrance	954.00
05/01/26	534117-53901-5000	JE002256			R/C Landscape Maint Prof Inv 363964 Enhancement Oakstead Entrance	19,764.00
05/01/26	534117-53901-5000	JE002256			R/C Landscape Maint Prof Inv 363963 Enhancement across Clubshouse	7,546.50
05/01/26	534117-53901-5000	JE002256			R/C Landscape Maint Prof Inv 363963 Enhancement Brenford Entrance	2,430.00
05/01/26	534117-53901-5000	JE002256			R/C Landscape Maint Prof Inv 363963 Enhancement Weymouth Entranc	3,393.00
06/30/26	534117-53901-5000	403167	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Summer Annual Flowers	2,925.00
					YTD Total	38,137.50
					Annual Budget	$25,200.00
					Amount Remaining / (Budget overage)	*($12,937.50)*
					% of Budget	*151.3%*
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
01/31/26	534141-53901-5000	ACCRUAL			SPECTRUM GATE WIFI-JAN 26	630.00
02/01/26	534141-53901-5000	ACCRUAL			SPECTRUM GATE WIFI-JAN 26	(630.00)
02/03/26	534141-53901-5000	0030738012126	VENDOR	CHARTER COMMUNICATIONS - ACH	BILL PRD 1/21-2/20/26	621.05
02/21/26	534141-53901-5000	0030738022126-ACH	VENDOR	CHARTER COMMUNICATIONS - ACH	BILL PRD 2/21-3/20/26	635.35
03/16/26	534141-53901-5000	030126-8315-ACH	VENDOR	SPECTRUM - ACH	TV INTERNET	44.77
03/16/26	534141-53901-5000	JE002248			R/C Spectrum TV & Internet	(44.77)
03/21/26	534141-53901-5000	0030738032126-ACH	VENDOR	CHARTER COMMUNICATIONS - ACH	svc prd 3/21-4/20/26	635.35
04/28/26	534141-53901-5000	0030738042126-ACH	VENDOR	CHARTER COMMUNICATIONS - ACH	GATE WIFI ACCT 30738	635.35
05/21/26	534141-53901-5000	0030738052126	VENDOR	CHARTER COMMUNICATIONS - ACH	GATE WIFI ACCT 25497	755.35
					YTD Total	5,181.40
					Annual Budget	$6,000.00
					Amount Remaining / (Budget overage)	*$818.60*
					% of Budget	*86.4%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
01/01/26	534142-53901-5000	18791	VENDOR	COMPLETE I.T.	JAN 26 EAGLE EYE CAMERA 30 DAY CLOUD	446.50
02/01/26	534142-53901-5000	19053	VENDOR	COMPLETE I.T.	MISC SRVCS-TECH	446.50
05/04/26	534142-53901-5000	19960	VENDOR	COMPLETE I.T.	MAY 26 EAGLE EYE CAMERA 30 DAY CLOUD	484.50
06/01/26	534142-53901-5000	20256	VENDOR	COMPLETE I.T.	JUN 26 EAGLE EYE CAMERA 30 DAY CLOUD	484.50
					YTD Total	2,888.00
					Annual Budget	$8,580.00
					Amount Remaining / (Budget overage)	*$5,692.00*
					% of Budget	*33.7%*
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
01/01/26	534143-53901-5000	18792	VENDOR	COMPLETE I.T.	JAN 2026 LIFTMASTER VOIP & CLOUD HOSTING	510.00
02/01/26	534143-53901-5000	19054	VENDOR	COMPLETE I.T.	FEB 2026 LIFTMASTER VOIP & CLOUD	510.00
02/04/26	534143-53901-5000	19113	VENDOR	COMPLETE I.T.	GATE RECEIVER	409.99
					YTD Total	2,959.99
					Annual Budget	$4,572.00
					Amount Remaining / (Budget overage)	*$1,612.01*
					% of Budget	*64.7%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Electricity - Streetlights						
10/01/25	543013-53901-5000	JE002226			AJE #1 To Accrue for 12th mon Duke Invoice paid in subsequent to FYE	(7,789.00)
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
01/01/26	543013-53901-5000	ACCRUAL			DUKE ENERGY ACH DECEMBER 2025	(7,500.00)
01/01/26	543013-53901-5000	121525-ACH	VENDOR	DUKE ENERGY-ACH	BILL PRD 11/5-12/5/25	7,550.12
01/16/26	543013-53901-5000	011626-7010-ACH	VENDOR	DUKE ENERGY-ACH	BILL PRD 12/3-1/8/26	7,976.24
01/31/26	543013-53901-5000	ACCRUAL			DUKE ENERGY ACH JANUARY 2026	7,500.00
01/31/26	543013-53901-5000	ACCRUAL			DUKE ENERGY ACH JANUARY 2026	(7,500.00)
02/01/26	543013-53901-5000	ACCRUAL			DUKE ENERGY ACH JANUARY 2026	(7,500.00)
02/01/26	543013-53901-5000	ACCRUAL			DUKE ENERGY ACH JANUARY 2026	7,500.00
02/24/26	543013-53901-5000	021326-7010	VENDOR	DUKE ENERGY-ACH	BILL PRD 1/6-2/6/26	7,312.93
02/28/26	543013-53901-5000	ACCRUAL			ACCRUE FEB 26 ELECTRIC	7,000.00
03/01/26	543013-53901-5000	ACCRUAL			ACCRUE FEB 26 ELECTRIC	(7,000.00)
03/16/26	543013-53901-5000	031626-7010-ACH	VENDOR	DUKE ENERGY-ACH	BILL PRD 2/4-3/6/26	6,981.73
03/31/26	543013-53901-5000	ACCRUAL			ACCRUE MAR 26 ELECTRIC	7,000.00
04/01/26	543013-53901-5000	ACCRUAL			ACCRUE MAR 26 ELECTRIC	(7,000.00)
04/16/26	543013-53901-5000	041626-7010-ACH	VENDOR	DUKE ENERGY-ACH	SVC PRD 3/4-4/8/26	7,173.20
04/30/26	543013-53901-5000	ACCRUAL			ACCRUE APR 26 ELECTRIC	7,000.00
05/01/26	543013-53901-5000	ACCRUAL			ACCRUE APR 26 ELECTRIC	(7,000.00)
05/15/26	543013-53901-5000	051526-7010-ACH	VENDOR	DUKE ENERGY-ACH	SVC PRD 4/3-5/7/26	7,152.29
05/31/26	543013-53901-5000	ACCRUAL			ACCRUE MAY 26 ELECTRIC	7,000.00
06/01/26	543013-53901-5000	ACCRUAL			ACCRUE MAY 26 ELECTRIC	(7,000.00)
06/15/26	543013-53901-5000	061526-7010	VENDOR	DUKE ENERGY-ACH	SVC PRD 5/5-6/5/26	7,057.56
06/30/26	543013-53901-5000	ACCRUAL			ACCRUE JUNE 26 ELECTRIC	7,000.00
					YTD Total	65,818.98
					Annual Budget	$99,000.00
					Amount Remaining / (Budget overage)	*$33,181.02*
					% of Budget	*66.5%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(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	ACCRUAL			PASCO CTY UTILITES DECEMBER 2025	1,000.00
01/01/26	543028-53901-5000	ACCRUAL			PASCO CTY UTILITES DECEMBER 2025	(1,000.00)
01/01/26	543028-53901-5000	JE002203			REVERSE S/U FY26 STANDING WATER & SEWER	(800.00)
01/01/26	543028-53901-5000	JE002204			REVERSE S/U FY26 STANDING WATER & SEWER	800.00
01/01/26	543028-53901-5000	JE002205			REVERSE S/U FY26 STANDING RECLAIMED WATER	(1,500.00)
01/01/26	543028-53901-5000	020326-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	BILL PRD 12/16-1/14/26	1,718.04
01/06/26	543028-53901-5000	010626-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	BILL PRD 11/14-12/16/25	2,092.72
01/31/26	543028-53901-5000	ACCRUAL			PASCO CTY UTILITES JANUARY 2026	2,000.00
02/01/26	543028-53901-5000	ACCRUAL			PASCO CTY UTILITES JANUARY 2026	(2,000.00)
02/04/26	543028-53901-5000	020426-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	BILL PRD 12/16-1/14/26	239.37
02/20/26	543028-53901-5000	JE002213			Overpymt on Pymt 300077	(0.03)
02/28/26	543028-53901-5000	ACCRUAL			ACCRUE FEB 26 PASCO CTY UTILITIES	1,000.00
03/01/26	543028-53901-5000	ACCRUAL			ACCRUE FEB 26 PASCO CTY UTILITIES	(1,000.00)
03/05/26	543028-53901-5000	021226-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	BILL PRD 1/14-2/12/26	1,998.79
03/31/26	543028-53901-5000	ACCRUAL			ACCRUE MAR 26 PASCO CTY UTILITIES	1,000.00
04/01/26	543028-53901-5000	ACCRUAL			ACCRUE MAR 26 PASCO CTY UTILITIES	(1,000.00)
04/01/26	543028-53901-5000	040126-0575-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 2/12-3/16/26	903.95
04/01/26	543028-53901-5000	040126-0570-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 2/12-3/16/26	37.37
04/01/26	543028-53901-5000	040126-0560-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 2/12-3/16/26	431.27
04/01/26	543028-53901-5000	040126-0550-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 2/12-3/16/26	460.56
04/01/26	543028-53901-5000	040126-0555-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 2/12-3/16/26	441.37
04/30/26	543028-53901-5000	ACCRUAL			ACCRUE APR 26 PASCO CTY UTILITIES	1,000.00
05/01/26	543028-53901-5000	ACCRUAL			ACCRUE APR 26 PASCO CTY UTILITIES	(1,000.00)
05/04/26	543028-53901-5000	050426-0570-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 3/16-4/15/26	26.26
05/04/26	543028-53901-5000	050426-0560-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 3/16-4/15/26	243.41
05/04/26	543028-53901-5000	050426-0555-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 3/16-4/15/26	296.94
05/04/26	543028-53901-5000	050426-0550-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 3/16-4/15/26	295.93
05/04/26	543028-53901-5000	050426-0575-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 3/16-4/15/26	779.72
05/31/26	543028-53901-5000	ACCRUAL			ACCRUE MAY 26 PASCO CTY UTILITIES	1,000.00
06/01/26	543028-53901-5000	ACCRUAL			ACCRUE MAY 26 PASCO CTY UTILITIES	(1,000.00)
06/05/26	543028-53901-5000	24565662	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	svc prd 4/15-5/15/26	276.74
06/05/26	543028-53901-5000	060221-0575-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 4/15-5/15/26	586.81
06/05/26	543028-53901-5000	060226-0570-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 4/15-5/15/26	20.20
06/05/26	543028-53901-5000	060226-0555-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 4/15-5/15/26	330.27
06/30/26	543028-53901-5000	ACCRUAL			ACCRUE JUNE 26 PASCO CTY UTILITIES	1,000.00
					YTD Total	14,797.61
					Annual Budget	$22,920.96
					Amount Remaining / (Budget overage)	*$8,123.35*
					% of Budget	*64.6%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
					Amount Remaining / (Budget overage)	*($56,100.00)*
					% of Budget	*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
					Amount Remaining / (Budget overage)	*$1,167.00*
					% of Budget	*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
02/06/26	546034-53901-5000	JE002217			Complete I.T. Quarterly Gate Maintenance Q1 2026	1,800.00
02/13/26	546034-53901-5000	19151	VENDOR	COMPLETE I.T.	TROUBLESHOOTING KESWICK GATE CALL BOX	330.00
02/19/26	546034-53901-5000	19180	VENDOR	COMPLETE I.T.	Diagnosis of Keswick gate	330.00
02/25/26	546034-53901-5000	JE002218			Complete I.T. Troubleshooting Hillington Call Box and Gate	330.00
02/25/26	546034-53901-5000	JE002219			Complete I.T. Tech Labor & Yelp Siren	450.00
02/25/26	546034-53901-5000	JE002220			Complete I.T. Tech Labor & Yelp Siren	330.00
03/12/26	546034-53901-5000	19445	VENDOR	COMPLETE I.T.	Tech Labor	330.00
03/31/26	546034-53901-5000	JE002235			Complete IT Liftmaster, Tech Labor	1,500.00
04/01/26	546034-53901-5000	0000055646	VENDOR	BEND CORPORATION	GATE LOCK	303.00
04/01/26	546034-53901-5000	JE002241			The Chamberlain Group Inv 7006610584 60 Remotes	521.97
04/16/26	546034-53901-5000	19750	VENDOR	COMPLETE I.T.	2 hours tech service on Office	330.00
04/17/26	546034-53901-5000	0000055913	VENDOR	BEND CORPORATION	Weymouth Pedestrian Gate Lock	295.00
04/21/26	546034-53901-5000	26-9435	VENDOR	MOZART'S ARTISTIC DESIGNS	Weymouth Gate Repair	746.90
05/04/26	546034-53901-5000	19961	VENDOR	COMPLETE I.T.	Liftmaster Community App	510.00
05/14/26	546034-53901-5000	20025	VENDOR	COMPLETE I.T.	Tech Labor Ashmont Exit Gate	330.00
05/20/26	546034-53901-5000	20099	VENDOR	COMPLETE I.T.	Tech Labor Marchmont Gate	330.00
06/01/26	546034-53901-5000	20257	VENDOR	COMPLETE I.T.	Liftmaster Community App	510.00
06/30/26	546034-53901-5000	20440	VENDOR	COMPLETE I.T.	Liftmaster CAPXLV Door Board w/Cover	770.95
					YTD Total	17,465.93
					Annual Budget	$10,000.00
					Amount Remaining / (Budget overage)	*($7,465.93)*
					% of Budget	*174.7%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(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 Tanglewylde 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
01/15/26	546036-53901-5000	377691	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	SOD REPLACEMENT	1,235.00
01/16/26	546036-53901-5000	378078	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	STUMP GRINDING	175.00
02/23/26	546036-53901-5000	383231	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Oakstead Cdd Second Center Median island Plant removal Sod	2,730.00
03/30/26	546036-53901-5000	388462	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Oakstead Cdd Clubhouse Crotton Plant Replacement	2,090.00
05/01/26	546036-53901-5000	JE002256			R/C Landscape Maint Prof Inv 363965 Enhancement Keswick Entrance	(954.00)
05/01/26	546036-53901-5000	JE002256			R/C Landscape Maint Prof Inv 363964 Enhancement Oakstead Entrance	(19,764.00)
05/01/26	546036-53901-5000	JE002256			R/C Landscape Maint Prof Inv 363963 Enhancement across Clubshouse	(7,546.50)
05/01/26	546036-53901-5000	JE002256			R/C Landscape Maint Prof Inv 363963 Enhancement Brenford Entrance	(2,430.00)
05/01/26	546036-53901-5000	JE002256			R/C Landscape Maint Prof Inv 363963 Enhancement Weymouth Entranc	(3,393.00)
05/06/26	546036-53901-5000	394185	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Bush Hogging Services	2,307.90
06/30/26	546036-53901-5000	401468	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Enhancements Entrance	2,962.50
06/30/26	546036-53901-5000	401467	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Enhancements Manassas & Oakstead Blvd	378.00
					YTD Total	19,967.90
					Annual Budget	$10,000.00
					Amount Remaining / (Budget overage)	*($9,967.90)*
					% of Budget	*199.7%*
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
12/22/25	546041-53901-5000	373961	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRRIGATION REPAIRS	1,003.24
01/19/26	546041-53901-5000	378222	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRR REPAIRS	250.00
01/19/26	546041-53901-5000	378220	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRRIGATION REPAIRS	1,205.44
01/19/26	546041-53901-5000	378221	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	6 Irrigation Repair-Keswick/Clubhouse-Valve	978.20
01/19/26	546041-53901-5000	378219	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRRIGATION	160.84
01/19/26	546041-53901-5000	378218	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Repair-Ballastone-Valve Replacement	623.27
01/26/26	546041-53901-5000	378661	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRR REPAIRS	917.37
02/02/26	546041-53901-5000	380486	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	DEC IRR REPAIRS	411.77
02/02/26	546041-53901-5000	380487	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	DEC IRR REPAIRS	739.99
02/18/26	546041-53901-5000	020226-0316	VENDOR	LOWE'S COMPANIES	R&M CLUBHOUSE	258.68
02/23/26	546041-53901-5000	383217	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	February 2026 Irrigation Repair-Keswick Controller-Valve	644.43

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
02/23/26	546041-53901-5000	383214	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	January 2026 Completed Wet Check Repairs-Marchmont	94.45
02/23/26	546041-53901-5000	383216	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	January 2026 Irrigation Repair-Weymouth Controller-Diagnostic	390.00
02/23/26	546041-53901-5000	383215	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	January 2026 Completed Wet Check Repairs-Weymouth	288.99
02/27/26	546041-53901-5000	384064	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Backflow System Repair	3,955.00
03/01/26	546041-53901-5000	46917-1	VENDOR	NIAGARA SPRINKLER SYSTEMS INC	IRR REPAIRS	110.00
03/02/26	546041-53901-5000	384985	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	February 2026 Irrigation Repair-Keswick & Club House	2,138.52
03/10/26	546041-53901-5000	JE002236			Lowes	149.27
03/30/26	546041-53901-5000	388477	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	January 2026 Irrigation Repair	1,582.08
03/31/26	546041-53901-5000	JE002252			R/C Juniper Landscaping March 26 Wet Check Repairs	414.20
03/31/26	546041-53901-5000	JE002252			R/C Juniper Landscaping March 26 Wet Check Repairs	(414.20)
04/02/26	546041-53901-5000	JE002253			Juniper Landscaping Inv 391280 March 26 Completed Wet Check Repair	414.20
04/30/26	546041-53901-5000	392698	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRRIGATION REPAIRS	82.50
04/30/26	546041-53901-5000	392697	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRRIGATION REPAIRS	163.80
05/01/26	546041-53901-5000	395532	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Irrigation Repairs	124.14
05/01/26	546041-53901-5000	395531	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Irrigation Repairs	222.35
05/01/26	546041-53901-5000	396015	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Irrigation Repairs	853.53
05/01/26	546041-53901-5000	396016	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Irrigation Repairs	94.06
05/22/26	546041-53901-5000	395530	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	Irrigation Repairs	1,844.16
06/15/26	546041-53901-5000	401640	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRRIGATION REPAIRS JUNE Marchmont Cont	152.67
06/30/26	546041-53901-5000	401642	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRRIGATION REPAIRS JUNE Keswick	176.91
06/30/26	546041-53901-5000	401638	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRRIGATION REPAIRS JUNE Ballastone Cont	92.03
06/30/26	546041-53901-5000	401639	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRRIGATION REPAIRS JUNE Keswick Cont	1,498.08
06/30/26	546041-53901-5000	401641	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRRIGATION REPAIRS JUNE Weymouth Cont	441.00
06/30/26	546041-53901-5000	401913	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRRIGATION REPAIRS JUNE	504.18
06/30/26	546041-53901-5000	401912	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRRIGATION REPAIRS JUNE Clubhouse	274.40
06/30/26	546041-53901-5000	401914	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRRIGATION REPAIRS JUNE Weymouth	94.94
06/30/26	546041-53901-5000	401911	VENDOR	JUNIPER LANDSCAPING OF FLORIDA LLC	IRRIGATION REPAIRS JUNE Marchmont	76.61
					YTD Total	25,719.33
					Annual Budget	$22,000.00
					Amount Remaining / (Budget overage)	*($3,719.33)*
					% of Budget	*116.9%*

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

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
12/26/25	546063-53901-5000	122625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	DEC PURCHASES	396.99
01/12/26	546063-53901-5000	010226-0316	VENDOR	LOWE'S COMPANIES	Lowes 11/6-28/25 CC Purchases	116.73
01/13/26	546063-53901-5000	011326-	VENDOR	LUIS CHAGUACEDA	Mileage Report	145.00
01/26/26	546063-53901-5000	012626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	Truist Bank CC 12/27/25 - 01/26/26	57.73
01/30/26	546063-53901-5000	JE002221			HMJ Services LLC DBA Magic Bubbles - Long Bridge	1,500.00
02/04/26	546063-53901-5000	JE002222			HMJ Services LLC DBA Magic Bubbles - Wooden Bridge cleaning	750.00
02/12/26	546063-53901-5000	24191	VENDOR	CROSSCREEK ENVIRONMENTAL	Mechanical Vegetation Removal	7,455.00
02/12/26	546063-53901-5000	24652	VENDOR	CROSSCREEK ENVIRONMENTAL	Ponds 5A and 5C Debris Removal	3,800.00
03/09/26	546063-53901-5000	022626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	cardholder activity	51.51
03/10/26	546063-53901-5000	030226-0316-ACH	VENDOR	LOWE'S COMPANIES	Lowes	132.54
03/17/26	546063-53901-5000	26-9382	VENDOR	MOZART'S ARTISTIC DESIGNS	Hillinton gate lock box repair	683.83
04/17/26	546063-53901-5000	040226-0316-ACH	VENDOR	LOWE'S COMPANIES	Office Supplies	97.24
04/20/26	546063-53901-5000	032626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	MARCH PURCHASES	82.50
05/01/26	546063-53901-5000	042626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	Office Supplies	85.75
05/01/26	546063-53901-5000	043026-LT	VENDOR	LYNN TEMPERA	MILEAGE	134.13
05/01/26	546063-53901-5000	043026-LC	VENDOR	LUIS CHAGUACEDA	MILEAGE REIMB	58.00
05/02/26	546063-53901-5000	050226-0316-ACH	VENDOR	LOWE'S COMPANIES	April Charges	445.96
06/03/26	546063-53901-5000	2160-9922	VENDOR	FAB TECHNOLOGIES LLC	Signs	572.50
06/08/26	546063-53901-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	20.01
06/08/26	546063-53901-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	22.01
06/08/26	546063-53901-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	19.90
06/08/26	546063-53901-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	20.00
06/08/26	546063-53901-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	189.96
06/09/26	546063-53901-5000	060226-0316	VENDOR	LOWE'S COMPANIES	May Charges	221.82
					YTD Total	20,753.94
					Annual Budget	$13,812.96
					Amount Remaining / (Budget overage)	*($6,940.98)*
					% of Budget	*150.2%*

