

**OVEROAKS  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**Tuesday, September 9, 2025**

**Remote Participation:**

Call in (audio only) (646) 838-1601, 699725209#



313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747  
(407) 566-1935

## Overoaks Community Development District

### Board of Supervisors

Cynthia Trautz, Chairman  
Melissa Palomino, Vice Chairman  
Erran Muenz, Assistant Secretary  
Debbie Allen, Assistant Secretary  
Bill Thies, Assistant Secretary

### Staff:

Michael Perez, District Manager  
Kristen Trucco, District Counsel  
David Hamstra, District Engineer  
Kyle Goldberg, Field Inspection Coordinator  
Derek Wagner, Crosscreek

## Meeting Agenda

Tuesday, September 9, 2025 – 9:30 a.m.

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1. **Call to Order and Roll Call**
2. **Adoption of the Agenda**
3. **Audience Comments** – Three (3) Minutes Time Limit
4. **Staff Reports**
  - A. CrossCreek
    - i. Aquatic Report ..... P. 3
  - B. Field Inspector
    - i. Review of Property Inspection Report..... P. 19
  - C. District Engineer
  - D. District Counsel
  - E. District Manager
    - i. Review of Project Board..... P. 26
5. **Business Items**
  - A. Ratification of Egis Insurance Renewal..... P. 29
6. **Business Administration**
  - A. Consideration of Minutes from the Meeting held August 14, 2025 ..... P. 36
  - B. Financial Statements ..... P. 41
  - C. Check Register ..... P. 53
7. **Supervisor Requests**
8. **Adjournment**

*The next meeting is scheduled for Tuesday, October 21, 2025, at 6:00 p.m.*

### Inframark District Office:

313 Campus Street,  
Celebration, FL 34747  
407-566-1935

### Meeting Location:

**The Celebration Office**  
313 Campus Street,  
Celebration, FL 34747

Or Dial: 646-838-1601, 699725209#

**Customer**

Overoaks CDD

**Date:**

07/01/2025

**Time:**

02:28:27 PM

**Technician:**

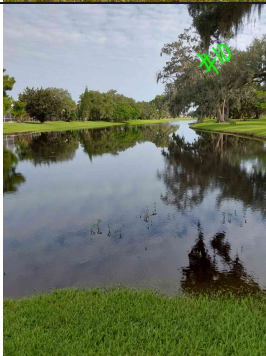
Jennifer Vargas

Lake	Algae	Submerged Weeds	Grasses	Flloating Weeds	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
1		X	X						Low	X
1a		X	X						Low	
2			X						High	
3			X						High	
4	X		X						High	X
5			X						High	
6			X						High	
7			X						High	
8	X		X						Normal	
9			X						High	
10			X						Normal	
11	X		X						High	
12			X						High	

**Additional Comments**

Project Photos		
		
		
		
		
		





**Additional Services:**

- Shoreline Restoration
- Erosion Control
- Lake Maintenance
- Invasive Removal
- Florida Native Plantings
- Wetland Management

Email
Joseph.gonzalez@inframark.com
June 2nd Visit
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**Customer**

Overoaks CDD

**Date:**

07/08/2025

**Time:**

02:05:07 PM

**Technician:**

Jennifer Vargas

Lake	Algae	Submersed Weeds	Grasses	Flloating Weeds	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
1		X	X					X	Low	
1a		X	X					X	Low	
2			X					X	Normal	
3			X					X	Normal	
4			X					X	Low	
5			X					X	Low	
6			X					X	Low	
7			X					X	Low	
8			X					X	Low	
9			X					X	Normal	
10			X					X	Normal	
11			X					X	Normal	
12			X					X	Normal	

**Additional Comments**

Treated lakes 1, 1a, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 for torpedograss, primrose, alligatorweed, and other vegetation. Treated lakes 1 and 1a for submersed weeds.

Thank you for your business.

Project Photos		
		
		
		
		

**Additional Services:**

- Shoreline Restoration
- Erosion Control
- Lake Maintenance
- Invasive Removal
- Florida Native Plantings
- Wetland Management

Email
Joseph.gonzalez@inframark.com
July 1st Visit

**Office Email**

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dan@crosscreekenv.com; kyla@crosscreekenv.com

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**Customer**

Overoaks CDD

**Date:**

07/24/2025

**Time:**

02:24:44 PM

**Technician:**






Jennifer Vargas

Lake	Algae	Submersed Weeds	Grasses	Flloating Weeds	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
1		X	X					X		
1A		X	X					X		
2		X	X					X		
3			X					X		
4			X					X		
5			X					X		
6			X					X		
7			X					X		
8			X					X		
9			X					X		
10			X					X		
11	X		X					X		
12	X		X					X		

**Additional Comments**

Treated lakes 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 for torpedograss, primrose, alligatorweed, and other vegetation. Treated lakes 1, 1A, and 2 for submersed weeds. Treated lake 12 for planktonic algae. Treated lake 11 for algae.

Thank you for your business.

Project Photos		
		
		
		
		
		



	 A photograph of a calm lake under a bright blue sky with scattered white clouds. The far shore is lined with green trees. The water is dark and reflects the sky. A small label "#9" is in the top right corner.	
	 A photograph of a lake with a dense line of trees on the far shore. The water is calm, reflecting the sky and trees. Some green lily pads are visible in the foreground. A small label "#10" is in the top right corner.	
	 A photograph of a lake with a wooden log in the foreground. The water is dark, and there are green plants along the shoreline. A small label "#12" is in the top right corner.	
	 A photograph of a lake with a white building and trees on the far shore. The water is calm, reflecting the sky and buildings. A small label "#11" is in the top right corner.	
	 A photograph of a lake with a grassy shore in the foreground. The water is calm, reflecting the sky and trees. A small label "#7" is in the top right corner.	

**Additional Services:**

- Shoreline Restoration
- Erosion Control
- Lake Maintenance
- Invasive Removal
- Florida Native Plantings
- Wetland Management

<b>Email</b>
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**Customer**

Overoaks CDD

**Date:**

08/14/2025

**Time:**

02:22:38 PM

**Technician:**

Jennifer Vargas

Lake	Algae	Submersed Weeds	Grasses	Flloating Weeds	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
1		X						X	Low	
1a		X						X	Low	
2	X	X	X					X	Low	
3	X		X					X	Low	
4	X							X	Low	
5	X		X					X	Low	
6			X					X	Low	
7			X					X	Low	
8			X					X	Low	
9			X					X	Low	
10			X					X	Low	
11	X		X					X	Low	
12	X		X					X	Low	

**Additional Comments**

Treated lakes 2, 3, 5, 6, 7, 8, 9, 10, 11, and 12 for torpedograss, primrose, alligatorweed, and other vegetation. Treated lakes 1, 1a, and 2 for submersed weeds. Treated lakes 2, 3, and 11 for algae. Treated lakes 3, 4, 5, and 12 for planktonic algae.

Project Photos		
	<div>2</div> 	
	<div>6</div> 	
	<div>7</div> 	
	<div>11</div> 	
	<div>10</div> 	

	<div>12</div> 	
	<div>9</div> 	
	<div>8</div> 	
	<div>5</div> 	
	<div>3</div> 	

**Additional Services:**

- Shoreline Restoration
- Erosion Control
- Lake Maintenance
- Invasive Removal
- Florida Native Plantings
- Wetland Management

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## Overoaks CDD August Field Inspection

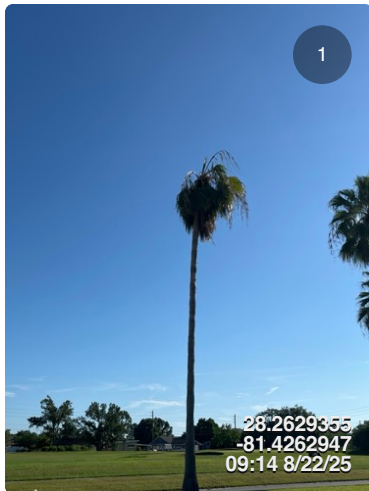
Friday, August 22, 2025

17 Items Identified

17 Items Incomplete

Kyle Goldberg

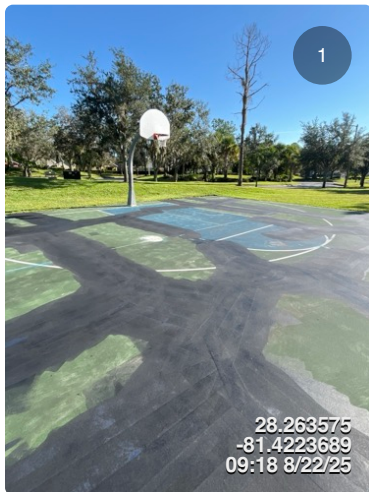
Inframark



### Item 1 - Dead Palm

Assigned To: [Advance Tree Pros](#)

There's a dead Palm in the median of the Oaks Blvd.



### Item 2 - Basketball Court Resurfacing

Assigned To: [Board Update](#)

The basketball court is currently being resurfaced.

### Item 3 - Aquatic Grasses

Assigned To: [Crosscreek](#)

Aquatic grasses should be treated during routine maintenance.







#### Item 4 - Trash

Assigned To: [Crosscreek](#)

Trash should be picked up during routine maintenance.



#### Item 5 - Boat Lift Pressure Washing

Assigned To: [Inframark](#)

A proposal will be provided to pressure wash the boat lift.



#### Item 6 - Leaning Sign

Assigned To: [Inframark](#)

The stop sign is leaning by the boat lift.



