



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.

- 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
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DEPARTMENT NAME: LEGISLATIVEAccount Name: P/R-Board of Supervisors

10/23/25	511001-51101-5000	ADP00023		ADP Wages ADP JournalEntry 10/23/2025	1,000.00
11/20/25	511001-51101-5000	ADP00024	JE	ADP Wages ADP JournalEntry 11/20/2025	1,000.00
					YTD Total 2,000.00
					Annual Budget \$12,000.00
					<i>Amount Remaining / (Budget average)</i> \$10,000.00
					<i>% of Budget</i> 16.7%

Account Name: FICA Taxes

10/23/25	521001-51101-5000	ADP00023	JE	ER FICA ADP JournalEntry 10/23/2025	76.50
11/20/25	521001-51101-5000	ADP00024	JE	ER FICA ADP JournalEntry 11/20/2025	76.50
					YTD Total 153.00
					Annual Budget \$918.00
					<i>Amount Remaining / (Budget average)</i> \$765.00
					<i>% of Budget</i> 16.7%

Legislative Department Total:**\$2,153.00**DEPARTMENT NAME: EXECUTIVEAccount Name: ProfServ-Mgmt Consulting

10/08/25	531027-51201-5000	160670	VENDOR	INFRAMARK LLC	October 2025 Monthly management services	4,759.91
11/11/25	531027-51201-5000	163492	VENDOR	INFRAMARK LLC	November 2025 District management services	4,759.92
12/04/25	531027-51201-5000	165618	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	4,759.92
					YTD Total 14,279.75	
					Annual Budget \$67,119.00	
					<i>Amount Remaining / (Budget average)</i> \$52,839.25	
					<i>% of Budget</i> 21.3%	

Executive Department Total:**\$14,279.75**DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVEAccount Name: ProfServ-Dissemination Agent

					YTD Total -	
					Annual Budget \$1,000.00	
					<i>Amount Remaining / (Budget average)</i> \$1,000.00	
					<i>% of Budget</i> 0.0%	

Account Name: ProfServ-Trustee Fees

10/01/25	531045-51301-5000	JE005204	JE	TR/C RUSTEE FEES OCTOBER 2025	931.25
12/29/25	531045-51301-5000	8012861	VENDOR	US BANK	4,489.58
12/29/25	531045-51301-5000	JE005252	JE	Trustee from October 2026-November 2026	(748.26)
					YTD Total 4,672.57
					Annual Budget \$10,000.00
					<i>Amount Remaining / (Budget average)</i> \$5,327.43
					<i>% of Budget</i> 46.7%

Account Name: Insurance - General Liability

10/01/25	545002-51301-5000	JE005205	JE	Egis Insurance 10/01/2025-09/30/2025	10,208.00
					YTD Total 10,208.00
					Annual Budget \$11,335.00
					<i>Amount Remaining / (Budget average)</i> \$1,127.00
					<i>% of Budget</i> 90.1%

Account Name: Miscellaneous Services

10/23/25	549001-51301-5000	INV-SN-1100	VENDOR	INNERSYNC	10/23/2025 Website ADA Compliance	1,552.50
					YTD Total 1,552.50	
					Annual Budget \$2,499.96	
					<i>Amount Remaining / (Budget average)</i> \$947.46	
					<i>% of Budget</i> 62.1%	

Account Name: Misc-Assessment Collection Cost

11/14/25	549070-51301-5000	ASSESSMENTS	JE	ASSESSMENTS OSCEOLA COUNTY Receipts FY2025-FY2026	213.10
11/20/25	549070-51301-5000	ASSESSMENTS	JE	ASSESSMENTS OSCEOLA COUNTY Receipts FY2025-FY2026	1.73
11/20/25	549070-51301-5000	ASSESSMENTS	JE	ASSESSMENTS OSCEOLA COUNTY Receipts FY2025-FY2026	1,039.30
12/12/25	549070-51301-5000	ASSESSMENTS	JE	ASSESSMENTS OSCEOLA COUNTY Receipts FY2025-FY2026	11,256.36
12/22/25	549070-51301-5000	ASSESSMENTS	JE	ASSESSMENTS OSCEOLA COUNTY Receipts FY2025-FY2026	1,090.33
					YTD Total 13,600.82
					Annual Budget \$15,781.00
					<i>Amount Remaining / (Budget average)</i> \$2,180.18
					<i>% of Budget</i> 86.2%

