



# *Overoaks Community Development District*

**January 27, 2026**

**Agenda Package**

313 CAMPUS ST,  
CELEBRATION, FLORIDA 34747

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

## Overoaks Community Development District

### Board of Supervisors

Cynthia Trautz, Chairperson  
 Melissa Palomino, Vice Chairperson  
 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  
 Fernand Thomas, District Accountant  
 Melinda Gallo, Administrative Assistant

## Meeting Agenda Tuesday, January 27, 2026 – 6:00 p.m.

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1. **Call to Order and Roll Call**
2. **Approval of the Agenda**
3. **Audience Comments – *Three (3) Minute Time Limit***
4. **Special Business**
  - A. Landscape RFP
    - i. Consideration of BrightView Landscape Proposal
    - ii. Consideration of Cepra Landscape Proposal
    - iii. Consideration of Down To Earth Landscape and Irrigation Proposal
    - iv. Consideration of Juniper Landscape Proposal
    - v. Consideration of ASI Landscapes Proposal
    - vi. Consideration of United Land Services Proposal
5. **Staff Reports**
  - A. District Accountant Report..... P. 3
    - i. Financials (*November & December*) ..... P. 6
  - B. CrossCreek
    - i. Review of Aquatic Report..... P. 73
  - C. Field Inspector
    - i. Review of Property Inspection Report (*December & January*) ..... P. 80
    - ii. Consideration of Advance Tree Pros Palms Removal Proposal ..... P. 98
    - iii. Consideration of Advance Tree Pros Pines Removal Proposal..... P. 104
  - D. District Engineer
  - E. District Counsel
  - F. District Manager
    - i. Review of Project Board..... P. 109
6. **Business Items**
  - A. Consideration of Resolution 2026-01, General Election ..... P. 110
7. **Business Administration**
  - A. Consideration of Minutes from the Meeting held November 18, 2025 ..... P. 113
8. **Supervisor Requests**
9. **Adjournment**

*The next meeting is scheduled for Tuesday, February 24, 2026, at 9:30 a.m.*

### Inframark District Office:

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

### Meeting Location:

**The Hart Memorial Library**  
 211 E Dakin Ave,  
 Kissimmee, FL 34741



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

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
<b>Account Name: ProfServ-Engineering</b>						
12/30/25	531013-51501-5000	228196	VENDOR	PEGASUS ENGINEERING	October 2025 District Engineer services, review aerial photographs	682.50
						<b>YTD Total</b> 682.50
						<b>Annual Budget</b> \$24,999.96
						Amount Remaining / (Budget overage) \$24,317.46
						% of Budget 2.7%
						<b>Comprehensive Planning Department Total:</b> \$682.50
<b>DEPARTMENT NAME: FIELD</b>						
<b>Account Name: ProfServ-Field Management</b>						
10/08/25	531016-53901-5000	160670	VENDOR	INFRAMARK LLC	October 2025 Monthly management services	538.12
10/08/25	531016-53901-5000	JE005207	JE		Inframark LLC October 2025 monthly management services	538.12
11/11/25	531016-53901-5000	163492	VENDOR	INFRAMARK LLC	November 2025 District management services	1,076.26
12/04/25	531016-53901-5000	165618	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	1,076.26
						<b>YTD Total</b> 3,228.76
						<b>Annual Budget</b> \$12,915.00
						Amount Remaining / (Budget overage) \$9,686.24
						% of Budget 25.0%
<b>Account Name: Contracts-Landscape</b>						
10/01/25	534050-53901-5000	O-S8895	VENDOR	CEPRA LANDSCAPE	October 2025 Monthly landscaping services	13,944.58
11/03/25	534050-53901-5000	O-S9075	VENDOR	CEPRA LANDSCAPE	November 2025 Monthly landscaping services	13,944.58
12/02/25	534050-53901-5000	O-S9243	VENDOR	CEPRA LANDSCAPE	December 2025 Monthly landscaping services	13,944.58
						<b>YTD Total</b> 41,833.74
						<b>Annual Budget</b> \$172,356.00
						Amount Remaining / (Budget overage) \$130,522.26
						% of Budget 24.3%
<b>Account Name: Contracts-Lakes</b>						
10/13/25	534084-53901-5000	23141	VENDOR	CROSSCREEK ENVIRONMENTAL, INC.	October 2025 Monthly pond maintenance	3,425.00
11/13/25	534084-53901-5000	23543	VENDOR	CROSSCREEK ENVIRONMENTAL, INC.	November 2025 Monthly pond maintenance	3,425.00
12/11/25	534084-53901-5000	23937	VENDOR	CROSSCREEK ENVIRONMENTAL, INC.	December 2025 Monthly pond services	3,425.00
						<b>YTD Total</b> 10,275.00
						<b>Annual Budget</b> \$41,100.00
						Amount Remaining / (Budget overage) \$30,825.00
						% of Budget 25.0%
<b>Account Name: Utility - General</b>						
10/30/25	543001-53901-5000	93025	VENDOR	TOHO WATER AUTHORITY - ACH	Credit Memo 000454	(27.57)
11/01/25	543001-53901-5000	JE005226	JE		R/C TOHO WATER AUTHORITY-ACH 09/26/25-10/28/25	609.75
11/07/25	543001-53901-5000	JE005227	JE		R/C KUA-ACH SERVICE10/2-11/1/25	82.14
11/07/25	543001-53901-5000	JE005228	JE		R/C KUA-ACH SERVICE10/2-11/1/25	41.26
12/01/25	543001-53901-5000	JE005256	JE		R/C TOHOA WATER AUTHORITY ACH 11/1-12/1/25 Water utility	622.32
12/01/25	543001-53901-5000	JE005259	JE		R/C TOHO WATER AUTHORITY 11/1-12/1/2025 Water utility	1,037.21
12/08/25	543001-53901-5000	JE005257	JE		R/C KUA ACH 11/1-12/1/2025 Water utility	42.21
12/08/25	543001-53901-5000	JE005260	JE		R/C KUA 11/1-12/1/2025	85.77
12/30/25	543001-53901-5000	123025 ACH	VENDOR	TOHO WATER AUTHORITY - ACH	Invoice 031624	40.00
12/31/25	543001-53901-5000	123125 ACH	VENDOR	TOHO WATER AUTHORITY - ACH	Invoice 031625	71.75
12/31/25	543001-53901-5000	JE005258	JE		R/C TOHO WATER AORTHORITY 11/1-12/1/25	5,092.36
12/31/25	543001-53901-5000	JE005262	JE		Accrued Utility-General TOHO and KUA December 2025	4,500.00
						<b>YTD Total</b> 12,197.20
						<b>Annual Budget</b> \$20,000.00
						Amount Remaining / (Budget overage) \$7,802.80
						% of Budget 61.0%
<b>Account Name: R&amp;M-Parks</b>						
10/10/25	546066-53901-5000	1162902	VENDOR	INFRAMARK LLC	10/10/2025 Trash can and alligator sign	892.00
						<b>YTD Total</b> 892.00
						<b>Annual Budget</b> \$30,000.00
						Amount Remaining / (Budget overage) \$29,108.00
						% of Budget 3.0%
<b>Account Name: R&amp;M-Signage</b>						
10/10/25	546085-53901-5000	1162902	VENDOR	INFRAMARK LLC	10/10/2025 Trash can and alligator sign	1,298.37
						<b>YTD Total</b> 1,298.37
						<b>Annual Budget</b> \$5,000.00
						Amount Remaining / (Budget overage) \$3,701.63
						% of Budget 26.0%
<b>Account Name: Landscape Maint. - Mulch/Tree Trimming</b>						
12/12/25	546254-53901-5000	O-S9308	VENDOR	CEPRA LANDSCAPE	12/12/2025 Mulching	12,000.00
						<b>YTD Total</b> 12,000.00
						<b>Annual Budget</b> \$38,500.00
						Amount Remaining / (Budget overage) \$26,500.00
						% of Budget 31.2%
<b>Account Name: Misc-Contingency</b>						
10/06/25	549900-53901-5000	JE005195	JE		ADP Payroll Fees	13.00
10/06/25	549900-53901-5000	JE005196	JE		ADP Payroll Fees	30.40
10/08/25	549900-53901-5000	160670	VENDOR	INFRAMARK LLC	October 2025 Monthly management services	495.00
10/30/25	549900-53901-5000	6120495654	VENDOR	VERIZON - ACH	Credit Memo 000455	(1.54)
10/31/25	549900-53901-5000	JE005219	JE		R/C LLS Tax Solutions INC 10/02/2025 Arbitrage Services	500.00
11/01/25	549900-53901-5000	JE005229	JE		R/C VERIZON-ACH 10/9-11/8/25	83.60
11/03/25	549900-53901-5000	JE005222	JE		ADP Payroll Fees	13.00
11/03/25	549900-53901-5000	JE005222	JE		ADP Payroll Fees	60.80
11/11/25	549900-53901-5000	JE005254	JE		R/C INFRAMARK LLC November 2025 District management services	495.00
11/21/25	549900-53901-5000	JE005233	JE		ADP Payroll Fees	26.00
12/01/25	549900-53901-5000	JE005242	JE		ADP Payroll Fees	13.50
12/01/25	549900-53901-5000	JE005243	JE		ADP Payroll Fees	30.80
12/04/25	549900-53901-5000	JE005253	JE		R/C INFRAMARK LLC Assessment/ Revenue Collection Services	3,384.00
12/04/25	549900-53901-5000	JE005255	JE		R/C INFRAMARK LLC December 2025 District management services	495.00
12/08/25	549900-53901-5000	JE005250	JE		R/C Verizon -ACH 11/9-12/08/25 Internet	83.60
12/08/25	549900-53901-5000	JE005251	JE		R/C Verizon-ACH 11/9-12/08/25	83.60
12/24/25	549900-53901-5000	228206	VENDOR	PEGASUS ENGINEERING	12/24/2025 Reserve Geospatial, as-built survey	42,500.00
						<b>YTD Total</b> 48,305.76
						<b>Annual Budget</b> \$99,999.96
						Amount Remaining / (Budget overage) \$51,694.20
						% of Budget 48.3%
						<b>Field Department Total:</b> \$130,030.83

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

Posting				Trans.				
Date	Account #	Document #	Type	Vendor Name	Description	Amount		

TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 179,864.53
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## MEMORANDUM

**TO:** Board of Supervisors, Overoaks CDD  
**FROM:** Fernand Thomas, District Accountant  
**CC:** Michael Perez, District Manager, Helena Schneider, CPA Accounting Supervisor  
**DATE:** December 16, 2025  
**SUBJECT:** November Financial Report

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Attached, please find the November 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 8.86% of the annual budget.
- For the current month, total expenditure is 9.41% of the annual budget.
- ProfServ-Mgmt. Consulting: Services rendered by Inframark LLC through November 2025.
- Insurance-General Liability: Paid in full.
- Miscellaneous Services: Website ADA Compliance and services offered by Inframark, LLC.
- Annual District Filing Fee: Paid in full.
- ProfServ-Field Management: Services rendered by Inframark, LLC through November 2025.
- Contracts-Landscape: services provided by CEPRA Landscape through November 2025.
- Contracts-Lakes: services provided by Crosscreek Environmental, Inc through November 2025.
- Utility-General: Water billing accrued for current month.
- R&M-Signage: Purchase and installation trash sign and alligator sign.
- Misc-Contingency: Record storage fee by Inframark, ADP Payroll fees including dissemination services.

### **Debt Service Fund:**

- Total revenues are 8.76% of the annual budget.
- Interest paid in November.

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

*Financial Report*  
*November 30, 2025*

**Prepared by**



**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	Page #
Balance Sheet - All Funds .....	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund .....	2-3
Debt Service Funds .....	4
<b><u>SUPPORTING SCHEDULES</u></b>	
Non Ad Valorem Special Assessments - Schedules .....	5
Cash and Investment Report .....	6
Bank Reconciliation .....	7
Check Register .....	8

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

**Financial Statements**

**(Unaudited)**

**November 30, 2025**

**OVEROAKS**

Community Development District

**Governmental Funds**

**Balance Sheet**  
November 30, 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	\$ 143,220	\$ -	\$ 143,220
Cash with Fiscal Agent	-	26,059	26,059
Due From Other Funds	-	2,081	2,081
Investments:			
Money Market Account	886,877	-	886,877
Revenue Fund	-	200,040	200,040
Deposits	1,070	-	1,070
<b>TOTAL ASSETS</b>	<b>\$ 1,031,167</b>	<b>\$ 228,180</b>	<b>\$ 1,259,347</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 8,337	\$ -	\$ 8,337
Accrued Expenses	1,500	-	1,500
Other Current Liabilities	185	-	185
Due To Other Funds	2,081	-	2,081
<b>TOTAL LIABILITIES</b>	<b>12,103</b>	<b>-</b>	<b>12,103</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Deposits	1,070	-	1,070
<b>Restricted for:</b>			
Debt Service	-	228,180	228,180
<b>Assigned to:</b>			
Operating Reserves	157,286	-	157,286
Reserves - Other	20,000	-	20,000
Reserves-Shingle Creek	40,000	-	40,000
<b>Unassigned:</b>	800,708	-	800,708
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,019,064</b>	<b>\$ 228,180</b>	<b>\$ 1,247,244</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,031,167</b>	<b>\$ 228,180</b>	<b>\$ 1,259,347</b>

**OVEROAKS**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 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	\$ -	\$ -	\$ 4,431	\$ 4,431	0.00%
Special Assmnts- Tax Collector	789,045	157,809	65,393	(92,416)	8.29%
Special Assmnts- Discounts	(31,562)	(6,312)	(2,687)	3,625	8.51%
<b>TOTAL REVENUES</b>	<b>757,483</b>	<b>151,497</b>	<b>67,137</b>	<b>(84,360)</b>	<b>8.86%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	12,000	2,000	2,000	-	16.67%
FICA Taxes	918	153	153	-	16.67%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	25,000	4,167	-	4,167	0.00%
ProfServ-Legal Services	25,000	4,167	2,510	1,657	10.04%
ProfServ-Mgmt Consulting	67,119	11,187	9,520	1,667	14.18%
ProfServ-Property Appraiser	1,100	-	-	-	0.00%
ProfServ-Special Assessment	3,384	677	-	677	0.00%
ProfServ-Trustee Fees	10,000	10,000	931	9,069	9.31%
Auditing Services	7,800	-	-	-	0.00%
Postage and Freight	1,000	167	-	167	0.00%
Insurance - General Liability	11,335	11,335	10,208	1,127	90.06%
Printing and Binding	500	83	-	83	0.00%
Legal Advertising	3,000	500	-	500	0.00%
Miscellaneous Services	2,500	417	2,048	(1,631)	81.92%
Misc-Assessment Collection Cost	15,781	3,156	1,254	1,902	7.95%
Annual District Filing Fee	175	175	175	-	100.00%
<b>Total Administration</b>	<b>187,612</b>	<b>48,184</b>	<b>28,799</b>	<b>19,385</b>	<b>15.35%</b>
<b>Physical Environment</b>					
Capital - Park	25,000	4,167	-	4,167	0.00%
Capital - Boat Lift	50,000	8,333	-	8,333	0.00%
<b>Total Physical Environment</b>	<b>75,000</b>	<b>12,500</b>	<b>-</b>	<b>12,500</b>	<b>0.00%</b>
<b>Field</b>					
ProfServ-Field Management	12,915	2,153	2,153	-	16.67%
Contracts-Landscape	172,356	28,726	27,889	837	16.18%
Contracts-Lakes	41,100	6,850	6,850	-	16.67%
Utility - General	20,000	3,333	2,206	1,127	11.03%
R&M-Irrigation	10,000	10,000	-	10,000	0.00%
R&M-Parks	30,000	5,000	892	4,108	2.97%
R&M-Signage	5,000	833	1,298	(465)	25.96%
R&M-Equipment Boats	5,000	5,000	-	5,000	0.00%
Landscape Maint. - Mulch/Tree Trimming	38,500	38,500	-	38,500	0.00%
Wetland Maintenance	40,000	6,667	-	6,667	0.00%
Misc-Contingency	100,000	16,667	1,220	15,447	1.22%
Reserve - Other	20,000	20,000	-	20,000	0.00%
<b>Total Field</b>	<b>494,871</b>	<b>143,729</b>	<b>42,508</b>	<b>101,221</b>	<b>8.59%</b>
<b>TOTAL EXPENDITURES</b>	<b>757,483</b>	<b>204,413</b>	<b>71,307</b>	<b>133,106</b>	<b>9.41%</b>