Account Name: R&M-Sidewalks

03/20/26	546084-53901-5000	1165918	VENDOR	INFRAMARK LLC	Maintenance services	2,674.00
06/15/26	546084-53901-5000	1347	VENDOR	dba POP N ART WOODWORKS	Remove Sidewalk panels	600.00
					YTD Total	3,274.00
					Annual Budget	$10,000.00
					Amount Remaining / (Budget overage)	*$6,726.00*
					% of Budget	*32.7%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
02/20/26	546099-53901-5000	2465	VENDOR	A-Z TREE SERVICE	Tree removal and grind	900.00
					YTD Total	3,960.00
					Annual Budget	$16,000.00
					Amount Remaining / (Budget overage)	*$12,040.00*
					% of Budget	*24.8%*
Account Name: R&M-Landscape Lighting						
12/03/25	546308-53901-5000	122503	VENDOR	DAVID M. BECHTEL	LIIGHTING SVC / CRISTMAS LIGHTS	630.00
01/26/26	546308-53901-5000	012604	VENDOR	DAVID M. BECHTEL	Replace light and transformer	858.00
02/19/26	546308-53901-5000	022611	VENDOR	DAVID M. BECHTEL	Transformer replacement	543.00
03/06/26	546308-53901-5000	022612	VENDOR	DAVID M. BECHTEL	2-wac flood light fixtures	583.00
03/09/26	546308-53901-5000	021926-	VENDOR	DAVID M. BECHTEL	Downtight fixtures	583.00
03/24/26	546308-53901-5000	032610	VENDOR	DAVID M. BECHTEL	Replaced bulbs	837.00
05/13/26	546308-53901-5000	1130	VENDOR	TIMELESS LANDSCAPE CREATIONS	Repair Landscape Lighting	450.00
					YTD Total	4,484.00
					Annual Budget	$2,000.00
					Amount Remaining / (Budget overage)	*($2,484.00)*
					% of Budget	*224.2%*
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
02/14/26	549028-53901-5000	022601	VENDOR	DAVID M. BECHTEL	CHRISTMAS LIGHTING	340.00
					YTD Total	9,778.95
					Annual Budget	$8,500.00
					Amount Remaining / (Budget overage)	*($1,278.95)*
					% of Budget	*115.0%*
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
					Amount Remaining / (Budget overage)	*$71.84*
					% of Budget	*97.8%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Misc-Contingency						
03/06/26	549900-53901-5000	2160-9574	VENDOR	FAB TECHNOLOGIES LLC	MEMORIAL	955.00
03/25/26	549900-53901-5000	RX-0324-01	VENDOR	REALEX CONSTRUCTION	Monument Wall Restoration	9,951.63
					YTD Total	10,906.63
					Annual Budget	$36,985.00
					Amount Remaining / (Budget overage)	*$26,078.37*
					% of Budget	*29.5%*
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
					Amount Remaining / (Budget overage)	*($51,400.00)*
					% of Budget	*n/a*
					Field Department Total:	**$638,360.05**

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
01/14/26	512001-57201-5000	ADP00084			Payroll-Salary	1,902.08
01/14/26	512001-57201-5000	ADP00084			Vacation	237.76
01/14/26	512001-57201-5000	ADP00084			Holiday	237.76
01/28/26	512001-57201-5000	ADP00085			Payroll-Salary	2,139.84
01/28/26	512001-57201-5000	ADP00085			Holiday	237.76
02/10/26	512001-57201-5000	JE002223			Payroll - Salary	2,377.60
02/24/26	512001-57201-5000	JE002224			Payroll - Salary	2,377.60
03/10/26	512001-57201-5000	JE002231			ADP 00091 PAYROLL SALARY	2,139.84
03/24/26	512001-57201-5000	JE002232			ADP 00092 PAYROLL SALARY	2,377.60
04/07/26	512001-57201-5000	ADP00096			Payroll Salary ADP	2,377.60
04/08/26	512001-57201-5000	ADP00099			Payroll-Salary	2,386.70
04/08/26	512001-57201-5000	ADP00099			Payroll-Salary	(2,386.70)
04/21/26	512001-57201-5000	ADP00097			Payroll-Salaries ADP	2,377.60
05/06/26	512001-57201-5000	ADP00098			Payroll-Salary	2,377.60
05/20/26	512001-57201-5000	ADP00102			Payroll-Salary	2,377.60
06/03/26	512001-57201-5000	ADP00103			Payroll-Salary	2,139.84
06/03/26	512001-57201-5000	ADP00103			Holiday	237.76
06/17/26	512001-57201-5000	ADP00106			Payroll-Salary	2,377.60
06/30/26	512001-57201-5000	ADP00109			Payroll-Salaries	2,377.60
					YTD Total	47,274.89
					Annual Budget	$68,264.00
					Amount Remaining / (Budget overage)	*$20,989.11*
					% of Budget	*69.3%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
01/14/26	512002-57201-5000	ADP00084			Payroll- Hourly	2,959.15
01/28/26	512002-57201-5000	ADP00085			Payroll- Hourly	3,370.04
02/10/26	512002-57201-5000	ADP00087			Payroll- Hourly	3,471.23
02/24/26	512002-57201-5000	ADP00088			Payroll- Hourly	3,115.11
03/10/26	512002-57201-5000	ADP00091			Payroll- Hourly	2,975.89
03/10/26	512002-57201-5000	JE002233			ADP00091	237.76
03/24/26	512002-57201-5000	ADP00092			Payroll- Hourly	3,724.20
04/01/26	512002-57201-5000	JE002242			Lynn Tempera Christmas Bonus	400.00
04/07/26	512002-57201-5000	ADP00096			Payroll-Hourly ADP	3,925.45
04/08/26	512002-57201-5000	ADP00099			Vacation	475.52
04/08/26	512002-57201-5000	ADP00099			Payroll- Hourly	3,925.45
04/08/26	512002-57201-5000	ADP00099			Payroll- Hourly	(3,925.45)
04/08/26	512002-57201-5000	ADP00099			Vacation	(475.52)
04/21/26	512002-57201-5000	ADP00097			Payroll-Hourly ADP	3,957.40
05/06/26	512002-57201-5000	ADP00098			Payroll- Hourly	4,108.23
05/20/26	512002-57201-5000	ADP00102			Payroll- Hourly	4,390.92
06/03/26	512002-57201-5000	ADP00103			Payroll- Hourly	5,130.56
06/17/26	512002-57201-5000	ADP00106			Payroll- Hourly	4,645.67
06/30/26	512002-57201-5000	ADP00109			Payroll-Hourly	4,324.66
					YTD Total	75,116.91
					Annual Budget	$72,952.00
					Amount Remaining / (Budget overage)	*($2,164.91)*
					% of Budget	*103.0%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

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
01/14/26	521001-57201-5000	ADP00084			ER FICA	408.26
01/28/26	521001-57201-5000	ADP00085			ER FICA	439.69
02/10/26	521001-57201-5000	ADP00087			ER FICA	447.44
02/24/26	521001-57201-5000	ADP00088			ER FICA	420.19
03/10/26	521001-57201-5000	ADP00091			ER FICA	409.54
03/24/26	521001-57201-5000	ADP00092			ER FICA	466.79
04/07/26	521001-57201-5000	ADP00096			FICA Taxes	482.18
04/08/26	521001-57201-5000	ADP00099			ER FICA	482.18
04/08/26	521001-57201-5000	ADP00099			ER FICA	(482.18)
04/21/26	521001-57201-5000	ADP00097			FICA Taxes	484.62
05/06/26	521001-57201-5000	ADP00098			ER FICA	496.17
05/20/26	521001-57201-5000	ADP00102			ER FICA	517.79
06/03/26	521001-57201-5000	ADP00103			ER FICA	574.37
06/17/26	521001-57201-5000	ADP00106			ER FICA	537.28
06/30/26	521001-57201-5000	ADP00109			ER FICA	512.72
					YTD Total	9,332.34
					Annual Budget	$10,803.00
					Amount Remaining / (Budget overage)	*$1,470.66*
					% of Budget	*86.4%*
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
					Amount Remaining / (Budget overage)	*$3,000.00*
					% of Budget	*33.3%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
01/01/26	534037-57201-5000	18790	VENDOR	COMPLETE I.T.	JAN 26 MONITORED BURGLAR ALARM SYSTEM	65.00
02/01/26	534037-57201-5000	19052	VENDOR	COMPLETE I.T.	FEB 26 MONITORED BURGLAR ALARM SYSTEM	65.00
03/01/26	534037-57201-5000	19369	VENDOR	COMPLETE I.T.	Monitored Burglar Alarm System	65.00
04/01/26	534037-57201-5000	19654	VENDOR	COMPLETE I.T.	Monitored Burglar	65.00
05/04/26	534037-57201-5000	19959	VENDOR	COMPLETE I.T.	MAY 25 MONITORED BURGLAR ALARM SYSTEM	65.00
06/01/26	534037-57201-5000	20255	VENDOR	COMPLETE I.T.	JUN 26 MONITORED BURGLAR ALARM SYSTEM	65.00
					YTD Total	585.00
					Annual Budget	$480.00
					Amount Remaining / (Budget overage)	*($105.00)*
					% of Budget	*121.9%*
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
01/01/26	534078-57201-5000	2026-1032	VENDOR	COOPER POOLS, INC.	JAN 26 Pool Maintenance	3,940.00
02/02/26	534078-57201-5000	2026-1128	VENDOR	COOPER POOLS, INC.	MONTHLY CLEANING CONTRACT	3,940.00
03/01/26	534078-57201-5000	2026-1226	VENDOR	COOPER POOLS, INC.	Monthly Commercial Maintenance	3,940.00
04/01/26	534078-57201-5000	2026-1313	VENDOR	COOPER POOLS, INC.	Monthly Commercial Maintenance	3,940.00
05/05/26	534078-57201-5000	2026-1405	VENDOR	COOPER POOLS, INC.	MAY 26 POOL MAINT	3,940.00
06/01/26	534078-57201-5000	2026-1506	VENDOR	COOPER POOLS, INC.	JUN 26 POOL MAINT	3,940.00
					YTD Total	35,460.00
					Annual Budget	$17,820.00
					Amount Remaining / (Budget overage)	*($17,640.00)*
					% of Budget	*199.0%*
Account Name: Contracts-Computer Support						
10/01/25	534124-57201-5000	17893	VENDOR	COMPLETE I.T.	OCT 25 MSP PLAN, CLOUD BACKUP & MICROSOFT O365 SUBSCRIF	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)
01/01/26	534124-57201-5000	18773	VENDOR	COMPLETE I.T.	JAN 26 MSP PLAN CLOUD BACKUP & MS OFFICE 365	192.95
01/01/26	534124-57201-5000	18774	VENDOR	COMPLETE I.T.	JAN 26 GOOGLE EMAIL (10) WITH VAULT	165.00
02/01/26	534124-57201-5000	19035	VENDOR	COMPLETE I.T.	FEB 26 MSP PLAN CLOUD BACKUP & MS OFFICE 365	192.95

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
02/01/26	534124-57201-5000	19036	VENDOR	COMPLETE I.T.	JAN 26 GOOGLE EMAIL (10) WITH VAULT	165.00
03/01/26	534124-57201-5000	19409	VENDOR	COMPLETE I.T.	Brivo	35.00
03/01/26	534124-57201-5000	19353	VENDOR	COMPLETE I.T.	Email account 30GB	165.00
03/01/26	534124-57201-5000	19352	VENDOR	COMPLETE I.T.	Cloud Data, Microsoft	12.95
03/01/26	534124-57201-5000	19352	VENDOR	COMPLETE I.T.	Cloud Data, Microsoft	30.00
03/01/26	534124-57201-5000	19352	VENDOR	COMPLETE I.T.	Cloud Data, Microsoft	150.00
03/01/26	534124-57201-5000	19370	VENDOR	COMPLETE I.T.	Eagle Eye	142.50
03/01/26	534124-57201-5000	19370	VENDOR	COMPLETE I.T.	Eagle Eye	135.00
03/01/26	534124-57201-5000	19370	VENDOR	COMPLETE I.T.	Eagle Eye	207.00
04/01/26	534124-57201-5000	19637	VENDOR	COMPLETE I.T.	Microsoft Office 365	12.95
04/01/26	534124-57201-5000	19637	VENDOR	COMPLETE I.T.	Microsoft Office 365	30.00
04/01/26	534124-57201-5000	19637	VENDOR	COMPLETE I.T.	Microsoft Office 365	150.00
04/01/26	534124-57201-5000	19638	VENDOR	COMPLETE I.T.	Email w/ Vault Email account 30GB	165.00
04/01/26	534124-57201-5000	19655	VENDOR	COMPLETE I.T.	Eagle Eye Camera+	142.50
04/01/26	534124-57201-5000	19655	VENDOR	COMPLETE I.T.	Eagle Eye Camera+	135.00
04/01/26	534124-57201-5000	19655	VENDOR	COMPLETE I.T.	Eagle Eye Camera+	207.00
04/01/26	534124-57201-5000	19693	VENDOR	COMPLETE I.T.	Brivo Access	35.00
04/01/26	534124-57201-5000	JE002244			Complete I.T Laptop Charger & Labor for onsite restoration	403.99
05/04/26	534124-57201-5000	19814	VENDOR	COMPLETE I.T.	1 Year Domain Registry	195.00
05/04/26	534124-57201-5000	19941	VENDOR	COMPLETE I.T.	MAY 26 MSP PLAN CLOUD BACKUP & MS OFFICE 365	192.95
05/04/26	534124-57201-5000	19942	VENDOR	COMPLETE I.T.	MAY 26 GOOGLE EMAIL (10) WITH VAULT	165.00
06/01/26	534124-57201-5000	20239	VENDOR	COMPLETE I.T.	JUN 26 MSP PLAN CLOUD BACKUP & MS OFFICE 365	192.95
06/01/26	534124-57201-5000	20240	VENDOR	COMPLETE I.T.	JUN 26 GOOGLE EMAIL (10) WITH VAULT	165.00
					YTD Total	4,839.54
					Annual Budget	$3,000.00
					Amount Remaining / (Budget overage)	*($1,839.54)*
					% of Budget	*161.3%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
01/22/26	534125-57201-5000	23835	VENDOR	PHOENIX SERVICE SYSTEMS, INC	01/01/2026 Pest & Rodent Control	255.00
02/26/26	534125-57201-5000	25336	VENDOR	PHOENIX SERVICE SYSTEMS, INC	PEST & RODENT CONTROL	255.00
02/28/26	534125-57201-5000	ACCRUAL			ACCRUE FEB 26 PEST & RODENT CONTROL	255.00
03/01/26	534125-57201-5000	ACCRUAL			ACCRUE FEB 26 PEST & RODENT CONTROL	(255.00)
03/18/26	534125-57201-5000	26153	VENDOR	PHOENIX SERVICE SYSTEMS, INC	MAR 26 PEST & RODENT CONTROL	255.00
04/01/26	534125-57201-5000	JE002243			Phoenix Service Systems Inv 21646 12/02/25 Pest & Rodent Control	25.00
04/16/26	534125-57201-5000	27331	VENDOR	PHOENIX SERVICE SYSTEMS, INC	APR 26 PEST & RODENT CONTROL	255.00
05/20/26	534125-57201-5000	28842	VENDOR	PHOENIX SERVICE SYSTEMS, INC	MAY 26 PEST & RODENT CONTROL	255.00
06/02/26	534125-57201-5000	29371	VENDOR	PHOENIX SERVICE SYSTEMS, INC	JUN 26 PEST & RODENT CONTROL	255.00
					YTD Total	2,320.00
					Annual Budget	$3,060.00
					Amount Remaining / (Budget overage)	*$740.00*
					% of Budget	*75.8%*
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
01/01/26	541003-57201-5000	F98A9F41-0019	VENDOR	COMPLETE I.T.	JAN 26 VOIP SEATS, PHONE #, PHONE RENTALS	208.71
01/19/26	541003-57201-5000	F98A9F1-0010	VENDOR	COMPLETE I.T.	APR 25 VOIP SEATS, PHONE #, PHONE RENTALS	175.90
02/01/26	541003-57201-5000	F98A9F41-0020	VENDOR	COMPLETE I.T.	FEB 26 VOIP SEATS, PHONE, PHONE RENTALS	208.71
03/01/26	541003-57201-5000	F98A9F41-0021	VENDOR	COMPLETE I.T.	MISC SRVCS-TECH LABOR	0.15
03/01/26	541003-57201-5000	F98A9F41-0021	VENDOR	COMPLETE I.T.	MISC SRVCS-TECH LABOR	0.33
03/01/26	541003-57201-5000	F98A9F41-0021	VENDOR	COMPLETE I.T.	MISC SRVCS-TECH LABOR	0.01
03/01/26	541003-57201-5000	F98A9F41-0021	VENDOR	COMPLETE I.T.	MISC SRVCS-TECH LABOR	25.42
03/01/26	541003-57201-5000	F98A9F41-0021	VENDOR	COMPLETE I.T.	MISC SRVCS-TECH LABOR	2.80
03/01/26	541003-57201-5000	F98A9F41-0021	VENDOR	COMPLETE I.T.	MISC SRVCS-TECH LABOR	75.00
03/01/26	541003-57201-5000	F98A9F41-0021	VENDOR	COMPLETE I.T.	MISC SRVCS-TECH LABOR	5.00
03/01/26	541003-57201-5000	F98A9F41-0021	VENDOR	COMPLETE I.T.	MISC SRVCS-TECH LABOR	100.00
04/13/26	541003-57201-5000	F98A9F41-0022	VENDOR	COMPLETE I.T.	MAR 26 VOIP SEATS, PHONE, PHONE RENTALS	208.29
05/04/26	541003-57201-5000	F98A9F41-0023	VENDOR	COMPLETE I.T.	MAY 26 VOIP SEATS, PHONE, PHONE RENTALS	208.29
06/01/26	541003-57201-5000	F98A9F41-0024	VENDOR	COMPLETE I.T.	JUN 26 VOIP SEATS, PHONE, PHONE RENTALS	208.29
					YTD Total	2,054.08
					Annual Budget	$3,420.00
					Amount Remaining / (Budget overage)	*$1,365.92*
					% of Budget	*60.1%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