Account Name: Annual District Filing Fee

10/13/25	554007-51301-5000	92431	VENDOR	FLORIDA COMMERCE	DISTRICT FILING FEES 2026	175.00
					YTD Total 175.00	
					Annual Budget \$175.00	
					<i>Amount Remaining / (Budget average)</i> \$0.00	
					<i>% of Budget</i> 100.0%	

Financial And Administrative Department Total:**\$30,208.89**DEPARTMENT NAME: LEGAL COUNSELAccount Name: ProfServ-Legal Services

11/13/25	531023-51401-5000	147065	VENDOR	LATHAM, LUNA, EDEN & BEAUDINE LLP	October 2025 District counsel services	1,351.44
11/30/25	531023-51401-5000	148352	VENDOR	LATHAM, LUNA, EDEN & BEAUDINE LLP	November 2025 Legal service	1,156.12
					YTD Total 2,509.56	
					Annual Budget \$24,999.96	
					<i>Amount Remaining / (Budget average)</i> \$22,490.40	
					<i>% of Budget</i> 10.0%	

Legal Counsel Department Total:**\$2,509.56**DEPARTMENT NAME: COMPREHENSIVE PLANNING

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
Account Name: ProfServ-Engineering						
12/30/25	531013-51501-5000	228196	VENDOR	PEGASUS ENGINEERING	October 2025 District Engineer services, review aerial photographs	682.50
						YTD Total 682.50
						Annual Budget \$24,999.96
						<i>Amount Remaining / (Budget overage)</i> \$24,317.46
						<i>% of Budget</i> 2.7%

DEPARTMENT NAME: FIELD

Account Name: ProfSery-Field Management

Account Name: Contracts | Landscape

Account Name: Contracts-Landscape							YTD Total	41,833.74
							Annual Budget	\$172,356.00
							Amount Remaining / (Budget overage)	\$130,522.26
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

Account Name: Contracts-Lakes						
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
						YTD Total 10,275.00
						Annual Budget \$41,100.00
						Amount Remaining / (Budget overage) \$30,825.00
						% of Budget 75.0%

Account Name: Utility - General

Account Number: 543001-53901-5000							General	
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	TOHO WATER AUTHORITY-ACH	09/26/25-10/28/25		609.75	
11/07/25	543001-53901-5000	JE005227	JE	R/C KUA-ACH SERVICE	10/2-11/1/25		82.14	
11/07/25	543001-53901-5000	JE005228	JE	R/C KUA-ACH SERVICE	10/2-11/1/25		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	11/1-12/1/25 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 AOTHORITY	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
							YTD Total	12,197.20
							Annual Budget	\$20,000.00
							Amount Remaining / (Budget overage)	\$7,802.80
							% of Budget	61.0%

Account Name: R&M-Parks

Account Number: 546066-53901-5000	1162902	VENDOR	INFRAMARK LLC	10/10/2025 Trash can and alligator sign	892.00
				YTD Total	892.00
				Annual Budget	\$30,000.00
				<i>Amount Remaining / (Budget overage)</i>	\$29,108.00
				<i>% of Budget</i>	3.0%

Account Name: R&M-Signage

10/10/25	546085-53901-5000	1162902	VENDOR	INFRAMARK LLC	10/10/2025 Trash can and alligator sign	1,298.37
					YTD Total	1,298.37
					Annual Budget	\$5,000.00
					Amount Remaining / (Budget overage)	\$3,701.63
					% of Budget	26.0%

Account Name: Landscape Maint. - Mulch/Tree Trimming

Account Name: Landscape Maint - Mulch/Free Planting					12/12/2025	12,000.00
12/12/25	546254-53901-5000	O-S9308	VENDOR	CEPRA LANDSCAPE	12/12/2025 Mulching	12,000.00
						YTD Total
						12,000.00
						Annual Budget
						\$38,500.00
						Amount Remaining / (Budget overage)
						\$26,500.00
						% of Budget
						31.2%

Account Name: Misc-Contingency

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/CLLS 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

Field Department Total:

\$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 Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
TOTAL EXPENDITURES & OTHER FINANCING USES:						\$ 179,864.53

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**

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.