**OVEROAKS**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues					
Over (under) expenditures	-	(52,916)	(4,170)	48,746	0.00%
Net change in fund balance	\$ -	\$ (52,916)	\$ (4,170)	\$ 48,746	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,023,234</b>	<b>1,023,234</b>	<b>1,023,234</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,023,234</b>	<b>\$ 970,318</b>	<b>\$ 1,019,064</b>		

**OVEROAKS**

Community Development District

*Series 2020 Debt Service Fund*

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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	\$ -	\$ -	\$ 1,594	\$ 1,594	0.00%
Special Assmnts- Tax Collector	335,246	67,049	27,731	(39,318)	8.27%
Special Assmnts- Discounts	(13,410)	(2,682)	(1,140)	1,542	8.50%
<b>TOTAL REVENUES</b>	<b>321,836</b>	<b>64,367</b>	<b>28,185</b>	<b>(36,182)</b>	<b>8.76%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	6,705	1,341	532	809	7.93%
<b>Total Administration</b>	<b>6,705</b>	<b>1,341</b>	<b>532</b>	<b>809</b>	<b>7.93%</b>
<b><u>Debt Service</u></b>					
Principal Debt Retirement A-1	240,000	-	-	-	0.00%
Interest Expense Series A-1	71,032	35,516	37,166	(1,650)	52.32%
<b>Total Debt Service</b>	<b>311,032</b>	<b>35,516</b>	<b>37,166</b>	<b>(1,650)</b>	<b>11.95%</b>
<b>TOTAL EXPENDITURES</b>	<b>317,737</b>	<b>36,857</b>	<b>37,698</b>	<b>(841)</b>	<b>11.86%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	4,099	27,510	(9,513)	(37,023)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Contribution to (Use of) Fund Balance	4,099	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>4,099</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ 4,099	\$ 27,510	\$ (9,513)	\$ (37,023)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>237,694</b>	<b>237,694</b>	<b>237,694</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 241,793</b>	<b>\$ 265,204</b>	<b>\$ 228,181</b>		

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

**Supporting Schedules**

**November 30, 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, 2026**

						<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 2026</b>				\$ 1,123,647	\$ 789,045	\$ 334,602	
Allocation %				100%	70%	30%	
11/14/25	\$ 14,870	\$ 805	\$ 303	\$ 15,978	\$ 11,220	\$ 4,758	
11/20/25	\$ 72,520	\$ 3,022	\$ 1,480	\$ 77,022	\$ 54,086	\$ 22,936	
11/20/25	\$ 121		\$ 2	\$ 124	\$ 87	\$ 37	
<b>Total</b>	\$ 87,511	\$ 3,827	\$ 1,786	\$ 93,124	\$ 65,393	\$ 27,731	
<b>% COLLECTED</b>						8%	8%
<b>TOTAL OUTSTANDING</b>						<b>\$ 1,030,523</b>	<b>\$ 723,651</b>
							<b>\$ 306,871</b>

**OVEROAKS**

Community Development District

**All Funds****Cash and Investment Report****November 30, 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	3.83%	\$143,220
				<b>Subtotal</b>	<b>\$143,220</b>
Money Market	BankUnited	Money Market Fund	n/a	3.54%	\$280,328
Money Market	Hancock	Money Market Fund	n/a	2.50%	\$250,373
Money Market	SeaCoast Bank	Money Market Fund	n/a	2.50%	\$253,478
Money Market	Truist Bank	Money Market Fund	n/a	2.47%	\$102,697
				<b>Subtotal</b>	<b>\$886,877</b>

**DEBT SERVICE FUNDS**

Series 2020 Revenue Fund	US Bank	Commercial Paper	n/a	3.75%	\$200,040
				<b>Subtotal</b>	<b>\$200,040</b>
				<b>Total</b>	<b>\$1,230,137</b>

Bank Account Statement

Overoaks CDD

Bank Account No. 1201  
Statement No. 11-25

Statement Date 11/30/2025

G/L Account No. 101003 Balance	143,219.98	Statement Balance	194,761.71
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	194,761.71
Subtotal	143,219.98	Outstanding Checks	-51,541.73
Negative Adjustments	0.00		
		Ending Balance	143,219.98
Ending G/L Balance	143,219.98		

Outstanding Checks					
09/15/2025	Payment	100090	ADVANCE TREE PROS	Inv: 25067	-21,200.00
11/12/2025	Payment	300033	TOHO WATER AUTHORITY - ACH	Inv: 100125-9760ach	-4,282.38
11/25/2025	Payment	1057	OVEROAKS CDD C/O US BANK	Payment of Invoice 031602	-21,595.10
11/25/2025	Payment	1058	OVEROAKS CDD C/O US BANK	Payment of Invoice 031603	-36.17
11/25/2025	Payment	1059	OVEROAKS CDD C/O US BANK	Payment of Invoice 031604	-4,428.08
Total Outstanding Checks					-51,541.73

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

**Check Register**

**11/1/2025-11/30/2025**

## OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(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 # 100107</b>							
001	11/07/25	MOR SPORTS GROUP, INC	3576	AUG 25-SURFACE REPAIR-BASKETBALL COURT CONSTRUCTION CONTRACT	Capital - Park	564315-53901	\$6,315.80
001	11/07/25	MOR SPORTS GROUP, INC	3568	AUG 25-HALF BASKETBALL COURT RESURFACE	Capital - Park	564315-53901	\$5,140.00
<b>Check Total</b>							<b>\$11,455.80</b>
<b>CHECK # 100108</b>							
001	11/10/25	CEPRA LANDSCAPE	O-S9075	November 2025 Monthly landscaping services	Contracts-Landscape	534050-53901	\$13,944.58
<b>Check Total</b>							<b>\$13,944.58</b>
<b>CHECK # 100109</b>							
001	11/18/25	LATHAM, LUNA, EDEN & BEAUDINE LLP	147065	October 2025 District counsel services	ProfServ-Legal Services	531023-51401	\$1,351.44
<b>Check Total</b>							<b>\$1,351.44</b>
<b>CHECK # 100110</b>							
001	11/18/25	INFRAMARK LLC	163492	November 2025 District management services	ProfServ-Mgmt Consulting	531027-51201	\$4,759.92
001	11/18/25	INFRAMARK LLC	163492	November 2025 District management services	ProfServ-Field Management	531016-53901	\$1,076.26
001	11/18/25	INFRAMARK LLC	163492	November 2025 District management services	Miscellaneous Services	549001-51301	\$495.00
<b>Check Total</b>							<b>\$6,331.18</b>
<b>CHECK # 100111</b>							
001	11/18/25	CROSSCREEK ENVIRONMENTAL, INC.	23543	November 2025 Monthly pond maintenance	Contracts-Lakes	534084-53901	\$3,425.00
<b>Check Total</b>							<b>\$3,425.00</b>
<b>CHECK # 1057</b>							
001	11/25/25	OVEROAKS CDD C/O US BANK	11212025	Transfer Assessment Collections Series 2020	Due From Other Funds	131000	\$21,595.10
<b>Check Total</b>							<b>\$21,595.10</b>
<b>CHECK # 300033</b>							
001	11/12/25	TOHO WATER AUTHORITY - ACH	100125-9760ACH	9/1-10/1/25 Water utility	Utility - General	543001-53901	\$4,282.38
<b>Check Total</b>							<b>\$4,282.38</b>
<b>Fund Total</b>							<b>\$62,385.48</b>

**SERIES 2020 DEBT SERVICE FUND - 208**

<b>CHECK # 1058</b>							
208	11/25/25	OVEROAKS CDD C/O US BANK	11212025A	Transfer Assessment Collections Series 2020S	Due From Other Funds	131000	\$36.17
<b>Check Total</b>							<b>\$36.17</b>
<b>CHECK # 1059</b>							
208	11/25/25	OVEROAKS CDD C/O US BANK	1114202S	Transfer Assessment Collections Series 2020	Due From Other Funds	131000	\$4,428.08
<b>Check Total</b>							<b>\$4,428.08</b>
<b>Fund Total</b>							<b>\$4,464.25</b>

Total Checks Paid	\$66,849.73
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## MEMORANDUM

**TO:** Board of Supervisors, Overoaks CDD  
**FROM:** Fernand Thomas, District Accountant  
**CC:** Michael Perez, District Manager, Helena Schneider, CPA Accounting Supervisor  
**DATE:** January 14, 2025  
**SUBJECT:** December Financial Report

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Attached, please find the December 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 90.86% of the annual budget.
- For the current month, total expenditure is 23.75% of the annual budget.
- ProfServ-Mgmt. Consulting: Services rendered by Inframark LLC through December 2025.
- ProfServ-Trustee Fees: Trustee fees from Nov. 25 to September 2026.
- Insurance-General Liability: Paid in full.
- Miscellaneous Services: Website ADA Compliance and services offered by Inframark, LLC.
- Annual District Filing Fee: Paid in full.
- ProfServ-Field Management: Services rendered by Inframark, LLC through December 2025.
- Contracts-Landscape: services provided by CEPRA Landscape through December 2025.
- Contracts-Lakes: services provided by Crosscreek Environmental, Inc through December 2025.
- Utility-General: Water billing accrued for current month.
- R&M-Signage: Purchase and installation trash sign and alligator sign.
- Misc-Contingency: Record storage fee by Inframark, ADP Payroll fees including dissemination services and reserve geospatial.

### **Debt Service Fund:**

- Total revenues are 90.29% of the annual budget.
- Interest paid in November.

# *Overoaks Community Development District*

## *Financial Report*

*December 31, 2025*

### CLEAR PARTNERSHIPS



**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	Page #
Balance Sheet - All Funds .....	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund .....	2-3
Debt Service Funds .....	4
 <b><u>SUPPORTING SCHEDULES</u></b>	
Non Ad Valorem Special Assessments - Schedules .....	5
Cash and Investment Report .....	6
Bank Reconciliation .....	7
Check Register .....	8

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

**Financial Statements**

**(Unaudited)**

**December 31, 2025**

**OVEROAKS**

Community Development District

**Governmental Funds**

**Balance Sheet**  
December 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	\$ 956,172	\$ -	\$ 956,172
Due From Other Funds	-	258,634	258,634
Investments:			
Money Market Account	888,439	-	888,439
Revenue Fund	-	226,723	226,723
Prepaid Items	1,646	-	1,646
Deposits	1,070	-	1,070
<b>TOTAL ASSETS</b>	<b>\$ 1,847,327</b>	<b>\$ 485,357</b>	<b>\$ 2,332,684</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 52,408	\$ -	\$ 52,408
Accrued Expenses	4,500	-	4,500
Other Current Liabilities	185	-	185
Due To Other Funds	258,633	-	258,633
<b>TOTAL LIABILITIES</b>	<b>315,726</b>	<b>-</b>	<b>315,726</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	1,646	-	1,646
Deposits	1,070	-	1,070
<b>Restricted for:</b>			
Debt Service	-	485,357	485,357
<b>Assigned to:</b>			
Operating Reserves	157,286	-	157,286
Reserves - Other	20,000	-	20,000
Reserves-Shingle Creek	40,000	-	40,000
<b>Unassigned:</b>	<b>1,311,599</b>	<b>-</b>	<b>1,311,599</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,531,601</b>	<b>\$ 485,357</b>	<b>\$ 2,016,958</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,847,327</b>	<b>\$ 485,357</b>	<b>\$ 2,332,684</b>

**OVEROAKS**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	\$ -	\$ -	\$ 8,192	\$ 8,192	0.00%
Special Assmnts- Tax Collector	789,045	552,332	708,395	156,063	89.78%
Special Assmnts- Discounts	(31,562)	(22,093)	(28,353)	(6,260)	89.83%
<b>TOTAL REVENUES</b>	<b>757,483</b>	<b>530,239</b>	<b>688,234</b>	<b>157,995</b>	<b>90.86%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	12,000	2,000	2,000	-	16.67%
FICA Taxes	918	153	153	-	16.67%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	25,000	6,250	683	5,567	2.73%
ProfServ-Legal Services	25,000	6,250	2,510	3,740	10.04%
ProfServ-Mgmt Consulting	67,119	16,780	14,280	2,500	21.28%
ProfServ-Property Appraiser	1,100	-	-	-	0.00%
ProfServ-Special Assessment	3,384	2,369	-	2,369	0.00%
ProfServ-Trustee Fees	10,000	4,673	4,673	-	46.73%
Auditing Services	7,800	-	-	-	0.00%
Postage and Freight	1,000	250	-	250	0.00%
Insurance - General Liability	11,335	11,335	10,208	1,127	90.06%
Printing and Binding	500	125	-	125	0.00%
Legal Advertising	3,000	750	-	750	0.00%
Miscellaneous Services	2,500	625	1,553	(928)	62.12%
Misc-Assessment Collection Cost	15,781	11,047	13,601	(2,554)	86.19%
Annual District Filing Fee	175	175	175	-	100.00%
<b>Total Administration</b>	<b>187,612</b>	<b>62,782</b>	<b>49,836</b>	<b>12,946</b>	<b>26.56%</b>
<b>Physical Environment</b>					
Capital - Park	25,000	6,250	-	6,250	0.00%
Capital - Boat Lift	50,000	12,500	-	12,500	0.00%
<b>Total Physical Environment</b>	<b>75,000</b>	<b>18,750</b>	<b>-</b>	<b>18,750</b>	<b>0.00%</b>
<b>Field</b>					
ProfServ-Field Management	12,915	3,229	3,229	-	25.00%
Contracts-Landscape	172,356	43,089	41,834	1,255	24.27%
Contracts-Lakes	41,100	10,275	10,275	-	25.00%
Utility - General	20,000	5,000	12,197	(7,197)	60.99%
R&M-Irrigation	10,000	10,000	-	10,000	0.00%
R&M-Parks	30,000	7,500	892	6,608	2.97%
R&M-Signage	5,000	1,250	1,298	(48)	25.96%
R&M-Equipment Boats	5,000	5,000	-	5,000	0.00%
Landscape Maint. - Mulch/Tree Trimming	38,500	38,500	12,000	26,500	31.17%
Wetland Maintenance	40,000	10,000	-	10,000	0.00%
Misc-Contingency	100,000	25,000	48,306	(23,306)	48.31%
Reserve - Other	20,000	-	-	-	0.00%
<b>Total Field</b>	<b>494,871</b>	<b>158,843</b>	<b>130,031</b>	<b>28,812</b>	<b>26.28%</b>
<b>TOTAL EXPENDITURES</b>	<b>757,483</b>	<b>240,375</b>	<b>179,867</b>	<b>60,508</b>	<b>23.75%</b>

**OVEROAKS**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 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
Excess (deficiency) of revenues					
Over (under) expenditures	-	289,864	508,367	218,503	0.00%
Net change in fund balance	\$ -	\$ 289,864	\$ 508,367	\$ 218,503	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,023,234</b>	<b>1,023,234</b>	<b>1,023,234</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,023,234</b>	<b>\$ 1,313,098</b>	<b>\$ 1,531,601</b>		

**OVEROAKS**

Community Development District

*Series 2020 Debt Service Fund*

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	\$ -	\$ -	\$ 2,218	\$ 2,218	0.00%
Special Assmnts- Tax Collector	335,246	234,672	300,402	65,730	89.61%
Special Assmnts- Discounts	(13,410)	(9,387)	(12,023)	(2,636)	89.66%
<b>TOTAL REVENUES</b>	<b>321,836</b>	<b>225,285</b>	<b>290,597</b>	<b>65,312</b>	<b>90.29%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	6,705	4,694	5,768	(1,074)	86.03%
<b>Total Administration</b>	<b>6,705</b>	<b>4,694</b>	<b>5,768</b>	<b>(1,074)</b>	<b>86.03%</b>
<b>Debt Service</b>					
Principal Debt Retirement A-1	240,000	-	-	-	0.00%
Interest Expense Series A-1	71,032	35,516	37,166	(1,650)	52.32%
<b>Total Debt Service</b>	<b>311,032</b>	<b>35,516</b>	<b>37,166</b>	<b>(1,650)</b>	<b>11.95%</b>
<b>TOTAL EXPENDITURES</b>	<b>317,737</b>	<b>40,210</b>	<b>42,934</b>	<b>(2,724)</b>	<b>13.51%</b>
Excess (deficiency) of revenues Over (under) expenditures	4,099	185,075	247,663	62,588	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	4,099	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>4,099</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ 4,099	\$ 185,075	\$ 247,663	\$ 62,588	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>237,694</b>	<b>237,694</b>	<b>237,694</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 241,793</b>	<b>\$ 422,769</b>	<b>\$ 485,357</b>		