### Item 7 - Remove Plants

Assigned To: [Cepra](#)

Remove dead plants along this wall. Location: Nature Trail



### Item 8 - Chinch Bugs

Assigned To: [Cepra](#)

Chinch bugs are suspected of being in this area and should be treated.



### Item 9 - Raise Canopy

Assigned To: [Cepra](#)

This tree should have its canopy raised. Location: Along The Oaks Blvd



## Item 10 - Trim Plants

Assigned To: [Cepra](#)

The Crinum Lillies should be cleaned up at the front entrance.



## Item 11 - Trim Bushes

Assigned To: [Cepra](#)

Bushes at the front entrance should be trimmed.



## Item 12 - Maintain Pond Bank

Assigned To: [Cepra](#)

Cepra to weed eat the area behind Eagleview Ct and continue to maintain this area.





### Item 13 - Raise Canopy

Assigned To: [Cepra](#)

This tree should have its canopy raised. Location: The Oaks Blvd



### Item 14 - Trim Fronds

Assigned To: [Cepra](#)

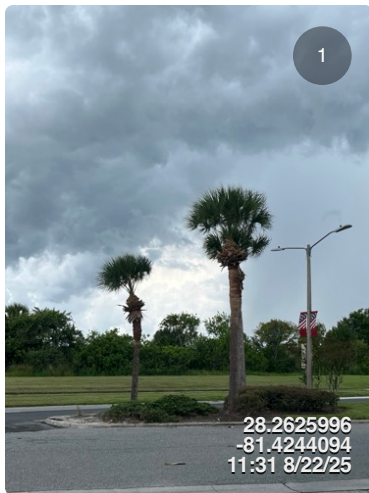
Cutback this palms fronds so that they're not impeding the walking path. Location: The Oaks Blvd



### Item 15 - Sign Maintenance

Assigned To: [Inframark](#)

Inframark field services to fix the letters on the Shingle Creek sign.



### Item 16 - Palm Pruning

[Assigned To: Board Update](#)

Palm pruning has started around the community.



### Item 17 - Tire Tracks

[Assigned To: Board Update](#)

Tire tracks were located in the sod by the basketball court.



## Overoaks CDD - Project Board

### Next Scheduled Management Inspection walk:

Project	District Management Updates	Agenda Item
Tree Trimming - Advanced Tree Pros	<p>08.28.2025 #25069 is now completed</p> <p>07.28.2025 DM received the below schedule from Advance Tree Pros:</p> <p>25066 9/4 – 5th and 8th – 10th</p> <p>25067 8/27 – 29th and 9/1 – 9/4</p> <p>25068 8/27</p> <p>25069 8/27</p> <p>07.22.2025 DM reached out to Advanced to see when this is scheduled. The rep is out of office but the person assisting stated they have already been entered but not scheduled yet. The rep will reach out to me next week.</p> <p>07.14.2025 DC provided the contract to DM and it is being sent out for execution.</p> <p>07.09.2025 DM sent previous proposals to counsel to create a contract between the district and <u>Advanced Tree Pros</u></p>	Yes
Ceptra - 3 proposals	<p>08.18.2025 Melissa received information from Matt at Ceptra that Palm Pruning will begin Friday.</p> <p>07.25.2025 Blue Daze is completed and the Palm trimming is expected to be in August. To be discussed at the next meeting.</p> <p>07.15.2025 Matt from Ceptra confirmed 1) Blue Daze install scheduled for this week. 2) Palm pruning vendor informed but not scheduled 3) Request to wait until October for mulching as we are in the raining season and it will wash away and fill the drains and ponds. DM to discuss with Melissa and bring to the next board meeting.</p> <p>07.09.2025 DM reached out to Ceptra about the approve proposals and getting them scheduled.</p>	Yes



TOHO - Street Repairs	<p>07.23.2025 Cepra stated the signs have been removed and they can mow the long grass areas.</p> <p>07.08.2025 DM and DC have reached out to TOHO about the repairs being made in the district as well as the damage to the grass and roads. Response from TOHO is that upon completion, they will put any damaged item back to their previous conditions.</p>	Yes
Informal RFP for Landscaping	<p>08.22.2025 The scope of work will be available to vendors 8/29 and all proposals due 9/4 for the September 9th meeting.</p> <p>08.05.2025 Scope of work is completed and will be presented at the next meeting for approval prior to sending it out to vendors to bid.</p> <p>07.14.2025 DM and Kyle are working on creation of the scope of work to present to the board in August for approval which will be sent out to landscapers for the informal RFP.</p>	Yes
Conservation Cleanup - Aquatic Weed Management	<p>08.28.2025 AWM stated they will miss their completion expectation by a couple of days but it will get completed by next week.</p> <p>08.27.2025 DM reached out to vendor for an update.</p> <p>08.25.2025 Bill with AWM stated they started the work this morning and will finish up this week.</p> <p>08.08.2025 Bill from AWM is out of office but stated he believes the district is the next project. It will be completed by the end of August.</p> <p>08.07.2025 DM reached out to Bill to see how the work was coming along. Awaiting response</p> <p>07.29.2025 DM has spoken with Bill Snively at AWM and they stated this will be completed in August.</p> <p>07.16.2025 DC has supplied the contract to be executed. DM has sent this off to the vendor to sign and upon execution, will go to the chair.</p>	Yes

## CLEAR PARTNERSHIPS





**FLORIDA INSURANCE ALLIANCE  
DISTRICTS PACKAGE APPLICATION**



**Covered Party:** Overoaks Community Development District  
**Mailing Address:** c/o Inframark  
 313 Campus Street Celebration, FL 34747

**FEIN:** 65-0319061  
**Physical County:** Osceola

**Contact:** Joseph Gonzalez  
**Title:** District Manager

**Phone #:** 407-705-8468  
**Email:** [Joseph.Gonzalez@inframark.com](mailto:Joseph.Gonzalez@inframark.com)

**Coverage Term:** 10/1/2025 - 10/1/2026

**Year Entity was established:** 1980

**Coverages being requested. Please select with an "Yes" or "No"**

General Liability (includes Hired Non-Owned Auto)	Yes
Public Officials Liability/Employment Practices Liability	Yes
Crime	No
Automobile Liability	No
Property	Yes
Inland Marine	No
Automobile Physical Damage	No
Workers Compensation	No
Excess Liability	No

**CERTIFICATION**

This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. District Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned the function.

**SIGNATURE:**

**TITLE:** Chairman

**DATE:** 8/11/2025

For your protection, the following Fraud Warning is required to appear on this application:

**FLORIDA FRAUD STATEMENT**

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.



COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTAL INFORMATION

Covered Party	Overoaks Community Development District
Coverage Period:	10/1/2025 - 10/1/2026

**Community Development District Supplemental Questions**

1	What is the number of Acres within District boundaries?	706
2	What is the current number of Housing Units (Single Family, Townhomes, Condo) within the District?	1452
3	What is the anticipated total number of Housing Units upon completion?	1452
4	Does the District generally require contracts with a hold harmless agreement and certificates of insurance, including additional insured status, from vendors and contractors that do work for or on behalf of the District?	Yes

**Public Officials Liability Exposure Questions**

1	Does any official or employee have any knowledge of any pending claims and/or any circumstance or situation which might reasonably be expected to give rise to a claim against them or against the entity?	NO
2	Are there any plans to initiate civil action against others on behalf of the entity?	NO
3	Does the District have a disability accessibility statement posted on the homepage of your website?	YES
4	Has the District adopted and implemented a website accessibility policy consistent with Web Content Accessibility Guidelines ("WCAG") 2.0 Level A and AA or newer?	YES
5	Does the District Utilize Volunteer Workers to Perform any work, operations, activities, or services on its behalf?	Please enter

**Employment Practices Liability Questions - Required if District has Employees Beyond Board Members**

1	Number of Employees (Full Time and Part Time, Other than Board Members)	0
2	Does the district have an employee handbook and require employees to acknowledge receipt of the handbook?	Please enter
3	Over the last 6 years has any person, employee, former employee, or job applicant made a Claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, treatment or termination of employment? (i.e. Racial Discrimination, Other Ethnic Discrimination, Fair Labor Standards Act Violation, Age/ Gender/ Religious Discrimination, American Disabilities)	Please enter

**Cyber Liability Questions**

1	Are firewalls and automatically updating antivirus software in force across your network?	Yes
2	Is all sensitive and confidential information stored on your databases, servers and data files encrypted?	Yes
3	Does the district collect, store, or handle more than 250,000 unique Personally Identifiable Information (PII) records?	No

**Supplemental Cyber Liability Questions - Required if District has Employees**

1	Are all users required to complete security training on an annual basis?	N/A
2	Does the district use authentication measures for incoming emails?	
3	Is multi-factor authentication required for access to user accounts?	
4	Are system back-ups done monthly and stored on a separate device or service which cannot be accessed from your network?	