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



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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

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
ASSETS			
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
TOTAL ASSETS	\$ 1,031,167	\$ 228,180	\$ 1,259,347
LIABILITIES			
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
TOTAL LIABILITIES	12,103	-	12,103
FUND BALANCES			
Nonspendable:			
Deposits	1,070	-	1,070
Restricted for:			
Debt Service	-	228,180	228,180
Assigned to:			
Operating Reserves	157,286	-	157,286
Reserves - Other	20,000	-	20,000
Reserves-Shingle Creek	40,000	-	40,000
Unassigned:	800,708	-	800,708
TOTAL FUND BALANCES	\$ 1,019,064	\$ 228,180	\$ 1,247,244
TOTAL LIABILITIES & FUND BALANCES	\$ 1,031,167	\$ 228,180	\$ 1,259,347

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
REVENUES					
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%
TOTAL REVENUES	757,483	151,497	67,137	(84,360)	8.86%
EXPENDITURES					
<u>Administration</u>					
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%
Total Administration	187,612	48,184	28,799	19,385	15.35%
<u>Physical Environment</u>					
Capital - Park	25,000	4,167	-	4,167	0.00%
Capital - Boat Lift	50,000	8,333	-	8,333	0.00%
Total Physical Environment	75,000	12,500	-	12,500	0.00%
<u>Field</u>					
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%
Total Field	494,871	143,729	42,508	101,221	8.59%
TOTAL EXPENDITURES	757,483	204,413	71,307	133,106	9.41%

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%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,023,234	1,023,234	1,023,234		
FUND BALANCE, ENDING	\$ 1,023,234	\$ 970,318	\$ 1,019,064		

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
<u>REVENUES</u>					
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%
TOTAL REVENUES	321,836	64,367	28,185	(36,182)	8.76%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	6,705	1,341	532	809	7.93%
Total Administration	6,705	1,341	532	809	7.93%
<u>Debt Service</u>					
Principal Debt Retirement A-1	240,000	-	-	-	0.00%
Interest Expense Series A-1	71,032	35,516	37,166	(1,650)	52.32%
Total Debt Service	311,032	35,516	37,166	(1,650)	11.95%
TOTAL EXPENDITURES	317,737	36,857	37,698	(841)	11.86%
Excess (deficiency) of revenues Over (under) expenditures					
	4,099	27,510	(9,513)	(37,023)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	4,099	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	4,099	-	-	-	0.00%
Net change in fund balance	\$ 4,099	\$ 27,510	\$ (9,513)	\$ (37,023)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	237,694	237,694	237,694		
FUND BALANCE, ENDING	\$ 241,793	\$ 265,204	\$ 228,181		

**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

						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	\$ 87	\$ 37	
Total	\$ 87,511	\$ 3,827	\$ 1,786	\$ 93,124	\$ 65,393	\$ 27,731	
% COLLECTED						8%	8%
TOTAL OUTSTANDING						\$ 1,030,523	\$ 723,651
							\$ 306,871

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%	Subtotal <u><u>\$143,220</u></u>
					Subtotal <u><u>\$143,220</u></u>
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
					Subtotal <u><u>\$886,877</u></u>

DEBT SERVICE FUNDS

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

Bank Account Statement

Overoaks CDD

Bank Account No.	1201	Statement Date	11/30/2025
Statement No.	11-25		

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
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GENERAL FUND - 001**CHECK # 100107**

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

Check Total \$11,455.80**CHECK # 100108**

001	11/10/25	CEPRA LANDSCAPE	O-S9075	November 2025 Monthly landscaping services	Contracts-Landscape	534050-53901	\$13,944.58
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Check Total \$13,944.58**CHECK # 100109**

001	11/18/25	LATHAM, LUNA, EDEN & BEAUDINE LLP	147065	October 2025 District counsel services	ProfServ-Legal Services	531023-51401	\$1,351.44
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Check Total \$1,351.44**CHECK # 100110**

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

Check Total \$6,331.18**CHECK # 100111**

001	11/18/25	CROSSCREEK ENVIRONMENTAL, INC.	23543	November 2025 Monthly pond maintenance	Contracts-Lakes	534084-53901	\$3,425.00
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Check Total \$3,425.00**CHECK # 1057**

001	11/25/25	OVEROAKS CDD C/O US BANK	11212025	Transfer Assessment Collections Series 2020	Due From Other Funds	131000	\$21,595.10
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Check Total \$21,595.10**CHECK # 300033**