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

**Supporting Schedules**

**December 31, 2025**

**Non-Ad Valorem Special Assessments  
Osceola County Tax Collector-Monthly Collection Report  
For the Fiscal Year Ending September 30, 2026**

						ALLOCATION BY FUND		
						General Fund	Debt Service Fund	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross amount	The Oaks Master Association	Series 2020		
Assessments Levied FY 2026				\$ 1,123,647	\$ 789,045	\$ 334,602		
Allocation %				100%	70%	30%		
11/14/25	\$ 14,870	\$ 805	\$ 303	\$ 15,978	\$ 11,220	\$ 4,758		
11/20/25	\$ 72,520	\$ 3,022	\$ 1,480	\$ 77,022	\$ 54,086	\$ 22,936		
11/20/25	\$ 121	\$ -	\$ 2	\$ 124	\$ 87	\$ 37		
12/12/25	\$ 785,458	\$ 33,397	\$ 16,030	\$ 834,884	\$ 586,270	\$ 248,614		
12/22/25	\$ 76,083	\$ 3,153	\$ 1,553	\$ 80,789	\$ 56,732	\$ 24,058		
Total	\$ 949,052	\$ 40,376	\$ 19,368	\$ 1,008,797	\$ 708,395	\$ 300,402		
% COLLECTED						90%	90%	90%
TOTAL OUTSTANDING						\$ 114,850	\$ 80,649	\$ 34,200

**OVEROAKS**

Community Development District

**All Funds****Cash and Investment Report****December 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	3.83%	\$956,172
				<b>Subtotal</b>	<b>\$956,172</b>
Money Market	BankUnited	Money Market Fund	n/a	3.40%	\$281,139
Money Market	Hancock	Money Market Fund	n/a	2.50%	\$250,458
Money Market	SeaCoast Bank	Money Market Fund	n/a	2.50%	\$253,987
Money Market	Truist Bank	Money Market Fund	n/a	2.47%	\$102,855
				<b>Subtotal</b>	<b>\$888,439</b>

**DEBT SERVICE FUNDS**

Series 2020 Revenue Fund	US Bank	Commercial Paper	n/a	3.75%	\$226,723
				<b>Subtotal</b>	<b>\$226,723</b>
				<b>Total</b>	<b>\$2,071,334</b>

Bank Account Statement

Overoaks CDD

Bank Account No. 1201  
Statement No. 12-25

Statement Date 12/31/2025

G/L Account No. 101003 Balance	956,171.87	Statement Balance	981,654.25
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	981,654.25
Subtotal	956,171.87	Outstanding Checks	-25,482.38
Negative Adjustments	0.00		
		Ending Balance	956,171.87
Ending G/L Balance	956,171.87		

Outstanding Checks			
09/15/2025	Payment	100090	ADVANCE TREE PROS Inv: 25067 -21,200.00
11/12/2025	Payment	300033	TOHO WATER AUTHORITY - ACH Inv: 100125-9760ach -4,282.38
Total Outstanding Checks			-25,482.38

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

**Check Register**

**12/1/2025-12/31/2025**

# OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

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

(Sorted by Check / ACH No.)

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

**CHECK # 100112**

001	12/05/25	CEPRA LANDSCAPE	O-S9243	December 2025 Monthly landscaping services	Contracts-Landscape	534050-53901	\$13,944.58
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<b>Check Total</b>	<b>\$13,944.58</b>
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**CHECK # 1061**

001	12/12/25	CROSSCREEK ENVIRONMENTAL, INC.	21211	AQUATIC MAINTENANCE MAY. 2025	Contracts-Lakes	534084-53901	\$3,425.00
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<b>Check Total</b>	<b>\$3,425.00</b>
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## CHECK # 1064

001	12/12/25	INFRAMARK LLC	165618	December 2025 Monthly Management Services	ProfServ-Mgmt Consulting	531027-51201	\$4,759.92
001	12/12/25	INFRAMARK LLC	165618	December 2025 Monthly Management Services	ProfServ-Field Management	531016-53901	\$1,076.26
001	12/12/25	INFRAMARK LLC	165618	December 2025 Monthly Management Services	Miscellaneous Services	549001-51301	\$495.00
001	12/12/25	INFRAMARK LLC	165618	December 2025 Monthly Management Services	Misc-Assessment Collection Cost	549070-51301	\$3,384.00

<b>Check Total</b>	<b>\$9,715.18</b>
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**CHECK # 1065**

001	12/23/25	CEPRA LANDSCAPE	O-S9308	12/12/2025 Mulching	Landscape Maint. - Mulch/Tree Trimming	546254-53901	\$12,000.00
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<b>Check Total</b>	<b>\$12,000.00</b>
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## CHECK # 1066

001	12/23/25	CROSSCREEK ENVIRONMENTAL, INC.	23937	December 2025 Monthly pond services	Contracts-Lakes	534084-53901	\$3,425.00
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<b>Check Total</b>	<u>\$3,425.00</u>
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## CHECK # 1067

001	12/23/25	LATHAM, LUNA, EDEN & BEAUDINE LLP	148352	November 2025 Legal service	ProfServ-Legal Services	531023-51401	\$1,158.12
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<b>Check Total</b>	<b>\$1,158.12</b>
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**CHECK # 300035**

001	12/30/25	TOHO WATER AUTHORITY - ACH	ACH123025	11/1 - 12/1/2025	Water utility	Utility - General	543001-53945	\$622.32
001	12/30/25	TOHO WATER AUTHORITY - ACH	ACH123025	11/1 - 12/1/2025	Water utility	Utility - General	543001-53946	\$1,037.21

<b>Check Total</b>	<b>\$1,659.53</b>
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**CHECK # 300036**

001	12/26/25	KUA - ACH	ACH122625	11/1-12/1/25	Utility - General	543001-53945	\$42.21
001	12/26/25	KUA - ACH	ACH122625	11/1-12/1/25	Utility - General	543001-53946	\$85.77

<b>Check Total</b>	<b>\$127.98</b>
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**CHECK # 300037**

001	12/31/25	VERIZON - ACH	6130463126	11/9-12/8/25	Miscellaneous Services	549001-51201	\$83.60
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<b>Check Total</b>	<u>\$83.60</u>
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**CHECK # DD0058**

001	12/30/25	TOHO WATER AUTHORITY - ACH	120125 9760	11/1-12/1/25	Utility - General	543001-53945	\$5,092.36
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<b>Check Total</b>	<u>\$5,092.36</u>
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Fund Total	<u>\$50,631.35</u>
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<b>Total Checks Paid</b>	<b>\$50,631.35</b>
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<b>Check Total</b>	<b>\$5,092.36</b>
--------------------	-------------------

**OVEROAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Payment Register by Fund**  
For the Period from 12/01/2025 to 12/31/2025  
(Sorted by Check / ACH No.)

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

Fund Total \$50,631.35

Total Checks Paid \$50,631.35



PO Box 865  
Oakland, FL 34760  
407-287-5622  
CepraLandscape.com

**BILL TO**

Overoaks CDD  
c/o Inframark Management Services  
313 Campus Street  
Celebration, FL 34747

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
O-S9243	12/01/2025	\$13,944.58	Net 15	

DESCRIPTION	PRICE
DECEMBER BILLING Landscape Services	\$13,944.58
<b>BALANCE DUE</b>	<b>\$13,944.58</b>



Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221

# Invoice

**Date** 5/14/2025**Invoice #** 21211**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** 5/14/2025

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	
Crosscreek Environmental Inc.	
	<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

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

165618

**DATE**

12/1/2025

**CUSTOMER ID**

C1441

**NET TERMS**

Due On Receipt

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

12/1/2025

**BILL TO**

Overoaks CDD  
11555 Heron Bay Blvd Ste 201  
Coral Springs FL 33076-3361  
United States

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	4,759.92		4,759.92
Field Ops Services 001-531016-53945-5000	1	Ea	538.13		538.13
Field Ops Services 001-531016-53945-5000	1	Ea	538.13		538.13
Record Storage Fee	1	Ea	495.00		495.00
Assessment/ Revenue Collection Services	1	Ea	3,384.00		3,384.00
<b>Subtotal</b>					<b>9,715.18</b>

**Subtotal**

\$9,715.18

**Tax**

\$0.00

**Total Due**

\$9,715.18

**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.



PO Box 865  
Oakland, FL 34760  
407-287-5622  
CepraLandscape.com

**BILL TO**

Overoaks CDD  
c/o Inframark Management Services  
313 Campus Street  
Celebration, FL 34747

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
O-S9308	12/12/2025	\$12,000.00	Net 15	

DESCRIPTION	PRICE
12/12/2025: WORK ORDER: 44285 2024 Mulch Quote OverOaks CDD  200 yds red hardwood mulch install	\$12,000.00
<b>BALANCE DUE</b>	<b>\$12,000.00</b>


**Crosscreek Environmental Inc.**

 111 61st Street East  
 Palmetto, FL 34221

# Invoice

**Date:** 12/11/2025

**Invoice #** 23937

**Due Date:** 12/11/2025

**Bill To**

 Overoaks CDD  
 c/o Inframark  
 1500 The Oaks Blvd  
 Kissimmee, FL 34746

**Project Info**

Current Month's Maintenance

**P.O. #**
**Terms:** Due on receipt

Description	Amount
<p>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.</p> <p>Maintenance services to include the following:</p> <ul style="list-style-type: none"> <li>* Algae control</li> <li>* Floating vegetation control</li> <li>* Shoreline vegetation control</li> <li>* Submersed vegetation control</li> <li>* Aquatics consulting</li> <li>* Management reporting</li> <li>* Littoral shelf maintenance</li> <li>* Free Retreats</li> <li>* Installation of up to 800 free beneficial aquatic plants per year</li> <li>* Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor</li> </ul> <p>Total maintenance cost = \$3,425/Month (\$41,100 Annually)</p> <p>**Maintenance price to be locked at above rate through 2025**</p> <p>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.</p>	3,425.00
<p>Thank you for your business</p> <p>Crosscreek Environmental Inc.</p>	<p><b>Subtotal</b> \$3,425.00</p> <p><b>Sales Tax (0.0%)</b> \$0.00</p> <p><b>Total</b> \$3,425.00</p> <p><b>Payments/Credits</b> \$0.00</p> <p><b>Balance Due</b> \$3,425.00</p>



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

December 10, 2025

Invoice #: 148352  
 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:**

11/10/2025	KET	Review of email correspondence from District Manager regarding alleged flooding incident and responded to same.	0.30	\$75.00
11/18/2025	KET	Review of Agenda in preparation for Board meeting. Attended Board meeting. Email correspondence to MBS regarding proposal for finance placement services.	4.20	\$1,050.00
<b>Total Professional Services:</b>			<b>4.50</b>	<b>\$1,125.00</b>

**For Disbursements Incurred:**

11/18/2025	Default Hard Cost	Payment disbursement to Kristen Trucco for KET - Travel to and from 211 E. Dakin Ave., Kissimmee on 11/18/25		\$33.12
<b>Total Disbursements Incurred:</b>				<b>\$33.12</b>

Total      \$1,158.12  
 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>\$1,158.12</b>

<b>VENDOR NAME:</b>	<b>TOHO</b>	<b>FY2025</b>				
<b>DISTRICT:</b>	<b>OVEROAKS</b>					
<b>INVOICE DATE:</b>	<b>12/01/25</b>	<b>ACH</b>				
<b>INVOICE #:</b>	<b>29/1225ACH</b>					<b>ACH 123025</b>
		<b>Meter Local</b>	<b>Service Address</b>			<b>11/1-12/1/25</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>622.32</b>
<b>543001-53946</b>	<b>2162289-955010</b>	<b>Shingle Creek</b>	<b>2100 Cypress Oaks Blvd</b>		<b>Wtr Com</b>	<b>6.2</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>178.4</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>844.24</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>8.37</b>
		<b>543001-53945-5000</b>	<b>The Oaks Master</b>			<b>\$ 622.32</b>
		<b>543001-53946-5000</b>	<b>Shingle Creek</b>			<b>\$ 1,037.21</b>
						<b>\$ 1,659.53</b>



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

OVEROAKS COMMUNITY  
DEVELOPMENT DISTRICT

Service Address:  
3000 BOATING BOULEVARD BLK

Account Number: 002162289-000958540  
Past Due Amount: \$0.00  
Current Charges: \$8.37  
Total Amount Due: \$8.37

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

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
68661164	30	11/01/2025	31	12/01/2025	31	0

Payment - Thank You \$-8.37

Balance Forward \$0.00

**Current Transaction(s)**

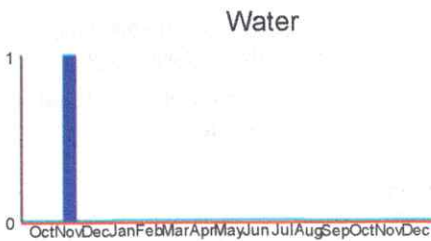
Water Base Charge \$7.75

Water Usage \$0.00

City of Kissimmee Utility Tax (8%) \$0.62

**Current Transaction Total** **\$8.37**

**Total Amount Due** **\$8.37**



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 002162289-000958540

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$8.37	12/30/25	\$8.37

**DO NOT PAY**

**YOU ARE ENROLLED IN AUTODRAFT**

\*\*\*\*\*SINGLE-PIECE T:8 / P: / S: 2516 1 SP 0.740



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

00216228900095854000000008374

001oz 956031/4418526 0002516 0005031 I=100000

## 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

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**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.

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#### 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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## Meter tampering

Metering tampering is prohibited by Florida State Law and incurs a \$300 fine for the first offense and a \$500 fine for the second offense. Only Toho Water Authority representatives are permitted to access meters.

## Payment Assistance

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## Plumbing Concerns?

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

OVEROAKS COMMUNITY  
DEVELOPMENT DISTRICT

Service Address:  
2000 CYPRESS OAKS DRIVE RCLM1  
ODD

Account Number: 002162289-000949760  
Past Due Amount: \$5,092.36  
Current Charges: \$844.24  
Total Amount Due: \$5,936.60

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

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17006488	30	11/01/2025	20123	12/01/2025	20325	202

Previous Balance \$5,092.36

Balance Forward \$5,092.36

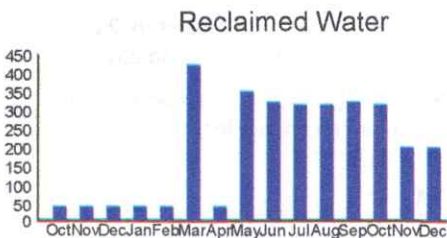
**Current Transaction(s)**

Reclaimed Usage \$812.62

Reclaimed Base Charge \$31.62

Current Transaction Total \$844.24

**Total Amount Due \$5,936.60**



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 002162289-000949760

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$5,092.36	\$844.24	12/30/25	\$5,936.60

\*\*\*\*\*SINGLE-PIECE T:8 / P: / S: 2513 1 SP 0.740



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

0021622890009497600005936606

**DO NOT PAY**

**YOU ARE ENROLLED IN AUTODRAFT**

## 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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eCheck, Credit/Debit Cards

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### BY MAIL

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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

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call our customer service call center at **407-944-5000**.

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### RECONNECTION SCHEDULE

#### WEEKDAYS

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## Meter tampering

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## Payment Assistance

Life happens and along with it sometimes we experience financial strains. Toho has two programs to help customers. Payment extension requests gives you more time to pay your bill. Visit [www.tohowater.com](http://www.tohowater.com) to request an extension. Our Toho Assistance Program (TAP) offers financial assistance to qualifying customers. Scan the QR code to apply



## Plumbing Concerns?

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Toho Water Authority  
P.O. Box 30527  
Tampa, Florida, 33630-3527  
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: \$178.40  
Total Amount Due: \$178.40

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

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
14042635	30	11/01/2025	13479	12/01/2025	13520	41

Payment - Thank You \$-56.68

Balance Forward \$0.00

**Current Transaction(s)**

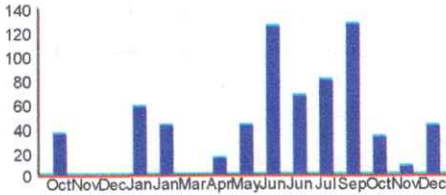
Reclaimed Usage \$146.78

Reclaimed Base Charge \$31.62

Current Transaction Total \$178.40

**Total Amount Due \$178.40**

Reclaimed Water



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 002162289-000949770

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$178.40	12/30/25	\$178.40

**DO NOT PAY**

**YOU ARE ENROLLED IN AUTODRAFT**

\*\*\*\*\*SINGLE-PIECE T:8 / P: / S: 2514 1 SP 0.740



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

0021622890009497700000178408

001oz 956031/4418526 0002514 0005027 I=100000

## 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

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eCheck, Credit/Debit Cards

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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

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## Disconnection for nonpayment

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### RECONNECTION SCHEDULE

#### WEEKDAYS

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## Plumbing Concerns?