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
01/01/26	543019-57201-5000	ACCRUAL			TECO PEOPLE GAS DECEMBER 2025	(46.00)
01/05/26	543019-57201-5000	010526-2101-ACH	VENDOR	TECO PEOPLES GAS - ACH	BILL PRD 12/2-12/31/26	65.91
01/31/26	543019-57201-5000	ACCRUAL			TECO PEOPLE GAS JANUARY 2026	65.00
02/01/26	543019-57201-5000	ACCRUAL			TECO PEOPLE GAS JANUARY 2026	(65.00)
02/03/26	543019-57201-5000	020326-2101-ACH	VENDOR	TECO PEOPLES GAS - ACH	TECO GAS 1/1-1/29/26	67.41
03/04/26	543019-57201-5000	030426-2101-ACH	VENDOR	TECO PEOPLES GAS - ACH	SVCS PRD 1/30-2/27/26	67.41
03/31/26	543019-57201-5000	ACCRUAL			ACCRUE MAR 26 TECO UTILITY GAS	67.00
04/01/26	543019-57201-5000	ACCRUAL			ACCRUE MAR 26 TECO UTILITY GAS	(67.00)
04/02/26	543019-57201-5000	040226-2101-ACH	VENDOR	TECO PEOPLES GAS - ACH	SVC PRD 2/28-3/30/26	67.41
04/30/26	543019-57201-5000	ACCRUAL			ACCRUE APR 26 TECO UTILITY GAS	67.00
05/01/26	543019-57201-5000	ACCRUAL			ACCRUE APR 26 TECO UTILITY GAS	(67.00)
05/04/26	543019-57201-5000	050426-2101-ACH	VENDOR	TECO PEOPLES GAS - ACH	SVC PRD 3/31-4/30/26	69.03
05/31/26	543019-57201-5000	ACCRUAL			ACCRUE MAY 26 TECO UTILITY GAS	70.00
06/01/26	543019-57201-5000	ACCRUAL			ACCRUE MAY 26 TECO UTILITY GAS	(70.00)
06/03/26	543019-57201-5000	060326-2101-ACH	VENDOR	TECO PEOPLES GAS - ACH	SVC PRD 5/1-6/1/26	72.10
06/30/26	543019-57201-5000	ACCRUAL			ACCRUE JUNE 26 TECO UTILITY GAS	70.00
					YTD Total	615.64
					Annual Budget	$528.00
					Amount Remaining / (Budget overage)	*($87.64)*
					% of Budget	*116.6%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
01/01/26	543020-57201-5000	8598005W425	VENDOR	WASTE CONNECTIONS OF FL - ACH	TRASH PICKUP JAN 26	315.36
01/01/26	543020-57201-5000	ACCRUAL			WASTE CONNECTIONS OF FL DECEMBER 2025	(280.00)
01/01/26	543020-57201-5000	8653964W425-ACH	VENDOR	WASTE CONNECTIONS OF FL - ACH	TRASH PICKUP	312.97
01/01/26	543020-57201-5000	JE002271			WASTE CONNECTIONS FEB PYMT	(312.97)
01/01/26	543020-57201-5000	JE002271			WASTE CONNECTIONS FEB PYMT	312.97
01/31/26	543020-57201-5000	ACCRUAL			WASTE CONNECTIONS OF FL FEBRUARY 2026	(312.97)
01/31/26	543020-57201-5000	ACCRUAL			WASTE CONNECTIONS OF FL FEBRUARY 2026	312.97
02/20/26	543020-57201-5000	8711494W425	VENDOR	WASTE CONNECTIONS OF FL - ACH	TRASH PICKUP	307.94
03/20/26	543020-57201-5000	8769115W425-ACH	VENDOR	WASTE CONNECTIONS OF FL - ACH	TRASH PICKUP - APR 2026	314.04
03/20/26	543020-57201-5000	JE002234			Reclass Waste Connections Apr 2026	(314.04)
04/01/26	543020-57201-5000	JE002255			Reclass Waste Connections Apr 2026	314.04
04/25/26	543020-57201-5000	8823187W425-ACH	VENDOR	WASTE CONNECTIONS OF FL - ACH	TRASH PICKUP - MAY 2026	348.29
05/20/26	543020-57201-5000	8880824W425-ACH	VENDOR	WASTE CONNECTIONS OF FL - ACH	TRASH PICKUP - JUN 2026	353.96
05/31/26	543020-57201-5000	JE002260			Prepaid Waste Connections June 2026	(353.96)
06/01/26	543020-57201-5000	JE002261			REVERSE Prepaid Waste Connections June 2026	353.96
06/20/26	543020-57201-5000	8937621W425-ACH	VENDOR	WASTE CONNECTIONS OF FL - ACH	SVC PRD 7/1-7/31/26	388.02
					YTD Total	2,908.79
					Annual Budget	$2,760.00
					Amount Remaining / (Budget overage)	*($148.79)*
					% of Budget	*105.4%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
01/01/26	543021-57201-5000	ACCRUAL			PASCO CTY UTILITIES SVC RECLAIMED DEC 25	(1,000.00)
01/01/26	543021-57201-5000	JE002203			REVERSE S/U FY26 STANDING RECLAIMED WATER	(1,500.00)
01/01/26	543021-57201-5000	JE002204			REVERSE S/U FY26 STANDING WATER & SEWER	(800.00)
01/01/26	543021-57201-5000	JE002205			REVERSE S/U FY26 STANDING RECLAIMED WATER	1,500.00
01/01/26	543021-57201-5000	020326-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	BILL PRD 12/16-1/14/26	642.08
01/06/26	543021-57201-5000	010626-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	BILL PRD 11/14-12/16/25	708.32
01/31/26	543021-57201-5000	ACCRUAL			PASCO CTY UTILITIES SVC RECLAIMED JAN 26	800.00
02/01/26	543021-57201-5000	ACCRUAL			PASCO CTY UTILITIES SVC RECLAIMED JAN 26	(800.00)
02/28/26	543021-57201-5000	ACCRUAL			ACCRUE FEB 26 PASCO CTY UTILITIES	700.00
03/01/26	543021-57201-5000	ACCRUAL			ACCRUE FEB 26 PASCO CTY UTILITIES	(700.00)
03/05/26	543021-57201-5000	021226-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	BILL PRD 1/14-2/12/26	559.28
03/31/26	543021-57201-5000	ACCRUAL			ACCRUE MAR 26 PASCO CTY UTILITIES	700.00
04/01/26	543021-57201-5000	ACCRUAL			ACCRUE MAR 26 PASCO CTY UTILITIES	(700.00)
04/01/26	543021-57201-5000	040126-9650-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 2/12-3/16/26	1,022.96
05/04/26	543021-57201-5000	050426-9650-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 3/16-4/15/26	658.64
05/31/26	543021-57201-5000	ACCRUAL			ACCRUE MAY 26 PASCO CTY UTILITIES	700.00
06/01/26	543021-57201-5000	ACCRUAL			ACCRUE MAY 26 PASCO CTY UTILITIES	(700.00)
06/05/26	543021-57201-5000	060226-9650-ACH	VENDOR	PASCO COUNTY UTILITIES SERVICE - ACH	SVC PRD 4/15-5/15/26	1,039.52
06/30/26	543021-57201-5000	ACCRUAL			ACCRUE JUNE 26 PASCO CTY UTILITIES	700.00
					YTD Total	7,277.36
					Annual Budget	$7,000.00
					Amount Remaining / (Budget overage)	*($277.36)*
					% of Budget	*104.0%*
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
12/26/25	546015-57201-5000	122625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	DEC PURCHASES	645.79
01/01/26	546015-57201-5000	18830	VENDOR	COMPLETE I.T.	Brivo Access Standard Edition	53.00

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
01/01/26	546015-57201-5000	JE002270			SAMS PYMT 12/29/25	126.02
01/05/26	546015-57201-5000	123025-8315-ACH	VENDOR	SPECTRUM - ACH	BILL PRD 12/30-1/29/26	38.77
01/12/26	546015-57201-5000	15945	VENDOR	FLORIDA FLAG AND PENNANT	8X12 FLAG	243.77
01/12/26	546015-57201-5000	O-911-25	VENDOR	ZACH HORL'S PAINTING SVC, LLC	KIDDIE PLAYGROUND	495.00
01/12/26	546015-57201-5000	O-910-25	VENDOR	ZACH HORL'S PAINTING SVC, LLC	PLAYGROUND MAINT	820.00
01/12/26	546015-57201-5000	O-909-25	VENDOR	ZACH HORL'S PAINTING SVC, LLC	CLUBHOUSE EXIT DOOR	570.00
01/13/26	546015-57201-5000	011326-	VENDOR	LYNN TEMPERA	Various office supplies and decorations	143.75
02/01/26	546015-57201-5000	19092	VENDOR	COMPLETE I.T.	Brivo Access Standard Edition	53.00
02/01/26	546015-57201-5000	013026-8315-ACH	VENDOR	SPECTRUM - ACH	BILL PRD 01/30 - 02/28/26	44.77
02/05/26	546015-57201-5000	JE002216			Complete I.T. Eagle Eye Camera	2,200.00
03/01/26	546015-57201-5000	19409	VENDOR	COMPLETE I.T.	Brivo	18.00
03/16/26	546015-57201-5000	JE002248			Spectrum TV & Internet	44.77
04/01/26	546015-57201-5000	19693	VENDOR	COMPLETE I.T.	Brivo Access	18.00
04/01/26	546015-57201-5000	030726-2879-ACH	VENDOR	SAM'S CLUB - ACH	SAM'S MEMBER DUE	50.00
04/01/26	546015-57201-5000	JE002251			Complete I.T. Inv 19656 Liftmaster Community App	270.00
04/01/26	546015-57201-5000	JE002251			Complete I.T. Inv 19656 Liftmaster Community App	180.00
04/01/26	546015-57201-5000	JE0022			Complete I.T. Liftmaster Community App	60.00
04/17/26	546015-57201-5000	040226-0316-ACH	VENDOR	LOWE'S COMPANIES	Office Supplies	72.69
04/20/26	546015-57201-5000	032626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	MARCH PURCHASES	(327.24)
04/20/26	546015-57201-5000	JE002247			Spectrum TV & Internet	44.77
05/01/26	546015-57201-5000	040326-8315-ACH	VENDOR	SPECTRUM - ACH	BILL PRD 4/30-5/29/26	44.77
05/01/26	546015-57201-5000	033026-8315-ACH	VENDOR	SPECTRUM - ACH	BILL PRD 3/30-4/29/26	44.77
05/04/26	546015-57201-5000	19998	VENDOR	COMPLETE I.T.	Brivo Access	53.00
06/01/26	546015-57201-5000	053026-8315-ACH	VENDOR	SPECTRUM - ACH	BILL PRD 5/30-6/29/26	44.77
06/08/26	546015-57201-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	629.02
06/08/26	546015-57201-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	1,364.28
06/08/26	546015-57201-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	1,157.25
06/09/26	546015-57201-5000	JE002262			Reverse Spectrum Pymt 033026-8315-ACH	(44.77)
06/15/26	546015-57201-5000	245836772	VENDOR	IERNAS HEATING, COOLING & PLMBG	AC Annual Indoor Unit Billing	257.88
06/29/26	546015-57201-5000	JE002267			Sams Club Credit	(16.05)
					YTD Total	18,078.79
					Annual Budget	$30,000.00
					Amount Remaining / (Budget overage)	*$11,921.21*
					% of Budget	*60.3%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
01/25/26	546074-57201-5000	1131	VENDOR	COOPER POOLS, INC.	Black Rubber Top Insert for Elite Stainless Steel Ladder	102.80
02/04/26	546074-57201-1000	203376	VENDOR	HMJ SERVICES LLC DBA MAGIC BUBBLES	Pool Deck & 8 Canopies	1,650.00
02/20/26	546074-57201-5000	498 - DEPOSIT	VENDOR	COOPER POOLS, INC.	Feb power wash and repaint water features	1,440.00
03/02/26	546074-57201-5000	1349	VENDOR	COOPER POOLS, INC.	C119-37S DURA GLAS TANK BODY	185.55
03/05/26	546074-57201-5000	544-FINAL	VENDOR	COOPER POOLS, INC.	KIDDIE POOL MAINT	1,440.00
03/16/26	546074-57201-5000	577	VENDOR	COOPER POOLS, INC.	POOL REPAIRS	214.62
03/16/26	546074-57201-5000	575	VENDOR	COOPER POOLS, INC.	GO-KIT38-9 STA-RITE MAX-E-GLAS II PUMP SEAL KIT	320.78
04/03/26	546074-57201-5000	25428	VENDOR	HIMES ELECTRICAL SERVICE, INC.	POOL RPRS	163.75
04/25/26	546074-57201-5000	51-BID-8201359	VENDOR	FLORIDA DEPT OF HEALTH	Pool Permit 51-60-00719 (Zero Entry Activity Pool)	145.00
04/30/26	546074-57201-5000	51-BID-8200853	VENDOR	FLORIDA DEPT OF HEALTH	Pool Permit 51-60-00566 (Main Pool)	280.00
05/01/26	546074-57201-5000	724	VENDOR	COOPER POOLS, INC.	Flange, Gasket, Bolt Kit and Plumbing	567.71
05/01/26	546074-57201-5000	732	VENDOR	COOPER POOLS, INC.	Flange, Gasket, Bolt Kit and Plumbing	297.11
05/21/26	546074-57201-5000	699	VENDOR	COOPER POOLS, INC.	Pressure Test Lines	250.00
06/08/26	546074-57201-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	34.99
06/08/26	546074-57201-5000	748	VENDOR	COOPER POOLS, INC.	Plumbing for Pool Equipment	1,233.17
06/25/26	546074-57201-5000	892	VENDOR	COOPER POOLS, INC.	19 inch DE Spin Grid Filter Disc	7,080.00
					YTD Total	16,018.65
					Annual Budget	$9,000.00
					Amount Remaining / (Budget overage)	*($7,018.65)*
					% of Budget	*178.0%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
01/13/26	549001-57201-5000	7006796130	VENDOR	THE CHAMBERLAIN GROUP	Chamberlain® Single-Button Remote Control	23.29
01/26/26	549001-57201-5000	JE002268			Reclass Truist Bank CC 12/27/25-01/26/26	260.81
03/01/26	549001-57201-5000	7006796130-1	VENDOR	THE CHAMBERLAIN GROUP	SINGLE BUTTON REMOTE CONTROL	500.00
03/06/26	549001-57201-5000	2160-9574	VENDOR	FASTSIGNS OF WESLEY CHAPEL	SIGNAGE	955.00
04/01/26	549001-57201-5000	JE002241			Reclass The Chamberlain Group Inv 7006610584 60 Remotes	(521.97)
04/01/26	549001-57201-5000	JE002242			Reclass Lynn Tempera Christmas Bonus	(400.00)
04/01/26	549001-57201-5000	JE002243			Reclass Phoenix Service Systems Inv 21646 12/02/25 Pest & Rodent Co	(25.00)
04/01/26	549001-57201-5000	JE002244			Reclass Complete I.T Laptop Charger & Labor for onsite restoration	(403.99)
04/20/26	549001-57201-5000	JE002250			Truist Bank ACH March Purchases	16.65
05/04/26	549001-57201-5000	2160-9791	VENDOR	FASTSIGNS OF WESLEY CHAPEL	ETCHED ALUMINUM	602.00
05/14/26	549001-57201-5000	7006974682	VENDOR	THE CHAMBERLAIN GROUP	SINGLE BUTTON REMOTE CONTROL	543.09
06/08/26	549001-57201-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	62.24
06/09/26	549001-57201-5000	20335	VENDOR	COMPLETE I.T.	CIT ACS Prox Key Fobs - Blue	350.00
06/15/26	549001-57201-5000	20383	VENDOR	COMPLETE I.T.	.5 hours Remote Remediation	82.50
06/17/26	549001-57201-5000	20399	VENDOR	COMPLETE I.T.	Keswick Unifi 2 Wire Retrofit	746.52
06/25/26	549001-57201-5000	7007073164	VENDOR	THE CHAMBERLAIN GROUP	SINGLE BUTTON REMOTE CONTROL	543.09
					YTD Total	4,719.55
					Annual Budget	$279.96
					Amount Remaining / (Budget overage)	*($4,439.59)*
					% of Budget	*1685.8%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

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
12/03/25	549046-57201-5000	120325-ACH	VENDOR	SAM'S CLUB - ACH	PUBLIC RELATIONS	126.02
12/15/25	549046-57201-5000	121625	VENDOR	IN MOTION BILLBOARDS INC	Exclusive Movie Night	350.00
12/26/25	549046-57201-5000	122625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	DEC PURCHASES	15.76
01/26/26	549046-57201-5000	012626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	Truist Bank CC 12/27/25 - 01/26/26	295.19

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
02/03/26	549046-57201-5000	HT-041826	VENDOR	HUNT TALENT, LLC	SPECIAL EVENTS	40.00
02/09/26	549046-57201-5000	26-0109	VENDOR	NOEL LeBLANC	1/2/26 DJ service	150.00
02/09/26	549046-57201-5000	26-0123	VENDOR	NOEL LeBLANC	1/2/26 DJ service	150.00
02/09/26	549046-57201-5000	26-0206	VENDOR	NOEL LeBLANC	DJ SRVCS FOR FIRST FRIDAY	150.00
02/23/26	549046-57201-5000	26-0220	VENDOR	NOEL LeBLANC	DJ Service for Friday 2 of 2 February 2026	150.00
02/27/26	549046-57201-5000	120325-ACH	VENDOR	SAM'S CLUB - ACH	Credit Memo 000252	(126.02)
03/09/26	549046-57201-5000	022626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	cardholder activity	34.10
03/21/26	549046-57201-5000	26-0306	VENDOR	NOEL LeBLANC	DJ Service for Friday 2 of 2 February 2026	150.00
03/23/26	549046-57201-5000	26-0320	VENDOR	NOEL LeBLANC	DJ SRVCS	150.00
04/18/26	549046-57201-5000	041826-HT	VENDOR	HUNT TALENT, LLC	Hunt Talent	360.00
04/20/26	549046-57201-5000	032626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	MARCH PURCHASES	213.84
04/20/26	549046-57201-5000	032626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	MARCH PURCHASES	246.59
05/01/26	549046-57201-5000	26-0403	VENDOR	NOEL LeBLANC	DJ Service April 17 2026 1 of 2	150.00
05/01/26	549046-57201-5000	26-0501	VENDOR	NOEL LeBLANC	DJ Service May 2026	150.00
05/01/26	549046-57201-5000	042626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	Office Supplies	210.50
05/02/26	549046-57201-5000	26-0417	VENDOR	NOEL LeBLANC	DJ Service April 2026	150.00
05/14/26	549046-57201-5000	050626	VENDOR	BOUNCE A LOT INFLATABLES	Inflatable for 5/25/26 Memorial BBQ	1,184.90
05/25/26	549046-57201-5000	26-0525	VENDOR	NOEL LeBLANC	DJ Service Memorial Day May 25 2026	400.00
06/07/26	549046-57201-5000	060726-2879-ACH	VENDOR	SAM'S CLUB - ACH	APRIL / MAY PURCHASES	925.44
06/08/26	549046-57201-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	30.54
06/08/26	549046-57201-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	23.50
06/08/26	549046-57201-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	6.99
					YTD Total	7,539.81
					Annual Budget	$10,000.00
					Amount Remaining / (Budget overage)	*$2,460.19*
					% of Budget	*75.4%*

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
					Amount Remaining / (Budget overage)	*($223.26)*
					% of Budget	*111.6%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
12/26/25	549924-57201-5000	122625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	DEC PURCHASES	1,485.48
01/01/26	549924-57201-5000	JE002203			REVERSE S/U FY26 STANDING NEWSLETTER PRINTING	(1,485.48)
01/26/26	549924-57201-5000	012626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	Truist Bank CC 12/27/25 - 01/26/26	1,485.48
03/09/26	549924-57201-5000	022626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	cardholder activity	1,485.48
04/20/26	549924-57201-5000	032626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	MARCH PURCHASES	1,485.48
05/01/26	549924-57201-5000	042626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	Office Supplies	1,485.48
06/08/26	549924-57201-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	1,485.48
					YTD Total	11,883.84
					Annual Budget	$17,826.00
					Amount Remaining / (Budget overage)	*$5,942.16*
					% of Budget	*66.7%*
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
12/26/25	551002-57201-5000	122625-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	DEC PURCHASES	321.35
01/12/26	551002-57201-5000	010226-0316	VENDOR	LOWE'S COMPANIES	Lowes 11/6-28/25 CC Purchases	111.65
01/26/26	551002-57201-5000	012626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	Truist Bank CC 12/27/25 - 01/26/26	816.27
03/09/26	551002-57201-5000	022626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	cardholder activity	546.50
04/17/26	551002-57201-5000	040226-0316-ACH	VENDOR	LOWE'S COMPANIES	Office Supplies	28.46
04/20/26	551002-57201-5000	032626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	MARCH PURCHASES	11.36
05/01/26	551002-57201-5000	042626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	Office Supplies	191.79
06/08/26	551002-57201-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	(4.99)
					YTD Total	2,302.37
					Annual Budget	$1,900.00
					Amount Remaining / (Budget overage)	*($402.37)*
					% of Budget	*121.2%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
01/26/26	551003-57201-5000	012626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	Truist Bank CC 12/27/25 - 01/26/26	113.53
02/04/26	551003-57201-5000	15473	VENDOR	CLEAN SWEEP SUPPLY CO., INC.	Cleaning supplies	67.85
03/09/26	551003-57201-5000	022626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	cardholder activity	111.54
03/10/26	551003-57201-5000	15813	VENDOR	CLEAN SWEEP SUPPLY CO., INC.	Bathroom Supplies	173.70
04/17/26	551003-57201-5000	040226-0316-ACH	VENDOR	LOWE'S COMPANIES	Office Supplies	61.88
04/20/26	551003-57201-5000	032626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	MARCH PURCHASES	176.20
05/01/26	551003-57201-5000	042626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	Office Supplies	194.10
05/05/26	551003-57201-5000	16254	VENDOR	CLEAN SWEEP SUPPLY CO., INC.	Bathroom Supplies	140.70
05/29/26	551003-57201-5000	16399	VENDOR	CLEAN SWEEP SUPPLY CO., INC.	Bathroom Supplies	193.90
06/08/26	551003-57201-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	25.90
06/08/26	551003-57201-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	14.99
06/08/26	551003-57201-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	(10.94)
06/09/26	551003-57201-5000	060226-0316	VENDOR	LOWE'S COMPANIES	May Charges	55.04
06/30/26	551003-57201-5000	16601	VENDOR	CLEAN SWEEP SUPPLY CO., INC.	Bathroom Supplies	62.50
					YTD Total	1,605.55
					Annual Budget	$1,700.00
					Amount Remaining / (Budget overage)	*$94.45*
					% of Budget	*94.4%*
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

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

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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
01/01/26	552003-57201-5000	1004414	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	COOLER RENTAL	7.00
01/01/26	552003-57201-5000	1004552	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	COOLER RENTAL	7.00
01/03/26	552003-57201-5000	46289TO	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	Bottled Water	36.00
01/06/26	552003-57201-5000	3982	VENDOR	NELSON'S CPR & FIRST AID	Philips OnSite & FRx AED Battery	312.60
04/20/26	552003-57201-5000	032626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	MARCH PURCHASES	24.65
05/01/26	552003-57201-5000	51413TP	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	WATER DELIVERY	105.40
05/01/26	552003-57201-5000	1005145	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	COOLER RENTAL	7.00
05/01/26	552003-57201-5000	1004993	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	COOLER RENTAL	7.00
05/01/26	552003-57201-5000	1004845	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	COOLER RENTAL	7.00
05/01/26	552003-57201-5000	54155TP	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	WATER DELIVERY	45.00
05/01/26	552003-57201-5000	1004701	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	COOLER RENTAL	7.00
05/21/26	552003-57201-5000	62122TP	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	WATER DELIVERY	117.00
05/26/26	552003-57201-5000	LT-052626	VENDOR	LYNN TEMPERA	11/21/25-4/18/26 REPLENISH PETTY CASH	220.00
06/01/26	552003-57201-5000	1005306	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	COOLER RENTAL	7.00
06/05/26	552003-57201-5000	7056	VENDOR	ADMAZING IMPRINTS, INC	Staff Shirts (13 qty)	310.90
06/07/26	552003-57201-5000	BW00650	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	WATER DELIVERY	27.00
06/18/26	552003-57201-5000	64802TP	VENDOR	CULLIGAN GULF COAST WATER CONDITIONING, INC	WATER DELIVERY	107.00
					YTD Total	3,610.99
					Annual Budget	$1,700.00
					Amount Remaining / (Budget overage)	*($1,910.99)*
					% of Budget	*212.4%*

Oakstead Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jun 30, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Op Supplies - Pool Chemicals						
06/08/26	552009-57201-5000	052626-8900-ACH	VENDOR	TRUIST BANK-8900 ACH from #5221	APRIL/MAY PURCHASES	26.94
					YTD Total	26.94
					Annual Budget	$7,000.00
					Amount Remaining / (Budget overage)	*$6,973.06*
					% of Budget	*0.4%*
Account Name: Reserve - Clubhouse						
11/01/25	568046-57201-5000	2964	VENDOR	FINN OUTDOOR	O&M Repairs all Ponds $51,400.00 Deposit	25,700.00
11/01/25	568046-57201-5000	568046 TO 568126			R/C INV 2964-Deposit for O&M Rprs to all Ponds $51,400	(25,700.00)
06/26/26	568046-57201-5000	2160-9763	VENDOR	FASTSIGNS OF WESLEY CHAPEL	Wall Mural Replacement	7,587.00
					YTD Total	7,587.00
					Annual Budget	$6,525.00
					Amount Remaining / (Budget overage)	*($1,062.00)*
					% of Budget	*116.3%*
					Parks And Recreation Department Total:	**$264,801.30**
					TOTAL EXPENDITURES & OTHER FINANCING USES:	**$ 1,130,954.61**
					SOR Balance as of 06/30/26	**$ 1,130,958.00**
					rounding	(3.39)

OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
July 31, 2026

- **Current Cash Balances:**
  - Hancock Whitney Operating: $332,796.
  - BankUnited MM: $745,665 (minimum to keep account open is $2,500)

- **Assessment collections:**
  - Oakstead is 100% collected on the tax roll as of 07/31/2026.