001	11/12/25	TOHO WATER AUTHORITY - ACH	100125-9760ACH	9/1-10/1/25 Water utility	Utility - General	543001-53901	\$4,282.38
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Check Total \$4,282.38**Fund Total** \$62,385.48**SERIES 2020 DEBT SERVICE FUND - 208****CHECK # 1058**

208	11/25/25	OVEROAKS CDD C/O US BANK	11212025A	Transfer Assessment Collections Series 20205	Due From Other Funds	131000	\$36.17
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Check Total \$36.17**CHECK # 1059**

208	11/25/25	OVEROAKS CDD C/O US BANK	1114202S	Transfer Assessment Collections Series 2020	Due From Other Funds	131000	\$4,428.08
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Check Total \$4,428.08**Fund Total** \$4,464.25**Total Checks Paid** \$66,849.73

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**

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.

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



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Debt Service Funds	4
<u>SUPPORTING SCHEDULES</u>	
Non Ad Valorem Special Assessments - Schedules	5
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Bank Reconciliation	7
Check Register	8

**OVEROAKS
Community Development District**

Financial Statements

(Unaudited)

December 31, 2025

OVEROAKS

Community Development District

Governmental Funds**Balance Sheet**
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
ASSETS			
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
TOTAL ASSETS	\$ 1,847,327	\$ 485,357	\$ 2,332,684
LIABILITIES			
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
TOTAL LIABILITIES	315,726	-	315,726
FUND BALANCES			
Nonspendable:			
Prepaid Items	1,646	-	1,646
Deposits	1,070	-	1,070
Restricted for:			
Debt Service	-	485,357	485,357
Assigned to:			
Operating Reserves	157,286	-	157,286
Reserves - Other	20,000	-	20,000
Reserves-Shingle Creek	40,000	-	40,000
Unassigned:			
	1,311,599	-	1,311,599
TOTAL FUND BALANCES	\$ 1,531,601	\$ 485,357	\$ 2,016,958
TOTAL LIABILITIES & FUND BALANCES	\$ 1,847,327	\$ 485,357	\$ 2,332,684

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
<u>REVENUES</u>					
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%
TOTAL REVENUES	757,483	530,239	688,234	157,995	90.86%
<u>EXPENDITURES</u>					
<u>Administration</u>					
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%
Total Administration	187,612	62,782	49,836	12,946	26.56%
<u>Physical Environment</u>					
Capital - Park	25,000	6,250	-	6,250	0.00%
Capital - Boat Lift	50,000	12,500	-	12,500	0.00%
Total Physical Environment	75,000	18,750	-	18,750	0.00%
<u>Field</u>					
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%
Total Field	494,871	158,843	130,031	28,812	26.28%
TOTAL EXPENDITURES	757,483	240,375	179,867	60,508	23.75%

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%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,023,234	1,023,234	1,023,234		
FUND BALANCE, ENDING	\$ 1,023,234	\$ 1,313,098	\$ 1,531,601		

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
REVENUES					
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%
TOTAL REVENUES	321,836	225,285	290,597	65,312	90.29%
EXPENDITURES					
<u>Administration</u>					
Misc-Assessment Collection Cost	6,705	4,694	5,768	(1,074)	86.03%
Total Administration	6,705	4,694	5,768	(1,074)	86.03%
<u>Debt Service</u>					
Principal Debt Retirement A-1	240,000	-	-	-	0.00%
Interest Expense Series A-1	71,032	35,516	37,166	(1,650)	52.32%
Total Debt Service	311,032	35,516	37,166	(1,650)	11.95%
TOTAL EXPENDITURES	317,737	40,210	42,934	(2,724)	13.51%
Excess (deficiency) of revenues					
Over (under) expenditures	4,099	185,075	247,663	62,588	0.00%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	4,099	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	4,099	-	-	-	0.00%
Net change in fund balance	\$ 4,099	\$ 185,075	\$ 247,663	\$ 62,588	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	237,694	237,694	237,694		
FUND BALANCE, ENDING	\$ 241,793	\$ 422,769	\$ 485,357		