If you have a water, backflow or sewer concern please contact Toho before calling a plumber. We can evaluate if the service of a plumber is necessary. If a plumber is contacted first, Toho will not assume responsibility for any incurred costs. Call us at 407-944-5000 or email [customerservice@tohowater.com](mailto:customerservice@tohowater.com).





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: \$622.32  
Total Amount Due: \$622.32

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

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
21007967	29	10/28/2025	3596	11/26/2025	3761	165

Payment - Thank You \$-609.75

Balance Forward \$0.00

**Current Transaction(s)**

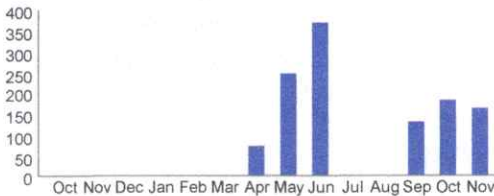
Reclaimed Usage \$590.70

Reclaimed Base Charge \$31.62

**Current Transaction Total \$622.32**

**Total Amount Due \$622.32**

Reclaimed Water



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	\$622.32	12/29/25	\$622.32

**DO NOT PAY**

**YOU ARE ENROLLED IN AUTODRAFT**

\*\*\*\*\*SINGLE-PIECE T:8 / P: / S: 2401 1 SP 0.740



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

0021622890006619000000622329

## 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?

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## 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)

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## Meter tampering

Metering tampering is prohibited by Florida State Law and incurs a \$300 fine for the first offense and a \$500 fine for the second offense. Only Toho Water Authority representatives are permitted to access meters.

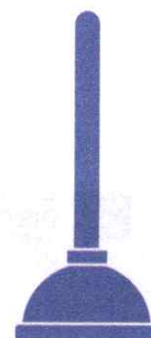
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Toho Water Authority  
P.O. Box 30527  
Tampa, Florida, 33630-3527  
www.tohowater.com

OVEROAKS COMMUNITY  
DEVELOPMENT DISTRICT

Service Address:  
2100 CYPRESS OAKS BOULEVARD  
ODD

Account Number: 002162289-000955010  
Past Due Amount: \$0.00  
Current Charges: \$6.20  
Total Amount Due: \$6.20

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



Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
19008497	30	11/01/2025	15	12/01/2025	15	0

Payment - Thank You \$-6.20

Balance Forward \$0.00

**Current Transaction(s)**

Reclaimed Base Charge \$6.20

Current Transaction Total \$6.20

**Total Amount Due \$6.20**

Reclaimed Water



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 002162289-000955010

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$6.20	12/30/25	\$6.20

**DO NOT PAY**

**YOU ARE ENROLLED IN AUTODRAFT**

\*\*\*\*\*SINGLE-PIECE T:8 / P: / S: 2515 1 SP 0.740



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

00216228900095501000000006202

00102 956031/4418526 0005029 I=100000

## Ways to pay

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<b>VENDOR NAME</b>	<b>KUA</b>	<b>FY2025</b>				
<b>DISTRICT:</b>	<b>OVEROAKS</b>					
<b>INVOICE DATE:</b>	<b>12/8/2025</b>	<b>ACH</b>				
<b>INVOICE #:</b>	<b>ACH122625</b>					<b>ACH 122625</b>
		<b>Meter Local</b>	<b>Service Address</b>			
<b>543001-53945</b>	<b>2162289-661900</b>	<b>CDD</b>	<b>2655 The Oaks Blvd Irr</b>		<b>Elec</b>	<b>11.36</b>
<b>543001-53945</b>	<b>2162289-923350</b>	<b>CDD</b>	<b>2850 The Oaks Blvd Grd</b>		<b>Elec - Comm</b>	<b>30.85</b>
<b>543001-53946</b>	<b>2162289-958540</b>	<b>Shingle Creek</b>	<b>2918 Boating Blvd Blk</b>	<b>Boat dock</b>	<b>Elec - Comm</b>	<b>44.77</b>
<b>543001-53946</b>	<b>2162289-958580</b>	<b>Shingle Creek</b>	<b>2100 Cypress Oaks Blvd Esig</b>	<b>Esign</b>		<b>14.7</b>
<b>543001-53946</b>	<b>2162289-958560</b>	<b>Shingle Creek</b>	<b>3300 Boating Blvd Timer</b>	<b>Lift station back</b>	<b>Elec - Comm</b>	<b>11.49</b>
<b>543001-53946</b>	<b>2162289-958570</b>	<b>Shingle Creek</b>	<b>2100 Cypress Oaks Blvd Bsig</b>	<b>Reserve wall up</b>	<b>Elec - Comm</b>	<b>14.81</b>
		<b>543001-53945-5000</b>	<b>The Oaks Master</b>		<b>543001-53945</b>	<b>\$ 42.21</b>
		<b>543001-53946-5000</b>	<b>Shingle Creek</b>		<b>543001-53946</b>	<b>85.77</b>
					<b>Total</b>	<b>\$ 127.98</b>



Customer Service: 407-933-9800  
Outage Reporting: 407-933-9898  
www.kua.com



Customer ID – Account ID: 002162289-000958580  
Customer Name: OVEROAKS COMMUNITY DEVELOPMENT DISTRICT  
Service Address: 2100 CYPRESS OAKS DRIVE ESIGN  
Bill Date: 12/09/25  
Next Scheduled Read Date: 01/02/26

BILL SUMMARY

Previous Balance  
\$14.41

-

Payments  
\$14.41

+

Current Charges  
\$14.70

=

Balance Due  
\$14.70

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$14.03
Electric	\$3.63
Fuel Adjustment	-\$0.68
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$0.67
TOTAL CURRENT CHARGES	\$14.70

USAGE DETAILS

Electric - Commercial  
Daily Avg. - 0.87 kWh/Day  
Use One Year Ago - 2.54 kWh/Day  
Daily Avg. Cost - \$0.45



METER DATA

Meter #:	0157324112
Current:	2,536 on 12/02/25
Previous:	2,509 on 11/01/25
Total Usage:	27 kWh
Days Of Service:	31

MESSAGE from KUA

KUA KISSIMMEE UTILITY AUTHORITY  
MOVIE IN THE PARK  
DREAMWORKS  
HOW TO TRAIN YOUR DRAGON

VIERNES, 9 DE ENERO  
**FRIDAY JANUARY 9**  
KISSIMMEE LAKEFRONT PARK  
**5:30 PM 7:00 PM**  
ACTIVITIES • ACTIVIDADES  
MOVIE • PELÍCULA

FREE POPCORN  
PAQUETES DE MAIZ GRITOS

BRING YOUR BLANKET  
TRAJE TU MANTA Y SIEMPRE

THIEMED CRAFT  
ACTIVITIES  
MANUALIDADES TEMÁTICAS

FREE INFLATABLES  
CASA DE BRINCOES GIGANTES



PO Box 423219  
Kissimmee, FL 34742-3219

Customer ID – Account ID 002162289-000958580	Past Due Pay Now \$0.00	Due Date 12/27/25
Total Amount Due		\$14.70

\* \$14.70 will be drafted from your bank account on 12/27/2025 via E-Payment.



0028713292

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT  
210 N UNIV DRIVE 702  
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:  
KISSIMMEE UTILITY AUTHORITY  
P.O. BOX 71376  
CHARLOTTE, NC 28272-1376



0021622890009585800000014700000015422025122750

Happy  
Holidays!

¡FELICES FIESTAS!

from  
**KUA**  
KISSIMMEE  
UTILITY  
AUTHORITY



WAYS TO PAY	ONLINE	BANK DRAFT	PAY BY PHONE	PAY BY MAIL	AMSCOT	OFFICE PAYMENTS	PAYMENT DEPOSIT BOX
PAYMENT TYPE ACCEPTED	Checking Account, Credit or Debit Card	Automatic Withdrawal	Checking Account, Credit or Debit Card	Check or Money Order	Cash	Check, Cash, Credit Card or Money Order	Check or Money Order
COST	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE	FREE	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE
SOURCE (HOW TO)	Register Using my.kua.com	Register Using my.kua.com	407-933-9800	Payments with Bill Stubs: Kissimmee Utility Authority P.O. BOX 71376 Charlotte, NC 28272-1376	Amscot locations are open seven days a week, including weekends and holidays. Some are open 24 hours a day. Call Amstcot at 800-801-4444 for locations	KUA's Carroll St. Facility is open for walk-in payments at 1701 W. Carroll St. in Kissimmee from 7:00 am to 6:00 pm weekdays excluding holidays	Available 24-hours at 1701 W. Carroll St. in Kissimmee. DO NOT DEPOSIT CASH

\*Convenience Fees: All Convenience Fees are collected by third-party vendors. KUA receives no portion of these convenience fees. Maximum payment amount is \$1000. Multiple payments can be made if charge exceeds maximum payment amount. Please visit [www.kua.com](http://www.kua.com) for more information.

WAYS TO CONTACT US	RESIDENTIAL CUSTOMER SERVICE	REPORTING AN ELECTRIC PROBLEM OR UTILITY THEFT	REPORTING A STREET LIGHT PROBLEM	CORRESPONDENCE
PHONE	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	FAX 407-933-1936
AVAILABILITY	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
ONLINE	<a href="mailto:customerservice@kua.com">customerservice@kua.com</a>	<a href="http://www.kua.com">www.kua.com</a>	<a href="http://www.kua.com">www.kua.com</a>	<a href="http://www.kua.com">www.kua.com</a>



Customer Service: 407-933-9800  
Outage Reporting: 407-933-9898  
www.kua.com



Customer ID – Account ID: 002162289-000958570  
Customer Name: OVEROAKS COMMUNITY DEVELOPMENT DISTRICT  
Service Address: 2100 CYPRESS OAKS DRIVE BSIGN  
Bill Date: 12/09/25  
Next Scheduled Read Date: 01/02/26

BILL SUMMARY

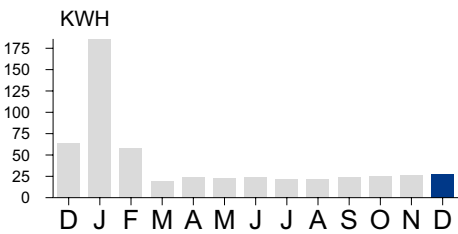
Previous Balance \$14.53	-	Payments \$14.53	+	Current Charges \$14.81	=	Balance Due \$14.81
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CURRENT CHARGES

KUA ELECTRIC SERVICE	\$14.13
Electric	\$3.76
Fuel Adjustment	-\$0.71
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$0.68
TOTAL CURRENT CHARGES	\$14.81

USAGE DETAILS

Electric - Commercial  
Daily Avg. - 0.90 kWh/Day  
Use One Year Ago - 2.06 kWh/Day  
Daily Avg. Cost - \$0.46



METER DATA

Meter #:	0157477241
Current:	2,511 on 12/02/25
Previous:	2,483 on 11/01/25
Total Usage:	28 kWh
Days Of Service:	31

MESSAGE from KUA

KUA KISSIMMEE UTILITY AUTHORITY  
**MOVIE IN THE PARK**  
DREAMWORKS  
**HOW TO TRAIN YOUR DRAGON**

VIERNES, 9 DE ENERO  
**FRIDAY JANUARY 9**  
KISSIMMEE LAKEFRONT PARK  
**5:30 PM 7:00 PM**  
ACTIVITIES • ACTIVIDADES  
MOVIE • PELÍCULA

FREE POPCORN  
PAQUETES DE MAIZ GRITOS

BRING YOUR BLANKET  
TRAJE TU MANTA Y SIEMPRE

THIEMED CRAFT  
ACTIVITIES

FREE INFLATABLES  
CARGA DE BRINCOES GRATIS



PO Box 423219  
Kissimmee, FL 34742-3219

Customer ID – Account ID 002162289-000958570	Past Due Pay Now \$0.00	Due Date 12/27/25
Total Amount Due		\$14.81

\* \$14.81 will be drafted from your bank account on 12/27/2025 via E-Payment.



0028713291

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT  
210 N UNIV DRIVE 702  
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:  
KISSIMMEE UTILITY AUTHORITY  
P.O. BOX 71376  
CHARLOTTE, NC 28272-1376



00216228900095857000000014810000015532025122700

Happy  
Holidays!

¡FELICES FIESTAS!

from  
**KUA**  
KISSIMMEE  
UTILITY  
AUTHORITY



WAYS TO PAY	ONLINE	BANK DRAFT	PAY BY PHONE	PAY BY MAIL	AMSCOT	OFFICE PAYMENTS	PAYMENT DEPOSIT BOX
PAYMENT TYPE ACCEPTED	Checking Account, Credit or Debit Card	Automatic Withdrawal	Checking Account, Credit or Debit Card	Check or Money Order	Cash	Check, Cash, Credit Card or Money Order	Check or Money Order
COST	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE	FREE	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE
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Customer Service: 407-933-9800  
Outage Reporting: 407-933-9898  
www.kua.com



Customer ID – Account ID: 002162289-000958560  
Customer Name: OVEROAKS COMMUNITY DEVELOPMENT DISTRICT  
Service Address: 3300 BOATING BOULEVARD TIMER  
Bill Date: 12/09/25  
Next Scheduled Read Date: 01/02/26

BILL SUMMARY

Previous Balance  
\$11.36

-

Payments  
\$11.36

+

Current Charges  
\$11.36

=

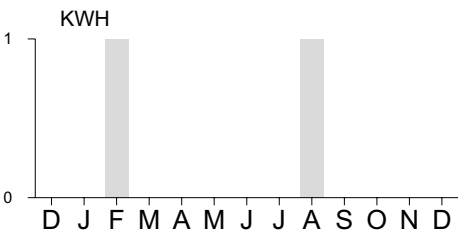
Balance Due  
\$11.36

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$11.08
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$0.28
TOTAL CURRENT CHARGES	\$11.36

USAGE DETAILS

Electric - Commercial  
Daily Avg. - 0.00 kWh/Day  
Use One Year Ago - 0.00 kWh/Day  
Daily Avg. Cost - \$0.36



METER DATA

Meter #:	0157329274
Current:	10 on 12/02/25
Previous:	10 on 11/01/25
Total Usage:	0 kWh
Days Of Service:	31

MESSAGE from KUA

KUA KISSIMMEE UTILITY AUTHORITY

**MOVIE IN THE PARK**

DREAMWORKS

**HOW TO TRAIN YOUR DRAGON**

VIERNES, 9 DE ENERO

**FRIDAY JANUARY 9**

**KISSIMMEE LAKEFRONT PARK**

**5:30 PM 7:00 PM**

ACTIVITIES • ACTIVIDADES

MOVIE • PELÍCULA

FREE POPCORN  
PAQUETES DE MAIZ GRITOS

BRING YOUR BLANKET  
TRAJE TU MANTA Y SIEMPRE

THIEMED CRAFT  
ACTIVITIES

FREE INFLATABLES  
CARGA DE BRINCOES GRATIS



PO Box 423219  
Kissimmee, FL 34742-3219

Customer ID – Account ID 002162289-000958560	Past Due Pay Now \$0.00	Due Date 12/27/25
Total Amount Due		\$11.36

\* \$11.36 will be drafted from your bank account on 12/27/2025 via E-Payment.



0028710589

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT  
210 N UNIV DRIVE 702  
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:  
KISSIMMEE UTILITY AUTHORITY  
P.O. BOX 71376  
CHARLOTTE, NC 28272-1376



0021622890009585600000011360000011912025122700

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Holidays!