- **Expenses:**
  - Current expenses make up 110.23% of the annual budget through the end of July 31, 2026.Total expenses for the first 10 months are approximately $1,268,135. There are 2 months left in the fiscal year.

- **Over Budget:**
  - As of 09/30/2026, Oakstead will be over budget and a budget amendment will be needed at the end of the fiscal year. A preliminary budget amendment will be provided at the end of the fiscal year for the board to discuss and approve.

Oakstead CDD

Cash Flow Projection

7/31/2026

	Balances	Interest Rate
Operating Account - Hancock Whitney	321,637.00	0.00%
MM Account - Bank United	745,665.00	3.40%
Truist Bank	11,159.00	
Less: Current Outstanding AP	(76,976.00)	
Estimated Cash Available Today	1,001,485.00	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	1,001,485.00	
Projections:		
Monthly Average Spend (October - July)	*126,813.50*	
Total Monthly Average Spend	126,813.50	
Average Spend to YE (2 months Aug -September)	253,627.00	
Expected Cash Flow at YE (9/30/26)	**747,858.00**	
Average Spend 1st QTR FY27 (2 mos avg spend)	253,627.00	
Expected Need through 1st QTR FY27	**494,231.00**	

**tax roll revenue for the new FY is received in December*

RESOLUTION 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the

Oakstead Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$_____
Total Reserve Fund [if Applicable]	$_____
Total Debt Service Funds	$_____
Total All Funds*	**$_____**

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

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

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

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

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

Passed and Adopted on August 26, 2026.

Attested By:	**Oakstead Community Development District**
_____	_____
Name:_____	Name: Fred Krauer
Title: ☐Secretary/☐Assistant Secretary	Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Oakstead
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

August 21, 2026

CLEAR PARTNERSHIPS



Page #

OPERATING BUDGET

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances 1-3

Exhibit A - Allocation of Fund Balances 4

Budget Narrative 5-10

DEBT SERVICE BUDGETS

Series 2016 A-1

Summary of Revenues, Expenditures and Changes in Fund Balances 11

Amortization Schedule 12

Series 2017 A-2

Summary of Revenues, Expenditures and Changes in Fund Balances 13

Amortization Schedule 14

Budget Narrative 15-16

SUPPORTING BUDGET SCHEDULE

Comparison of Assessment Rates 17-18

Oakstead

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund 001

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August-9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$20,000.00	$23,910.00	$4,892.48	$28,802.48	$20,000.00
Room Rentals	$6,000.00	$2,938.00	$0.00	$2,938.00	$3,400.00
Special Events	$1,000.00	$2,928.00	$0.00	$2,928.00	$1,000.00
Other Charges For Services	$2,500.00	$370.00	$2,130.00	$2,500.00	$0.00
Special Assmnts- Tax Collector	$1,162,983.00	$1,162,962.00	$21.00	$1,162,983.00	$1,582,112.08
Special Assmnts- Discounts	-$46,519.00	-$44,194.00	$0.00	-$44,194.00	-$63,284.48
Other Miscellaneous Revenues	$500.00	$0.00	$500.00	$500.00	$500.00
Non-Resident Members	$0.00	$6,800.00	$0.00	$6,800.00	$0.00
Gate Bar Code/Remotes	$4,000.00	$3,105.00	$0.00	$3,105.00	$4,000.00
TOTAL REVENUES	**$1,150,464.00**	**$1,158,819.00**	**$7,543.48**	**$1,166,362.48**	**$1,547,727.59**
EXPENDITURES					
Administrative					
P/R-Board of Supervisors	$24,000.00	$18,200.00	$5,800.00	$24,000.00	$24,000.00
FICA Taxes	$1,836.00	$1,071.00	$765.00	$1,836.00	$1,836.00
ProfServ-Arbitrage Rebate	$1,200.00	$1,200.00	$0.00	$1,200.00	$1,200.00
ProfServ-Engineering	$17,000.00	$14,018.00	$2,982.00	$17,000.00	$17,000.00
ProfServ-Legal Services	$10,000.00	$13,457.00	$0.00	$13,457.00	$10,000.00
ProfServ-Mgmt Consulting	$60,586.00	$50,488.00	$10,098.00	$60,586.00	$62,403.58
ProfServ-Property Appraiser	$150.00	$150.00	$0.00	$150.00	$150.00
ProfServ-Special Assessment	$12,000.00	$12,000.00	$0.00	$12,000.00	$12,000.00
ProfServ-Trustee Fees	$5,000.00	$5,000.00	$0.00	$5,000.00	$5,000.00
ProfServ-Web Site Development	$1,553.00	$1,553.00	$0.00	$1,553.00	$1,599.59
Auditing Services	$7,200.00	$7,300.00	$0.00	$7,300.00	$7,300.00
Postage and Freight	$1,200.00	$628.00	$572.00	$1,200.00	$1,200.00
Insurance - General Liability	$16,101.00	$17,733.00	$0.00	$17,733.00	$18,264.99
Printing and Binding	$800.00	$0.00	$800.00	$800.00	$800.00
Legal Advertising	$1,347.00	$479.00	$868.00	$1,347.00	$1,347.00
Misc-Bank Charges	$850.00	$2,717.00	$0.00	$2,717.00	$850.00
Misc-Assessment Collection Cost	$23,260.00	$22,383.00	$877.00	$23,260.00	$31,642.24
Misc-Credit Card Fees	$600.00	$1,870.00	$0.00	$1,870.00	$0.00
Office Supplies	$100.00	$83.00	$17.00	$100.00	$100.00
Annual District Filing Fee	$175.00	$175.00	$0.00	$175.00	$175.00
Total Administrative	**$184,957.00**	**$170,505.00**	**$22,779.00**	**$193,284.00**	**$196,868.40**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August-9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
Field					
Contracts-Landscape	$259,410.00	$208,450.00	$50,960.00	$259,410.00	$259,410.00
Contracts-Landscape Consultant	$19,440.00	$16,200.00	$3,240.00	$19,440.00	$19,440.00
Contracts-Mulch	$31,900.00	$31,900.00	$0.00	$31,900.00	$31,900.00
Contracts-Lakes	$30,348.00	$24,500.00	$5,013.20	$29,513.20	$30,348.00
Contracts-Florida Hwy Patrol	$29,808.00	$27,480.00	$2,328.00	$29,808.00	$29,808.00
Contracts-Annuals	$25,200.00	$38,138.00	$7,500.00	$45,638.00	$6,200.00
Contracts-Gate Wi-Fi	$6,000.00	$5,997.00	$1,227.11	$7,224.11	$7,700.00
Contracts-Gate CCTV	$8,580.00	$3,373.00	$5,207.00	$8,580.00	$8,580.00
Contracts-Gate Cloud Lift Master	$4,572.00	$2,960.00	$1,612.00	$4,572.00	$4,572.00
Electricity - Streetlights	$99,000.00	$72,761.00	$14,888.39	$87,649.39	$99,000.00
Utility - Reclaimed Water	$22,921.00	$16,485.00	$3,373.17	$19,858.17	$22,921.00
Insurance - Property	$0.00	$56,100.00	$0.00	$56,100.00	$25,213.00
R&M-Electrical	$1,500.00	$731.00	$769.00	$1,500.00	$1,500.00
R&M-Gate	$10,000.00	$21,472.00	$0.00	$21,472.00	$11,000.00
R&M-Other Landscape	$10,000.00	$19,968.00	$0.00	$19,968.00	$10,000.00
R&M-Irrigation	$22,000.00	$25,812.00	$0.00	$25,812.00	$22,000.00
R&M-Other Field	$13,813.00	$21,116.00	$0.00	$21,116.00	$14,000.00
R&M-Sidewalks	$10,000.00	$3,274.00	$6,726.00	$10,000.00	$0.00
R&M-Trees and Trimming	$16,000.00	$3,960.00	$12,040.00	$16,000.00	$0.00
R&M-Roads	$2,500.00	$0.00	$2,500.00	$2,500.00	$0.00
R&M-Pressure Washing	$6,000.00	$0.00	$6,000.00	$6,000.00	$6,000.00
R&M-Landscape Lighting	$2,000.00	$5,433.00	$0.00	$5,433.00	$2,000.00
Misc-Holiday Lighting	$8,500.00	$9,779.00	$0.00	$9,779.00	$8,500.00
Misc-Property Taxes	$3,200.00	$3,128.00	$0.00	$3,128.00	$3,200.00
Misc-Contingency	$36,985.00	$11,495.00	$25,490.00	$36,985.00	$50,000.00
Reserve - Landscaping	$3,400.00	$0.00	$9,000.00	$9,000.00	$100,399.00
Reserve - Ponds	$0.00	$51,400.00	$27,985.00	$79,385.00	
Reserve - Roadways	$0.00	$0.00	$18,000.00	$18,000.00	$50,000.00
Reserve - Sidewalks	$0.00	$109,500.00	$0.00	$109,500.00	$115,000.00
Reserve-Tree Rem./Replacem.	$0.00	$0.00	$32,425.00	$32,425.00	$100,000.00
Total Field	**$683,077.00**	**$791,412.00**	**$236,283.87**	**$1,027,695.87**	**$1,038,691.00**
Parks and Recreation					
Payroll-Salaries	$68,264.00	$49,652.00	$18,612.00	$68,264.00	$71,677.00
Payroll-Hourly	$72,952.00	$79,380.00	$0.00	$79,380.00	$76,600.00
FICA Taxes	$10,803.00	$9,840.00	$963.00	$10,803.00	$11,343.19
Workers' Compensation	$4,500.00	$1,500.00	$3,000.00	$4,500.00	$4,500.00
Contracts-Security Services	$480.00	$650.00	$0.00	$650.00	$480.00
Contracts-Pools	$17,820.00	$39,400.00	$8,062.05	$47,462.05	$47,280.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August-9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
Contracts-Computer Support	$3,000.00	$5,267.00	$0.00	$5,267.00	$3,000.00
Contracts-Pest Control	$3,060.00	$2,575.00	$485.00	$3,060.00	$3,060.00
Communication - Telephone	$3,420.00	$2,264.00	$1,156.00	$3,420.00	$3,420.00
Utility - Gas	$528.00	$686.00	$0.00	$686.00	$1,000.00
Utility - Refuse Removal	$2,760.00	$2,909.00	$595.24	$3,504.24	$3,700.00
Utility - Water & Sewer	$7,000.00	$8,667.00	$1,773.45	$10,440.45	$9,800.00
R&M-Clubhouse	$30,000.00	$19,186.00	$10,814.00	$30,000.00	$30,000.00
R&M-Pools	$9,000.00	$19,010.00	$0.00	$19,010.00	$9,000.00
Miscellaneous Services	$280.00	$4,720.00	$0.00	$4,720.00	$1,000.00
Misc-Public Relations	$10,000.00	$7,789.00	$2,211.00	$10,000.00	$10,000.00
Solid Waste Disposal Assessm.	$1,920.00	$2,143.00	$0.00	$2,143.00	$2,357.00
Newsletter Printing/Supplies	$17,826.00	$13,369.00	$4,457.00	$17,826.00	$17,826.00
Office Supplies	$1,900.00	$2,759.00	$0.00	$2,759.00	$1,900.00
Cleaning Supplies	$1,700.00	$2,034.00	$0.00	$2,034.00	$1,700.00
Op Supplies - Clubhouse	$1,700.00	$3,720.00	$0.00	$3,720.00	$5,000.00
Op Supplies - Pool Chemicals	$7,000.00	$27.00	$6,973.00	$7,000.00	$7,000.00
Reserve - Clubhouse	$6,525.00	$28,671.00	$0.00	$28,671.00	$6,525.00
Total Parks and Recreation	**$282,438.00**	**$306,218.00**	**$59,101.73**	**$365,319.73**	**$328,168.19**
TOTAL EXPENDITURES	**$1,150,472.00**	**$1,268,135.00**	**$318,164.60**	**$1,586,299.60**	**$1,563,727.59**
Excess (deficiency) of revenues Over (under) expenditures	-$8.00	-$109,316.00	-$310,621.13	-$419,937.13	-$16,000.00
Net change in fund balance	$0.00	-$109,316.00	-$310,621.13	-$419,937.13	-$16,000.00
FUND BALANCE, BEGINNING	$1,124,269.00	$1,124,269.00	$0.00	$1,124,269.00	$704,331.87
FUND BALANCE, ENDING	**$1,124,269.00**	**$1,014,953.00**	**-$310,621.13**	**$704,331.87**	**$688,331.87**

Exhibit "A"

Allocation of Fund Balances

AVAILABLE FUNDS

				Amount	
Beginning Fund Balance - Fiscal Year 2027			$	704,332	
Net Change in Fund Balance - Fiscal Year 2027				(16,000)	
Reserves - Fiscal Year 2027 Additions				321,525	
Total Funds Available (Estimated) - 9/30/2027			**$**	**1,009,857**	
ALLOCATION OF AVAILABLE FUNDS					
Nonspendable Fund Balance					
Deposits				13,420	
	Nonspendable Subtotal		$	13,420	
Assigned Fund Balance					
Operating Reserve - First Quarter Operating Capital			$	390,932	(1)
Reserves - Clubhouse	$	20,742			
Reserves - Clubhouse (projected FY 2026)		(22,146)			
Reserves - Clubhouse (proposed FY 2027)		6,525	$	5,121	
Reserves - Gate			$	10,000	
Reserves - Landscape	$	50,000			
Reserves - Landscaping (projected FY 2026)		(5,600)			
Reserves - Landscaping (proposed FY 2027)		50,000	$	94,400	
Reserves - Ponds			$	79,385	
Reserves - Tree Removal & Replacement	$	32,425			
Reserves - Tree Removal & Replacement (FY2026)		(32,425)			
Reserves - Tree Removal & Replacement (FY2027)		100,000	$	100,000	
Reserves - Roadways	$	106,929			
Reserves - Roadways (projected FY 2026)		(18,000)			
Reserves - Roadways (proposed FY 2027)		50,000	$	138,929	
Reserves - Sidewalks	$	38,728			
Reserves - Sidewalks (projected FY 2026)		(109,500)			
Reserves - Sidewalks (proposed FY 2027)		115,000	$	44,228	
Reserves - Walls			$	49,251	
	Assigned Reserves Subtotal		$	912,246	
Total Allocation of Available Funds			**$**	**925,666**	
Total Unassigned (undesignated) Cash			**$**	**84,191**	

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest - Investments
The District earns interest income on the operating checking account and money market account.

Special Assessment - Tax Collector
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment - Discounts
Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Amenities Revenue
The District will earn revenue through clubhouse room rentals, gate remote sales & various commissions.

EXPENDITURES

Expenditures - Administrative

P/R-Board of Supervisors
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending all 12 meetings and workshops.

FICA Taxes
Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services–Arbitrage Rebate Calculation
The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering
The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc. Fees are based on prior year activity.

Professional Services-Legal Services
The District's legal counsel will provide general legal services to the District, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Professional Services- Management Services
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Property Appraiser
The District contracts with the Pasco County Property Appraiser for the purpose of placing the District's non-ad valorem tax assessments on the Notice of Proposed Property Taxes, thereby allowing the Tax Collector to collect such assessments. The District will fund the Property Appraiser's general budget in the amount of $150 for the annual inclusion of Notice of Proposed Property Taxes.

Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)

Professional Services-Special Assessment
Inframark charges administration fees to prepare the District's Special Assessment Roll.

Professional Services-Trustee Fees
The District refunded Series 2006 Bonds with Series 2016A-1 & Series 2017A-2 Bonds that are managed by Hancock Whitney Bank as Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out of pockets expenses.

Professional Service-Web Site Development
The District incurs fees as they relate to the development and ongoing maintenance of its own website and BOS email accounts.

Auditing Services
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on the current engagement letter with the audit firm Grau & Associates.

Postage & Freight
Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance – General Liability
The District's General Liability & Public Officials Liability Insurance policy is with EGIS which specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus a projected 10% market increase.

Printing & Binding
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising
The District is required to advertise various notices for monthly board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous-Bank Charges
Bank Fees charged by TRUIST and Hancock Whitney on the main operating accounts.

Misc – Assessment Collection Cost
The District reimburses the Pasco County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous-Credit Card Fees
Service fees charged by Clover for the use of on-site credit card purchases.

Office Supplies
Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee
The District is required to pay an annual fee of $175 to the Department of Economic Opportunity Division of Community Development.

Budget Narrative
Fiscal Year 2027

Expenditures - Field

Contracts-Landscape
The District has contracted with Landscape Maintenance Professionals to provide monthly grounds maintenance, fertilizer and pesticide applications.

Contracts-Landscape Consultant
The District currently has a contract with OLM to provide monthly landscaping inspections throughout the District.

Contracts –Mulch
The District has contracted with Landscape Maintenance Professionals to apply mulch throughout the District.

Contracts –Lakes
The District has contracted with Tigris to maintain the lakes located within the District.

Contracts – Florida Highway Patrol
The District has contracted with state deputies to patrol the neighborhoods.

Contracts –Annuals
The District has contracted with Landscape Maintenance Professionals to install annuals each season throughout the District.

Contracts –Gate Wi-Fi
The District has acquired services with Charter Communications to provide internet for gate phones.

Contracts –Gate CCTV
The District has contracted with Complete I.T. to provide CCTV coverage for nine gate locations.

Contracts –Gate Cloud Lift Master
The District has contracted with Complete I.T. to store all pertinent gate information in the Cloud.

Electricity - Streetlightlighting
Services are provided by Duke for streetlighting as well as Common Area & Clubhouse.

Utility – Reclaimed Water
Water irrigation usage for District facilities and assets as calculated by Pasco County Utilities.

Insurance - Property
Property Insurance includes coverage of the clubhouse, guard house, pools, irrigation, and pool pumps. 10% increase anticipated.

R&M-Electrical
The District anticipates electrical repairs for common area property.

R&M-Gate
The District has several entry gates that require unanticipated repairs.

R&M-Other Landscape
The District occasionally incurs landscape expenses that do not fall under the agreed contract amount.

R&M-Irrigation
Includes the cost of monthly inspections and repairs to the District's extensive irrigation system.

Budget Narrative
Fiscal Year 2027

Expenditures - Field (continued)

R&M-Other Field
The District incurs expenses to operate and maintain the Mule vehicle, signage, field repairs, field mileage.

R&M-Sidewalks
Includes expenses incurred for the maintenance of District sidewalks.

R&M-Trees & Trimming
The District has designated an expense item dedicated to the costs related to tree trimming and maintenance.

R&M-Roads
The District may incur costs to repair minor pot hole and curb expenditures.

R&M-Pressure Washing
The District may incur costs to pressure wash sidewalks, walls, and monuments.

R&M-Landscape Lighting
The District maintains accent lighting for the common area grounds.

Miscellaneous – Holiday Lighting
The District provides vendor services for decorative lighting during the holiday season.

Miscellaneous – Property Taxes
Pasco County Non-Ad Valorem Stormwater annual Assessment.

Miscellaneous – Contingency
The District anticipates implementing numerous improvements throughout the district.

Reserve - Landscaping
This allocation of funds is to be used for future landscape improvements and/or the use of previously assigned reserves per board direction.

Reserve – Roadways
This allocation of funds is to be used for future road improvements and/or the use of previously assigned reserves per board direction.

Reserve –Sidewalks
This allocation of funds is to be used for future sidewalk improvements and/or the use of previously assigned reserves per board direction.

Reserve –Tree Replacement
This allocation of funds is to be used for future tree replacement and/or the use of previously assigned reserves per board direction.

Budget Narrative
Fiscal Year 2027

Expenditures – Parks and Recreation

Payroll-Salaries (Clubhouse)
Payroll for the Activities Director who oversees the day to day operations of Clubhouse & Recreation facilities & organizes special events.