**Auto Liability Exposure Questions - Required if District Owns Autos**

1	Are Motor Vehicle Records (MVR) pulled for employees that drive District owned vehicles?	
2	If Yes, how often are MVRs pulled and updated?	
	At Hire	
	Annually	
	Post Accident	



Property

Covered Party	Overoaks Community Development District
Coverage Period:	10/1/2025 - 10/1/2026

District Supplemental Questions

1 Does the District Own and Maintain any Boilers	No
--	----

A boiler is a closed vessel or arrangement of enclosed tubes in which water is heated to supply steam to drive an engine

[illegible]

Item #	Description	Serial Number	Value	Classification
1				
2				
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11				
12				
13				
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27				
28				
29				
30				
31				
			\$ -	

Inland Marine Classification
Electronic Data Processing Equipment
Mobile Equipment
Emergency Services Portable Equipment
Fine Arts
Rented, Borrowed, Leased Equipment
Valuable Papers
Other Inland Marine

[illegible]

Workers Compensation Claims Point-of-Contact

Name	
Title	
Email	
Phone Number	

Class Code	Description	Estimated Payroll	Number of Emp	Rate	Estimated Premium
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Total Manual Premium					\$ -
Increased ELL					\$ 120.00
Subtotal					\$ 120.00

Workplace Safety Credit 2% (Insert Y if applicable)		\$ -
Drug Free Workplace Credit 5% (Insert Y if applicable)		\$ -
Experience Mod	1	
Standard Premium		\$ 120.00
Premium Discount		\$ -
Expense Constant		\$ 160.00
Terrorism		\$ -
Annual		\$ 280.00

**MINUTES OF REGULAR MEETING  
OVEROAKS COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Overoaks Community Development District was held Thursday, August 14, 2025, at 6:00 p.m. at The Hart Memorial Library, 211 E Dakin Ave, Kissimmee, Florida 34741.

Present and constituting a quorum were the following:

Cynthia Trautz	Chairperson
Melissa Palomino	Vice Chairperson
Debbie Allen	Assistant Secretary
Erran Muenz	Assistant Secretary
Bill Thies	Assistant Secretary ( <i>Via Phone</i> )

Also present, either in person or via communication media technology, were the following:

Jennifer Goldyn	Regional Director, Inframark
Michael Perez	District Manager, Inframark
Kristen Trucco	District Counsel, Latham Luna
Charles Greene	Lead Ecologist, CrossCreek
Matthew McCollum	Account Manager, Cepra Landscape
Kyle Goldberg	Field Inspection Coordinator, Inframark
David Hamstra	Engineer, Pegasus Engineering
Residents and Members of the Public	

*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**

Ms. Trautz called the meeting to order at 6:00 p.m. and called the roll. A quorum was established. Ms. Trautz addressed the audience and provided an overview of how meetings are conducted.

**SECOND ORDER OF BUSINESS**

**Adoption of the Agenda**

On MOTION by Mr. Muenz, seconded by Ms. Palomino, with all in favor, the agenda for August 14, 2025, was approved. (5-0)

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Ms. Trisha stated that she and other residents from Shingle Creek did not receive notification of the assessment increase. She recommended implementing quality control measures for the letters. She also mentioned concerns regarding the boat lift, dog bins not being maintained, and the cleaning of the wall.

A resident from 2121 Eagle View Court addressed areas of landscaping that are being



Overoaks CDD  
August 14, 2025

overlooked.

Mr. Jim commented that the budget increase is not sufficient, as erosion issues remain unresolved and need to be addressed.

*Mr. Thies joined the meeting by phone at 6:16 p.m.*

Ms. Trisha further commented on bonds that remain open within the District.

#### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. CrossCreek**

##### **i. Aquatic Report**

Mr. Greene from CrossCreek provided an overview of the reports he created and reviewed them with the Board. Mr. Greene also discussed the seasonal bloom occurring during this time. Ms. Palomino inquired about trash pickup near the boat lift.

##### **B. Field Inspector**

##### **i. Review of Property Inspection Report**

##### **ii. Review of Landscape Report**

Ms. Palomino addressed landscaping items, after which Mr. McCollum from Cepra provided updates. Discussion followed regarding the timeframe for resolving outstanding items and the schedule for mulching.

Resident Ms. Jannette spoke regarding trees that need to be removed. Mr. Perez discussed the two vendors and multiple proposals currently in process, noting that once completed, additional items can be revisited for resolution. Ms. Jannette also commented on the city's resurfacing efforts and project completions.

Resident Ms. Jennifer addressed the installation of speed bumps by the city, which led to further discussion. The Board determined that mulching in October or early November would be acceptable.

Mr. Perez reviewed Proposal 50262 in the amount of \$630.00.

<p>On MOTION by Ms. Palomino, seconded by Mr. Thies, with all in favor, Cepra Proposal #50262, replacement of irrigation controller, in the amount of \$630.00, was approved. (5-0)</p>
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##### **iii. Review of Landscape RFP**

Discussion was held regarding the RFP. Ms. Allen and Mr. Muenz recommended the removal of the evaluation criteria. The Board directed that proposals be prepared for presentation at the September meeting.

Overoaks CDD  
August 14, 2025

On MOTION by Ms. Allen, seconded by Mr. Muenz, with Ms. Palomino opposed, the removal of the evaluation criteria from the RFP was approved. (4-1)

### C. District Engineer

Mr. Hamstra spoke on the pond slopes and the scope of work. Ms. Trautz addressed the audience regarding the cause of the issues and explained that they had not been addressed previously.

Resident Mr. Nick inquired whether there were any state funding programs available and was informed that there are not.

On MOTION by Ms. Palomino, seconded by Mr. Muenz, with all in favor, the Board authorized Mr. Hamstra to create a report and survey. (5-0)

The Board further authorized District Counsel to connect with MBS to obtain an engagement letter.

Resident Mr. Jorge commented that the ponds may not be a concern to repair at this time.

### D. District Counsel

Ms. Trucco reported that there were no updates at this time.

### E. District Manager

#### i. Review of the Second-Quarter Website Audit

#### ii. Review of the Project Board

Mr. Perez provided updates on open items and confirmed that the project board was resent, as some Board members indicated they had not previously received it. Mr. Perez also reviewed the Website Audit with the Board.

## FIFTH ORDER OF BUSINESS

## Business Items

### A. Public hearing on Final Budget for Fiscal Year 2026

#### i. Consideration of Resolution 2025-05, Adopting the Fiscal Year 2026 Final Budget

### B. Public Hearing on Levying the O&M Assessments

#### i. Consideration of Resolution 2025-06, Levying the O&M Assessments

On MOTION by Ms. Palomino, seconded by Mr. Muenz, with all in favor, the public hearing for the Final Budget and O&M Assessments was opened. (5-0)

Overoaks CDD  
August 14, 2025

Mr. Nick inquired about the installation of a fence around the pond and the number of boat lift users. Ms. Theanna discussed budget line items and suggested obtaining quotes from additional vendors moving forward, to which the Board responded that this is the standard process. Ms. Trisha requested that safety laws be posted on the District's website. Mr. Jim commented that if the District delays further, costs will continue to rise. Ms. Janette addressed the longevity of the boat lift and the collection costs associated with its use. Ms. Janette also raised questions regarding multiple budget line items, pond bank repairs, and the budget process. Ms. Marshall inquired about tree trimming near her property.

The Board discussed adjustments to specific budget line items. Ms. Trautz recommended reducing the Miscellaneous Contingency amount to \$0.00. The remaining Board members decided to maintain the amount at \$100,000.

On MOTION by Ms. Palomino, seconded by Mr. Muenz, with Ms. Trautz opposed, the Miscellaneous Contingency amount was maintained at \$100,000. (4-1)

On MOTION by Ms. Palomino, seconded by Mr. Thies, with all in favor, Resolution 2025-05, Adopting the Fiscal Year 2026 Final Budget was adopted. (5-0)

On MOTION by Mr. Muenz, seconded by Ms. Allen, with all in favor, Resolution 2025-06, Levying the O&M Assessments was adopted. (5-0)

On MOTION by Ms. Allen, seconded by Ms. Palomino, with all in favor, the public hearing for the Final Budget and O&M Assessments was closed. (5-0)

### **C. Consideration of Resolution 2025-07, Adopting the Fiscal Year 2026 Meeting Schedule**

The Board agreed to the meeting schedule, alternating between 9:30 a.m. and 6:00 p.m. for every other meeting. It was further decided to add a meeting on November 18th and remove the December 30th meeting. The location was set as the Hart Memorial Library.

Overoaks CDD  
August 14, 2025

On MOTION by Ms. Allen, seconded by Ms. Palomino, with all in favor, Resolution 2025-07, Adopting the Fiscal Year 2026 Meeting Schedule, was adopted as amended. (5-0)

**D. Consideration of Goals and Objectives for Fiscal Year 2026**

Mr. Perez reviewed the goals with the Board.

On MOTION by Mr. Muenz, seconded by Ms. Palomino, with all in favor, the Goals and Objectives for Fiscal Year 2026 were approved. (5-0)

**SIXTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of Minutes from July 8, 2025, Regular Meeting**

On MOTION by Ms. Palomino, seconded by Mr. Muenz, with all in favor, the Minutes from July 8, 2025, Regular Meeting, were approved. (5-0)

**B. Review of the Financial Statements**

Mr. Perez provided an overview of the financials. Mr. Muenz stated that the Board should approve the placement of proposals within the General Ledger line items.

**C. Check Register**

The Board reviewed the check register.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests at this time.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Palomino, seconded by Mr. Muenz, with all in favor, the meeting was adjourned at 8:29 p.m. (5-0)

\_\_\_\_\_  
Secretary/Assistant Secretary

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

## MEMORANDUM

**TO:** Board of Supervisors, Overoaks CDD  
**FROM:** Fernand Thomas, District Accountant  
**CC:** Jennifer Goldyn, District Manager, Helena Schneider, Accounting Supervisor  
**DATE:** August 20, 2025  
**SUBJECT:** July Financial Report

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Attached, please find the July Financial Report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. To assist with your review, an overview of each of the district's funds is provided below. If you have any questions or require additional information, please contact me at [Fernand.Thomas@inframark.com](mailto:Fernand.Thomas@inframark.com).