**OVEROAKS
Community Development District**

Supporting Schedules

December 31, 2025

OVEROAKS

Community Development District

All Funds

Non-Ad Valorem Special Assessments
Osceola County Tax Collector-Monthly Collection Report
For the Fiscal Year Ending September 30, 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%
TOTAL OUTSTANDING						\$ 114,850	\$ 80,649
							\$ 34,200

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%	Subtotal <u><u>\$956,172</u></u>
					Subtotal <u><u>\$956,172</u></u>
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
					Subtotal <u><u>\$888,439</u></u>

DEBT SERVICE FUNDS

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

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
<hr/>			
Subtotal	956,171.87	Outstanding Checks	-25,482.38
Negative Adjustments	0.00		
		Ending Balance	956,171.87
<hr/>			
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
					-25,482.38

Total Outstanding Checks

**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
						Check Total	\$13,944.58

CHECK # 1061

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

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

CHECK # 1065

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

CHECK # 1066

001	12/23/25	CROSSCREEK ENVIRONMENTAL, INC.	23937	December 2025 Monthly pond services	Contracts-Lakes	534084-53901	\$3,425.00
						Check Total	\$3,425.00

CHECK # 1067

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

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
						Check Total	\$1,659.53

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
						Check Total	\$127.98

CHECK # 300037

001	12/31/25	VERIZON - ACH	6130463126	11/9-12/8/25	Miscellaneous Services	549001-51201	\$83.60
						Check Total	\$83.60

CHECK # DD0058

001	12/30/25	TOHO WATER AUTHORITY - ACH	120125 9760	11/1-12/1/25	Utility - General	543001-53945	\$5,092.36
						Check Total	\$5,092.36

Fund Total	\$50,631.35
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Total Checks Paid	\$50,631.35
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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
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

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
						Check Total	\$13,944.58

CHECK # 1061

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

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

Check Total **\$9,715.18****CHECK # 1065**

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

CHECK # 1066

001	12/23/25	CROSSCREEK ENVIRONMENTAL, INC.	23937	December 2025 Monthly pond services	Contracts-Lakes	534084-53901	\$3,425.00
						Check Total	\$3,425.00

CHECK # 1067

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

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
						Check Total	\$1,659.53

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
						Check Total	\$127.98

CHECK # 300037

001	12/31/25	VERIZON - ACH	6130463126	11/9-12/8/25	Miscellaneous Services	549001-51201	\$83.60
						Check Total	\$83.60

CHECK # DD0058

001	12/30/25	TOHO WATER AUTHORITY - ACH	120125 9760	11/1-12/1/25	Utility - General	543001-53945	\$5,092.36
						Check Total	\$5,092.36

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

**INVOICE #O-S9243**

Page 36

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
BALANCE DUE	\$13,944.58



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.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com

Subtotal	\$3,425.00
Sales Tax (0.0%)	\$0.00
Total	\$3,425.00
Payments/Credits	\$0.00
Balance Due	\$3,425.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#

165618

DATE

12/1/2025

CUSTOMER ID

C1441

NET TERMS

Due On Receipt

PO#
DUE DATE

12/1/2025

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
Subtotal					9,715.18

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.

**INVOICE #O-S9308**

Page 39

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	\$12,000.00
200 yds red hardwood mulch install	
BALANCE DUE	\$12,000.00



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
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* Shoreline vegetation control	
* Submersed vegetation control	
* Aquatics consulting	
* Management reporting	
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* Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor	
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Thank you for your business

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

Subtotal	\$3,425.00
Sales Tax (0.0%)	\$0.00
Total	\$3,425.00
Payments/Credits	\$0.00
Balance Due	\$3,425.00

www.crosscreekenvironmental.com



LATHAM, LUNA,
EDEN & BEAUDINE,^{LLP}
ATTORNEYS AT LAW

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
Total Professional Services:				4.50 \$1,125.00

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
Total Disbursements Incurred:			\$33.12

Payments & Credits		
<u>Date</u>	<u>Type</u>	<u>Notes</u>
		<u>Amount</u>
		Payments & Credits \$0.00
		Total Due \$1,158.12