Payroll-Hourly (Clubhouse)
Includes the recreational staff's payroll.

FICA Taxes
Payroll taxes on Park & Rec wages. The budgeted amount for the fiscal year is calculated at 7.65% of the total payroll expenditures.

Workers' Compensation
The District has contracted with EGIS to provide annual Worker's Compensation coverage for its employees. Includes annual audits.

Contracts-Security Services
The District has contracted with Complete I.T. for the access control system for clubhouse security.

Contracts-Pools
The District has contracted with Cooper Pools to service the District's pools.

Contracts-Computer Support
The District has contracted with Complete I.T. and PC Land to provide maintenance services for 6 computers (5 hrs/mo of technical support).

Contracts-Pest Control
The District has contracted with Phoenix Service System for monthly exterminating services.

Communication-Telephone
Includes telephone expenses incurred by the District as they relate to the recreational facilities including Director's cell phone.

Utility – Gas
Includes natural gas usage for the District's facilities and assets provided by TECO.

Utility – Refuse Removal
Refuse removal for District facilities provided by Waste Services of Florida.

Utility – Water & Sewer
Includes water usage for the District's recreational facilities including the pools provided by Pasco County Utilities.

R&M-Clubhouse
The District incurs expenses from various vendors to maintain its recreational facilities and clubhouse.

R&M-Pools
The District incurs expenses related to the repair & maintenance of swimming pools, equipment and decking.

Miscellaneous Services
This expense includes gate remote & gate key purchases, reimbursements of miles/tolls expenses to staff and misc expenses.

Misc – Public Relations
Included are the expenses related to District's social functions.

Budget Narrative
Fiscal Year 2027

Expenditures – Parks and Recreation (continued)

Solid Waste Disposal Assessments
An annual assessment by the Board of County Commissioners as it relates to the District's waste disposal.

Website & Newsletter
The District issues a monthly newsletter to inform and entertain residents.

Office Supplies
The clubhouse manager will purchase necessary office supplies as needed to maintain the clubhouse's administrative offices.

Cleaning Supplies
Expenses related to the cleaning of the recreational facility and related supplies.

Op Supplies - Clubhouse
Expenses related to the day to day operation of the facility.

Operating Supplies-Pool Chemicals
The District incurs chemical expenses to maintain the cleanliness and safety of all pools.

Reserve - Clubhouse
This allocation of funds is to be used for future clubhouse improvements and/or the use of previously assigned reserves per board direction.

Oakstead

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2016 (A-1) Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August-9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$0.00	$5,437.00	$0.00	$5,437.00	$0.00
Special Assmnts- Tax Collector	$451,062.00	$433,992.00	$17,070.00	$451,062.00	$451,061.69
Special Assmnts- Discounts	-$18,042.00	-$17,099.00	$0.00	-$17,099.00	-$18,042.47
TOTAL REVENUES	**$433,020.00**	**$422,330.00**	**$17,070.00**	**$439,400.00**	**$433,019.22**
EXPENDITURES					
Administrative					
Misc-Assessment Collection Cost	$9,021.00	$8,338.00	$683.00	$9,021.00	$9,021.23
Total Administrative	**$9,021.00**	**$8,338.00**	**$683.00**	**$9,021.00**	**$9,021.23**
Debt Service					
Principal Debt Retirement	$345,000.00	$0.00	$345,000.00	$345,000.00	$355,000.00
Interest Expense	$80,673.00	$40,336.00	$40,337.00	$80,673.00	$70,150.00
Total Debt Service	**$425,673.00**	**$40,336.00**	**$385,337.00**	**$425,673.00**	**$425,150.00**
TOTAL EXPENDITURES	**$434,694.00**	**$48,674.00**	**$386,020.00**	**$434,694.00**	**$434,171.23**
Excess (deficiency) of revenues Over (under) expenditures	-$1,674.00	$373,656.00	-$368,950.00	$4,706.00	-$1,152.01
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Net change in fund balance		$373,656.00	-$368,950.00	$4,706.00	-$1,152.01
FUND BALANCE, BEGINNING	$298,039.00	$298,039.00	$0.00	$298,039.00	$302,745.00
FUND BALANCE, ENDING	**$298,039.00**	**$671,695.00**	**-$368,950.00**	**$302,745.00**	**$301,592.99**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2016 (A-1) Bonds	$2,980,000.00	$2,645,000.00	$2,300,000.00	$1,945,000.00

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

MATURITY DATE	PRINCIPAL OUTSTANDING	PRINCIPAL MATURING	INTEREST MATURING	TOTAL MATURING
05/01/17	$5,335,000.00	$280,000.00	$61,471.06 **	$341,471.06
11/01/17	$5,055,000.00	$0.00	$77,088.75	$77,088.75
05/01/18	$5,055,000.00	$270,000.00	$77,088.75	$347,088.75
11/01/18	$4,785,000.00	$0.00	$72,971.25	$72,971.25
05/01/19	$4,785,000.00	$280,000.00	$72,971.25	$352,971.25
11/01/19	$4,505,000.00	$0.00	$68,701.25	$68,701.25
05/01/20	$4,505,000.00	$285,000.00	$68,701.25	$353,701.25
11/01/20	$4,220,000.00	$0.00	$64,355.00	$64,355.00
05/01/21	$4,220,000.00	$295,000.00	$64,355.00	$359,355.00
11/01/21	$3,925,000.00	$0.00	$59,856.25	$59,856.25
05/01/22	$3,925,000.00	$305,000.00	$59,856.25	$364,856.25
11/01/22	$3,620,000.00	$0.00	$55,205.00	$55,205.00
05/01/23	$3,620,000.00	$315,000.00	$55,205.00	$370,205.00
11/01/23	$3,305,000.00	$0.00	$50,401.25	$50,401.25
05/01/24	$3,305,000.00	$325,000.00	$50,401.25	$375,401.25
11/01/24	$2,980,000.00	$0.00	$45,445.00	$45,445.00
05/01/25	$2,980,000.00	$335,000.00	$45,445.00	$380,445.00
11/01/25	$2,645,000.00	$0.00	$40,336.25	$40,336.25
05/01/26	$2,645,000.00	$345,000.00	$40,336.25	$385,336.25
11/01/26	$2,300,000.00	$0.00	$35,075.00	$35,075.00
05/01/27	$2,300,000.00	$355,000.00	$35,075.00	$390,075.00
11/01/27	$1,945,000.00	$0.00	$29,661.25	$29,661.25
05/01/28	$1,945,000.00	$365,000.00	$29,661.25	$394,661.25
11/01/28	$1,580,000.00	$0.00	$24,095.00	$24,095.00
05/01/29	$1,580,000.00	$375,000.00	$24,095.00	$399,095.00
11/01/29	$1,205,000.00	$0.00	$18,376.25	$18,376.25
05/01/30	$1,205,000.00	$390,000.00	$18,376.25	$408,376.25
11/01/30	$815,000.00	$0.00	$12,428.75	$12,428.75
05/01/31	$815,000.00	$400,000.00	$12,428.75	$412,428.75
11/01/31	$415,000.00	$0.00	$6,328.75	$6,328.75
05/01/32	$415,000.00	$415,000.00	$6,328.75	$421,328.75
		$5,335,000.00	$1,382,121.06	$6,717,121.06
		$2,980,000.00	**$423,492.50**	**$3,403,492.50**

** *Short Interest 136 Days*

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2017 (A-2) Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$4,637.00	$0.00	$4,637.00	0%	$0.00
Special Assmnts- Tax Collector	$389,884.00	$375,130.00	$14,754.00	$389,884.00	0%	$389,884.41
Special Assmnts- Discounts	-$15,595.00	-$14,780.00	$0.00	-$14,780.00	-5%	-$15,595.38
TOTAL REVENUES	**$374,289.00**	**$364,987.00**	**$14,754.00**	**$379,741.00**	**1%**	**$374,289.03**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$7,798.00	$7,207.00	$591.00	$7,798.00	0%	$7,797.69
Total Administrative	**$7,798.00**	**$7,207.00**	**$591.00**	**$7,798.00**	**0%**	**$7,797.69**
Debt Service						
Principal Debt Retirement	$290,000.00	$0.00	$290,000.00	$290,000.00	0%	$300,000.00
Interest Expense	$78,843.00	$39,421.00	$39,422.00	$78,843.00	0%	$69,997.50
Total Debt Service	**$368,843.00**	**$39,421.00**	**$329,422.00**	**$368,843.00**	**0%**	**$369,997.50**
TOTAL EXPENDITURES	**$376,641.00**	**$46,628.00**	**$330,013.00**	**$376,641.00**	**0%**	**$377,795.19**
Excess (deficiency) of revenues Over (under) expenditures	-$2,352.00	$318,359.00	-$315,259.00	$3,100.00	-232%	-$3,506.16
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	$0.00	$0.00	$0.00	$0.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$0.00**
Net change in fund balance		$318,359.00	-$315,259.00	$3,100.00	0%	-$3,506.16
FUND BALANCE, BEGINNING	$256,429.00	$256,429.00	$0.00	$256,429.00	0%	$259,529.00
FUND BALANCE, ENDING	**$256,429.00**	**$574,788.00**	**-$315,259.00**	**$259,529.00**	1%	**$256,022.84**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2017 (A-2) Bonds	$2,865,000.00	$2,585,000.00	$2,295,000.00	$1,995,000.00

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

MATURITY DATE	PRINCIPAL OUTSTANDING	PRINCIPAL MATURING	INTEREST MATURING	TOTAL MATURING
05/01/17	$4,855,000.00	$250,000.00	$44,834.56 *	$294,834.56
11/01/17	$4,605,000.00	$0.00	$70,226.25	$70,226.25
05/01/18	$4,605,000.00	$225,000.00	$70,226.25	$295,226.25
11/01/18	$4,380,000.00	$0.00	$66,795.00	$66,795.00
05/01/19	$4,380,000.00	$235,000.00	$66,795.00	$301,795.00
11/01/19	$4,145,000.00	$0.00	$63,211.25	$63,211.25
05/01/20	$4,145,000.00	$240,000.00	$63,211.25	$303,211.25
11/01/20	$3,905,000.00	$0.00	$59,551.25	$59,551.25
05/01/21	$3,905,000.00	$250,000.00	$59,551.25	$309,551.25
11/01/21	$3,655,000.00	$0.00	$55,738.75	$55,738.75
05/01/22	$3,655,000.00	$255,000.00	$55,738.75	$310,738.75
11/01/22	$3,400,000.00	$0.00	$51,850.00	$51,850.00
05/01/23	$3,400,000.00	$265,000.00	$51,850.00	$316,850.00
11/01/23	$3,135,000.00	$0.00	$47,808.75	$47,808.75
05/01/24	$3,135,000.00	$270,000.00	$47,808.75	$317,808.75
11/01/24	$2,865,000.00	$0.00	$43,691.25	$43,691.25
05/01/25	$2,865,000.00	$280,000.00	$43,691.25	$323,691.25
11/01/25	$2,585,000.00	$0.00	$39,421.25	$39,421.25
05/01/26	$2,585,000.00	$290,000.00	$39,421.25	$329,421.25
11/01/26	$2,295,000.00	$0.00	$34,998.75	$34,998.75
05/01/27	$2,295,000.00	$300,000.00	$34,998.75	$334,998.75
11/01/27	$1,995,000.00	$0.00	$30,423.75	$30,423.75
05/01/28	$1,995,000.00	$310,000.00	$30,423.75	$340,423.75
11/01/28	$1,685,000.00	$0.00	$25,696.25	$25,696.25
05/01/29	$1,685,000.00	$315,000.00	$25,696.25	$340,696.25
11/01/29	$1,370,000.00	$0.00	$20,892.50	$20,892.50
05/01/30	$1,370,000.00	$325,000.00	$20,892.50	$345,892.50
11/01/30	$1,045,000.00	$0.00	$15,936.25	$15,936.25
05/01/31	$1,045,000.00	$335,000.00	$15,936.25	$350,936.25
11/01/31	$710,000.00	$0.00	$10,827.50	$10,827.50
05/01/32	$710,000.00	$350,000.00	$10,827.50	$360,827.50
11/01/32	$360,000.00	$0.00	$5,490.00	$5,490.00
05/01/33	$360,000.00	$360,000.00	$5,490.00	$365,490.00
		$2,865,000.00	$454,755.00	$3,319,755.00

** *Short Interest 109 Days*

Budget Narrative
Fiscal Year 2027

REVENUES

Interest - Investments
The District earns interest income on their trust accounts with Hancock Whitney Bank.

Special Assessment – Tax Collector
The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessment – Discounts
Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Expenditures - Administrative

Misc – Assessment Collection Cost
The District reimburses the Pasco County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Expenditures – Debt Service

Principal Debt Retirement
The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense
The District pays interest expense on the debt twice during the fiscal year.

Professional Services – Dissemination Agent
The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

R&M-Aquascaping
Includes expenses incurred for the maintenance pond plantings.

R&M-Entry Feature
Includes expenses incurred for the maintenance of entry walls.

Budget Narrative
Fiscal Year 2027

Expenditures – Debt Service (continued)

R&M-Fountain
The District has several fountains that require periodic maintenance & repairs.

R&M-Mitigation
The District is required to establish a surface water quality program which will consist of sampling & analysis from various points within the District. It is required that the District reports on the mitigation maintenance.

Op Supplies – Field Manager
Expenses related to the day to day operation of the Field Staff.

Reserve - Sidewalks
This allocation of funds is to be used for future sidewalk improvements and/or the use of previously assigned reserves per board direction.

Capital Outlay
The District designates funds to improve and/or replace assets or to extend the useful life of assets. The cost per event exceeds $5,000.

Reserves-Clubhouse
This allocation of funds is to be used for future clubhouse improvements and/or the use of previously assigned reserves per board direction.

Reserves-Recreation Facilities
This allocation of funds is to be used for future recreational improvements and/or the use of previously assigned reserves per board direction.

Oakstead

Community Development District

Supporting Budget Schedule

FY 2027

Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026

Parcel	General Fund 001 (O&M)			Debt Service 2016 A-1			Debt Service 2017 A-2			Total Assessments per Unit				Units
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	$ Change	Percent Change	
PHASE I														
Strathmore	$1,323.21	$973.22	36.0%	$871.81	$871.81	0.0%	$0.00	$0.00	n/a	$2,195.02	$1,845.02	$ 350.00	19.0%	70.00
Hillington	$1,323.21	$973.22	36.0%	$659.92	$659.92	0.0%	$0.00	$0.00	n/a	$1,983.13	$1,633.13	$ 350.00	21.4%	164.00
Hillington	$1,323.21	$973.22	36.0%	$118.87	$118.87	0.0%	$0.00	$0.00	n/a	$1,442.07	$1,092.08	$ 350.00	32.0%	1.00
Weymouth	$1,323.21	$973.22	36.0%	$527.93	$527.93	0.0%	$0.00	$0.00	n/a	$1,851.14	$1,501.14	$ 350.00	23.3%	103.00
Weymouth	$1,323.21	$973.22	36.0%	$95.10	$95.10	0.0%	$0.00	$0.00	n/a	$1,418.31	$1,068.31	$ 350.00	32.8%	1.00
Ashmonte	$1,323.21	$973.22	36.0%	$791.90	$791.90	0.0%	$0.00	$0.00	n/a	$2,115.11	$1,765.11	$ 350.00	19.8%	71.00
Keswick	$1,323.21	$973.22	36.0%	$659.92	$659.92	0.0%	$0.00	$0.00	n/a	$1,983.13	$1,633.13	$ 350.00	21.4%	109.00
Brenford	$1,323.21	$973.22	36.0%	$712.89	$712.89	0.0%	$0.00	$0.00	n/a	$2,036.10	$1,686.10	$ 350.00	20.8%	140.00
Brenford	$1,323.21	$973.22	36.0%	$128.38	$128.38	0.0%	$0.00	$0.00	n/a	$1,451.59	$1,101.59	$ 350.00	31.8%	1.00
Total Phase I														**660.00**
PHASE 2														
Ballastone	$1,323.21	$973.22	36.0%	$0.00	$0.00	n/a	$1,529.21	$1,529.21	0.0%	$2,852.42	$2,502.42	$ 350.00	14.0%	44.00
Marchmont	$1,323.21	$973.22	36.0%	$0.00	$0.00	n/a	$764.13	$764.13	0.0%	$2,087.34	$1,737.34	$ 350.00	20.1%	206.00
Weymouth	$1,323.21	$973.22	36.0%	$0.00	$0.00	n/a	$610.92	$610.92	0.0%	$1,934.13	$1,584.13	$ 350.00	22.1%	128.00
Tanglewyld	$1,323.21	$973.22	36.0%	$0.00	$0.00	n/a	$610.92	$610.92	0.0%	$1,934.13	$1,584.13	$ 350.00	22.1%	142.00
Tanglewyld	$1,323.21	$973.22	36.0%	$0.00	$0.00	n/a	$109.92	$109.92	0.0%	$1,433.13	$1,083.13	$ 350.00	32.3%	1.00
Tanglewyld	$1,323.21	$973.22	36.0%	$0.00	$0.00	n/a	$43.36	$43.36	0.0%	$1,366.57	$1,016.57	$ 350.00	34.4%	3.00
Total Phase II														**524.00**
Tract 5	$3,085.63	$2,139.19	44.2%	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$3,085.63	$ 2,139.19	$946.44	44.2%	**5.00**
														1,189.00

ASSESSMENT TREND ANALYSIS - GENERAL FUND					
Parcel	**FY 2027**	**FY 2026**	**FY 2025**	**FY 2024**	**FY 2023**
PHASE I					
Strathmore	$1,323.21	$973.22	$973.21	$973.21	$973.21
Hillington	$1,323.21	$973.22	$973.21	$973.21	$973.21
Hillington	$1,323.21	$973.22	$973.21	$973.21	$973.21
Weymouth	$1,323.21	$973.22	$973.21	$973.21	$973.21
Weymouth	$1,323.21	$973.22	$973.21	$973.21	$973.21
Ashmonte	$1,323.21	$973.22	$973.21	$973.21	$973.21
Kinswick	$1,323.21	$973.22	$973.21	$973.21	$973.21
Benford	$1,323.21	$973.22	$973.21	$973.21	$973.21
Benford	$1,323.21	$973.22	$973.21	$973.21	$973.21
Total Phase I					
PHASE 2					
Ballastone	$1,323.21	$973.22	$973.21	$973.21	$973.21
Marchmont	$1,323.21	$973.22	$973.21	$973.21	$973.21
Weymouth	$1,323.21	$973.22	$973.21	$973.21	$973.21
Tanglewyld	$1,323.21	$973.22	$973.21	$973.21	$973.21
Tanglewyld	$1,323.21	$973.22	$973.21	$973.21	$973.21
Tanglewyld	$1,323.21	$973.22	$973.21	$973.21	$973.21
Total Phase II					
Tract 5	$3,085.63	$2,139.19	$2,196.01	$2,196.01	$2,244.92

RESOLUTION 2026-16

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

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

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

WHEREAS, the Board of Supervisors of the District (the "**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** (the "**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget (the "**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (the "**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

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

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

Passed and Adopted on August 26, 2026.

Attested By:	**Oakstead** **Community Development District**
_____	_____
Name:_____	Name: Fred Krauer
Title: ☐Secretary/☐Assistant Secretary	Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY FOR DISTRICT RENTERS' ACCESS TO THE DISTRICT RECREATIONAL FACILITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District owns, maintains, and operates certain recreational facilities; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish a policy and adopt a fee schedule for use of its facilities; and

WHEREAS, the Board held a public hearing on the 26th day of August, 2026, to receive public comment on the proposed Policy for District Renters' Access to District Recreational Facilities; and

WHEREAS, after hearing and considering public comment, the Board has concluded that the Policy for District Renters' Access to District Recreational Facilities shall be adopted.

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

Section 1. The Board hereby adopts the Policy for District Renters' Access to District Recreational Facilities attached hereto as **Exhibit A**.

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

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST, 2026.

Attest: **Oakstead Community Development District**

_____ _____

Name: _____ Name: _____

Title: Assistant Secretary / Secretary Title: _____

Exhibit A

OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT

Policy for District Renters' Access to District Recreational Facilities

The Oakstead Community Development District (the "**District**") owns, maintains, and operates the recreational facilities within the District. In order to maintain accurate records of all users of the District's recreational facilities, Renters within the District shall have an up-to-date rental agreement or lease on file with the Clubhouse Manager.

Upon receipt of the lease, all Renters shall be entitled to non-exclusive use and enjoyment of the District's recreational facilities, subject to rules and policies of the District. Policies of the District can be found online and may be modified from time to time. Violations of the District's rules and policies may result in the revocation of access privileges.

DRAFT COMMUNITY
DEVELOPMENT DISTRICT

District Facilities and
Clubhouse Amenity Policies

Adopted/Revised DATE

DEFINITIONS

"Annual User Fee" – shall mean the fee established by the District for any person that is not a Property Owner or Renter and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action at a noticed public meeting.

"Board" – shall mean the Board of Supervisors of the District.

"Clubhouse Amenity" – shall mean the property, otherwise known as the clubhouse owned by the District and intended for recreational use and shall include, but not specifically be limited to, the clubhouse, fitness center, and adjacent parking lot together with their appurtenant facilities and areas. It specifically excludes the pool and playgrounds adjacent to the clubhouse, which are owned and managed by DRAFT At Pasco Community Association, Inc., a Florida not for profit corporation.

"Clubhouse Amenity Manager" – shall mean the person or firm so designated by the Board, including their employees.

"Clubhouse Amenity Staff" – shall mean the Clubhouse Amenity Manager, or such other individuals so designated by the Board to manage or operate the Clubhouse Amenity Facilities.