### **General Fund:**

- Total revenues are 107.22% of the annual budget.
- For the current month, total expenditure is 54.25% of the annual budget.
- ProfServ-Legal Services: General counsel through July 2025.
- ProfServ-Mgmt. Consulting: Services rendered by Inframark LLC for July 2025.
- ProfServ-Special Assessment: Services rendered by Inframark, LLC. Paid in full.
- ProfServ-Trustee Fees: Trustee fees provided by US Bank; paid in full.
- Auditing Services: paid in full.
- Insurance-General Liability: Paid in full.
- ProfServ-Field Management: Services rendered by Inframark, LLC through July 2025.
- Contracts-Landscape: Landscape services provided by CEPRA Landscape through July 2025.
- Contracts-Lakes: Lakes services provided by Crosscreek Environmental, Inc through July 2025.
- Utility-General: Water billing to June 2025 and accrued for current month.
- Misc-Contingency: Hurricane Milton cleaning, Verizon phone services, record storage fee by Inframark and ADP Payroll fees.

### **Debt Service Fund:**

#### **Series 2020**

- Total revenues are 103.34% of the annual budget.
- Interest paid in November and May.

**OVEROAKS**  
**Community Development District**

*Financial Report*

*July 31, 2025*

**Prepared by**



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**OVEROAKS**  
**Community Development District**

**Financial Statements**

**(Unaudited)**

**July 31, 2025**



**OVEROAKS**

Community Development District

**Governmental Funds****Balance Sheet**

July 31, 2025

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2020 DEBT SERVICE FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 196,278	\$ -	\$ 196,278
Investments:			
Money Market Account	1,029,531	-	1,029,531
Revenue Fund	-	233,923	233,923
Prepaid Items	931	-	931
Deposits	1,070	-	1,070
<b>TOTAL ASSETS</b>	<b>\$ 1,227,810</b>	<b>\$ 233,923</b>	<b>\$ 1,461,733</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 11,551	\$ -	\$ 11,551
Accrued Expenses	2,000	-	2,000
Other Current Liabilities	185	-	185
<b>TOTAL LIABILITIES</b>	<b>13,736</b>	<b>-</b>	<b>13,736</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	931	-	931
Deposits	1,070	-	1,070
<b>Restricted for:</b>			
Debt Service	-	233,923	233,923
<b>Assigned to:</b>			
Operating Reserves	157,286	-	157,286
Reserves - Other	10,000	-	10,000
Reserves-Shingle Creek	30,000	-	30,000
<b>Unassigned:</b>	<b>1,014,787</b>	<b>-</b>	<b>1,014,787</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,214,074</b>	<b>\$ 233,923</b>	<b>\$ 1,447,997</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,227,810</b>	<b>\$ 233,923</b>	<b>\$ 1,461,733</b>

**OVEROAKS**

Community Development District

**General Fund**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 41,563	\$ 41,563	0.00%
Interest - Tax Collector	-	-	855	855	0.00%
Special Assmnts- Tax Collector	655,360	655,360	655,360	-	100.00%
Special Assmnts- Discounts	(26,214)	(26,214)	(23,619)	2,595	90.10%
Other Miscellaneous Revenues	-	-	439	439	0.00%
<b>TOTAL REVENUES</b>	<b>629,146</b>	<b>629,146</b>	<b>674,598</b>	<b>45,452</b>	<b>107.22%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	7,000	5,833	3,800	2,033	54.29%
FICA Taxes	536	447	291	156	54.29%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	5,000	4,167	4,301	(134)	86.02%
ProfServ-Legal Services	15,000	12,500	19,536	(7,036)	130.24%
ProfServ-Mgmt Consulting	63,922	53,268	53,268	-	83.33%
ProfServ-Property Appraiser	1,100	1,100	475	625	43.18%
ProfServ-Special Assessment	3,384	3,384	3,384	-	100.00%
ProfServ-Trustee Fees	10,000	10,000	5,388	4,612	53.88%
Auditing Services	7,800	7,800	7,700	100	98.72%
Postage and Freight	1,000	833	506	327	50.60%
Insurance - General Liability	10,187	10,187	9,631	556	94.54%
Printing and Binding	1,000	833	150	683	15.00%
Legal Advertising	2,000	1,667	3,612	(1,945)	180.60%
Miscellaneous Services	1,200	1,000	1,608	(608)	134.00%
Misc-Assessment Collection Cost	13,107	13,107	12,634	473	96.39%
Annual District Filing Fee	175	175	225	(50)	128.57%
<b>Total Administration</b>	<b>143,411</b>	<b>127,301</b>	<b>126,509</b>	<b>792</b>	<b>88.21%</b>
<b>Field</b>					
ProfServ-Field Management	12,300	10,250	10,447	(197)	84.93%
Contracts-Landscape	167,335	139,446	139,446	-	83.33%
Contracts-Lakes	41,100	34,250	34,250	-	83.33%
Utility - General	20,000	16,667	7,555	9,112	37.78%
R&M-Irrigation	10,000	10,000	-	10,000	0.00%
R&M-Parks	30,000	25,000	1,468	23,532	4.89%
R&M-Signage	5,000	4,167	-	4,167	0.00%
R&M-Equipment Boats	5,000	5,000	-	5,000	0.00%
Landscape Maint. - Mulch/Tree Trimming	35,000	35,000	-	35,000	0.00%
Wetland Maintenance	40,000	33,333	-	33,333	0.00%
Misc-Contingency	100,000	83,333	21,668	61,665	21.67%
<b>Total Field</b>	<b>465,735</b>	<b>396,446</b>	<b>214,834</b>	<b>181,612</b>	<b>46.13%</b>

**OVEROAKS**

Community Development District

**General Fund**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Reserves</u></b>					
Reserve - Other	20,000	-	-	-	0.00%
<b>Total Reserves</b>	20,000	-	-	-	0.00%
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>629,146</b>	<b>523,747</b>	<b>341,343</b>	<b>182,404</b>	<b>54.25%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	105,399	333,255	227,856	0.00%
Net change in fund balance	\$ -	\$ 105,399	\$ 333,255	\$ 227,856	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>880,836</b>	<b>880,836</b>	<b>880,836</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 880,836</b>	<b>\$ 986,235</b>	<b>\$ 1,214,091</b>		

**OVEROAKS**

Community Development District

*Series 2020 Debt Service Fund*

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 200	\$ 167	\$ 10,244	\$ 10,077	5122.00%
Special Assmnts- Tax Collector	335,246	335,246	335,246	-	100.00%
Special Assmnts- Discounts	(13,410)	(13,410)	(11,422)	1,988	85.18%
<b>TOTAL REVENUES</b>	<b>322,036</b>	<b>322,003</b>	<b>334,068</b>	<b>12,065</b>	<b>103.74%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	6,705	6,705	6,451	254	96.21%
<b>Total Administration</b>	<b>6,705</b>	<b>6,705</b>	<b>6,451</b>	<b>254</b>	<b>96.21%</b>
<b><u>Debt Service</u></b>					
Principal Debt Retirement A-1	230,000	230,000	230,000	-	100.00%
Interest Expense Series A-1	80,657	80,657	80,657	-	100.00%
<b>Total Debt Service</b>	<b>310,657</b>	<b>310,657</b>	<b>310,657</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>317,362</b>	<b>317,362</b>	<b>317,108</b>	<b>254</b>	<b>99.92%</b>
Excess (deficiency) of revenues Over (under) expenditures	4,674	4,641	16,960	12,319	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Contribution to (Use of) Fund Balance	4,674	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>4,674</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ 4,674	\$ 4,641	\$ 16,960	\$ 12,319	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>218,246</b>	<b>218,246</b>	<b>218,246</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 222,920</b>	<b>\$ 222,887</b>	<b>\$ 235,206</b>		

**OVEROAKS**  
**Community Development District**

**Supporting Schedules**

**July 31, 2025**

**OVEROAKS**

Community Development District

**All Funds**

**Non-Ad Valorem Special Assessments  
Osceola County Tax Collector-Monthly Collection Report  
For the Fiscal Year Ending September 30, 2025**

						<b>ALLOCATION BY FUND</b>	
						General Fund	Debt Service Fund
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross amount	The Oaks Master Association	Series 2020	
<b>Assessments Levied FY 2025</b>				\$ 989,948	\$ 655,346	\$ 334,602	
Allocation %				100%	66%	34%	
11/18/24	\$ 11,374	\$ 600	\$ 232	\$ 12,206	\$ 8,080	\$ 4,126	
11/22/24	\$ 65,509	\$ 2,785	\$ 1,337	\$ 69,630	\$ 46,088	\$ 23,531	
12/11/24	\$ 722,987	\$ 30,737	\$ 14,755	\$ 768,479	\$ 508,733	\$ 259,746	
12/20/24	\$ 26,110	\$ 992	\$ 533	\$ 27,634	\$ 18,294	\$ 9,340	
01/09/25	\$ 20,724	\$ 654	\$ 423	\$ 21,801	\$ 14,433	\$ 7,369	
01/09/25	\$ 5,790	\$ 183	\$ 118	\$ 6,091	\$ 4,032	\$ 2,059	
02/10/25	\$ 1,023	\$ 4	\$ 21	\$ 1,048	\$ 694	\$ 354	
02/10/25	\$ 19,325	\$ 399	\$ 394	\$ 20,097	\$ 13,304	\$ 6,793	
03/10/25	\$ 11,023	\$ 111	\$ 225	\$ 11,359	\$ 7,520	\$ 3,839	
03/10/25	\$ 124	\$ -	\$ 3	\$ 126	\$ 84	\$ 43	
04/09/25	\$ 18,346	\$ -	\$ 374	\$ 18,720	\$ 12,393	\$ 6,327	
04/09/25	\$ 6,058	\$ -	\$ 124	\$ 6,182	\$ 4,092	\$ 2,089	
05/12/25	\$ 8,397	\$ (232)	\$ 171	\$ 8,337	\$ 5,519	\$ 2,818	
05/12/25	\$ 757	\$ (18)	\$ 15	\$ 754	\$ 499	\$ 255	
06/09/25	\$ 3,205	\$ (93)	\$ 65	\$ 3,177	\$ 2,103	\$ 1,074	
06/09/25	\$ 350	\$ (10)	\$ 7	\$ 347	\$ 230	\$ 117	
06/16/25	\$ 14,081	\$ (410)	\$ 287	\$ 13,959	\$ 9,241	\$ 4,718	
<b>Total</b>	\$ 935,183	\$ 35,700	\$ 19,085	\$ 989,948	\$ 655,346	\$ 334,602	
<b>% COLLECTED</b>						100%	100%
<b>TOTAL OUTSTANDING</b>						\$ -	\$ -