¡FELICES FIESTAS!

from  
**KUA**  
KISSIMMEE  
UTILITY  
AUTHORITY



WAYS TO PAY	ONLINE	BANK DRAFT	PAY BY PHONE	PAY BY MAIL	AMSCOT	OFFICE PAYMENTS	PAYMENT DEPOSIT BOX
PAYMENT TYPE ACCEPTED	Checking Account, Credit or Debit Card	Automatic Withdrawal	Checking Account, Credit or Debit Card	Check or Money Order	Cash	Check, Cash, Credit Card or Money Order	Check or Money Order
COST	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE	FREE	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE
SOURCE (HOW TO)	Register Using my.kua.com	Register Using my.kua.com	407-933-9800	Payments with Bill Stubs: Kissimmee Utility Authority P.O. BOX 71376 Charlotte, NC 28272-1376	Amscot locations are open seven days a week, including weekends and holidays. Some are open 24 hours a day. Call Amstcot at 800-801-4444 for locations	KUA's Carroll St. Facility is open for walk-in payments at 1701 W. Carroll St. in Kissimmee from 7:00 am to 6:00 pm weekdays excluding holidays	Available 24-hours at 1701 W. Carroll St. in Kissimmee. DO NOT DEPOSIT CASH

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WAYS TO CONTACT US	RESIDENTIAL CUSTOMER SERVICE	REPORTING AN ELECTRIC PROBLEM OR UTILITY THEFT	REPORTING A STREET LIGHT PROBLEM	CORRESPONDENCE
PHONE	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	FAX 407-933-1936
AVAILABILITY	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
ONLINE	<a href="mailto:customerservice@kua.com">customerservice@kua.com</a>	<a href="http://www.kua.com">www.kua.com</a>	<a href="http://www.kua.com">www.kua.com</a>	<a href="http://www.kua.com">www.kua.com</a>



Customer Service: 407-933-9800  
Outage Reporting: 407-933-9898  
www.kua.com



Customer ID – Account ID: 002162289-000958540  
Customer Name: OVEROAKS COMMUNITY DEVELOPMENT DISTRICT  
Service Address: 2918 BOATING BOULEVARD  
Bill Date: 12/09/25  
Next Scheduled Read Date: 01/02/26

BILL SUMMARY

Previous Balance  
\$41.71

-

Payments  
\$41.71

+

Current Charges  
\$44.77

=

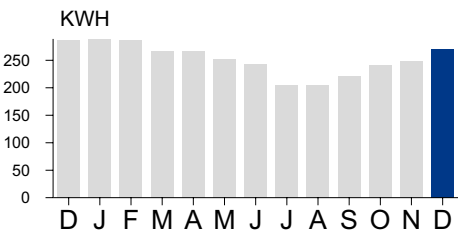
Balance Due  
\$44.77

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$40.65
Electric	\$36.39
Fuel Adjustment	-\$6.82
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$4.12
TOTAL CURRENT CHARGES	\$44.77

USAGE DETAILS

Electric - Commercial  
Daily Avg. - 8.74 kWh/Day  
Use One Year Ago - 9.22 kWh/Day  
Daily Avg. Cost - \$1.31



METER DATA

Meter #:	0157342934
Current:	18,828 on 12/02/25
Previous:	18,557 on 11/01/25
Total Usage:	271 kWh
Days Of Service:	31

MESSAGE from KUA

KUA KISSIMMEE UTILITY AUTHORITY

**MOVIE IN THE PARK**

DREAMWORKS

**HOW TO TRAIN YOUR DRAGON**

VIERNES, 9 DE ENERO

**FRIDAY JANUARY 9**

**KISSIMMEE LAKEFRONT PARK**

**5:30 PM 7:00 PM**

ACTIVITIES • ACTIVIDADES

MOVIE • PELÍCULA

FREE POPCORN  
PAQUETES DE MAÍZ GRITOS

BRING YOUR BLANKET  
TRAJE TU MANTA Y SIEMPRE

THIEMED CRAFT  
ACTIVITIES

FREE INFLATABLES  
CARGA DE BRINCOES GRATIS



PO Box 423219  
Kissimmee, FL 34742-3219

Customer ID – Account ID 002162289-000958540	Past Due Pay Now \$0.00	Due Date 12/27/25
Total Amount Due		\$44.77

\* \$44.77 will be drafted from your bank account on 12/27/2025 via E-Payment.



0028713289

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT  
210 N UNIV DRIVE 702  
CORAL SPRINGS FL 33071-7320

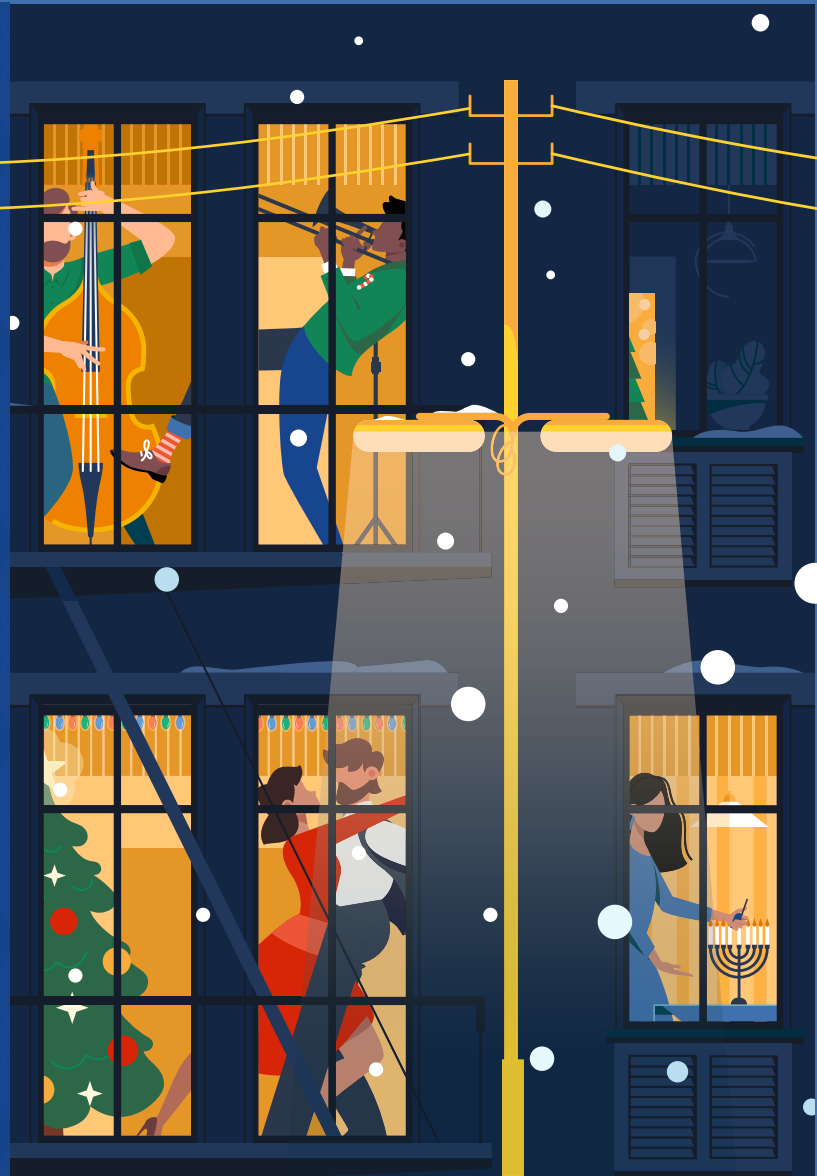
Make Checks Payable To:  
KISSIMMEE UTILITY AUTHORITY  
P.O. BOX 71376  
CHARLOTTE, NC 28272-1376



0021622890009585400000044770000046952025122750

*Happy Holidays!*

*¡FELICES FIESTAS!*



WAYS TO PAY	ONLINE	BANK DRAFT	PAY BY PHONE	PAY BY MAIL	AMSCOT	OFFICE PAYMENTS	PAYMENT DEPOSIT BOX
<b>PAYMENT TYPE ACCEPTED</b>	Checking Account, Credit or Debit Card	Automatic Withdrawal	Checking Account, Credit or Debit Card	Check or Money Order	Cash	Check, Cash, Credit Card or Money Order	Check or Money Order
<b>COST</b>	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE	FREE	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE
<b>SOURCE (HOW TO)</b>	Register Using my.kua.com	Register Using my.kua.com	407-933-9800	Payments with Bill Stubs: Kissimmee Utility Authority P.O. BOX 71376 Charlotte, NC 28272-1376	Amscot locations are open seven days a week, including weekends and holidays. Some are open 24 hours a day. Call Amstot at 800-801-4444 for locations	KUA's Carroll St. Facility is open for walk-in payments at 1701 W. Carroll St. in Kissimmee from 7:00 am to 6:00 pm weekdays excluding holidays	Available 24-hours at 1701 W. Carroll St. in Kissimmee. DO NOT DEPOSIT CASH

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WAYS TO CONTACT US	RESIDENTIAL CUSTOMER SERVICE	REPORTING AN ELECTRIC PROBLEM OR UTILITY THEFT	REPORTING A STREET LIGHT PROBLEM	CORRESPONDENCE
<b>PHONE</b>	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	FAX 407-933-1936
<b>AVAILABILITY</b>	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
<b>ONLINE</b>	<a href="mailto:customerservice@kua.com">customerservice@kua.com</a>	<a href="http://www.kua.com">www.kua.com</a>	<a href="http://www.kua.com">www.kua.com</a>	<a href="http://www.kua.com">www.kua.com</a>



Customer Service: 407-933-9800  
Outage Reporting: 407-933-9898  
www.kua.com



Customer ID – Account ID: 002162289-000923350  
Customer Name: OVEROAKS COMMUNITY DEVELOPMENT DISTRICT  
Service Address: 2850 THE OAKS BOULEVARD GUARD  
Bill Date: 12/08/25  
Next Scheduled Read Date: 01/02/26

BILL SUMMARY

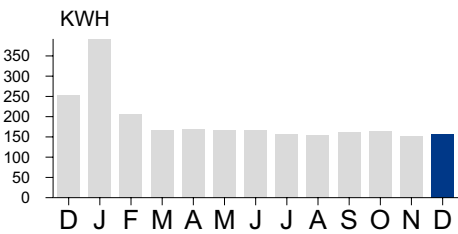
Previous Balance	-	Payments	+	Current Charges	=	Balance Due
\$29.90		\$29.90		\$30.85		\$30.85

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$28.33
Electric	\$21.22
Fuel Adjustment	-\$3.97
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$2.52
TOTAL CURRENT CHARGES	\$30.85

USAGE DETAILS

Electric - Commercial  
Daily Avg. - 5.09 kWh/Day  
Use One Year Ago - 8.19 kWh/Day  
Daily Avg. Cost - \$0.91



METER DATA

Meter #:	0157477244
Current:	26,917 on 12/02/25
Previous:	26,759 on 11/01/25
Total Usage:	158 kWh
Days Of Service:	31

MESSAGE from KUA

KUA KISSIMMEE UTILITY AUTHORITY  
MOVIE IN THE PARK  
DREAMWORKS  
HOW TO TRAIN YOUR DRAGON

VIERNES, 9 DE ENERO  
**FRIDAY JANUARY 9**  
KISSIMMEE LAKEFRONT PARK  
**5:30 PM 7:00 PM**  
ACTIVITIES • ACTIVIDADES  
MOVIE • PELÍCULA

FREE POPCORN  
PAQUETES DE MAIZ POPCORN  
BRING YOUR BLANKET  
TRAJE TU MANTA Y SIEMPRE  
TIEMED CRAFT  
ACTIVIDADES  
FREE INFLATABLES  
CARGA DE BRINCOES GRATIS

Page 1 of 2



PO Box 423219  
Kissimmee, FL 34742-3219

Customer ID – Account ID 002162289-000923350	Past Due Pay Now \$0.00	Late Fee After 12/26/25 \$1.50
Total Amount Due 12/26/25		\$30.85



0028706971

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT  
210 N UNIV DRIVE 702  
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:  
KISSIMMEE UTILITY AUTHORITY  
P.O. BOX 71376  
CHARLOTTE, NC 28272-1376



0021622890009233500000030850000032352025122600

*Happy Holidays!*

*¡FELICES FIESTAS!*



WAYS TO PAY	ONLINE	BANK DRAFT	PAY BY PHONE	PAY BY MAIL	AMSCOT	OFFICE PAYMENTS	PAYMENT DEPOSIT BOX
PAYMENT TYPE ACCEPTED	Checking Account, Credit or Debit Card	Automatic Withdrawal	Checking Account, Credit or Debit Card	Check or Money Order	Cash	Check, Cash, Credit Card or Money Order	Check or Money Order
COST	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE	FREE	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE
SOURCE (HOW TO)	Register Using my.kua.com	Register Using my.kua.com	407-933-9800	Payments with Bill Stubs: Kissimmee Utility Authority P.O. BOX 71376 Charlotte, NC 28272-1376	Amscot locations are open seven days a week, including weekends and holidays. Some are open 24 hours a day. Call Amstot at 800-801-4444 for locations	KUA's Carroll St. Facility is open for walk-in payments at 1701 W. Carroll St. in Kissimmee from 7:00 am to 6:00 pm weekdays excluding holidays	Available 24-hours at 1701 W. Carroll St. in Kissimmee. DO NOT DEPOSIT CASH

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WAYS TO CONTACT US	RESIDENTIAL CUSTOMER SERVICE	REPORTING AN ELECTRIC PROBLEM OR UTILITY THEFT	REPORTING A STREET LIGHT PROBLEM	CORRESPONDENCE
PHONE	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	FAX 407-933-1936
AVAILABILITY	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
ONLINE	<a href="mailto:customerservice@kua.com">customerservice@kua.com</a>	<a href="http://www.kua.com">www.kua.com</a>	<a href="http://www.kua.com">www.kua.com</a>	<a href="http://www.kua.com">www.kua.com</a>



Customer Service: 407-933-9800  
Outage Reporting: 407-933-9898  
www.kua.com



Customer ID – Account ID: 002162289-000661900  
Customer Name: OVEROAKS COMMUNITY DEVELOPMENT DISTRICT  
Service Address: 2655 THE OAKS BOULEVARD IRRIG  
Bill Date: 12/08/25  
Next Scheduled Read Date: 01/02/26

BILL SUMMARY

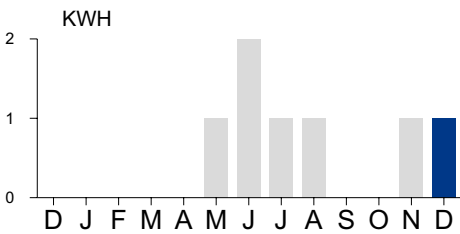
Previous Balance \$11.49	-	Payments \$11.49	+	Current Charges \$11.49	=	Balance Due \$11.49
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CURRENT CHARGES

KUA ELECTRIC SERVICE	\$11.19
Electric	\$0.14
Fuel Adjustment	-\$0.03
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$0.30
TOTAL CURRENT CHARGES	\$11.49

USAGE DETAILS

Electric - Commercial  
Daily Avg. - 0.03 kWh/Day  
Use One Year Ago - 0.00 kWh/Day  
Daily Avg. Cost - \$0.36



METER DATA

Meter #:	0153580714
Current:	42 on 12/02/25
Previous:	41 on 11/01/25
Total Usage:	1 kWh
Days Of Service:	31

MESSAGE from KUA

KUA KISSIMMEE UTILITY AUTHORITY  
**MOVIE IN THE PARK**  
DREAMWORKS  
**HOW TO TRAIN YOUR DRAGON**

VIERNES, 9 DE ENERO  
**FRIDAY JANUARY 9**  
KISSIMMEE LAKEFRONT PARK  
**5:30 PM 7:00 PM**  
ACTIVITIES • ACTIVIDADES  
MOVIE • PELÍCULA

FREE POPCORN  
PAQUETES DE MAIZ GRITOS

BRING YOUR BLANKET  
TRAJE TU MANTA Y SIEMPRE

THIEMED CRAFT  
ACTIVITIES

FREE INFLATABLES  
CARGA DE BRINCOES GRATIS



PO Box 423219  
Kissimmee, FL 34742-3219

Customer ID – Account ID 002162289-000661900	Past Due Pay Now \$0.00	Due Date 12/26/25
Total Amount Due		\$11.49

\* \$11.49 will be drafted from your bank account on 12/26/2025 via E-Payment.



0028706776

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT  
210 N UNIV DRIVE 702  
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:  
KISSIMMEE UTILITY AUTHORITY  
P.O. BOX 71376  
CHARLOTTE, NC 28272-1376



0021622890006619000000011490000012052025122670

*Happy Holidays!*

¡FELICES FIESTAS!