"District" – shall mean DRAFT Community Development District.

"District Facilities" – shall mean any property, building, parking lot, pond and pond easement, including the Clubhouse Amenity as defined above, and any other property owned and/or leased by the District. District Facilities locations are highlighted in red in Attachment 1.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District.

"**District's website**" – shall mean https://www.oaksteadcdd.org/

"Guest" – shall mean any person or persons who are invited and accompanied by a Patron to participate in the use of the Clubhouse Amenity Facilities. However, an individual, that is not an immediate family member residing in the household, may be a guest of a Patron no more than a total of eight (8) times per calendar year.

"Key Card" – shall mean an electronic key card distributed by the Clubhouse Amenity Manager to Patrons (one per residential unit) to access the Clubhouse Amenity Facilities. When you use the access card, your name and time of entry are registered.

"Non-Patron" – shall mean any individual that is not a Patron who is renting any portion of the Clubhouse Amenity Facilities pursuant to these Policies.

"Non-Resident Patron" – shall mean any person and his or her immediate family who is: (i) residing within the same residence, (ii) not a Property Owner or Renter, and (iii) and paying the Annual User Fee to the District for use of the Clubhouse Amenity Facilities.

"Patron" or "Patrons" – shall mean Property Owners, Non-Resident Patrons, and Renters.

"Policies" – shall mean these Clubhouse Amenity Policies of the District, as amended from time to time.

"Property Owner" – shall mean that person or persons, and their immediate family who reside within the same residence, having fee simple ownership of land within the District.

"Renter" – shall mean any tenant, and their immediate family who reside within the same residence, residing in a Property Owner's home located within the District and pursuant to a valid rental or lease agreement.

GENERAL PROVISIONS

(1) The Board reserves the right to amend or modify these Policies when necessary and will notify the Patrons of any changes by posting such changes on the District's website. However, in order to increase rates or fees the Board must hold a duly-noticed public hearing.

(2) The Board, District Manager, and the Clubhouse Amenity Staff have full authority to enforce these Policies.

(3) Patrons must use their assigned Key Card to enter the Clubhouse Amenity Facilities.

(4) At no charge, one (1) facility Key Card will be issued to a Patron. Proof of property ownership or a valid lease may be required annually. All Patrons must use their Key Card for entrance to the Clubhouse Amenity Facilities. The Key Card should not be given out to non-Patrons. A maximum of one (1) Key Card will be issued per residential unit.

(5) For *Replacement* Key Cards – There is a $30.00 to replace a Key Card. Please contact the Clubhouse Amenity Manager for instructions on how to obtain a replacement Key Card. Any Key Card being replaced will be deactivated.

(6) All persons renting or leasing a home from persons owning the property in the District will be required to obtain a Key Card from the Clubhouse Amenity Manager.

(7) Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under sixteen (16) years of age must be accompanied by a parent or adult Patron, eighteen (18) years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's

requirements for obtaining a Florida's driver license.

(8) The Clubhouse Amenity Facilities' hours of operation will be established and published by the District considering the season of the year and other circumstances. The Clubhouse Amenity Facilities will be closed on the following Holidays unless otherwise posted: Christmas Day, Thanksgiving Day and New Year's Day. The Clubhouse Amenity Facilities will also close early at the discretion of the Clubhouse Amenity Manager on Christmas Eve and New Year's Eve.

(9) Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Clubhouse Amenity Facilities' premises, except at pre-approved special events. Approval may only be granted by the Board or the District Chairperson if so authorized by the Board (present request to the District Manager's Office in advance of the meeting) and will be contingent upon providing proof of event insurance with the District named an additional insured. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the District Manager's Office prior to the event.

(10) Vehicles must be parked in designated paved areas only. Vehicles shall not be driven or parked on grass lawns, sidewalks, pathways, pond easements, any District Facilities not designated as parking areas, or in any manner in which blocks or impedes the normal flow of traffic.

(11) Fireworks of any kind are not permitted anywhere on the premises or adjacent areas of the Clubhouse Amenity Facilities.

(12) No Patron or Guest is allowed in the service areas or the facility office of the Clubhouse Amenity Facilities.

(13) Games are on a first come, first serve basis unless otherwise reserved. Use of equipment is limited to 1 hour to allow other guests their turn.

(14) Smoking or the use of smokeless tobacco products, e-cigarettes, or vaporizers is not permitted anywhere within or on the grounds of the Clubhouse Amenity Facilities.

(15) Guests must be registered with the Clubhouse Amenity Staff and accompanied by a Patron upon entering the Clubhouse Amenity Facilities.

(16) Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others and cause them to fear for their physical wellbeing while in or around the Clubhouse Amenity Facilities may be reported to the local law enforcement agency, will be asked to leave and may have their access privileges suspended at the discretion of the District Board.

(17) Clubhouse Amenity Staff and fellow Patrons and Guests are to be treated in a courteous and considerate manner. No staff member shall be reprimanded or harassed in any way by a Patron or Guest. Any cursing, sexual innuendoes, or other behavior which could result in liability for the District, shall automatically be expelled. Any unwarranted (pushing, shoving, grabbing, etc.) physical contact shall automatically be expelled because of the

increased risk of liability to the District, as a result of this type of behavior.

(18) All Complaints regarding services rendered by any Clubhouse Amenity Staff member must be made to the District Manager and if warranted, law enforcement will be contacted. Patrons shall not engage or direct Clubhouse Amenity Staff on any private business, nor shall any Clubhouse Amenity Staff member be used for the individual benefit of the Patron, nor shall any Patron direct, supervise, or in any manner attempt to assert control over any such Clubhouse Amenity Staff members.

(19) Disregard for any Policies, or other rules or policies of the District, may result in expulsion from all District Facilities and/or loss of Clubhouse Amenity Facilities privileges and will not relieve Patrons of obligations to pay assessments, rates, or fees incurred.

(20) Off-road bikes/vehicles, and any unlicensed motor vehicles are prohibited on all property owned, maintained, and operated by the District or the Clubhouse Amenity Facilities. Golf carts may be used on roadways within the District provided such use is in accordance with applicable governmental rules and regulations, including those of Pasco County. Golf carts may not be driven or parked on any lawn areas, sidewalks, or other non-roadway surfaces within the District Facilities.

(21) The Clubhouse Amenity Facilities does not offer child care services. Patrons or Guests should supervise their children.

(22) Skateboarding is not allowed on any Clubhouse Amenity Facilities property, this includes but is not limited to: the building, porches, steps, pathways, and sidewalks surrounding this area.

(23) Fishing is not permitted in any pond owned by the District.

(24) Loss or destruction of property or instances of personal injury:

a. Each Patron and each Guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the Clubhouse Amenity Facilities, whether in lockers or elsewhere.

b. No person shall remove from the room in which it is placed or from the Clubhouse Amenity Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. Patrons shall be liable for any property damage and/or personal injury at the Clubhouse Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury. The District will utilize video surveillance to monitor compliance with these Policies.

c. Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game,

function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Clubhouse Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the District, the Board, Clubhouse Amenity Staff, District representatives, District contractors, and District agents, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.

d. Should any party bound by these Policies bring suit against the District, the Board or staff, agents or employees of the District, any Clubhouse Amenity Staff, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Clubhouse Amenity Staff, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

(25) For any emergencies, please call 911. Afterwards, all emergencies and injuries must be reported to the Clubhouse Amenity Staff as well as the District Manager via the contact information on the District's website.

(26) All malfunctioning or broken equipment should immediately be reported to the District Manager via the contact information on the District's website.

PET AND SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of Service Animals- defined below) are not permitted on or within the Clubhouse Amenity Facilities.

A "**Service Animal**" includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

(1) If the Service Animal is out of control and the handler does not take effective measures to control it;
(2) If the Service Animal is not housebroken; or
(3) If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any

pets are responsible for picking up after their pets as a courtesy to residents.

GUESTS

(1) Patrons who have a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest on any of these Policies as set forth by the District could result in loss of that Patron's privileges.

(2) Each Patron may bring no more than four (4) persons per residence as guests to the Amenities at one time unless the Patron has rented a room at the Clubhouse Amenity Facilities in accordance with these Policies.

(3) All Guests must be accompanied by a Patron at all times with a max of four (4) Guests per visit.

FITNESS CENTER

All Patrons and Guests using areas designed and designated for exercise or fitness use of the within the Clubhouse Amenity Facilities (the "**Fitness Center**") are expected to conduct themselves in a responsible, courteous and safe manner. Misuse or destruction of Fitness Center equipment may result in the suspension or termination of Clubhouse Amenity Facilities privileges.

Please note the Fitness Center is an unattended facility, persons using the Fitness Center do so at their own risk. Clubhouse Amenity Staff is not present to provide personal training or exercise consultation to Patrons or Guests. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

All Patrons will need to visit the Clubhouse Amenity Office during normal operating hours to sign the Fitness Center Waiver in order to activate their Fitness Center access.

(1) *Hours*: The Fitness Center opens for use by Patrons during normal operating hours to be established and posted by the District. No access will be allowed, by a Patron or any other person, before or after Fitness Center hours. Trespassing may be prosecuted as a criminal offense and may lead to the loss of the Key Card and/or the revocation of access to the Clubhouse Amenity Facilities for the entire household.

(2) *Eligible Users*: Patrons sixteen (16) years of age and older are permitted to use the Fitness Center during designated operating hours. Children within the range of twelve (12) years of age and under sixteen (16) years of age are allowed under supervision by a parent or adult Patron, eighteen (18) years of age or older. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, no children under the age of twelve (12) are allowed in the Fitness Center at any time. Guests may use the Fitness Center if accompanied by an adult Patron, eighteen (18) years of age or older. Patrons and Guests use this facility at their own risk.

(3) *Proper Attire:* Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits.

(4) *Food and Beverage:* Food (including chewing gum) is not permitted within the Fitness Center. Beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.

(5) *General Policies for the Fitness Center:*

a. Each individual is responsible for wiping off fitness equipment after use.
b. Prior to the use of any personal trainer at the Clubhouse Amenity Facilities, the personal trainer must enter into an agreement with the District and provide evidence of acceptable training certificates and insurance.
c. Hand chalk is not permitted to be used in the Fitness Center.
d. Music and/or digital media players are not permitted unless they are personal units equipped with headphones. However, Clubhouse Amenity Staff is permitted to play music throughout the Clubhouse Amenity Facilities.
e. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
f. Weights or other fitness equipment may not be removed from the Fitness Center.
g. Use of cardiovascular equipment shall be limited to thirty (30) minute periods and individuals shall alternate between multiple sets on weight equipment if other individuals are waiting. Please return weights and other fitness equipment to the proper location after use.
h. Any fitness program operated and run by Clubhouse Amenity Staff may have priority over other users of the Fitness Center.

CLUBHOUSE AMENITY FACILITIES USER FEE STRUCTURE

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Clubhouse Amenity Facilities. To be fair and equitable to the residents of the District, any non-residents who wish to enjoy the Clubhouse Amenity Facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the District's infrastructure expenses and operation and maintenance expenses of the Clubhouse Amenity Facilities and the requisite supporting infrastructure. The Board may elect to cap the number of non-resident users to account for size and capacity limitations of the Clubhouse Amenity Facilities.

The Annual User Fee for Non-Resident Patrons is $150 per month or $1,800 per year.

FACILITY RENTAL POLICIES

The clubhouse and the meeting room portion of the Clubhouse Amenity Facilities may be rented for private events. Only one portion of the Clubhouse Amenity Facilities is available for rental during regular hours of operation. Both the clubhouse and the meeting room may be rented together during non-regular hours. Rentals may be made by both Patrons and Non-Patrons subject to the rates table below. Rentals may not be made by Patrons more than four (4) months prior to the event. Rentals made by Non-Patrons may be made no more than three (3) months in advance of the event. In addition, Patrons and Non-Patrons may rent a portion of the Clubhouse Amenity Facilities no more than six (6) times per calendar year. Persons interested in doing so should contact the Clubhouse Amenity Manager regarding the anticipated date and time of the event to determine availability. Please note that the Clubhouse Amenity Facilities may be unavailable for private events on the following holidays and on surrounding dates:

Easter Sunday	Memorial Day Weekend	4th of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year's Eve	

The District retains the right to reserve the Clubhouse Amenity Facilities and additional facilities for District use at any time. Since the revocation of access privileges impacts Patrons more than Non-Patrons and since the District may have alternatives to enforce violations of the District's rules and policies against Patrons, the fees associated with renting the space are higher for non-Patrons. These fees are solely intended to ensure that the District is reasonably compensated for renting the space and also are in place to ensure the District can recoup some costs in the event there is damage to the space.

(1) *Maximum Rental Duration:* Rentals may be made for up to five (5) total hours (including set-up and post-event cleanup)

(2) *Rental Fees:* A non-refundable room rental fee will be charged according to the schedule below: A final guarantee (number) of guests is to be conveyed to the Clubhouse Amenity Manager in writing (email is acceptable) no later than ten (10) days before the date of the scheduled event. In absence of a final guarantee, the number indicated on the original agreement will be considered correct.

Patron Rates	$0	$250.00 Refundable Deposit
Non-Patron Rates	$250.00 for up to 25 guests $350.00 for 26 to 50 guests $450.00 for 50 guests or more, up to the maximum designated occupancy	$250.00 Refundable Deposit
Other Associations	**$75.00**	**$0.00 Deposit**

(3) *Deposit:* A refundable deposit of Two Hundred and Fifty Dollars ($250.00) is required for rentals by individuals, patron and non-patron. A refundable deposit is not required for rentals by other Associations.

(4) *Rental Process:* Individuals interested in renting a room must submit to the Clubhouse Amenity Manager, no later than fourteen (14) days prior to the event, a completed Facility

Use Application indicating the nature of the event, the number of guests that will be attending, the hours when the event will be held, and whether alcohol and/or food will be served. The Clubhouse Amenity Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the individual renting the room) will need to be executed prior to use of the Clubhouse Amenity Facilities. Where determined by the Clubhouse Amenity Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Clubhouse Amenity Manager no less than ten (10) days prior to the date of the event. The Clubhouse Amenity Manager will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for consideration.

(5) *Payment to the District upon Approval:* Upon approval and no later than ten (10) days from the rental date individuals should submit a check or money order (no cash) made payable to DRAFT Community Development District to the Clubhouse Amenity Manager for the rental fee (if applicable) and for the deposit (should be separate checks or money orders). Failure to submit the applicable payments in time may result in the room not being reserved. Checks will be cashed by the District prior to the event.

(6) *Refund of Deposit:* The District will issue a refund for the amount of the deposit following the event provided the Clubhouse Amenity Manager determines that there has been no damage to the Clubhouse Amenity Facilities and the premises has been properly cleaned after use. If the premises is not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:

a. Ensure that all garbage is removed and placed in the outside receptacles.
b. Remove all displays, favors or remnants of the event.
c. Restore the furniture and other items to their original position.
d. Wipe off counters, table tops and sink area.
e. Replace garbage liner.
f. Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
g. Ensure that no damage has occurred to the Clubhouse Amenity Facilities and its property.

If additional cleaning is required, the individual renting the room will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, individuals may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The Clubhouse Amenity Manager shall determine the amount of deposit to return, if any.

(7) *General Policies:*

a. Individuals renting the facilities are responsible for ensuring that their guests adhere to the policies set forth herein.
b. Please note all Policies remain in force for these special circumstances and the District has final say in these matters.
c. The volume of live or recorded music must not violate applicable Pasco County noise ordinances.

d. Additional liability insurance coverage will be required for all events that are approved to serve alcoholic beverages. This policy also pertains to certain events the district feels should require additional liability coverage on a case by case basis to be reviewed by the District Manager or Board. The District is to be named on these policies as an additional insured party.
e. Unless the person renting the facilities is a Patron, they shall not use any other portion of the Clubhouse Amenity Facilities.

RENTER'S PRIVILEGES

(1) Property Owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Property Owners' Clubhouse Amenity Facilities privileges. All such designations must be in writing and contain an affirmative statement of the Renter's rights for the use and enjoyment of the Clubhouse Amenity Facilities. A copy of the written designation must be provided to the District Manager before the Renter will be permitted to use the Clubhouse Amenity Facilities.

(2) A Renter who is designated as the beneficial user of the Property Owner's privileges, as verified by proof of a valid lease on file with the appropriate homeowner's association, shall be entitled to the same rights and privileges to use the Clubhouse Amenity Facilities as the Property Owner and shall assume all liabilities associated with the assignment of such rights and privileges.

(3) During the period when a Renter is designated as the beneficial user of the Property Owner's privilege to use the Clubhouse Amenity Facilities, the Property Owner shall not be entitled to use the Clubhouse Amenity Facilities with respect to that property.

(4) Property Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Property Owners are responsible for the deportment of their respective Renters.

(5) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.

SUSPENSION AND TERMINATION OF PRIVILEGES

(1) *Violations*. Privileges at the Clubhouse Amenity Facilities can be subject to suspension or termination by the Board if a Patron or their Guests:
a. Submits false information on an application for a Key Card.
b. Permits unauthorized use of a Key Card.
c. Exhibits unsatisfactory behavior, deportment or appearance.
d. Fails to abide by the Policies, or other rules or policies of the District established for the use of Clubhouse Amenity Facilities.
e. Fails to pay fees or assessments owed to the District in a proper and timely manner.
f. Treats the Board, District Manager, or Clubhouse Amenity Staff in an unreasonable, disrespectful, or abusive manner.
g. Engages in conduct that is improper or likely to endanger the welfare, safety or

reputation of the Clubhouse Amenity Facilities or Clubhouse Amenity Staff.

h. Damages or destroys District property, gate arms, or other common areas.

(2) *Documentation of Violations*. The District Manager or Clubhouse Amenity Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. Such report shall be filed with the District Manager's Office within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.

(3) *Suspension.*

a. The District Manager or Clubhouse Amenity Manager may at any time restrict or suspend any Patron's privileges to use any or all of the Clubhouse Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's property or Clubhouse Amenity Facilities from damage.

b. The District Manager or Clubhouse Amenity Manager shall ask the Patron to leave the Clubhouse Amenity Facilities immediately, and shall call local law enforcement for assistance if the Patron fails to comply with the request.

c. Such suspension shall be for a maximum period of 30 consecutive days.

d. In determining the length of any suspension, the District Manager or Clubhouse Amenity Manager, shall take into account the nature of the conduct and any prior violations.

e. Suspension or termination of privileges to use the Clubhouse Amenity Facilities shall not relieve Patrons of the obligation to pay applicable assessments, rates, or fees.

(4) Appeal of Suspension.

a. A Patron subject to a suspension may appeal the suspension to the Board by filing a written request for an appeal, which written request shall be immediately sent to the District Chairperson with a copy to the District Manager.

b. The filing of a request for an appeal shall not result in the stay of the suspension.

c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.

d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.

e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations.

f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

(5) Longer Suspension or Termination of Privileges by the Board.

a. The District Manager or Clubhouse Amenity Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.

b. At least 15 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.

c. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.

d. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Clubhouse Amenity Facilities.

e. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

(6) *Trespass*. If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

ATTACHMENT 1

OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT

Clubhouse Gathering Room Reservation Policies and Usage Agreement

The Oakstead Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Pasco County, Florida (hereinafter the "**District**") owns and maintains an Amenity Center located at 3038 Oakstead Boulevard, Land O' Lakes, FL 34638. The Amenity Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, and Various Common Areas. The Clubhouse Gathering Room is the ONLY space available for purposes of resident and/or non-resident rental.

Reservation Date: _____ *Day:* _____

Time Reserved: _____ *Type of Party:* _____

Resident: _____ *Non-Resident:* _____

Non-Resident: _____ *Non-Resident Business:* _____

IF Renting to a Non-Resident: *Name of Non-Resident:* _____
DOB of Non-Resident: _____
Mailing Address of Non-Resident: _____

Applicant/Renter Information:
Name: _____
Address: _____
Home Phone Number: _____ *Cell Phone Number:* _____

*Resident Security Deposit of **$350.00** Received on:* _____ *in the total amount of: $350.00*
*Non-Resident Security Deposit of **$500.00** Received on:* _____ *in the total amount of: $500.00*

The Clubhouse Gathering Room (PLEASE NOTE that this does **NOT** include pool or pool patio access) may be rented for private events. ONLY the Gathering Room is available for rental, during the hours of 12:00 p.m. and 6:00 p.m. Rentals are allowed for a maximum of six (6) hours total, unless otherwise approved ahead of time and in writing by the Park Director. Rentals are on a first-come first-serve basis, with a mandatory Security Deposit DUE at time of reservation in order to officially effectuate reservation of the requested Date and Time.

Gathering Room Rental Fees for Residents and Non-Residents

Residents:	**Non-Residents:**
Up to six (6) hours = $150.00	Up to six (6) hours = $300.00
Refundable Security Deposit = $350.00	Refundable Security Deposit = $500.00

6-Foot Banquet Table Rental = $5.00 Each (Cash Only)

PLEASE KEEP PARTY TO ALLOTED TIME. OVERAGE WILL RESULT IN LOSS OF DEPOSIT.

Cancellation Policy: PLEASE NOTE that the District MUST receive formal, written notice of a cancellation a minimum of five (5) days prior to the Reservation Date and Time in order for a refund of the Security Deposit to be allowed. Without proper notice, the Rental Fee and the Security Deposit are forfeited.

OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT

Gathering Room Rental Usage Policies

1. _____ All persons using the Gathering Room do so at their own risk.
2. _____ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times while in the Gathering Room.
3. _____ Alcohol is **NOT** permitted in the Gathering Room – presence of alcohol, whether open or otherwise, will **AUTOMATICALLY FORFEIT THE RENTAL FEE AND THE SECURITY DEPOSIT** (NO EXCEPTIONS).
4. _____ Glass containers, of any kind, are **NOT** permitted in the Gathering Room.
5. _____ Furniture shall NOT be removed from the Gathering Room at any time.
6. _____ All equipment, furnishings, and property of the District shall be found in the same condition after use of the Gathering Room.
7. _____ It shall be the responsibility of any resident renting the Gathering Room to remove food and/or other items brought in during the event.
8. _____ Non-perishable items left in the Gathering Room after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded.
9. _____ All persons renting and utilizing the Gathering Room shall obey the Pasco County Noise Ordinance as set by the Fire Marshall. **Capacity Limit is 40 people.**
10. _____ Glitter and Confetti are **NOT** allowed in Gathering Room.
11. _____ Residents wishing to reserve the Gathering Room shall contact District staff no later than two (2) weeks prior to the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Gathering Room with the applicant. Use of the Gathering Room for parties or other group functions will require the execution of an indemnification agreement and a security deposit.
12. _____ Use of the Gathering Room is STRICTLY limited to the confines of the Gathering Room within the Clubhouse. Use of the Pool and/or the Pool Patio is STRICTLY PROHIBITED and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. _____ Use of tape, push pins, etc. on the walls and/or ceiling of the Gathering Room is STRICTLY PROHIBITED.
14. _____ The Gathering Room, including but not limited to, ALL surfaces, walls, floors, etc. are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Gathering Room. Failure to adequately clean will result in **FORFEITURE OF THE SECURITY DEPOSIT**. The depositor letter of explanation concerning the withholding of any funds shall be forwarded within 10 days.
    i. **Please Note:** the District will provide the cleaning products.
15. _____ ALL CLEANING MUST BE COMPLETED, and the Gathering Room locked up securely (all windows and doors closed and locked) by the ending time of the reservation; persons in the Gathering Room AFTER ending time of the reservation will be considered as TRESPASSING and NOT ONLY will the SECURITY DEPOSIT BE AUTOMATICALLY FORFEITED but the Trespassers will be subject to arrest by patrolling legal entities (Security and/or Pasco County Sheriff's Office).
16. _____ No person may use the Gathering Room in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use the Gathering Room in such a manner that creates excessive noise, profanity, or boisterous action.
17. _____ Approval of all events is subject to the discretion of the District Representative, District Manager, and/or the District's Board of Supervisors. The District Manager has, within his/her sole discretion, the authority to reduce or waive rental fees for Community Service functions

and events.

18. _____ No pets shall be allowed at any time in the Gathering Room except for service animals as defined by Florida Statutes.
19. _____ All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.
20. _____ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
21. _____ Call 911 in the event of an emergency or any safety concerns.
22. _____ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of the Security Deposit but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.

I, the renter, have read, initialed, and understand the Gathering Room Reservation Policies listed above.

Oakstead
Community Development District

_____
District Representative Name: _____
Title: _____
Date of Signature: _____

Renter (Resident/Non-Resident) *(please circle one)*

_____
Printed Name: _____
Date of Signature: _____
Email Address: _____

OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT

Permission to use Gathering Room, Release of Liability, and Indemnification Agreement

1. The District is the owner of the Gathering Room.
2. The District is a residential development.
3. Upon request, the District, while it is the owner of the Gathering Room, will consider the use of the Gathering Room by groups and other entities for limited purposes.
4. The "Renter," has applied to the District to use the Gathering Room.
5. The District, by its execution of this Agreement, has approved the use of the Gathering Room, as described herein, subject to all applicable laws, rules, and regulations, and subject to the District's receipt of a Rental Fee of $150.00 for Residents and $300.00 for Non-Residents for rentals up to six (6) hours. Every rental will require the receipt of a Security Deposit of $350.00 for Residents and $500.00 for Non-Residents. All monies must be in the form of U.S. Bank Check. Please make two separate checks, one each for the Rental Fee and the Security Deposit. Checks should be made payable to: Oakstead CDD.
6. The District has consented to the above use by the Renter, its agents, employees, and invitees.
7. In consideration of the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its agents, employees, and invitees, and any other person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage, or injury of any nature whatsoever to person (including but not limited to personal injury and death) or property resulting in any way from, or in any fashion arising from, connected with, or resulting in any way from the use of the Gathering in whatever manner the loss, damage, or injury may be cause and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, its agents or employees.
8. As further consideration for the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its representatives and assigns, agrees to defend, indemnify, and hold harmless the District, its agents or employees, from any and all claims for loss, damage, or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Gathering Room in whatever manner the loss, damage, or injury may be caused and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole, or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this Agreement to defend, indemnify, and hold harmless applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, their agents, or employees.
9. Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal part, term, or provisions shall be deemed not a part of this Agreement.

_____

Renter's Printed Name and Signature **Date**

_____

District Representative Name and Signature **Date**

OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT

CHECK PAYMENT FORM

*This form must be completed by **each individual** issuing a check to the Oakstead Community Development District as payment for Gathering Room rentals, keys, or any other products/services. A copy of the check issuer's driver's license and/or valid ID MUST be obtained **for each individual occurrence.***

TODAY'S DATE: _____

NAME OF ISSUER: _____

DOB: _____

ADDRESS: _____

HOME PHONE: _____

CELL PHONE: _____

DRIVER LICENSE NUMBER: _____
Please attach a copy of Driver's license.

PLACE OF EMPLOYMENT: _____

WORK PHONE: _____

AMOUNT OF CHECK: _____

REASON FOR CHECK: _____

Non-Sufficient Funds (NSF) Policy:
In the event that a check is sent back to the Oakstead Community Development District (the "District") for non- sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of $25.00 in addition to the original check amount.

OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT

Check List for Gathering Room Rental Deposit Return

(for use by District Representative ONLY)

___ Room was swept clean of all debris
___ Chairs stacked and returned to storage room (chairs to be stacked eight (8) high, facing forward)
___ All tables washed and returned to storage room upright and correctly, to avoid sliding
___ All decorations removed, including from ceiling
___ Windows wiped clean from fingerprints and/or food
___ All trash bagged and taken to the dumpster for disposal
___ All refrigerator/freezer items removed
___ If kitchen used, must be wiped down
___ Party stayed within allotted time as signed to in Contract

All items have been completed and Deposit returned _____
(Resident Signature / Date)

Oakstead CDD Representative has checked all items above as completed _____
(CDD Representative Signature)

REASON, IF Security Deposit was not returned (attach pictures):

RESOLUTION 2026-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN UPDATED POLICY AND FEE SCHEDULE FOR NON-RESIDENT USE OF DISTRICT RECREATIONAL FACILITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District owns, maintains, and operates certain recreational facilities; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish a policy and adopt a fee schedule for use of its facilities; and

WHEREAS, the Board held a public hearing on the 26th day of August, 2026, to receive public comment on the proposed Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities; and

WHEREAS, after hearing and considering public comment, the Board has concluded that the Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities shall be adopted.

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

Section 1. The Board hereby adopts the Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities attached hereto as **Exhibit A**.

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

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST, 2026.

Attest: **Oakstead Community Development District**

_____ _____

Name: _____ Name: _____

Title: Assistant Secretary / Secretary Title: _____

Exhibit A

OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT

Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities

Policy:

The Oakstead Community Development District (the "**District**") owns, maintains, and operates the recreational facilities within the District. The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the recreational facilities.

To be fair and equitable to the residents of the District, any non-residents who wish to enjoy the District's recreational facilities are required to pay a fair and reasonable user fee that covers a proportional share of the operation and maintenance expenses of the District.

Upon payment of the non-resident user fees, any person shall be entitled to non-exclusive use and enjoyment of the District's recreational facilities in the same manner* as residents, subject to rules and policies of the District. Policies of the District can be found online and may be modified from time to time. Violations of the District's rules and policies may result in the revocation of access privileges without a refund.

The District's Board of Supervisors may elect to cap the number of non-resident users due to size and capacity limitations of the District facilities. Non-residents interested in using the District's recreational facilities should contact the District Manager or the Clubhouse Manager.

Fee Schedule

***Annual Membership Fee**	**$2,050**	**For use of the Clubhouse Facilities and grounds for up to four (4) people.**

*Non-residents who pay for an annual membership are limited to a maximum number of four (4) users.

RESOLUTION 2026-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board for the Fiscal Year beginning October 1, 2026, and ending on September 30, 2027, (the **"Meeting Schedule"**) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Meeting Schedule to Pasco County and the Department of Commerce.

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

Passed and Adopted on August 26, 2026.

Attested By:

Oakstead
Community Development District

_____
Name:_____
Title: ☐Secretary/☐Assistant Secretary

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

Exhibit A

Notice of Meetings
Fiscal Year 2026/2027
Oakstead Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Oakstead Community Development District shall be held at **12:00 p.m. at the Oakstead Clubhouse located at 3038 Oakstead Boulevard, Land O'Lakes, Florida 34638**. The meeting dates are as follows:

Tuesday, October 20, 2026
Tuesday, November 17, 2026
Tuesday, December 15, 2026
Tuesday, January 19, 2027
Tuesday, February 1, 2027
Tuesday, March 16, 2027
Tuesday, April 20, 2027
Tuesday, May 18, 2027
Tuesday, June 15, 2027
Tuesday, July 20, 2027
Tuesday, August 17, 2027
Tuesday, September 21, 2027

The Board of Supervisors of the Oakstead Community Development District will hold **workshops** for Fiscal Year 2027 to discuss various District matters **at the Oakstead Clubhouse located at 3038 Oakstead Boulevard, Land O'Lakes, Florida 34638**. **on the first Tuesday of each month at 10:00 a.m.** as indicated below:

October 6, 2026
November 3, 2026
December 1, 2026
January 5, 2027
February 2, 2027
March 2, 2027
April 6, 2027
May 4, 2027
June 1, 2027
July 6, 2027
August 3, 2027
September 7, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from the District's website at https://www.oaksteadcdd.org/ or by contacting the District Manager via email at mark.vega@inframark.com, seven (7) days prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Inframark, District Management

Jeffrey O'Connor
General Superintendent
3100 Fairlane Farms Rd,
Wellington, Fl 33414
Tel: (561) 913-1831
E-Mail: joconnor@azuria.com

SALESFORCE ID

Project: OakStead CDD
ATTN: Mark Vega
Inframark

PHONE: 813-991-1140
CELL:
EMAIL: www.inframarkims,com

RE: 4343 Marchmont Proposal 2026154#

Insituform Technologies, LLC ("ITL") is pleased to provide this Proposal ("Proposal") for the scope of work detailed below for the above-referenced Project ("Project").

PRICING

The following pricing shall apply to work performed by ITL. All pricing is valid for 30 days, unless otherwise extended by ITLLC.

DESCRIPTION	QTY	UNIT	$/UNIT	TOTAL
Mobilization	1	LS	$1,200.00	$1,200.00
Clean Dranage pipe 10' All driection and box	1	LS	$1,650.00	$1,650.00
Dump Fee	1	LS	$850.00	$850.00
				$0.00
				$0.00
				$0.00
				$0.00
				$3,700.00

Notes:

1. GC will be responsible for any bypass pumping, plugging, and MOT if required.

ASSUMPTIONS AND QUALIFICATIONS

The Pricing in this Agreement is based upon the following assumptions and clarifications:

1. ITL assumes the work will be completed during dry weather conditions.
2. Customers shall be invoiced for actual quantities at the above unit prices.

EXCLUSIONS

The following items are excluded from ITL's above Pricing and Scope of Services / Responsibilities stated in this Agreement. These items, if necessary, applicable or otherwise required, shall be furnished by Customer, in the Customer's direction and at no cost to ITL or may, upon mutual agreement in writing between ITL and Customer, be provided by ITL at an additional cost:

1. Permits, licenses and construction easements
2. Pipe Repairs
3. Televising Pipes
4. Maintenance of Traffic ("MOT") if needed.
5. Any PRB (Baffle) Removal/Replacement
6. Any Mud work around Pipes, Grates or Manholes
7. Customer shall be responsible for locating all manholes on the project and ensuring access is possible.
8. Environmental/erosion controls (i.e., hay bales, silt fence etc.) that may be required adjacent to manholes, access points and/or water supply hose. Restoration will be performed by Customer.
9. Payment and Performance bonds. If payment and performance bonds are required, add 2.5% to the total Project cost.
10. Removal and disposal of any hazardous or toxic materials encountered during the Project.
11. Holiday work, rush delivery or adverse weather work (as defined by ITL).
12. Certified Professional Engineer stamped designs. Will be provided, at additional cost, if required in specifications.
13. Sales tax on materials is <u>included</u> in this Agreement.
14. Additional premiums for special insurance coverage(s) specific to any project if required.

ITL GENERAL SCOPE OF WORK / RESPONSIBILITIES

ITL will provide the following:.

1. Standard insurance coverage with the following limits:
   - General Liability: $2,000,000 per occurrence/$4,000,000 aggregate
   - Auto: $2,000,000 Combined Single Limit
   - Workers Compensation: Statutory with $1,000,000 Employer's Liability

   The above insurance shall not include Primary and Non-Contributory Coverage and ITL shall not provide a Waiver of Subrogation endorsement.

NOTE: Modifications to the Scope of Work/Responsibilities of ITL may result in a change in price and/or duration.

CUSTOMER RESPONSIBILITIES

Customers will provide the following:

1. C l e a r Access to Each Grate on Property.

TERMS AND CONDITIONS

By executing this Proposal, Customer shall be subject to the following terms and conditions listed below: (Insituform Technologies, LLC Terms and Conditions)

<u>APPLICABLE TERMS</u>. These terms and conditions ("Terms and Conditions") govern the provision of Goods and Services by Insituform Technologies, LLC ("Insituform") to Customer as detailed in Insituform's Annual Services Agreement or Proposal (collectively, "Proposal"). All terms and conditions contained in any other oral or written communication, including Customer's request for proposal(s), request for quote(s), call

out form(s) or purchase order(s) which are different from or in addition to these Terms and Conditions are hereby rejected and will not be binding on Insituform. All prior proposals, negotiations, and representations, if any, are merged herein.

PAYMENT TERMS. Customer agrees to pay for the Goods and Services in full, without exception or retention, within thirty (30) days from the date of invoice unless otherwise stated on the invoice. Monthly partial progress payments may be requested for the value of work in progress or completed, including materials delivered to the job site. If Customer fails to make any payment to Insituform when due, Customer's entire account(s) with Insituform will become immediately due and payable without notice or demand. Customer will be charged 1½ % interest per month, compounded monthly, or the maximum rate of interest allowed by law, whichever is less, on all amounts not received by the due date until fully paid, including any interest due. Insituform reserves the right to change its payment terms in its sole discretion based on its concern about Customer's ability to pay or perform any obligation owed to Insituform. Insituform reserves the right to suspend performance pending its receipt of adequate assurance of past due payment in a manner acceptable to Insituform in its sole discretion. Should Insituform incur costs or expenses to collet monies due hereunder from Customer, Customer shall pay to Insituform, in addition to all other sums due, attorneys' fees, consultants' costs, and other expenses and costs, including litigation expenses, arbitration expenses, and arbitrator compensation in connection therewith. Quantities in the Proposal are estimated. Unit prices apply for invoice and payment.

LABOR RATES. Unless expressly stated otherwise in the Proposal, the price set forth in the Proposal is based on Insituform's wage rates as currently in effect. If Insituform is required to pay prevailing wages to its employees providing the Services, any additional payroll expense incurred by Insituform will be added to the price set forth in the Proposal.

SCHEDULE. The schedule for the performance of the Services will be mutually agreed upon with the objective of coordinating such schedule, to the extent reasonably practicable, with Customer's schedule. If the Proposal sets forth specific periods of time for rendering Services, or specific dates by which Services are to be completed, and such periods of time or extended or delayed for reasons outside of Insituform's control., Insituform's compensation and schedule shall be equitably adjusted. Any restrictions to Insituform's normal work hours required by local, state, or federal law or authorities shall result in an equitable adjustment of schedule and compensation. Any deadline shall be extended for a reasonable amount of time (as determined in Insituform's sole discretion) due to any of the following events or the effects thereof: (a) change orders, (b) force majeure, (c) late delivery of drawings, data, equipment, materials or other items to be furnished in connection with Insituform's obligations by Customer or its other subcontractors or suppliers, (d) excessive inspection by or on behalf of Customer, (e) other interference with Insituform's obligations by Customer or its agents, contractors or subcontractors, (f) inaccessible site of work, (g) transportation delays, (h) unforeseen conditions, or (i) any other circumstances beyond Insituform's reasonable control, whether similar or dissimilar to the foregoing. If Insituform is delayed on site for reasons beyond its reasonable control, Insituform will invoice Customer for standby time at a rate of $1,200.00 per hour. In no event shall Insituform be subject to liquidated damages, delay damages or other damages arising from or related to any delay in the performance of the Services or an extension of time to perform the Services.

CHANGED CONDITIONS. If conditions are encountered at the job site which are (a) materially changed from the time of the Proposal, (b) subsurface or otherwise concealed physical conditions which differ materially from the information on which the Proposal is based, or (3) unknown conditions of an unusual nature which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for herein, then the schedule and compensation shall be equitably adjusted to address the conditions.

INDEMNIFICATION. TO THE FULLEST EXTENT PERMITTED BY LAW, CUSTOMER SHALL DEFEND, INDEMNIFY, AND HOLD INSITUFORM AND ITS DIRECTORS, OFFICERS, EMPLOYEES AND AGENTS HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS (INCLUDING THIRD PARTY CLAIMS), SUITS, OR LIABILITY FOR DAMAGES TO PROPERTY INCLUDING LOSS OF USE THEREOF, INJURIES TO PERSONS, INCLUDING DEATH, AND FROM ANY OTHER CLAIMS, SUITS, OR LIABILITY ("OCCURRENCE") TO THE EXTENT SUCH OCCURRENCE IS CAUSED BY, ARISES FROM, OR RELATES IN ANY WAY TO CUSTOMER'S NEGLIGENT ACT OR OMISSION. CUSTOMERS' OBLIGATION EXTENDS TO THE NEGLIGENT ACTS OR OMISSIONS OF ITS SUPPLIERS, OFFICERS, AGENTS, EMPLOYEES, OR SERVANTS.

LIMITATION OF LIABILITY. IN NO EVENT SHALL INSITUFORM OR CUSTOMER BE LIABLE TO THE OTHER, ITS AFFILIATES, SUCCESSORS, ASSIGNS, VENDEES OR TRANSFEREES, OR TO ANY OTHER THIRD PARTY FOR ECONOMIC LOSS, LOST PROFITS OR BUSINESS OPPORTUNITIES, INCIDENTAL, CONSEQUENTIAL (INCLUDING LOSS OF PRODUCTION, LOSS OF PRODUCT, LOSS OF USE, LOSS OF BUSINESS AND BUSINESS INTERRUPTION, LOSS OF REVENUE, PROFIT, OR ANTICIPATED PROFIT, WHETHER SUCH LOSSES WERE FORESEEABLE AT THE TIME OF ENTERING THIS AGREEMENT), SPECIAL OR PUNITIVE DAMAGES OR LOSSES, EVEN IF THE PARTIES HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, ARISING OUT OF, RESULTING FROM, OR RELATING IN ANY WAY TO INSITUFORM'S PROPOSAL, ANY PURCHASE ORDER, CALL OUT FORM, OR THE ACTS OR OMISSIONS OF THE PARTIES IN CONNECTION WITH SERVICES/GOODS PROVIDED BY INSITUFORM. FURTHER, NOTWITHSTANDING ANYTHING CONTAINED IN THESE TERMS AND CONDITIONS, ANY PROPOSAL, ANY CALL OUT FORM, OR ANY PURCHASE ORDER TO THE CONTRARY, A N Y RECOURSE AGAINST INSITUFORM RELATED TO INSITUFORM'S

INSITUFORM TECHNOLOGIES, LLC

TERMS AND CONDITIONS

PERFORMANCE HEREUNDER OR INSITUFORM'S FURNISHING OF GOODS OR SERVICES, INCLUDING BUT NOT LIMITED TO ANY INDEMNITY OBLIGATIONS, SHALL BE STRICTLY LIMITED TO THE AMOUNT PAID TO INSITUFORM UNDER THE APPLICABLE CALL OUT FORM OR $10,000, WHICHEVER IS LESS.

NO WARRANTY. INSITUFORM MAKES NO REPRESENTATIONS AND GRANTS NO WARRANTIES, EXPRESS OR IMPLIED, EITHER IN FACT OR BY OPERATION OF LAW, BY STATUTE OR OTHERWISE, AND SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, WHETHER WRITTEN OR ORAL, OR EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY, SUITABILITY, FITNESS FOR A PARTICULAR PURPOSE, FUNCTION, DESIGN, QUALITY, CAPACITY, FREEDOM FROM DEFECTS AND/OR CONTAMINATION, AND GOOD AND WORKMANLIKE PERFORMANCE, ARISING FROM OR IN CONNECTION WITH ANY GOODS OR SERVICES PROVIDED BY OR AT THE DIRECTION OF INSITUFORM.

ACCEPTANCE. Customer's ordering of goods or services by Call Out Form, Purchase Order or otherwise shall be treated as Customer's acceptance of these Terms and Conditions and those contained in the applicable Proposal. The acceptance of Insituform's Proposal creates a binding contract regarding the applicable project at the prices quoted therein and subject to these Terms and Conditions. Insituform reserves the right to change its pricing based on any unforeseeable delay in beginning and completing its work which is not caused by Insituform.

SET-OFF AND BACKCHARGES. Customer will not be entitled to set-off any amounts due to Customer against any amount due to Insituform from Customer. Insituform will not be responsible for any backcharges unless approved in writing in advance by an authorized representative of Insituform.