**OVEROAKS**

Community Development District

**All Funds****Cash and Investment Report****July 31, 2025****GENERAL FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley National Bank	n/a	n/a	4.33%	\$196,278
				<b>Subtotal</b>	<b>\$196,278</b>
Money Market	BankUnited	Money Market Fund	n/a	3.99%	\$276,811
Money Market	Hancock	Money Market Fund	n/a	2.50%	\$250,038
Money Market	SeaCoast Bank	Money Market Fund	n/a	2.50%	\$251,395
Money Market	Truist Bank	Money Market Fund	n/a	2.47%	\$251,287
				<b>Subtotal</b>	<b>\$1,029,531</b>

**DEBT SERVICE FUNDS**

Series 2020 Revenue Fund	US Bank	Commercial Paper	n/a	4.25%	\$233,923
				<b>Subtotal</b>	<b>\$233,923</b>
				<b>Total</b>	<b>\$1,459,732</b>



Bank Account Statement

Overoaks CDD

Bank Account No. 1201  
Statement No. 07-25

Statement Date 07/31/2025

G/L Account No. 101003 Balance	196,277.72	Statement Balance	200,022.08
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	200,022.08
Subtotal	196,277.72	Outstanding Checks	-3,744.36
Negative Adjustments	0.00		
		Ending Balance	196,277.72
Endina G/L Balance	196,277.72		

Outstanding Checks				
03/21/2025	Payment	REF100043	OSCEOLA NEWS-GAZETTE	OSCEOLA NEWS-GAZETTE
05/16/2025	Payment	1049	OSCEOLA NEWS-GAZETTE	Check for Vendor V00064
07/24/2025	Payment	100075	HANSON, WALTER & ASSOC INC	Inv: 5294369
07/24/2025	Payment	100076	LATHAM, LUNA,EDEN & BEAUDINE LLP	Inv: 142561
07/24/2025	Payment	100079	GEXPRO	Inv: S141945972.001
Total Outstanding Checks				-3,744.36

**OVEROAKS**  
**Community Development District**

**Check Register**

**7/1/2025-7/31/2025**

**OVEROAKS COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 100075</b>							
001	07/24/25	HANSON, WALTER & ASSOC INC	5294369	June 2025 District engineer services	ProfServ-Engineering	531013-51501	\$577.50
<b>Check Total</b>							<b>\$577.50</b>
<b>CHECK # 100076</b>							
001	07/24/25	LATHAM, LUNA,EDEN & BEAUDINE LLP	142561	June 2025 District counsel services	ProfServ-Legal Services	531023-51301	\$2,553.82
<b>Check Total</b>							<b>\$2,553.82</b>
<b>CHECK # 100077</b>							
001	07/24/25	OSCEOLA NEWS-GAZETTE	F7BA084D-0113	7/24/2025 Legal notice	Legal Advertising	548002-51301	\$87.48
<b>Check Total</b>							<b>\$87.48</b>
<b>CHECK # 100078</b>							
001	07/24/25	INFRAMARK LLC	150112	Postage APR 25	Postage	541006-51301	\$5.52
001	07/24/25	INFRAMARK LLC	142118	Home Depot, GoDaddy renewal, and agendas - DEC 24	Agenda books printed	547001-51301	\$75.00
001	07/24/25	INFRAMARK LLC	142118	Home Depot, GoDaddy renewal, and agendas - DEC 24	godaddy domain renewal	549001-51301	\$25.50
001	07/24/25	INFRAMARK LLC	142118	Home Depot, GoDaddy renewal, and agendas - DEC 24	Supplies to repair dock	546066-53901	\$70.57
001	07/24/25	INFRAMARK LLC	152982	July 2025 District Management services	July 2025 District Managment services	531027-51301	\$5,326.83
001	07/24/25	INFRAMARK LLC	152982	July 2025 District Management services	July 2025 Field management services	531016-53901	\$995.16
001	07/24/25	INFRAMARK LLC	152982	July 2025 District Management services	July 2025 District Managment services	531027-51301	\$495.00
<b>Check Total</b>							<b>\$6,993.58</b>
<b>CHECK # 100079</b>							
001	07/24/25	GEXPRO	S141945972.001	lighting repairs	Miscellaneous Services	549001-53901	\$492.09
<b>Check Total</b>							<b>\$492.09</b>
<b>CHECK # 100080</b>							
001	07/24/25	CROSSCREEK ENVIRONMENTAL, INC.	21960	July 2025 Pond maintenance	Contracts-Lakes	534084-53901	\$3,425.00
<b>Check Total</b>							<b>\$3,425.00</b>
<b>CHECK # 100081</b>							
001	07/28/25	OSCEOLA NEWS-GAZETTE	2025-38815	July 2025 Public hearing notice	Legal Advertising	548002-51301	\$1,003.77
<b>Check Total</b>							<b>\$1,003.77</b>
<b>CHECK # 100082</b>							
001	07/28/25	INFRAMARK LLC	151858	May 2025, sign installation and fence repairs	Signs and installation, and fence repairs	546066-53901	\$1,397.79
<b>Check Total</b>							<b>\$1,397.79</b>
<b>CHECK # 300022</b>							
001	07/30/25	TOHO WATER AUTHORITY - ACH	070225-ACH	6/2 - 7/2/2025 Water	Utility - General	543001-53945	\$1,375.79
001	07/30/25	TOHO WATER AUTHORITY - ACH	070225-ACH	6/2 - 7/2/2025 Water	Utility - General	543001-53946	\$250.48
<b>Check Total</b>							<b>\$1,626.27</b>
<b>CHECK # 300023</b>							
001	07/28/25	KUA - ACH	071025-ACH	6/5 - 7/4/2025 Electricity	Utility - General	543001-53945	\$116.40
<b>Check Total</b>							<b>\$116.40</b>
<b>Fund Total</b>							<b>\$18,273.70</b>
<b>Total Checks Paid</b>							<b>\$18,273.70</b>



**OVEROAKS COMMUNITY DEVELOPMENT DISTRICT**

### Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							Total Checks Paid	\$18,157.30



Hanson Walter & Associates, Inc  
 8 Broadway  
 Suite 104  
 Kissimmee, FL 34741  
 407-847-9433

Page: 1 of 1  
 4154  
 5294369

## INVOICE

OVEROAKS COMMUNITY  
 DEVELOPMENT DISTRICT  
 Overoaks CDD (The Oaks)  
 210 N. UNIVERSITY DRIVE  
 SUITE 702  
 CORAL SPRINGS, FL 33071

CLIENT ID: 6208  
 INVOICE #: 5294369  
 INVOICE DATE: 7/15/2025  
 DUE DATE: 7/25/2025  
 BILLED THROUGH: 6/29/2025

THE OAKS CDD CONSULTATION

PO:

JOB ID: 4154

PERIOD: June 2025

For Services Rendered Through June 29, 2025

Prepare for and attend CDD meeting, review crosscreek pond slope, research old SFWMD permits for wetland exotic/nuisance coverage limits, organize and transfer files to Pegasus

TIME & MATERIALS NOT TO EXCEED	Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
THE OAKS PH 2 CIVIL ENGINEERING REPORT	4,200.00	100.00	0.00	4,200.00	4,200.00	0.00
	4,200.00	100.00	0.00	4,200.00	4,200.00	0.00

TIME & MATERIALS	Total Billed To Date	Amount Previously Billed	Amount This Billing
PROFESSIONAL CIVIL ENGINEERING SERVICES	28,262.40	27,684.90	577.50
SECTION 8.21 YEARLY ENGINEERING REPORT	9,431.75	9,431.75	0.00
REIMBURSABLES	127.91	127.91	0.00
	37,822.06	37,244.56	577.50

PLEASE REMIT TO:  
 Hanson, Walter & Associates, Inc.  
 8 Broadway Suite 104  
 Kissimmee, FL 34741

**Total Invoice \$577.50**



201 S. ORANGE AVE, STE 1400  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32802

July 14, 2025

Invoice #: 142561  
Federal ID #:59-3366512

**Overoaks Community Development District**  
c/o Inframark  
210 N. University Drive, Suite 702  
Coral Springs, FL 33071