VENDOR NAME:	TOHO	FY2025				
DISTRICT:	OVEROAKS					
INVOICE DATE:	12/01/25	ACH				
INVOICE #:	29/1225ACH					ACH 123025
		Meter Local	Service Address			11/1-12/1/25
543001-53945	2162289-661900	CDD	2655 The Oaks Blvd Irr	Lft stat irr clk	Recl Wtr	622.32
543001-53946	2162289-955010	Shingle Creek	2100 Cypress Oaks Blvd		Wtr Com	6.2
543001-53946	2162289-949770	Shingle Creek	2000 Cypress Oak Dr RCLM2	Play ground	Wtr Com	178.4
543001-53946	2162289-949760	Shingle Creek	2000 Cypress Oak Dr RCLM1	Play ground	Wtr Com	844.24
543001-53946	2162289-958540	Shingle Creek	3000 Boating Blvd Blk	Boat dock	Wtr Com	8.37
		543001-53945-5000	The Oaks Master			\$ 622.32
		543001-53946-5000	Shingle Creek			\$ 1,037.21
						\$ 1,659.53



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:
3000 BOATING BOULEVARD BLK

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

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

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 002162289-000958540

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

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

DO NOT PAY


OVEROAKS COMMUNITY DEVELOPMENT
DISTRICT
11555 HERON BAY BOULEVARD SUITE 201
CORAL SPRINGS FL 33076

YOU ARE ENROLLED IN AUTODRAFT

0021622890009585400000008374

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)

Payment Source

Cash

Fees

\$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.

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WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

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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

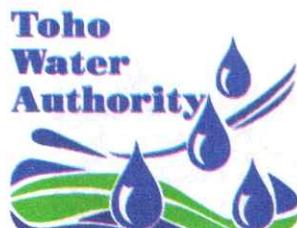
Life happens and along with it sometimes we experience financial strains. Toho has two programs to help customers. Payment extension requests gives you more time to pay your bill. Visit www.tohowater.com to request an extension. Our Toho Assistance Program (TAP) offers financial assistance to qualifying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



Plumbing Concerns?

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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

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)

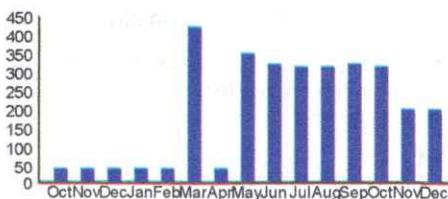
Reclaimed Usage \$812.62

Reclaimed Base Charge \$31.62

Current Transaction Total \$844.24

Total Amount Due \$5,936.60

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 002162289-000949760

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

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OVEROAKS COMMUNITY DEVELOPMENT
DISTRICT
11555 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

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

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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	Fees
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**.

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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:	002162289-000949770
Past Due Amount:	\$0.00
Current Charges:	\$178.40
Total Amount Due:	\$178.40

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

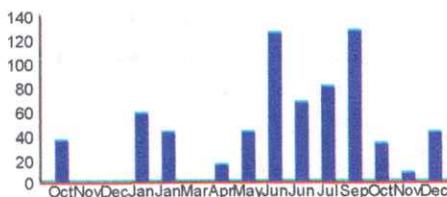
Payment - Thank You	\$-56.68
Balance Forward	\$0.00

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

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

DO NOT PAY



OVEROAKS COMMUNITY DEVELOPMENT
DISTRICT
11555 HERON BAY BOULEVARD SUITE 201
CORAL SPRINGS FL 33076

YOU ARE ENROLLED IN AUTODRAFT

0021622890009497700000178408

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

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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	Fees
Cash	\$1.25

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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:
2655 THE OAKS BOULEVARD IRRIG

Account Number: 002162289-000661900
Past Due Amount: \$0.00
Current Charges: \$622.32
Total Amount Due: \$622.32

Page 49

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

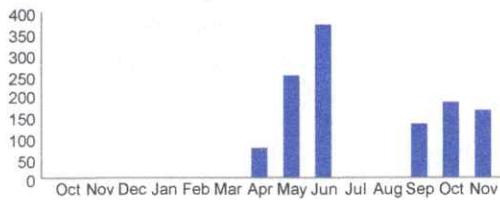
Balance Forward \$0.00

Current Transaction(s)

Reclaimed Usage	<u>\$590.70</u>
Reclaimed Base Charge	<u>\$31.62</u>
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

*****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

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

0021622890006619000000622329

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)

Payment Source	Fees
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.