WAYS TO PAY	ONLINE	BANK DRAFT	PAY BY PHONE	PAY BY MAIL	AMSCOT	OFFICE PAYMENTS	PAYMENT DEPOSIT BOX
<b>PAYMENT TYPE ACCEPTED</b>	Checking Account, Credit or Debit Card	Automatic Withdrawal	Checking Account, Credit or Debit Card	Check or Money Order	Cash	Check, Cash, Credit Card or Money Order	Check or Money Order
<b>COST</b>	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE	FREE	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE
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<b>PHONE</b>	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	FAX 407-933-1936
<b>AVAILABILITY</b>	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
<b>ONLINE</b>	<a href="mailto:customerservice@kua.com">customerservice@kua.com</a>	<a href="http://www.kua.com">www.kua.com</a>	<a href="http://www.kua.com">www.kua.com</a>	<a href="http://www.kua.com">www.kua.com</a>

**Account:** 242726785-00001  
**Invoice:** 6130463126  
**Billing period:** Nov 9 - Dec 8, 2025  
**Due date:** 01/07/26

KEYLINE



OVEROAKS COMMUNITY DEVELOPMENT  
INFRAMARK  
11555 HERON BAY BLVD STE 201  
CORAL SPRINGS, FL 33076

Manage your account at  
[verizon.com/mybusiness](https://verizon.com/mybusiness)

We updated the design of your bill. Learn  
more about these updates at  
[verizon.com/business/billupdates](https://verizon.com/business/billupdates)

We appreciate your business with this account since 08/09/2024.

## Snapshot of your bill

(details on page 5)

Balance from last bill	\$83.60
Payment - Thank You	-\$83.60
Balance Forward	\$0.00
This month's charges due by Jan 07, 2026	\$83.60
<b>Total due</b>	<b>\$83.60</b>

Auto Pay is scheduled for 12/24/25 - Thank You.

### Review your bill online

Scan QR code with your camera app  
or go to [verizon.com/business/bill](https://verizon.com/business/bill)



### Total Amount Due

Deducted from bank account on 12/24/25  
DO NOT MAIL PAYMENT

**\$83.60**



**Account:** 242726785-00001  
**Invoice:** 6130463126  
**Billing period:** Nov 9 - Dec 8, 2025  
**Due date:** 01/07/26

## Payment Summary

<b>Previous Balance</b>	<b>\$83.60</b>
<b>Payment - Thank You</b>	
Payment Received 11/24/25	-\$83.60
<b>Total Payments</b>	<b>-\$83.60</b>
<b>Balance Forward</b>	<b>\$0.00</b>

**Questions about your bill?**  
[verizon.com/business/support](http://verizon.com/business/support)  
 800-922-0204

**You may be eligible for a discount by enrolling in Auto Pay and paper-free billing, depending on your plan.**

See eligible plans at [verizon.com/business/payoptions](http://verizon.com/business/payoptions)

**You can enroll in Auto Pay by:**

1. Logging in or Registering for My Business at [verizon.com/mybusiness](http://verizon.com/mybusiness).
2. Calling our Automated Payment Option Enrollment system at 866-868-3882.
3. Signing the remit slip below and mailing with check.

**You can enroll in paper-free billing by:**

1. Logging into your My Business Account > Billing > Manage payments > Paper-free billing.

**Eligible payment methods for potential discount include:**

1. Bank Account
2. Verizon Business Mastercard

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:  
**Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212**

**Automatic Payment Enrollment for Account: 242726785-00001 OVEROAKS COMMUNITY DEVELOPMENT**

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box.
2. Sign name in box below, as shown on the bill and date.
3. Return this slip with your payment. Do not send a voided check.



**Account:** 242726785-00001  
**Invoice:** 6130463126  
**Billing period:** Nov 9 - Dec 8, 2025  
**Due date:** 01/07/26

# Explanation of Charges: Account Charges and Line Charges

	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges & Other Charges and Credits	Taxes, Governmental Surcharges & Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Msg Usage	Data Usage	Voice Roaming	Msg Roaming	Data Roaming
<b>Lines Charges</b>														
728-207-2531   tzel Trujillo	4	\$79.00	--	--	\$4.60	--	--	\$83.60	--	--	23.690GB	--	--	--
<b>Total Charges</b>		<b>\$79.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4.60</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$83.60</b>						

**Account:** 242726785-00001  
**Invoice:** 6130463126  
**Billing period:** Nov 9 - Dec 8, 2025  
**Due date:** 01/07/26

## Charges by line details

**Itzel Trujillo**  
**728-207-2531**  
**VZ Internet Gateway Fsno21VA**  
**\$83.60**

### Monthly Charges **\$79.00**

#### Plan

LTE Business Internet 10Mbps 12/09 - 01/08 \$79.00

#### Features & Add Ons

Wi-Fi Management 12/09 - 01/08 \$0.00

5G products aren't eligible for the access fee discounts generally offered through your employer or organization.

### Equipment Charges **\$0.00**

VZ Internet Gateway Fsno21VA \$11.11  
Device Payment Agreement 1392005964 - Payment 17 of 36  
Paid \$177.80  
Past Due \$0.00  
Balance (after this month's current payment) \$211.09  
Device Promotional Credit (17 of 36) -\$11.11

### Surcharges and Other Charges **\$4.60**

#### Surcharges

Regulatory Charge \$0.02  
Administrative Charge \$1.60

#### Other Charges and Credits

Economic Adjustment Charge \$2.98

**Total Current Charges for 728-207-2531** **\$83.60**

#### Your Plan

##### LTE Business Internet 10Mbps

\$79.00 monthly charge  
\$25 per minute

##### 300GB Data

300 monthly gigabyte allowance  
\$10.00 per 5 GB after allowance

#### Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

**Account:** 242726785-00001  
**Invoice:** 6130463126  
**Billing period:** Nov 9 - Dec 8, 2025  
**Due date:** 01/07/26

## Need-to-Know Information

### Customer Proprietary Network Information (CPNI)

CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services, such as television, telematics, high-speed Internet, video, and local and long distance services. Visit [Verizon.com](http://Verizon.com) for more information on our services and companies.

If you don't want your CPNI used for the marketing purposes described above, please notify us by phone any time at 800.333.9956 or online at [vzw.com/myprivacy](http://vzw.com/myprivacy).

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.

Note: This CPNI notice does not apply to residents of the state of Arizona.

### Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy charges. You should not pay pre-bankruptcy amounts; they are for your information only. In the event Verizon receives notice of a bankruptcy filing, pre-bankruptcy charges will be adjusted in future invoices. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

### Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including: charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers; fees and assessments on our network facilities and services; property taxes; and the costs we incur responding to regulatory obligations. **Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.**

**Effective January 11, 2023, the definition of the Administrative Charge will be modified to help defray and recover certain direct and indirect costs we or our agents incur, including: (a) costs of complying with regulatory and industry obligations and programs, such as E911, wireless local number portability, and wireless tower mandate costs; (b) property taxes; and (c) costs associated with our network, including facilities (e.g. leases), operations, maintenance and protection, and costs paid to other companies for network services.**

**Please note that this surcharge is a Verizon Wireless charge, not a tax or government-imposed fee. This charge, and what's included, is subject to change from time to time.**

### Economic Adjustment Charge

Our number one priority is to provide exceptional service to your business and consistently deliver the quality Business.

Just as you are seeing in your business, Verizon Business is seeing a wide range of increases in its costs to provide service. As these challenges have continued to mount, we have made the decision to add an Economic Adjustment Charge.

On June 8, 2023, Verizon Business began adding the charge to new LTE Business Internet and 5G Business Internet lines. And starting in August 2023, the charge will apply to existing LTE Business Internet and 5G Business Internet lines where the applicable price guarantee has already ended and thereafter on a rolling basis as your applicable price guarantee ends. The amount of the charge is \$2.98 or \$3.97 per month, for each qualifying LTE or 5G Business Internet line.

On June 16, 2022, Verizon Business began adding the charge to newly activated and upgraded lines, existing lines that have completed a contract-based line term, and lines that have twelve (12) months or fewer remaining on a Device Payment Plan Agreement. The amount of the charge is \$2.98 or \$3.97 per month/line for each smartphone and data device, and \$0.98 per month/line for each basic phone and tablet device.

As lines meet these criteria, the charge will be automatically added to your bill. You can find the Economic Adjustment Charge in the Other Charges & Credits section of your bill.

### California - Questions About Your Bill?

Call Customer Service at 800.922.0204. Send written disputes to: Verizon, PO Box 409, Newark, NJ 07101-0409. If you are disputing a charge because you contend it was not authorized, and we need time to investigate the complaint, you are not required to pay the disputed amount while our investigation is pending. If you have a complaint you cannot resolve with us, submit a complaint to the California Public Utilities Commission at Consumer Affairs Branch, 505 Van Ness Ave. Rm. 2003, San Francisco, CA 94102, or at <http://www.cpuc.ca.gov/complaints>, or call 800.649.7570. If you have hearing or speaking limitations and need California Relay Service, dial 711 (visit <http://ddtp.cpuc.ca.gov/> for further information). If you need to contact your wireless phone insurance provider, call 888.881.2622



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

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

OVEROAKS COMMUNITY  
DEVELOPMENT DISTRICT

Service Address:  
2000 CYPRESS OAKS DRIVE RCLM1  
ODD

Account Number: 002162289-000949760  
Past Due Amount: \$5,092.36  
Current Charges: \$844.24  
Total Amount Due: \$5,936.60

Page 71

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17006488	30	11/01/2025	20123	12/01/2025	20325	202

Previous Balance \$5,092.36

**Balance Forward** \$5,092.36

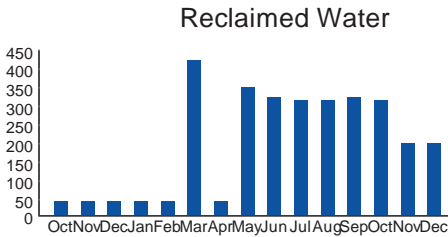
**Current Transaction(s)**

Reclaimed Usage \$812.62

Reclaimed Base Charge \$31.62

**Current Transaction Total** **\$844.24**

**Total Amount Due** **\$5,936.60**



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 002162289-000949760

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$5,092.36	\$844.24	12/30/25	\$5,936.60

**DO NOT PAY**

**YOU ARE ENROLLED IN AUTODRAFT**



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

0021622890009497600005936606

# Ways to pay

**ON OUR WEBSITE**  
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)

<b>Payment Source</b>	<b>Fees</b>
Cash	\$1.25

# eBills

Go paperless by creating an online payment account on  
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 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.

**Same day reconnection** - All payments must be made before 2 p.m.  
Payments after 2 p.m. services will be restored the following day.

**Payments after 2 p.m. Sundays/holidays** - Services will be restored  
next business day without \$25 premium reconnect fee.

# Meter tampering

Metering tampering is prohibited by Florida State Law and incurs a  
\$300 fine for the first offense and a \$500 fine for the second offense.  
Only Toho Water Authority representatives are permitted to access  
meters.

# Payment Assistance


Life happens and along with it sometimes  
we experience financial strains. Toho has two  
programs to help customers. Payment  
extension requests gives you more time to  
pay your bill. Visit www.tohowater.com to  
request an extension. Our Toho  
Assistance Program (TAP) offers  
financial assistance to qualifying  
customers. Scan the QR code to apply



# Plumbing Concerns?

If you have a water, backflow or  
sewer concern please contact  
Toho before calling a plumber.  
We can evaluate if the service of a  
plumber is necessary. If a plumber is  
contacted first, Toho will not assume  
responsibility for any incurred costs.  
Call us at 407-944-5000 or email  
customerservice@tohowater.com.





# TREATMENT REPORT

Customer

Overoaks CDD

Date:

Time:

Technician:

12/29/2025

11:53:06 AM

Tyler Knight

Lake	Algae	Submerged Weeds	Grasses	Flloating Weeds	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
3	X	X	X	X			X		Normal	
4	X	X	X	X			X		Normal	
5	X	X	X	X			X		Normal	
8			X				X		Normal	

Additional Comments


Treated all above listed sites for terrestrial and emergent grasses in addition to targeting various stages of filamentous and planctonic algae on sites 3,4,5. Picked up several 5gallon buckets of debris.

Project Photos		
		
		
		
		
		

**Additional Services:**  
Shoreline Restoration  
Erosion Control  
Lake Maintenance  
Invasive Removal  
Florida Native Plantings  
Wetland Management

Email
Michael.perez@inframark.com
Office Email
admin@crosscreekenv.com; matt@crosscreekenv.com; fernando@crosscreekenv.com; gail@crosscreekenv.com; carleigh@crosscreekenv.com; kyla@crosscreekenv.com; scottc@crosscreekenv.com; lloyd@crosscreekenv.com

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# TREATMENT REPORT

Customer										
Overoaks CDD										
Date:		Time:		Technician:						
01/08/2026		02:00:35 PM		Tyler Knight						

Lake	Algae	Submerged Weeds	Grasses	Flloating Weeds	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
1	X	X	X	X						
1A	X	X	X	X						
2	X	X	X	X						
3	X	X	X	X						
4	X	X	X	X						
6			X	X						

**Additional Comments**

Treated all above listed sites for terrestrial and emergent grasses in addition to various stages of submerged weeds on all sites. Treated sites 1,1a,2,3,4 for various stages of filamentous and planktonic algae in addition to submerged weeds as well. Picked up several grocery bags of debris however the sites are still showing progress and moving in the right direction.

Project Photos		
		
		
		
		
		

**Additional Services:**

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

Email
<a href="mailto:Michael.perez@inframark.com">Michael.perez@inframark.com</a>

**Office Email**

admin@crosscreekenv.com; matt@crosscreekenv.com; fernando@crosscreekenv.com;  
gail@crosscreekenv.com; carleigh@crosscreekenv.com; kyla@crosscreekenv.com;  
scottc@crosscreekenv.com; lloyd@crosscreekenv.com

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## Overoaks CDD December Field Inspection

Tuesday, December 16, 2025

25 Items Identified

25 Items Incomplete

Kyle Goldberg

Inframark



### Item 1 - Much Installation

Assigned To: Board Update

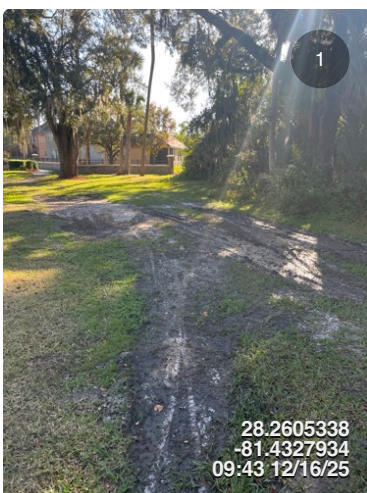
Mulch has been installed throughout the community.



### Item 2 - Trim Tree Canopy

Assigned To: Cepra

Tree should be trimmed to not block this sign at the main entrance.



### Item 3 - Construction Update

Assigned To: Board Update/District Manager

Construction equipment has been removed however, area has not been restored.



#### Item 4 - Trim Low Hanging Vines

Assigned To: [Cepra](#)

These low hanging vines at the front entrance should be trimmed.



#### Item 5 - Dumped Shopping Cart

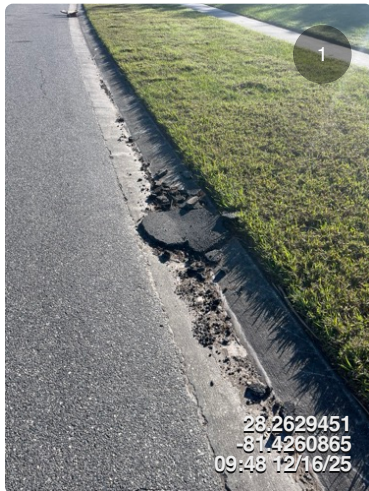
Assigned To: [Inframark](#)

Someone has dumped a shopping cart at the front entrance. This was removed and returned to Publix the day of the inspection.

## Item 6 - Palm Boots

Assigned To: Cebra

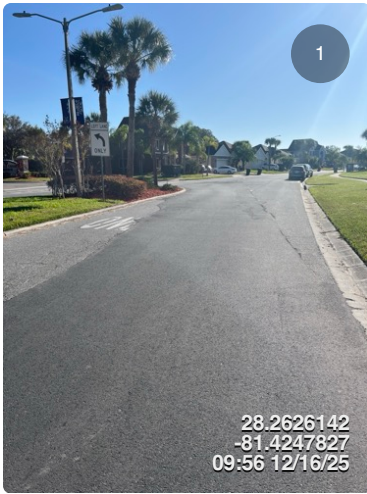
A bunch of palm fronds and boots were scattered along The Oaks blvd, these should be collected during routine maintenance. Location: 2630–2698 The Oaks Blvd



## Item 7 - Asphalt

Assigned To: Inframark

A construction crew left a pile of asphalt on The Oaks Blvd. This was removed the day of inspection. Location: 2630–2698 The Oaks Blvd



### Item 8 - Road Paving

[Assigned To: City Or County](#)

The road that was recently paved needs to be painted.



### Item 9 - Plant Installation

[Assigned To: Cepra](#)

This area that was missing plants looks better with the mulch but a proposal should still be provided to install plants.