Matter ID: 6123-001                      General

**For Professional Services Rendered:**

6/2/2025	KET	Responded to District Manager regarding status of "Fallen Tree Act."	0.10	\$25.00
6/3/2025	KET	Email correspondence to District Manager regarding schedule for upcoming Board meetings.	0.10	\$25.00
6/6/2025	KET	Telephone discussion with District Manager regarding upcoming Board items. Receipt and review of letter from resident and email correspondence to Inframark regarding same.	0.90	\$225.00
6/9/2025	KET	Review of Agenda items in preparation for Board meeting. Attended Board meeting. Discussion with former and newly elected District Engineers regarding transition of firms. Preparation of mailed notice to landowners and advertisements for upcoming budget hearing for Fiscal Year 2026. Email correspondence to Inframark regarding same.	6.10	\$1,525.00
6/10/2025	KET	Preparation of task list.	0.40	\$100.00
6/13/2025	KET	Preparation of Agreement with Pegasus Engineering. Email correspondence with the District Manager and Pegasus Engineering regarding meeting dates and contract execution.	1.10	\$275.00
6/18/2025	KET	Review of and response to email correspondence from Inframark to vendor regarding resurfacing project.	0.20	\$50.00
6/19/2025	KET	Preparation of Agreement with MOR Sports Group reflecting revised Proposal. Email correspondence to Inframark regarding same. Review of comments from Pegasus Engineering on contract for engineering services. Updated contract reflecting comments and circulated same to Pegasus for execution.	0.80	\$200.00
6/20/2025	KET	Receipt and review of email correspondence from Pegasus regarding contract for engineering services.	0.10	\$25.00
6/24/2025	KET	Receipt of executed Agreement for engineering services from Pegasus and responded to same. Email correspondence to District Manager regarding same. Receipt of email correspondence from Inframark to repaving company.	0.30	\$75.00
<b>Total Professional Services:</b>			<b>10.10</b>	<b>\$2,525.00</b>

**For Disbursements Incurred:**

6/9/2025	Payment disbursement to Kristen Trucco for KET - Travel to and from Board Meeting	\$28.82
6/9/25		
<b>Total Disbursements Incurred:</b>		<b>\$28.82</b>

Total                      \$2,553.82  
Previous Balance                      \$0.00

**Payments & Credits**

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
-------------	-------------	--------------	---------------

Payments & Credits	\$0.00
<b>Total Due</b>	<b>\$2,553.82</b>





Invoice

Osceola News- Gazette  
222 Church Street

Kissimmee, FL 34741  
[help.column.us](http://help.column.us)

Bill to  
Overoaks CDD

Invoice number	F7BA084D-0113
Notice ID	xkGtkaagoEkfxzaIWZ7v
Publisher	Osceola News-Gazette
Date of issue	Jul 8, 2025
Date due	Aug 8, 2025
<b>Amount due</b>	<b>\$87.48</b>

Description	Qty	Unit price	Amount
07/24/2025: Legal and Public Notice Notice	1	79.53	79.53

=== Notes ===  
Notice Name: OVEROAKS CDD\*Fiscal Year 2026

=== How to pay this invoice ===  
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:  
<https://www.column.us/invoices/f4J1Ks4aTpdPsNMGAOBZ/pay>

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number F7BA084D-0113 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.

Subtotal	\$79.53
Tax	0.00
Processing Fee	7.95
<b>Amount due</b>	<b>\$87.48</b>

Pay here: <https://www.column.us/invoices/f4J1Ks4aTpdPsNMGAOBZ/pay>



INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

INVOICE#
150112
CUSTOMER ID
C1441
PO#

DATE
5/28/2025
NET TERMS
Net 30
DUE DATE
6/27/2025

BILL TO  
Overoaks CDD  
210 N University Dr, Suite 702  
Coral Springs FL 33071  
United States

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	5.52		5.52
Subtotal					5.52

Subtotal	\$5.52
Tax	\$0.00
Total Due	\$5.52

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.



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

142118

**DATE**

1/27/2025

**CUSTOMER ID**

C1441

**NET TERMS**

Net 30

**PO#**
**DUE DATE**

2/26/2025

**BILL TO**

Overoaks CDD  
210 N University Dr, Suite 702  
Coral Springs FL 33071  
United States

Services provided for the Month of: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Kerry Satterwhite- 11-18-24 THE HOME DEPOT: \$64.23, 12-16-24 DNH*GODADDY : Domain Renewal: \$25.50. Howard Neal-11-18-24 THE HOME DEPOT #0287 : Plywood to cover hole at dock near pond: \$6.34	1	Ea	96.07		96.07
Agenda Books 001-551001-51301-5000	5	Ea	15.00		75.00
<b>Subtotal</b>					<b>171.07</b>

**Subtotal**

\$171.07

**Tax**

\$0.00

**Total Due**

\$171.07

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

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*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#
152982
CUSTOMER ID
C1441
PO#

DATE
7/1/2025
NET TERMS
Due On Receipt
DUE DATE
7/1/2025

**BILL TO**  
Overoaks CDD  
210 N University Dr, Suite 702  
Coral Springs FL 33071  
United States

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	5,326.83		5,326.83
Field Ops Services 001-531016-53945-5000	1	Ea	497.58		497.58
Field Ops Services 001-531016-53945-5000	1	Ea	497.58		497.58
Record Storage Fee	1	Ea	495.00		495.00
<b>Subtotal</b>					<b>6,816.99</b>

<b>Subtotal</b>	\$6,816.99
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$6,816.99

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.

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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.



GEXPRO 7695 ODO ORLANDO  
7445 SOUTHLAND BLVD  
SUITE 601  
ORLANDO, FL 32809-6991  
Phone: 407-841-4261

Rexel USA, Inc d/b/a Gexpro FEIN 20-5021845

**BILL TO ADDRESS:**

OVEROAKS CDD  
ATTN: ACCOUNTS PAYABLE  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS FL 33071-7320

**SHIP TO ADDRESS:**

OVEROAKS CDD  
313 CAMPUS STREET  
CELEBRATION FL 34747-4982

**Invoice**

INVOICE DATE	INVOICE NUMBER
03/13/25	S141945972.001
REMIT TO:	
GEXPRO	
U.S. Mail: P.O. Box 840638 DALLAS TX 75284-0638	
ACH: Bank of America Rt# 111000012 A/C#:3751629504	
ACH Remittance: Send to CASHAR@rexelusa.com	
Online: Login to your account at gexpro.com	

CUSTOMER NO.		CUSTOMER PO NO.		ORDER DATE		ORDERED BY		CUSTOMER RELEASE NO.	
725824		25-3-1-400		03/12/25		Todd Kendall			
SALESPERSON CONTACT		SHIP METHOD		JOB NAME		TERMS		SHIP DATE	
Marvin Thurman		DIRECT				Net 30 Days		03/13/25	
Line	Customer/Our Part Number			Quantity Ordered	Quantity Shipped	UNIT PRICE /Per		EXT PRICE	TAX Y/N
1	^RAB LF17 LED FLOOD Our Pn: 98188			10	10	40.0000/EA		400.00	Y
2	RAB MCAP2B MIGHTY CAP 2 INCH FITS 2 3/8 INCH OD PIPE BLACK Our Pn: 79967			4	4	14.4392/EA		57.76	Y
Thank you for your business!				CREDIT DEPARTMENT Steve Lagerlef 0028  Steve.Lagerlef@Rexelusa.com 972 308 9356		SUBTOTAL STATE TAX COUNTY TAX CITY TAX OTHER TAX		457.76 27.46 6.87 0.00 0.00	
				Please consult the Rexel USA, Inc. Terms and Conditions of sale at the following: <a href="http://www.rexelusa.com/usr/termsAndconditions">http://www.rexelusa.com/usr/termsAndconditions</a>		TOTAL TAX SHIPPING & HANDLING		34.33 0.00	
						Total Amount Due		492.09	

Note: A late charge consistent with state law will be assessed on all past due balances.

**All Transactions are in US Dollars (USD)**

PAGE NO.  
1 of 1



Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221

# Invoice

**Date** 7/16/2025**Invoice #** 21960**Bill To**Overoaks CDD  
c/o Inframark  
1500 The Oaks Blvd  
Kissimmee, FL 34746  
Joseph Gonzalez**Project Info**

Current Month's Maintenance

**P.O. #****Terms**

Due on receipt

**Due Date** 7/16/2025

Description	Amount
Monthly stormwater pond maintenance of nuisance and exotic vegetation located within perimeter of the twelve (12) ponds onsite. Treatments to occur twice a month for a total of twenty four (24) visits per year.	3,425.00
Maintenance services to include the following: * Algae control * Floating vegetation control * Shoreline vegetation control * Submersed vegetation control * Aquatics consulting * Management reporting * Littoral shelf maintenance * Free Retreats * Installation of up to 800 free beneficial aquatic plants per year * Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor  Total maintenance cost = \$3,425/Month (\$41,100 Annually)  **Maintenance price to be locked at above rate through 2025**   If the customer is not satisfied with the aquatic service provided, and the state of the aquatic management area declines due to Crosscreek Environmental Inc. negligence, the customer has full right to cancel the service with no less than 45 days written notice to Crosscreek Environmental Inc.	
Thank you for your business	<b>Subtotal</b> \$3,425.00 <b>Sales Tax (0.0%)</b> \$0.00 <b>Total</b> \$3,425.00 <b>Payments/Credits</b> \$0.00 <b>Balance Due</b> \$3,425.00
Crosscreek Environmental Inc.	