PROPRIETARY AND CONFIDENTIAL INFORMATION. The information contained in the Proposal is proprietary to Insituform and shall be retained by the Customer in confidence and shall not be published or otherwise disclosed to third parties without the express written consent of Insituform.

TERMINATION. This Agreement may be terminated by either Party upon seven (7) day's written notice should the other party fail to materially perform in accordance with this Agreement without liability to the party initiating such termination. However, Insituform shall be entitled to be paid in full for its work and material provided until the date of termination.

APPLICABLE LAW - ENTIRE AGREEMENT. These Terms and Conditions are to be construed according to the laws of the State of Missouri, USA, except that its laws on conflict of laws shall be disregarded in their entirety when interpreting this agreement or the performance of the parties. Any controversy or claim ("Claim") arising out of or related to these Terms and Conditions or applicable Proposal or Call Out Form, or the breach thereof, shall be subject to mediation between the parties as a condition precedent to further dispute resolution. In the event mediation fails to produce a satisfactory resolution of the Claim within sixty (60) days, then any Claim shall be settled by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect. The arbitration shall be governed by the United States Arbitration Act to the exclusion of any provision of state, national or local law inconsistent therewith or which would produce a different result. Judgment upon the award rendered by the arbitrator may be entered by any court having jurisdiction. The arbitration shall be held in St. Louis, Missouri, USA. There shall be one arbitrator who shall have no jurisdiction to award punitive damages or exemplary damages. The arbitrator shall determine the Claim(s) of the parties and render a final award in accordance with the substantive law of the State of Missouri, USA, excluding any conflicts provisions of such law, whether statutory or case law. In the event that any arbitration instituted to enforce any provision of these Terms and Conditions, the Proposal, Call Out Form and Purchase Order, and/or to remedy, prevent or obtain relief from a breach of these Terms and Conditions, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs, including costs of arbitration, as well as court costs incurred, including those incurred in any and all appeals or petitions therefrom. The Proposal, Call Out Form or Purchase Order, as applicable, and these Terms and Conditions, constitute the full understanding of the parties, and no terms, conditions, understanding or agreement purporting to modify or vary the terms of these Terms and Conditions shall be binding unless hereafter made in writing and signed by Insituform.

DATA PRIVACY AND CYBERSECURITY. Customer shall comply with the Cybersecurity and Data Protection Terms and Conditions available at https://www.azuria.com/privacy, with such terms and conditions being incorporated herein by reference. All references to Supplier set forth in such terms and conditions shall be deemed to apply to Customer.

MISCELLANEOUS. No part of these Terms and Conditions may be changed except by a written document signed by Insituform. As used in these Terms and Conditions, "including" and its variants mean "including without limitation" and its variants. No course of dealing or performance, usage of trade, or failure to enforce any terms will be used to modify these Terms and Conditions. The headings used in these Terms and Conditions are for general ease of reference and are not part of these Terms and Conditions. If any of these terms are unenforceable, such term will be limited only to the extent necessary to make it enforceable, and all other terms will remain in full force and effect. Customer may not assign these Terms and Conditions without Insituform's prior written consent. Nothing in these Terms and Conditions shall be construed to create, impose, or give rise to any duty owed to any third party. A waiver of these Terms and Conditions shall not operate as a subsequent waiver. Notwithstanding completion or termination of the applicable Proposal, Purchase Order, or Call Out Form for any reason, all representations, warranties, limitations of liability, and indemnification

obligations contained in these Terms and Conditions shall survive such completion or termination and remain in full force and effect

The terms of this Agreement (including the Insituform Terms and Conditions) shall be controlling over others. The terms and conditions of this Proposal form the entire agreement "Agreement" between the parties. All other terms, proposals, negotiations, representations, recommendations, statements or agreements, whether made or issued contemporaneously or previously, are excluded from and are not a part of this Proposal and have no binding or enforceable effect. This Proposal, if accepted, shall be binding on the parties and their respective successors and assigns.

ACCEPTANCE

Please do not hesitate to contact me with any further questions at

Very truly yours,

Insituform Technologies, LLC.

Jeffrey O'Connor
General
Superintendent

Accepted By: _____ Date: _____
(signed)

_____ Title: _____
(print name)

ENVIROWASTE SERVICES GROUP, INC.

SPECIFIC WORK ORDER BETWEEN

ENVIROWASTE SERVICES GROUP, INC.

And

Inframark Community Management
Site: Blanket Agreement

The parties to this Specific Work Order are parties to this Professional Services dated **August 19, 2026** (the "Agreement"). The parties hereto agree that all of the terms and conditions set forth in the Agreement are in full force and effect and incorporated herein by reference. The terms and conditions of the Agreement shall govern and control over any inconsistent terms or conditions contained in this Specific Work Order except as to the scope of work to be performed and the fees for such work which are set forth herein and which shall control. Capitalized terms used in this Specific Work Order that are not otherwise defined herein shall have the meanings ascribed to them in the Agreement.

Item No.	Description	Unit	EST Qty		Rate	Total
1	**Vactor Service including Laborer**	**Day**	**1**		**$2,450**	**$2,450**
2	**Plug & Dewater System**	**Day**	**1**		**$1,400**	**$1,400**
2	**Mobilization**	**LS**	**1**		**$500**	**$500**
					Total	**$4,350**

Note: Should root intrusion or tuberculation be identified, Envirowaste will advise the Owner and obtain approval prior to proceeding with mechanical cleaning methods.

SERVICE CHARGE: IF ANY PAYMENT DUE HEREUNDER OR PURSUANT TO ANY SPECIFIC WORK ORDER IS NOT RECEIVED BY THE CONSULTANT WITHIN THIRTY (30) DAYS AFTER ITS DUE DATE, A SERVICE CHARGE IN THE AMOUNT OF ONE AND ONE-HALF PERCENT (1.5%) OF THE UNPAID BALANCE WILL BE CHARGED TO THE CLIENT (THE "SERVICE CHARGE"). THE SERVICE CHARGE SHALL BE APPLIED MONTHLY AND ANY PREVIOUSLY UNPAID SERVICE CHARGE WILL BE ADDED TO THE UNPAID BALANCE.The Client hereby authorizes the Consultant to commence the work (commencement date) required under this Specific Work Order on 8/19/2026.

IN WITNESS WHEREOF, the parties have duly executed this Specific Work Order as of the day and year first above written.

"CLIENT" Inframark Community Management
Site: Blanket Agreement

"CONSULTANT" (ENVIROWASTE SERVICES GROUP, INC.
A Florida Corporation

_____

Andrew Fiazzo

_____

Regional Manager

TITLE

TITLE

_____

08/19/2026

DATED

DATED



Headquarters: 18001 Old Cutler Road, Suite 554, Palmetto Bay, FL 33157
Office (877) 637-9665 | Cell (813.869.0904) andrewfiazzo@ewsg.com
Offices: Miami, FL * Orlando, FL * Tampa, FL



Headquarters: 18001 Old Cutler Road, Suite 554, Palmetto Bay, FL 33157
Office (877) 637-9665 | Cell (813.869.0904) andrewfiazzo@ewsg.com
Offices: Miami, FL * Orlando, FL * Tampa, FL

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

Mark Vega
2005 Pan Am Circle
Tampa, Florida 33607

Estimate #413

Sent on	Jul 15, 2026
Total	**$2,524.00**

SERVICE ADDRESS:

Oakstead CDD
Land O' Lakes, Florida 34638

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	To achieve the specified slab dimensions of approximately 25x4', please ensure the following steps are meticulously followed: 1. Set forms to accurately establish the desired dimensions of the slab. 2. If necessary, incorporate reinforcing materials to enhance the strength and durability of the slab. 3. Pour concrete to the required thickness. 4. Utilize screeding, floating, edging, and apply a broom finish to create a durable, slip-resistant walking surface. 5. Allow the concrete to cure in accordance with industry standards. 6. Remove forms once the concrete has attained sufficient strength. 7. Clean the work area thoroughly and dispose of all construction debris generated during the project. location 19726 Bellehurst Loop	1	$2,524.00	$2,524.00

Total **$2,524.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____

BLUE WAVE LIGHTING

Classy Solutions. Lasting Impressions.



BLUE WAVE LIGHTING

OAKSTEAD CDD

RGBW LANDSCAPE LIGHTING OPTIONS

A board-ready path from value-engineered retrofit to complete fixture renewal

Prepared by Tim Gay, Owner | August 2026 | (813) 334-4827 | timgay@bluewavelighting.com

A clear decision—not simply a higher-priced bid

KEY TAKEAWAYS FOR THE BOARD

01

Three responsible choices

Oakstead can modernize controls while choosing how much existing equipment to retain.

02

The hybrid is recommended

Standardize every center sign-light position with a new BL400, while retaining usable existing spotlights and upgrading them with new Bluetooth MR16 lamps.

03

See it before awarding

A short nighttime demonstration lets the Board judge brightness, selectable white temperatures, event scenes and mobile-app control on Oakstead property.

THE DECISION FRAME

**Preserve what is serviceable.
Renew what is not.
Document what is installed.**

The lowest initial cost and the best long-term value are not always the same—but Oakstead should be able to compare both clearly.

Three approaches give Oakstead control over cost and renewal

APPROACH 1

Bluetooth MR16 Retrofit

$16,500

LOWEST INITIAL INVESTMENT

Retain compatible, serviceable existing fixtures and install Alliance Bluetooth RGBW MR16 lamps. Includes Bluetooth extenders, programming, installation and the proposal allowances.

Existing housings and components remain existing assets.

APPROACH 2

Recommended Hybrid

$26,800

BEST BALANCE

Replace every center sign-light position with a new BL400. Retain all usable existing spotlights and install new Bluetooth MR16 lamps; replace only spot housings that are unsuitable for reuse.

Estimated investment, subject to field validation.

APPROACH 3

Complete Fixture Renewal

$30,900

FULL SYSTEM RESET

Replace the fixture system with 50 BL115/MR16 assemblies and 52 BL400 fixtures, plus Bluetooth extenders, installation, programming and the proposal allowances.

Only $4,100 above the estimated hybrid.

All three approaches include Bluetooth extenders. The hybrid remains close in price because it carries the BL400 conversion, controls, installation and commissioning; savings come from retaining usable spotlight housings.

The hybrid standardizes sign coverage while preserving usable fixtures

SELECTED NEIGHBORHOOD MONUMENT CONCEPTS

Each neighborhood monument is illuminated with low-voltage landscape uplighting, aimed from the ground to beautifully highlight signage and architectural features.



WEYMOUTH

4	8	12
BL115	BL400	TOTAL

Elegant uplighting highlights the stone columns, wall texture, and signage for a warm, welcoming evening presence.

$3,000 INVESTMENT



ASHMONTE

4	4	8
BL115	BL400	TOTAL

Discreet uplighting enhances the stone columns and sign while maintaining a clean, low-profile appearance.

$2,000 INVESTMENT



TANGLEWYLDE

8	6	14
BL115	BL400	TOTAL

Comprehensive uplighting system highlights the signage, columns, and side walls for a balanced and polished nighttime presentation.

$3,500 INVESTMENT

BLUE WAVE LIGHTING — Classy Solutions. Lasting Impressions. | Prepared by Tim Gay, Owner | August 1, 2026 | (813) 334-4827 | timgay@bluewavelighting.com

RECOMMENDED APPROACH

01 INSPECT

Confirm which existing spotlights remain structurally sound, watertight and suitable for new Bluetooth MR16 lamps.

02 CENTER SIGNS

Replace every center sign-light position with a new BL400-BT for consistent output and broad monument-face coverage.

03 REUSE + RETROFIT

Retain all usable existing spotlights and install new BT Ally MR16 lamps. Replace only unsuitable spot housings with new compatible brass fixtures.

04 COMMISSION

Aim the BL400s and MR16 spotlights together, then program white-light and event scenes and test connectivity.

SIMPLIFIED HYBRID STANDARD

BL400s at every center sign-light position; new BT MR16 lamps in every usable existing spotlight.

BLUE WAVE LIGHTING

Classy Solutions. Lasting Impressions.

Alliance performance is visible where Oakstead needs it most

The value is not simply color-changing light. It is the right output, beam control, construction and white-light flexibility for each monument.

BL400-BT

900

MAXIMUM PUBLISHED LUMENS

A 40° beam and up to 900 lumens give Blue Wave the output needed to wash broad sign faces, taller walls and larger architectural elements with better coverage.

4W–11W | 1%–100% dimming | 10-year fixture and LED warranty

BT ALLY MR16

430

MAX LUMENS

Ideal for compatible existing directional fixtures and smaller accent applications.

40° beam
1%–100% dimming
10-year warranty

BL115-STYLE BRASS

Built for the landscape

Solid-brass housing, adjustable glare-control shroud, dual O-ring seal, ceramic dual-contact MR16 socket and lifetime housing warranty.

Ground-mounted uplighting for walls, columns and architectural accents.

SELECTABLE WHITE

2700K warm white • 3000K neutral white • 4000K bright/cool white

Both the BL400-BT and BT Ally MR16 also provide an unlimited color wheel and quick RGB presets through the Alliance mobile app.

A ten-minute nighttime demonstration can settle the key questions

Before Oakstead makes a community-wide investment, Blue Wave Lighting recommends that the Board see and operate the proposed technology on its own property.

1	**Representative monument**	Select one location with both broad sign illumination and column accents.
2	**Side-by-side equipment**	Demonstrate a new center-position BL400 together with a retained existing spotlight upgraded to a BT Ally MR16.
3	**White and event scenes**	Show 2700K, 3000K and 4000K white, plus solid-color and alternating holiday scenes.
4	**Board operates the app**	Show dimming, scene recall, transition style, color-change speed and practical control range at the actual site.
5	**Validate the hybrid aiming**	Confirm how the center BL400s and retained MR16 spotlights work together to evenly illuminate the sign, walls and columns.

Recommended pre-award action: coordinate a live demonstration with the district manager and interested Board members.

A COHESIVE LIGHTING STANDARD FOR OAKSTEAD

WARM WHITE IS THE DAILY ARCHITECTURAL STANDARD, RGBW FIXTURES ADD EVENT FLEXIBILITY.

Our low-voltage landscape lighting approach delivers consistent architectural appeal across all three monuments.
Warm white light highlights texture, depth, and detail while maintaining a welcoming presence.

OAKSTEAD MAIN ENTRANCE



Top-mounted floodlights on long extenders illuminate the sign face, while uplighting enhances the columns and architectural elements.

4	6	10	$2,500
BL115	BL400	TOTAL FIXTURES	INVESTMENT

HILLINGTON



Ground-mounted uplights wash the monument and columns, bringing out the natural texture and creating a warm, welcoming effect.

4	4	8	$2,000
BL115	BL400	TOTAL FIXTURES	INVESTMENT

MARCHMONT



Ground-mounted uplights highlight the monument and columns, ensuring a consistent, high-end look throughout the community.

4	4	8	$2,000
BL115	BL400	TOTAL FIXTURES	INVESTMENT

BLUE WAVE LIGHTING
Classy Solutions. Lasting Impressions.

(813) 334-4827 | timgay@bluewavelighting.com

Everyday white and event scenes—from the same fixtures

SOLID-COLOR CONCEPT EXAMPLES

These renderings show individual colors; the installed system can also alternate up to three colors within an event scene.



KESWICK
RED | 8 TOTAL | $2,000



BALLASTONE
GREEN | 2 TOTAL | $500



WEYMOUTH
PURPLE | 12 TOTAL | $3,000



TANGLEWYLDE
BLUE | 14 TOTAL | $3,500



ASHMONTE
WHITE | 8 TOTAL | $2,000

BLUE WAVE LIGHTING
Classy Solutions. Lasting Impressions.

Prepared by Tim Gay, Owner | August 1, 2026 | (813) 334-4827 | timgay@bluewavelighting.com

WHITE LIGHT

Choose 2700K, 3000K or 4000K, then dim from 1% to 100% to suit the monument and surrounding conditions.

EVENT SCENES

Use one solid color—or alternate as many as three colors within a scene.

- Red, white and blue for patriotic events
- Red and green for Christmas
- Purple and orange for Halloween

The Alliance mobile app controls color selection, dimming, transition style and the speed of color changes.

SELECTED NEIGHBORHOOD MONUMENT CONCEPTS

Each neighborhood monument is illuminated with low-voltage landscape uplighting, aimed from the ground to beautifully highlight signage and architectural features.



WEYMOUTH

4	8	12
BL115	BL400	TOTAL

Elegant uplighting highlights the stone columns, wall texture, and signage for a warm, welcoming evening presence.

$3,000
INVESTMENT



ASHMONTE

4	4	8
BL115	BL400	TOTAL

Discreet uplighting enhances the stone columns and sign while maintaining a clean, low-profile appearance.

$2,000
INVESTMENT



TANGLEWYLDE

8	6	14
BL115	BL400	TOTAL

Comprehensive uplighting system highlights the signage, columns, and side walls for a balanced and polished nighttime presentation.

$3,500
INVESTMENT

Scope assumptions protect both Oakstead and Blue Wave

EXISTING INFRASTRUCTURE

Existing transformers and low-voltage wiring are assumed operational, adequately sized and reusable unless inspection shows otherwise.

AUTHORIZED REPLACEMENTS

Unsuitable housings will be documented and replaced only after authorization under the selected approach.

REUSED FIXTURES

Existing housings, sockets, seals, lenses, stakes, knuckles and wiring are not warranted as new equipment.

EXCLUSIONS

Trenching beyond the defined scope, transformer replacement, major wiring repair, landscape restoration and concealed-condition repairs are excluded unless added in writing.

FIELD CONDITIONS

Bluetooth extenders are included in all three approaches. Final extender locations, fixture compatibility and operating range are subject to on-site verification.

FINAL COMMISSIONING

Programming, owner training and nighttime aiming occur after installation; white-light and event scenes are confirmed with the district representative.

All neighborhood monument fixtures are ground-mounted uplights except the Oakstead main entrance/exit center floodlights mounted on long extenders from the top of the wall.

Recommended next step: approve the demonstration and hybrid validation

BLUE WAVE RECOMMENDATION

Use the $26,800 estimated hybrid to standardize every center sign-light position with BL400 output while preserving usable existing spotlights.

- Preserves serviceable brass fixtures instead of discarding usable community assets.
- Installs a new BL400 at every center sign-light position for consistent, broad sign-face coverage.
- Upgrades each usable existing spotlight with a new Bluetooth MR16 for coordinated sign, wall and column illumination.

PRICING SUMMARY

$16,500
MR16 retrofit

$26,800
Estimated hybrid

$30,900
Complete renewal • +$4,100 vs. hybrid

Blue Wave Lighting | (813) 334-4827 | timgay@bluewavelighting.com

Pricing validity, final scheduling and contract acceptance to be confirmed in the issued proposal agreement.

Proposal authorization

Oakstead CDD may authorize the selected approach below, subject to the assumptions, exclusions and final scheduling contained in this proposal.

☐	APPROACH 1	**Bluetooth MR16 Retrofit**	**$16,500**
☐	APPROACH 2	**Recommended Hybrid (Estimated)**	**$26,800**
☐	APPROACH 3	**Complete Fixture Renewal**	**$30,900**

AUTHORIZED FOR OAKSTEAD CDD

Authorized Signature _____

Printed Name / Title _____

Date _____

Blue Wave Lighting Representative _____

Proposal acceptance authorizes Blue Wave Lighting to schedule the selected work and prepare the final project agreement. The hybrid amount remains an estimate until fixture-condition validation is complete.

BLUE WAVE LIGHTING

Classy Solutions. Lasting Impressions.

David M. Bechtel

Low Energy, LED, Outdoor Lighting Specialist

Landscape—Architectural—Security

Call— 727-255-1982 *email—dbechtel046@gmail.com*

10136 Oak Dr. Hudson, Fl. 34669

Date: July 25, 2026 #072608 Phone: 813-949-6591
Name: Oakstead CDD email:
Address: 3038 Oakstead Blvd. City: Land O'Lakes State: Fl. Zip: 34638

Job Description: Provide and install a low energy, LED, landscape and outdoor lighting system that includes the following equipment and materials as listed:

1.	102 - Amp, rgbw, color changing, brass floodlights @ #160ea	$ 16,330.00
2.	10- remote control devices	$ included
3.	all fixture risers and installation hardware included	$
4.		$
5.		$
6.		$
7.		$
8.		$
9.		$
10.		$

All lighting fixtures that are replaced will be used for repairs, replacements and to upgrade existing community lighting.

Materials: $16,330.00
Tax: $ exempt
Labor: $ 1,200.00
Total Due: $ 17,530.00

*** The above work was performed in a timely and professional manner. All materials are guaranteed to be as specified. Warranties only apply to the equipment installed as listed above. Damage as a result of neglect or landscape maintenance equipment is not covered. Warranty claims may be made through the system installer. This installation includes (6) six months of complimentary maintenance provided Included. Extended service plans available.**

Note: Always notify us prior to landscape or sod installation or maintenance that requires digging within six (6) feet of lighting fixtures or power units to avoid damaging underground lighting cable.

Signature Date

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 12, 2026

To Board of Supervisors
Oakstead Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Oakstead Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2026, with the option of two (2) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Oakstead Community Development District as of and for the fiscal year ended September 30, 2026, with the option of two (2) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

This agreement provides for a contract period of one (1) year with the option of two (2) additional one-year renewals upon the written consent of both parties. Our fee for these services will not exceed $7,200 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. The fees for the fiscal years, 2027 and 2028 will not exceed $7,300 and $7,400 respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Oakstead Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Oakstead Community Development District.

By: _____

Title: _____

Date: _____

FICPA Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829