### Item 10 - Basketball Hoop

[Assigned To: Inframark](#)

A proposal will be provided to replace the basketball hoop.

### Item 11 - Trash

Assigned To: Cebra

There's a lot of trash that should be collected at the playground.



### Item 12 - Trash

Assigned To: Cebra

This trash can at the playground should be emptied.



### Item 13 - Volleyball/Dog Park

Assigned To: Inframark

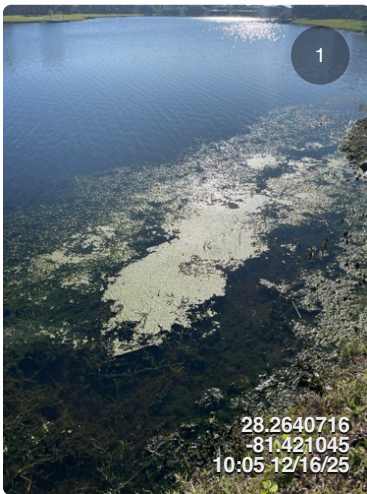
A few proposals will be provided for options to add a dog park and volleyball court.



### Item 14 - Weeds

Assigned To: [Cepra](#)

There's some weeds at the pergola that should be treated during routine maintenance.



### Item 15 - Azolla And Algae

Assigned To: [Crosscreek](#)

There appears to be some Azolla and algae by the pergola.



### Item 16 - Anthills

Assigned To: [Cepra](#)

There are some anthills by the pergola that should be baited.



### Item 17 - Cattle Gate

Assigned To: [Inframark](#)

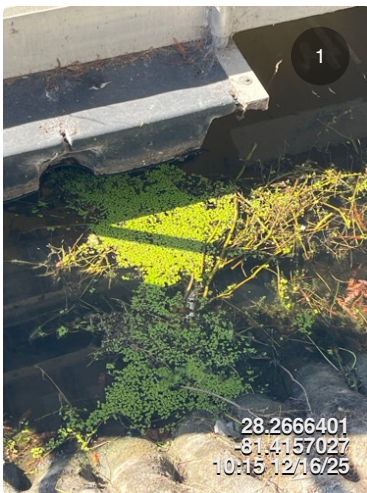
A proposal will be provided for a 16-18ff cattle gate to be installed by the boat lift.



### Item 18 - Cutback

Assigned To: [Cepra](#)

Some more vegetation could be cutback in the conservation area by the boat lift.



### Item 19 - Azolla

Assigned To: [Crosscreek](#)

Some Azolla was located by the boat lift.



### Item 20 - Washout

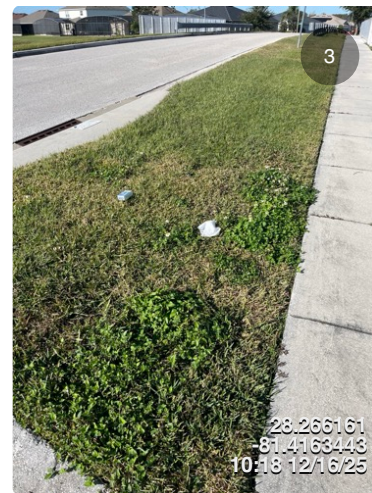
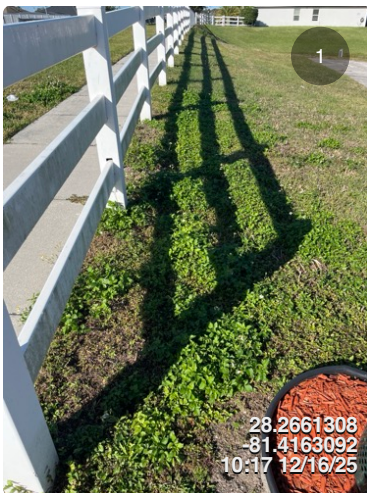
Assigned To: Board Update

There appears to be a washout by the boat lift.

### Item 21 - Weeds

Assigned To: Cepra

There are some weeds that should be treated by the boat lift.



### Item 22 - Bush Installation

Assigned To: Cepra

A proposal should be provided to install bushes in this area.



### Item 23 - ADA Pad

Assigned To: [Inframark](#)

An ADA pad has been dislodged. Location: 1528 Nature Trail



### Item 24 - Sidewalk

Assigned To: [Board Update](#)

A couple of panels have been removed from 1712 Brassie Ct.

**Item 25 - Eagle View Ct**

**Assigned To: Board Update/Inframark**

The area on Eagle View Ct has been knocked down but lots of wood still remains. A proposal will be provided to remove this so that it may be maintained.





## Overoaks CDD January Field Inspection

Monday, January 12, 2026

15 Items Identified

15 Items Incomplete

Kyle Goldberg

Inframark

## Item 1 - Sign Letters

Assigned To: Inframark

A couple letters at the front entrance should be reattached.



## Item 2 - Irrigation Repair

Playground

**Item 3 - Vandalism**

Assigned To: Inframark

It appears some damage was done to the dock on Boating Blvd.



**Item 4 - Algae**

Assigned To: Crosscreek

There is some algae by the Pergola.





### Item 5 - Trash

Assigned To: [Crosscreek](#)

Trash should be collected during routine maintenance.



### Item 6 - Weeds

Assigned To: [Cepra](#)

Weeds should be treated during routine maintenance. Location:

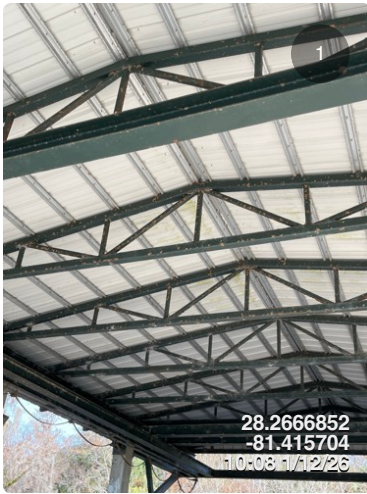
Next to the boat lift



### Item 7 - Cutback

Assigned To: [Cepra](#)

A minor cutback should be done by the boat lift.



### Item 8 - Boat Lift Pressure Washing

Assigned To: [Inframark](#)

Pressure washing has been scheduled for 1/20-1/22.



### Item 9 - Pond Growth

Assigned To: [Crosscreek](#)

There appears to be some algae in the pond by the boat lift.



### Item 10 - Road Painting

Assigned To: [City Or County](#)

The road that was recently paved needs to be repainted.



### Item 11 - Cattle Gate

Assigned To: Inframark

A proposal will be provided to install a cattle gate by the boat lift.



### Item 12 - Drain Sock

Assigned To: District Manager

There's a drain sock located on Cypress Oaks Dr. can this be removed?



### Item 13 - Edging

Assigned To: Cepra

Proper edging should be done around storm drains to ensure proper water flow.



### Item 14 - Weeds

Assigned To: [Cepra](#)

Weeds should be treated during routine maintenance.



### Item 15 - Plant Installation

Assigned To: [Cepra](#)

A proposal should be provided to install plants in this median.



P.O. Box 560218  
Orlando, Florida 32856  
(407) 960-4893  
AdvanceTreePros.com  
CustomerCare@AdvanceTreePros.com

**Proposal #26671**

Created: 11/21/2025

From: Chris Rauscher

## Proposal For

### Overoaks CDD

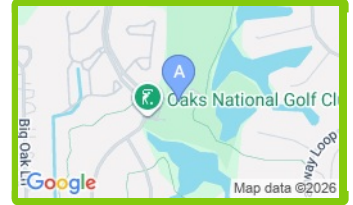
1500 The Oaks Blvd  
c/o Inframark  
313 Campus St  
Celebration, FL 34747

## Location

1500 The Oaks Blvd  
Kissimmee, FL 34746

## Customer Contact

inframark@avidbill.com



Overoaks CDD - palms

## Terms

Due on receipt

ITEM DESCRIPTION	QUANTITY	AMOUNT
<b>A) Tree Removal / Flush cut</b> Sabals (1) Washingtonia (3)  Removal of all debris, cut trunk to lowest height possible without removal of ground soil.	4	\$ 1,200.00
<b>B) Stump grind - Spread chips</b> Palms stumps  Stump grind 4"-6" depth; Spread chips on site. Not responsible for underground pipes / utilities.	4	\$ 300.00
<b>E) Note</b> Kyle as a certified arborist, I don't agree the last Pine is declining. The lower branches have died, yes, but it's common for Pines to use energy to grow in height while lower branches die off. Overall, the rest of the canopy has a rich green color. Also, one of the removals was labeled an Oak, but it was a Holly located at the roundabout.	1	\$ 0.00

*All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.*

**TOTAL \$ 1,500.00**

## Signature

x

Date:

Please sign here to accept the terms and conditions

*We appreciate your consideration to perform your tree service!*



P.O. Box 560218  
Orlando, Florida 32856  
(407) 960-4893  
[AdvanceTreePros.com](http://AdvanceTreePros.com)  
[CustomerCare@AdvanceTreePros.com](mailto:CustomerCare@AdvanceTreePros.com)

**Proposal #26671**

Created: 11/21/2025

From: Chris Rauscher

## Contacts

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

## Sales Keps

Chris Rauscher  
Office: (407) 960-4893  
Mobile: (407) 202-5742  
[chris@advancetreepros.com](mailto:chris@advancetreepros.com)

## Photos

*A) Tree Removal / Flush cut*



*A) Tree Removal / Flush cut*





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[CustomerCare@AdvanceTreePros.com](mailto:CustomerCare@AdvanceTreePros.com)

**Proposal #26671**

Created: 11/21/2025

From: Chris Rauscher

*A) Tree Removal / Flush cut*



*We appreciate your consideration to perform your tree service!*



# Proposal #26671

Created: 11/21/2025

From: Chris Rauscher



ID	DESCRIPTION	COLOR
2 dead palms		
3 dead Pines		
Dead palm		



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Orlando, Florida 32856  
(407) 960-4893  
[AdvanceTreePros.com](http://AdvanceTreePros.com)  
[CustomerCare@AdvanceTreePros.com](mailto:CustomerCare@AdvanceTreePros.com)

**Proposal #26671**  
Created: 11/21/2025  
From: Chris Rauscher

Dead palm		
Dead Pine		
Dead Laurel		
Dead Holly		
2 dead Pines		
Dead Pine		
1 Pine	This Pine is not in Decline	
E 4 Pines		
E dead Oak		

## TERMS OF AGREEMENT

**Property & Structural Damage** – Advance Tree Pros has their own repair service for any damage caused by the company. We will not use outside contractors to do the repair due to previous price gouging and unfair business tactics. If Advance Tree Pros cannot repair the damage, we have the right to select a third-party contractor for the repair. We are insured, but because of rate increases, we have the right to repair it at our cost. If property damage occurs Advance Tree Pros will make every effort to return the damaged item to the condition that it was prior to the incident. Due to weathering, fading, age, and general wear and tear Advance Tree Pros cannot guarantee that the replaced item will match exactly to the damaged item.

**Concrete Driveways** – Advance Tree Pros will not be responsible for any damage as far as cracks on driveways. Most driveways are already cracked from other reasons. We will try and be as careful as possible.

**Sodding** – Advance Tree Pros will not be responsible for ruts or potholes due to use of heavy equipment on lawns when it is necessary to pick up wood or gain access to a job. It is the homeowner's responsibility to repair any sod damage.

**Irrigation** – Advance Tree Pros will not be responsible for any irrigation lines, sprinkler heads or anything else buried underground that is not marked. Heavy equipment is sometimes required on the property and it is the responsibility of the customer for possible repairs.

**Electrical Lines (various)** – If lines are not marked, Advance Tree Pros will not be responsible for any damage such as cut or crushed lines. Please have all lines (gas line, water, telephone, cable, fiber optics buried) marked prior to date of job. It is the client's responsibility to get all lines marked. You can call Sunshine 811 at 1-800-432-4770 and they will locate most lines.

**Miscellaneous Items** – Advance Tree Pros will not be responsible for any items or plants left in working area on day of job. Please have everything moved / relocated before work is started.

**Stumps & Payment** – Advance Tree Pros will not grind stumps until payment is made, unless prearranged by salesman. All payments are due upon completion of the job other than stumps. Any payment not paid within three days after job is completed will be assessed interest and late charges. All credit card payments will incur an additional 3% service fee that is imposed by our credit card merchant.

**Septic & Drain Field** – Advance Tree Pros will not be responsible for any unmarked septic tanks or drain fields during time of work. Please have all areas marked prior to scheduled date of work.

**Oil Dropping** – Advance Tree Pros will not be responsible for any oil stains on driveways or sidewalks. We have new equipment, but sometimes there may be drops of oil while working on job sites. We do our best to avoid any and all droppings of oil.

**Heavy Equipment** – Advance Tree Pros will not be responsible for any damaged and/or cracked concrete areas or for any ruts / lawn damage due to use of heavy equipment defined as; cranes, bobcats, large trucks and /or chippers.

**Mulch Delivery** - Client must pre-pay for mulch delivery no later than 48 hours prior to scheduled date. If payment is not received, Advance Tree Pros will not deliver mulch. Each load includes 115 yards of single grinded mulch.

**Cancellation of Jobs** – All cancelled jobs must be cancelled with certified letter three days prior to scheduled date. Please send it to the following address: *P.O. Box 560218, Orlando, Florida 32856*. Any job that cancels without a certified letter will be charged a \$100.00 Cancellation Fee. If at any time an invoice or account, in whole or in part is not paid by the terms and conditions set forth, a service charge of 1.5% per month (annual rate 18%) will be applied to the outstanding principal amount on the invoice. Failure to make payment within terms set forth will subject the account or customer to credit and/or service restrictions. If invoice or account is not paid in full, or satisfactory, and legal recourse is required, customer agrees to pay all cost and expenses of collection, including actual attorney fees, and shall also pay cost, expenses, and attorney fees (shall also pay cost, expenses and attorney fees incurred on appeal). Customer further agrees that, if the amount outstanding is under \$5,000.00 the attorney fees will be at 30% of the outstanding balance. If the outstanding balance exceeds \$5,000.00 the fee will be determined on an "actual fee basis". Customer hereby waives all rights and privileges and rights which they may have under Chapter 47, Florida Statutes, relating to venue, as it now exists or may hereafter be amended, and further agrees that any legal action brought on this invoice may be brought in the appropriate court in Orange County, Florida. Customer agrees to send Advance Tree Pros written notice of any changes to addresses, phone numbers or changes to form of ownership of the customer's residence or business within five days of such charges.

The signature of this agreement guarantees payment individually of all present and future indebtedness incurred in relation to this agreement. Signer agrees to be personally responsible for payment and agrees total of the before mentioned terms and conditions. This guarantee is absolute and continuing, and shall remain in full force and effect – and the obligation of the individual guarantor shall continue to benefit the creditor, its successors, heirs and assigns – until written further notice of termination is received by creditor at its then current address, and shall terminate only as to any individual guarantor giving notice, and only as to any indebtedness incurred after the date such written notice is received.