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com

# OSCEOLA NEWS-GAZETTE

**aroundosceola.com**

## INVOICE

**Customer ID:** 10309  
**Invoice Number:** 2025-38815  
**Invoice Date:** 7/17/2025  
**Due Date:** 8/17/2025

**BILL TO**

Melinda Gallo  
 OVEROAKS CDD/CO INFRAMARK  
 313 Campus Street  
 Kissimmee, FL 34747

**Advertiser**  
 OVEROAKS CDD/CO INFRAMARK

**Sales Rep**  
 Osceola House

Ad Notes	Pub.	Issue	Year	Ad Size	Color	Gross	Net	Amount
Overoaks CDD Public Notice-Budget Hearing	ONG - Legal Display	07/17/2025	2025	Ad	Black & White	\$1,003.77	\$1,003.77	\$1,003.77
						\$0.00	\$1,003.77	\$1,003.77
<b>Total</b>								<b>\$1,003.77</b>
<b>Total:</b>						<b>\$1,003.77</b>		

Payment is due on or before 8/17/2025.  
 Payments received after the due date will be assessed a 1.5% monthly finance charge.

**Thank you for your business.**

**Account Balance Total (Including this invoice): \$953.53**  
 Please pay from this invoice.

Remit to:  
 Osceola News Gazette  
 222 Church Street  
 Kissimmee, Florida 34741  
 407-846-7600

[View & Pay Invoices](#)



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

151858

**DATE**

6/17/2025

**CUSTOMER ID**

C1441

**NET TERMS**

Net 30

**PO#**
**DUE DATE**

7/17/2025

**BILL TO**

Overoaks CDD  
210 N University Dr, Suite 702  
Coral Springs FL 33071  
United States

**Services provided for the Month of: May 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order # 065-2-2025	1	Ea	1,298.37		1,298.37
Howard F Neal 04-28-25 HOMEDEPOT.COM : Vinyl fence posts for Overoaks fence repairs \$99.42	1	Ea	99.42		99.42
<b>Subtotal</b>					<b>1,397.79</b>

**Subtotal**

\$1,397.79

**Tax**

\$0.00

**Total Due**

\$1,397.79

**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.*

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*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.*



**Inframark**

313 Campus Street, Celebration FL 34747

Phone: 407-922-5086

Date 05/06/2025

Work Order # 065-3-2025

Customer ID Overoaks CDD

**Proposal For:**

Overoaks CDD

Quotation valid until 06/30/2025

Prepared by: Kyle Goldberg

Description	Unit Price	Quantity	Amount
Alligator Signs and Install:			
✓ Alligator / Snakes Sign for lake area, 12 x 18 WHITE .040 AL. SIGN BLANK, 12" x 18", 1.5"	\$35.14	11	\$386.50
✓ Materials			
• 5' U-Post & Fast-Setting Concrete Mix	\$16.42	11	\$180.62
✓ Installation	\$75.00	9.75	\$731.25
<b>Total</b>	<b>Labor and Materials</b>		<b>\$1,298.37</b>

**Full payment is due within 60 days of finalizing the project.**

If you have any questions concerning this quotation, contact Kyle Goldberg at

[Kyle.Goldberg@inframark.com](mailto:Kyle.Goldberg@inframark.com)

By: Kyle Goldberg

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

Date: 05/06/2025

Date: \_\_\_\_\_

**Inframark**

**Overoaks CDD**

Inframark - 313 Campus St - Celebration, FL 34747

We are proud to provide a range of services for your community.



# MAINTENANCE Solutions



[www.inframark.com/community-management/#maintenance](http://www.inframark.com/community-management/#maintenance)

Inframark - 313 Campus St - Celebration, FL 34747  
We are proud to provide a range of services for your community.

# MAINTENANCE SOLUTIONS

With over 25 years of maintenance and project management construction experience, Inframark can align with your community's maintenance goals. From general maintenance service orders to large scale building renovations, let us know how we can serve your community.

- 💧 ADA Skid Pad Replacements
- 💧 Community Inspections/Reporting
- 💧 Debris Removal
- 💧 General Maintenance
- 💧 Landscape Inspections/Reporting
- 💧 Light Changeouts and Maintenance
- 💧 Maintenance of Storm Structures
- 💧 Management of Vendor Contracts
- 💧 Minor Boardwalk and Wood Structure Repairs
- 💧 Minor Electrical
- 💧 Minor Patch Repairs in Roadways or Alleyways
- 💧 On-site Staff
- 💧 Painting
- 💧 Pressure Washing
- 💧 Porter Services
- 💧 Review of Landscape Architectural Designs
- 💧 Sidewalk Grinding and Replacement
- 💧 Sign Installations and Maintenance

## CONTACT US TODAY

to see how we can provide quality maintenance for your community.

GC# CBC1257480

**CALL 407.566.1935** or

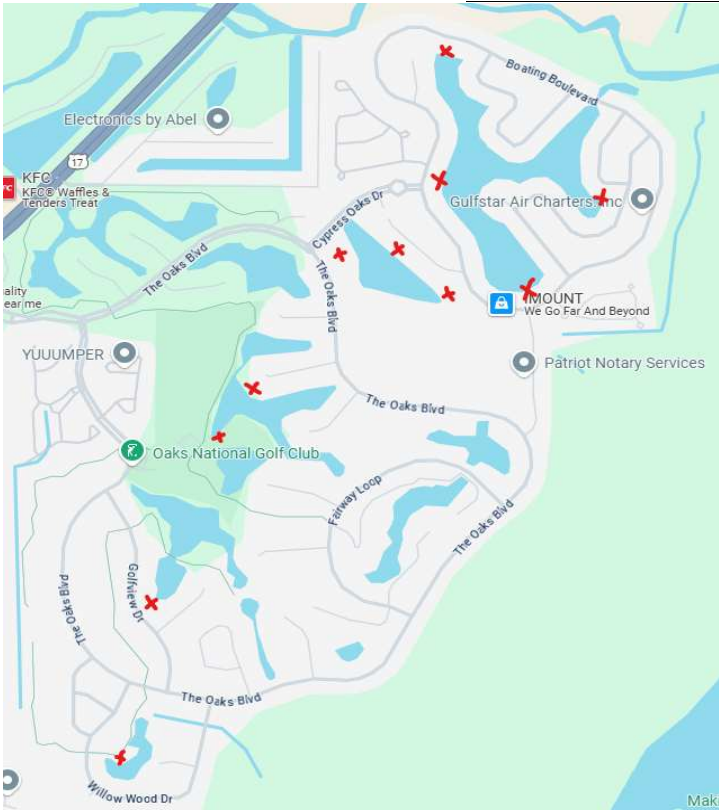
**EMAIL [maintenance@inframark.com](mailto:maintenance@inframark.com)**

[www.inframark.com/community-management/#maintenance](http://www.inframark.com/community-management/#maintenance)



107-0325





**Inframark - 313 Campus St - Celebration, FL 34747**  
**We are proud to provide a range of services for your community.**

<b>VENDOR NAME:</b>	<b>TOHO</b>	<b>FY2025</b>				
<b>DISTRICT:</b>	<b>OVEROAKS</b>					
<b>INVOICE DATE:</b>	<b>07/02/25</b>	<b>ACH</b>				
<b>INVOICE #:</b>	<b>070225 ACH</b>					<b>ACH 07/30/25</b>
		<b>Meter Local</b>	<b>Service Address</b>			<b>06/02-07/02/25</b>
<b>543001-53945</b>	<b>2162289-661900</b>	<b>CDD</b>	<b>2655 The Oaks Blvd Irr</b>	<b>Lft stat irr clk</b>	<b>Recl Wtr</b>	<b>1375.79</b>
<b>543001-53946</b>	<b>2162289-955010</b>	<b>Shingle Creek</b>	<b>2100 Cypress Oaks Blvd</b>		<b>Wtr Com</b>	<b>5.41</b>
<b>543001-53946</b>	<b>2162289-949770</b>	<b>Shingle Creek</b>	<b>2000 Cypress Oak Dr RCLM2</b>	<b>Play ground</b>	<b>Wtr Com</b>	<b>237.28</b>
<b>543001-53946</b>	<b>2162289-949760</b>	<b>Shingle Creek</b>	<b>2000 Cypress Oak Dr RCLM1</b>	<b>Play ground</b>	<b>Wtr Com</b>	<b>0</b>
<b>543001-53946</b>	<b>2162289-958540</b>	<b>Shingle Creek</b>	<b>3000 Boating Blvd Blk</b>	<b>Boat dock</b>	<b>Wtr Com</b>	<b>7.79</b>
		<b>543001-53945-5000</b>	<b>The Oaks Master</b>			<b>\$ 1,375.79</b>
		<b>543001-53946-5000</b>	<b>Shingle Creek</b>			<b>\$ 250.48</b>
						<b>\$ 1,626.27</b>



Toho Water Authority  
P.O. Box 30527  
Tampa, Florida, 33630-3527  
www.tohowater.com

OVEROAKS COMMUNITY  
DEVELOPMENT DISTRICT

Service Address:  
2655 THE OAKS BOULEVARD IRRIG

Account Number: 002162289-000661900  
Past Due Amount: \$0.00  
Current Charges: \$1,375.79  
Total Amount Due: \$1,375.79

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water quality reports will be  
available July 1 on [grco.de/tohowaterquality](http://grco.de/tohowaterquality).

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
21007967	30	05/29/2025	2900	06/28/2025	3274	374

Payment - Thank You \$-810.07

**Balance Forward** \$0.00

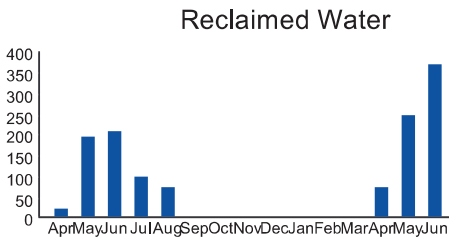
**Current Transaction(s)**

Reclaimed Usage \$1,348.22

Reclaimed Base Charge \$27.57

**Current Transaction Total** **\$1,375.79**

**Total Amount Due** **\$1,375.79**



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority  
P.O. Box 30527  
Tampa, Florida, 33630-3527  
www.tohowater.com

Account Number 002162289-000661900

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$1,375.79	07/28/25	\$1,375.79

**DO NOT PAY**

**YOU ARE ENROLLED IN AUTODRAFT**



OVEROAKS COMMUNITY DEVELOPMENT  
DISTRICT  
115555 HERON BAY BOULEVARD SUITE 201  
CORAL SPRINGS FL 33076

0021622890006619000001375790

## Ways to pay

### ON OUR WEBSITE

[www.tohowater.com](http://www.tohowater.com)

#### Payment Source

eCheck, Credit/Debit Cards

#### Fees

Free for eCheck and Credit/Debit\*

\*Using one-time payment option will incur convenience fees:

\$1.25 for every \$100.00 for credit/debit cards.

### BY PHONE

Call 407-944-5000 for our automated payment system

#### Payment Source

eCheck, Credit/Debit Cards

#### Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

### BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

#### Please remit your payment to:

Toho Water Authority

PO Box 30527

Tampa, FL 33630-3527

#### Payment Source

Check or Money Order

### SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees

MoneyGram participating locations

(Walmart, CVS, 7-Eleven and Ace Cash Express)

#### Payment Source

Cash

#### Fees

\$1.25

## eBills

Go paperless by creating an online payment account on [www.tohowater.com](http://www.tohowater.com).

**EMERGENCIES** - For water or sewer related emergencies call our customer service call center at **407-944-5000**.

## Can't pay your bill?

If you are unable to pay your water bill, please visit [www.tohowater.com](http://www.tohowater.com) or call us before your bill goes past due and ask us about our Payment Assistance options. Call us at 407-944-5000 or scan the QR code below.

## Disconnection for nonpayment

Accounts that become delinquent will be assessed a \$50 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

### RECONNECTION SCHEDULE

#### WEEKDAYS

**Before 2 p.m.** - Payments made before 2 p.m. will be connected the same day with no additional fee.

**After 2 p.m.** - Payments made after 2 p.m. to 7 p.m. will incur an additional fee of **\$25** for premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

#### WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional \$25 premium reconnect fee. If the \$25 premium fee is declined, services will be reconnected the next business day.

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Toho Water Authority  
P.O. Box 30527  
Tampa, Florida, 33630-3527  
[www.tohowater.com](http://www.tohowater.com)

OVEROAKS COMMUNITY  
DEVELOPMENT DISTRICT

Service Address:  
2100 CYPRESS OAKS BOULEVARD  
ODD

Account Number: 002162289-000955010  
Past Due Amount: \$0.00  
Current Charges: \$5.41  
Total Amount Due: \$5.41

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water quality reports will be  
available July 1 on [grco.de/tohowaterquality](http://grco.de/tohowaterquality).

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
19008497	30	06/02/2025	15	07/02/2025	15	0

Payment - Thank You \$-5.41

**Balance Forward** \$0.00

**Current Transaction(s)**  
Reclaimed Base Charge \$5.41

**Current Transaction Total** \$5.41

**Total Amount Due** \$5.41



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority  
P.O. Box 30527  
Tampa, Florida, 33630-3527  
[www.tohowater.com](http://www.tohowater.com)

Account Number 002162289-000955010

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$5.41	07/30/25	\$5.41



OVEROAKS COMMUNITY DEVELOPMENT  
DISTRICT  
115555 HERON BAY BOULEVARD SUITE 201  
CORAL SPRINGS FL 33076

**DO NOT PAY**

**YOU ARE ENROLLED IN AUTODRAFT**

0021622890009550100000005418



## Ways to pay

### ON OUR WEBSITE

[www.tohowater.com](http://www.tohowater.com)

#### Payment Source

eCheck, Credit/Debit Cards

#### Fees

Free for eCheck and Credit/Debit\*

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\$1.25 for every \$100.00 for credit/debit cards.

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Toho Water Authority

PO Box 30527

Tampa, FL 33630-3527

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Amscot: No Convenience Fees

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Cash

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[www.tohowater.com](http://www.tohowater.com)

OVEROAKS COMMUNITY  
DEVELOPMENT DISTRICT

Service Address:  
2000 CYPRESS OAKS DRIVE RCLM1  
ODD

Account Number: 002162289-000949770  
Past Due Amount: \$0.00  
Current Charges: \$237.28  
Total Amount Due: \$237.28

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water quality reports will be  
available July 1 on [grco.de/tohowaterquality](http://grco.de/tohowaterquality).

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
14042635	29	06/01/2025	13166	06/30/2025	13233	67

Payment - Thank You \$-527.40

**Balance Forward** \$0.00

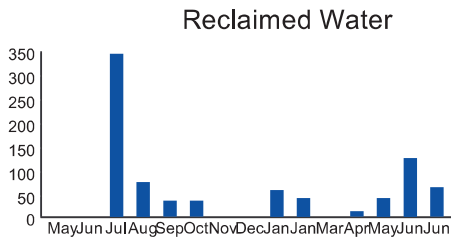
**Current Transaction(s)**

Reclaimed Usage \$209.71

Reclaimed Base Charge \$27.57

**Current Transaction Total** **\$237.28**

**Total Amount Due** **\$237.28**



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority  
P.O. Box 30527  
Tampa, Florida, 33630-3527  
[www.tohowater.com](http://www.tohowater.com)

Account Number 002162289-000949770

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$237.28	07/30/25	\$237.28

**DO NOT PAY**

**YOU ARE ENROLLED IN AUTODRAFT**



OVEROAKS COMMUNITY DEVELOPMENT  
DISTRICT  
115555 HERON BAY BOULEVARD SUITE 201  
CORAL SPRINGS FL 33076

0021622890009497700000237283

## Ways to pay

### ON OUR WEBSITE

[www.tohowater.com](http://www.tohowater.com)

#### Payment Source

eCheck, Credit/Debit Cards

#### Fees

Free for eCheck and Credit/Debit\*

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PO Box 30527

Tampa, FL 33630-3527

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Amscot: No Convenience Fees

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[www.tohowater.com](http://www.tohowater.com)

OVEROAKS COMMUNITY  
DEVELOPMENT DISTRICT

Service Address:  
2000 CYPRESS OAKS DRIVE RCLM1  
ODD

Account Number: 002162289-000949760  
Past Due Amount: \$0.00  
Current Charges: \$1,165.81  
Total Amount Due: \$116.88 CR

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water quality reports will be  
available July 1 on [grco.de/tohowaterquality](http://grco.de/tohowaterquality).

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17006488	30	06/02/2025	18492	07/02/2025	18780	288

Previous Balance \$-1,282.69

**Balance Forward** -\$1,282.69

**Current Transaction(s)**

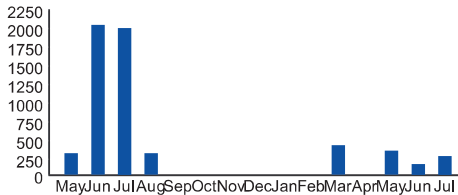
Reclaimed Usage \$1,138.24

Reclaimed Base Charge \$27.57

**Current Transaction Total** **\$1,165.81**

**Total Amount Due** **\$116.88 CR**

Reclaimed Water



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Account Number 002162289-000949760

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$0.00	07/30/25	\$0.00

**DO NOT PAY**

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OVEROAKS COMMUNITY DEVELOPMENT  
DISTRICT  
115555 HERON BAY BOULEVARD SUITE 201  
CORAL SPRINGS FL 33076

002162289000949760000-116887

## Ways to pay

### ON OUR WEBSITE

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#### Payment Source

eCheck, Credit/Debit Cards

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Free for eCheck and Credit/Debit\*

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[www.tohowater.com](http://www.tohowater.com)

OVEROAKS COMMUNITY  
DEVELOPMENT DISTRICT

Service Address:  
3000 BOATING BOULEVARD BLK

Account Number: 002162289-000958540  
Past Due Amount: \$0.00  
Current Charges: \$7.79  
Total Amount Due: \$7.79

Customer Service: (8am - 5pm) 407-944-5000

Our 2024 water quality reports will be  
available July 1 on [grco.de/tohowaterquality](http://grco.de/tohowaterquality).

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
68661164	29	06/02/2025	31	07/01/2025	31	0

Payment - Thank You \$-7.79

**Balance Forward** \$0.00

**Current Transaction(s)**

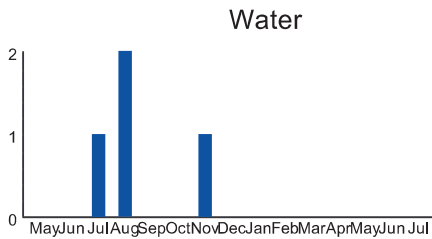
Water Base Charge \$7.21

Water Usage \$0.00

City of Kissimmee Utility Tax (8%) \$0.58

**Current Transaction Total** \$7.79

**Total Amount Due** \$7.79



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[www.tohowater.com](http://www.tohowater.com)

Account Number 002162289-000958540

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$7.79	07/30/25	\$7.79

**DO NOT PAY**

**YOU ARE ENROLLED IN AUTODRAFT**



OVEROAKS COMMUNITY DEVELOPMENT  
DISTRICT  
115555 HERON BAY BOULEVARD SUITE 201  
CORAL SPRINGS FL 33076

00216228900095854000000007794



## Ways to pay

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#### Payment Source

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