P.O. Box 560218  
Orlando, Florida 32856  
(407) 960-4893  
AdvanceTreePros.com  
CustomerCare@AdvanceTreePros.com

**Proposal #26781**

Created: 01/06/2026

From: Chris Rauscher

## Proposal For

### Overoaks CDD

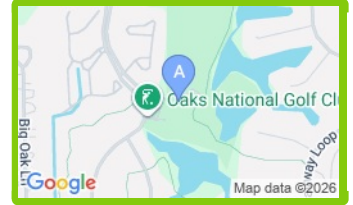
1500 The Oaks Blvd  
c/o Inframark  
313 Campus St  
Celebration, FL 34747

## Location

1500 The Oaks Blvd  
Kissimmee, FL 34746

## Customer Contact

inframark@avidbill.com



## Terms

Due on receipt

Overoaks CDD - Pines

ITEM DESCRIPTION	QUANTITY	AMOUNT
<b>C) Tree Removal / Flush cut</b> Holly (1) Oak (1) Pines (8)  Removal of all debris, cut trunk to lowest height possible without removal of ground soil.	10	\$ 3,150.00
<b>D) Stump grind - Spread chips</b> Stump grind 4"-6" depth; Spread chips on site. Not responsible for underground pipes / utilities.	10	\$ 700.00
<b>E) Tree Removal / Flush cut</b> Optional Dead Pines (4) Lightning Struck Oak (1)  Removal of all debris, cut trunk to lowest height possible without removal of ground soil.	5	\$ 1,600.00
<b>D) Stump grind - Spread chips</b> Stump grind 4"-6" depth; Spread chips on site. Not responsible for underground pipes / utilities.	5	\$ 450.00
<b>E) Note</b> Kyle as a certified arborist, I don't agree the last Pine is declining . The lower branches have died, yes, but it's common for Pines to use energy to grow in height while lower branches die off. Overall, the rest of the canopy has a rich green color. Also, one of the removals was labeled an Oak, but it was a Holly located at the roundabout.	1	\$ 0.00



# Proposal #26781

Created: 01/06/2026

From: Chris Rauscher

TOTAL	\$ 5,900.00
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Signature

**X**

Date:

Please sign here to accept the terms and conditions

## Contacts

Kyle Goldberg

[kyle.goldberg@inframark.com](mailto:kyle.goldberg@inframark.com)

## Sales Reps

Chris Rauscher

Office: (407) 960-4893

Mobile: (407) 202-5742

[chris@advancetreepros.com](mailto:chris@advancetreepros.com)





P.O. Box 560218  
 Orlando, Florida 32856  
 (407) 960-4893  
[AdvanceTreePros.com](http://AdvanceTreePros.com)  
[CustomerCare@AdvanceTreePros.com](mailto:CustomerCare@AdvanceTreePros.com)

**Proposal #26781**

Created: 01/06/2026


From: Chris Rauscher

ID	DESCRIPTION	COLOR
2 dead palms		
3 dead Pines		
Dead palm		
Dead palm		
Dead Pine		
Dead Laurel		
Dead Holly		
2 dead Pines		



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**Proposal #26781**  
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From: Chris Rauscher

Dead Pine		
1 Pine	This Pine is not in Decline	
E 4 Pines		
E dead Oak		

## TERMS OF AGREEMENT

**Property & Structural Damage** – Advance Tree Pros has their own repair service for any damage caused by the company. We will not use outside contractors to do the repair due to previous price gouging and unfair business tactics. If Advance Tree Pros cannot repair the damage, we have the right to select a third-party contractor for the repair. We are insured, but because of rate increases, we have the right to repair it at our cost. If property damage occurs Advance Tree Pros will make every effort to return the damaged item to the condition that it was prior to the incident. Due to weathering, fading, age, and general wear and tear Advance Tree Pros cannot guarantee that the replaced item will match exactly to the damaged item.

**Concrete Driveways** – Advance Tree Pros will not be responsible for any damage as far as cracks on driveways. Most driveways are already cracked from other reasons. We will try and be as careful as possible.

**Sodding** – Advance Tree Pros will not be responsible for ruts or potholes due to use of heavy equipment on lawns when it is necessary to pick up wood or gain access to a job. It is the homeowner's responsibility to repair any sod damage.

**Irrigation** – Advance Tree Pros will not be responsible for any irrigation lines, sprinkler heads or anything else buried underground that is not marked. Heavy equipment is sometimes required on the property and it is the responsibility of the customer for possible repairs.

**Electrical Lines (various)** – If lines are not marked, Advance Tree Pros will not be responsible for any damage such as cut or crushed lines. Please have all lines (gas line, water, telephone, cable, fiber optics buried) marked prior to date of job. It is the client's responsibility to get all lines marked. You can call Sunshine 811 at 1-800-432-4770 and they will locate most lines.

**Miscellaneous Items** – Advance Tree Pros will not be responsible for any items or plants left in working area on day of job. Please have everything moved / relocated before work is started.

**Stumps & Payment** – Advance Tree Pros will not grind stumps until payment is made, unless prearranged by salesman. All payments are due upon completion of the job other than stumps. Any payment not paid within three days after job is completed will be assessed interest and late charges. All credit card payments will incur an additional 3% service fee that is imposed by our credit card merchant.

**Septic & Drain Field** – Advance Tree Pros will not be responsible for any unmarked septic tanks or drain fields during time of work. Please have all areas marked prior to scheduled date of work.

**Oil Dropping** – Advance Tree Pros will not be responsible for any oil stains on driveways or sidewalks. We have new equipment, but sometimes there may be drops of oil while working on job sites. We do our best to avoid any and all droppings of oil.

**Heavy Equipment** – Advance Tree Pros will not be responsible for any damaged and/or cracked concrete areas or for any ruts / lawn damage due to use of heavy equipment defined as; cranes, bobcats, large trucks and /or chippers.

**Mulch Delivery** - Client must pre-pay for mulch delivery no later than 48 hours prior to scheduled date. If payment is not received, Advance Tree Pros will not deliver mulch. Each load includes 115 yards of single grinded mulch.

**Cancellation of Jobs** – All cancelled jobs must be cancelled with certified letter three days prior to scheduled date. Please send it to the following address: *P.O. Box 560218, Orlando, Florida 32856*. Any job that cancels without a certified letter will be charged a \$100.00 Cancellation Fee. If at any time an invoice or account, in whole or in part is not paid by the terms and conditions set forth, a service charge of 1.5% per month (annual rate 18%) will be applied to the outstanding principal amount on the invoice. Failure to make payment within terms set forth will subject the account or customer to credit and/or service restrictions. If invoice or account is not paid in full, or satisfactory, and legal recourse is required, customer agrees to pay all cost and expenses of collection, including actual attorney fees, and shall also pay cost, expenses, and attorney fees (shall also pay cost, expenses and attorney fees incurred on appeal). Customer further agrees that, if the amount outstanding is under \$5,000.00 the attorney fees will be at 30% of the outstanding balance. If the outstanding balance exceeds \$5,000.00 the fee will be determined on an "actual fee basis". Customer hereby waives all rights and privileges and rights which they may have under Chapter 47, Florida Statutes, relating to venue, as it now exists or may hereafter be amended, and further agrees that any legal action brought on this invoice may be brought in the appropriate court in Orange County, Florida. Customer agrees to send Advance Tree Pros written notice of any changes to addresses, phone numbers or changes to form of ownership of the customer's residence or business within five days of such charges.

The signature of this agreement guarantees payment individually of all present and future indebtedness incurred in relation to this agreement. Signer agrees to be personally responsible for payment and agrees total of the before mentioned terms and conditions. This guarantee is absolute and continuing, and shall remain in full force and effect – and the obligation of the individual guarantor shall continue to benefit the creditor, its successors, heirs and assigns – until written further notice of termination is received by creditor at its then current address, and shall terminate only as to any individual guarantor giving notice, and only as to any indebtedness incurred after the date such written notice is received.



Overoaks CDD - Project Board					
Next Scheduled Management Inspection walk:					
Project	District Management Updates	Agenda Item	Approved Date:	Proposal Number	Proposal Amount:
Informal RFP for Landscaping	<p>11.18.2025 decision to be made at the January meeting</p> <p>11.3.2025 DM informed vendors to show at the 11/18 meeting to present.</p> <p>10.31.2025 DM followed up with board members about which vendors they wish to come back.</p> <p>10.21.2025 Board to inform DM outside of the meeting which vendors they would like to have come present.</p> <p>09.22.2025 DM has received 6 proposals that will be presented at the October Meeting.</p> <p>09.04.2025 Pushed RFP to the October meeting. Vendors to get in all proposals by 9/19/2025.</p> <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	July 2025 Board meeting		
Boat Lift	<p>12.22.2025 A new vendor has been contacted and plans to inspect the boat lift for a \$2,000 evaluation cost.</p> <p>11.17.2025 Followed up again with Patriot, previous vendor. Phone number is now not accepting calls at this time. Emailed again as well.</p> <p>10.29.2025 Vendor did not show up and meet with Cyndi. Other vendors have been scheduled as well for next week.</p> <p>10.22.2025 DM to reach out to original boat repair vendor from previous repairs.</p> <p>10.16.2025 DM has reached out to Gibson-Marine Boat lift repairs for repairs.</p> <p>10.01.2025 DM has reached out to Central FL Boat Lift and left a message.</p> <p>09.25.2025 2nd vendor came out and stated they cannot work on this as it is not the boat lift but the Trolley. DM to continue the hunt.</p> <p>09.09.2025 DM Spoke with FL Docks again, to call me back today.</p> <p>09.05.2025 DM spoke with FL Docks and Boatlifts. Setting up a date to visit and inspect the boat lift.</p> <p>08.29.2025 No word back from Doug. DM reached out to other vendors for assistance.</p> <p>08.27.2025 DM followed up with Doug the vendor to see if a proposal is ready for repairs or</p>	Yes			
TOHO - Roadwork	<p>10.01.2025 TOHO has been reached out to and has ensured all damage will be repaired upon completion of work.</p> <p>09.25.2025 It appears that more work has been started by TOHO. District Manager and District Counsel will work on putting TOHO on notice for the damage and that they will repair it upon completion of work.</p>	Yes			
Survey Pond Banks	<p>Completed, to be presented to the board in January.</p> <p>10.19.2025 DE has updates that he will discuss with the board but unfortunately will not be able to attend October's Meeting as he is to attend.</p> <p>09.22.2025 Mr. Hamstra has informed DM that this work has started and his vendor has started surveying the pond banks.</p>	Yes	September 2025 Board Meeting		\$42,500
TOHO - Paving repair	<p>10.22.2025 Previous paving repair Iron Wood Way and Fairway is not adequate.</p>				
Egis Inspection	<p>Upon completion of playground, schedule an insurance walk.</p>				
New Project Board	<p>Completed</p> <p>DM is still in the process of retrieving all previously presented and approved proposals since January 2025. Expected to be completed by 12/1</p>				
Mulching	<p>Completed</p> <p>11.20.2025 Inframark followed up with Cepra about the mulch install. Cepra was waiting until the decision of the RFP to install.</p>				
Pine Tree Removal	<p>1.5.2026 Received updated proposal over the original NTE of \$4000. To be presented at the January meeting.</p> <p>12.6.2025 Followed up with Advance Tree Pros for updated proposals as the proposal provided was for Pine Tree removal as well as Palm removal which we requested to separate in hopes to make the NTE amount.</p> <p>11.18.2025 Board gave approval of NTE \$4000 to remove pine trees. Reached out to Advance Tree Pros for updated proposal.</p>				

## RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF OVEROAKS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Overoaks Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within unincorporated Osceola County, Florida;

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Osceola County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Debbie Allen, Seat 4, currently held by Melissa Palomino, Seat 5, currently held by Erran Muenz, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit "A"** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of January, 2026.

**ATTEST:**

**OVEROAKS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/ Assistant Secretary

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Chair/ Vice Chair, Board of Supervisors

**EXHIBIT “A”****NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
OVEROAKS COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Overoaks Community Development District (“District”) will commence at noon on June 10, 2026, and close at noon on June 14, 2026. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 East Irlo Bronson Memorial Hwy., Kissimmee, Florida 34744 with Phone Number **(407) 742-6000**. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Overoaks Community Development District has three (3) seats up for election, specifically seats 3, 4, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections at **(407) 742-6000** or **SOE@votesceola.com**.

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

A regular meeting of the Board of Supervisors of the Overoaks Community Development District was held Tuesday, November 18, 2025, at 9:30 a.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

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

Michael Perez	District Manager, Inframark
Kristen Trucco	District Counsel, Latham Luna
David Hamstra	District Engineering, Pegasus Engineering
Kyle Goldberg	Field Inspection Coordinator, Inframark
Charles Greene	Lead Ecologist, CrossCreek
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 9:30 a.m. and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Approval of the Agenda**

On MOTION by Ms. Palomino, seconded by Ms. Allen, with all in favor, the agenda for November 18, 2025, was approved. (4-0)

**THIRD ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments at this time.

**FOURTH ORDER OF BUSINESS**

**Special Business**

**A. Landscape RFP**

- i. Consideration of BrightView Landscape Proposal**
- ii. Consideration of Cepra Landscape Proposal**
- iii. Consideration of Down To Earth Landscape and Irrigation Proposal**
- iv. Consideration of Juniper Landscape Proposal**
- v. Consideration of ASI Landscapes Proposal**
- vi. Consideration of United Land Services Proposal**

Ms. Trautz addressed the Board regarding her thoughts on the RFP process and advised the

Overoaks CDD  
November 18, 2025

Board to make a decision based on quality and not solely on pricing. Mr. Perez addressed the Board and explained why Down to Earth, United Land Services, and Cepra were the only vendors invited to present. Presentations were then given to the Board in the following order: Down to Earth, United Land Services, and Cepra.

*Mr. Thies arrived at the meeting at 9:44 a.m.*

Following the presentations, the Board engaged in discussion regarding the landscape contractors. The Board requested that Mr. Perez obtain the anticipated account managers for the District from Down to Earth and United Land Services, along with references for those account managers and pricing projections for the next three years.

## **FIFTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. CrossCreek**

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

Mr. Greene presented the CrossCreek report. Mr. Greene addressed trash pickup and discussed a prior concern involving The Villages, noting that the issue had been rectified and released.

### **D. District Engineer**

Mr. Hamstra then informed the Board regarding the pond bank survey that had been completed, and discussion ensued. Mr. Hamstra distributed a change order adjusting the FY 2026 engineering amount to align with the FY 2026 budget.

<p>On MOTION by Mr. Muenz, and seconded by Ms. Palomino, with all in favor, the change order, subject to staff signoff, was approved. (5-0)</p>
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District Counsel addressed the Board and advised that Mr. Hamstra would need to coordinate with MBS when reporting is required. Further discussion was held regarding concerns on Flamingo, and staff was directed to reach out to the City to seek a resolution.

### **B. Field Inspector**

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

#### **ii. Consideration of Cepra Nature Way Entrance Proposal**

#### **iii. Consideration of Cepra Playground Drainage Proposal**

#### **iv. Advance Tree Pros**

##### **a. Consideration of Pine Tree Removal Proposal**

##### **b. Consideration of Palm Tree Removal Proposal**

Overoaks CDD  
November 18, 2025

Mr. Goldberg then reviewed items in his report. Mr. Goldberg advised that caution tape would be placed around the area identified as Item #2.

On MOTION by Ms. Palomino, and seconded by Mr. Thies, with all in favor, the Board approved the item with direction that management code the invoice to landscape maintenance – tree and mulch, with the expectation that this line item would be over budget for the year. (5-0)

Mr. Goldberg then presented Inframark Proposal No. 097-004-7-25 in the amount of \$1,220.85.

*Ms. Palomino briefly stepped out of the meeting.*

On MOTION by Mr. Muenz, and seconded by Ms. Allen, with all in favor, Proposal No. 097-004-7-25 in the amount of \$1,220.85. was approved. (4-0)

Mr. Goldberg also discussed the installation of a cattle gate near the boat lift to prevent residents from driving on District property, noting that the current condition is causing damage and poses a safety hazard.

*Ms. Allen departed the meeting at 11:13 a.m.*

On MOTION by Ms. Palomino, and seconded by Mr. Muenz, with all in favor, the Board approved a not-to-exceed amount of \$4,000 for pine tree removal by Advance Tree Pros upon receipt of the proposal. (4-0)

#### **E. District Counsel**

Ms. Trucco addressed the Board regarding previously issued demand letters to residents and reminded the Board that ethics training is due.

#### **F. District Manager**

##### **i. Review of the Project Board**

Mr. Perez provided updates on projects not previously discussed. Discussion was held regarding the boat lift and the difficulty in securing a vendor to complete the work. Mr. Muenz inquired about the status of mulching installation, lighting, and the basketball hoop.

## **SIXTH ORDER OF BUSINESS**

## **Business Items**

### **A. Consideration of Audit Engagement for FY 2025**

Overoaks CDD  
November 18, 2025

On MOTION by Mr. Muenz, and seconded by Mr. Thies, with all in favor,  
Audit Engagement for FY 2025 was approved. (4-0)

## **SEVENTH ORDER OF BUSINESS**

### **Business Administration**

#### **A. Consideration of Minutes from the Meeting held October 21, 2025**

Ms. Trautz noted several items within the meeting minutes that required correction. The minutes were approved contingent upon those corrections.

On MOTION by Ms. Palomino, seconded by Mr. Muenz, with all in favor,  
the Minutes of the Meeting held October 21, 2025, were approved as  
amended. (4-0)

## **EIGHTH ORDER OF BUSINESS**

### **Supervisor Requests**

Ms. Trautz discussed the possibility of installing a dog park within the District, with separate areas for small and large dogs, potentially located along Oaks Boulevard.

## **NINTH ORDER OF BUSINESS**

### **Adjournment**

There being no further business,

On MOTION by Mr. Muenz, seconded by Ms. Palomino, with all in  
favor, the meeting was adjourned at 11:38 a.m. (4-0)

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Secretary/Assistant Secretary

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Chairman/Vice Chairperson