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:
2100 CYPRESS OAKS BOULEVARD
ODD

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

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

*****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

0021622890009550100000006202

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

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

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Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

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SELECT PAYMENT LOCATIONS

Amescot: No Convenience Fees

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Payment Source

Cash

Fees

\$1.25

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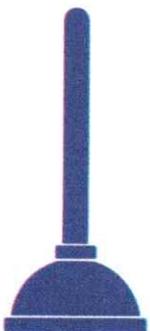
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VENDOR NAME	KUA	FY2025				
DISTRICT:	OVEROAKS					
INVOICE DATE:	12/8/2025	ACH				
INVOICE #:	ACH122625					ACH 122625
		Meter Local	Service Address			
543001-53945	2162289-661900	CDD	2655 The Oaks Blvd Irr		Elec	11.36
543001-53945	2162289-923350	CDD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



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

SCAN TO



PAY BILL

Customer ID – Account ID:

002162289-000958580

Customer Name: OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Page 54

Service Address: 2100 CYPRESS OAKS DRIVE ESIGN

12/09/25

Bill Date:

01/02/26

Next Scheduled Read Date:

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

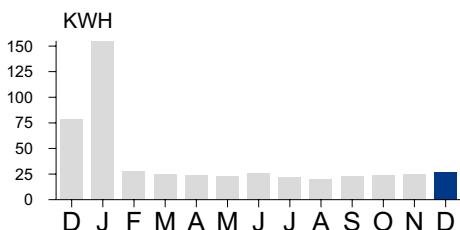
USAGE DETAILS

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



Page 1 of 2



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!*

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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 Amscot 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 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	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



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

SCAN TO



PAY BILL

Customer ID – Account ID:

002162289-000958570

Customer Name: OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Page 56

Service Address: 2100 CYPRESS OAKS DRIVE BSIGN

12/09/25

Bill Date:

01/02/26

Next Scheduled Read Date:

BILL SUMMARY

Previous Balance
\$14.53

Payments
\$14.53

Current Charges
\$14.81

Balance Due
\$14.81

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

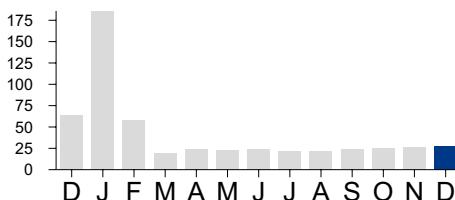
Electric - Commercial

Daily Avg. - 0.90 kWh/Day

Use One Year Ago - 2.06 kWh/Day

Daily Avg. Cost - \$0.46

KWH



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



Page 1 of 2



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



0021622890009585700000014810000015532025122700

*Happy
Holidays!*

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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 Amscot 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	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



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

SCAN TO



PAY BILL

Customer ID – Account ID:

002162289-000958560

Customer Name: OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Page 58

Service Address: 3300 BOATING BOULEVARD TIMER

12/09/25

Bill Date:

01/02/26

Next Scheduled Read Date:

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

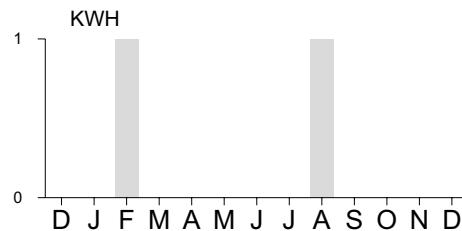
USAGE DETAILS

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



Page 1 of 2



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!*

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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: 002162289-0009585400000044770000046952025122750
 Customer Name: OVEROAKS COMMUNITY DEVELOPMENT DISTRICT Page 60
 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

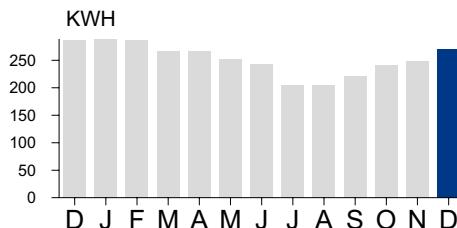
USAGE DETAILS

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



Page 1 of 2



PO Box 423219
 Kissimmee, FL 34742-3219

Customer ID – Account ID

002162289-0009585400000044770000046952025122750

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

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Holidays!*

¡FELICES FIESTAS!

from
KUA
 KISSIMMEE
 UTILITY
 AUTHORITY



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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 Amscot 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 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	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



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

SCAN TO



PAY BILL

Customer ID – Account ID:

002162289-000923350

Customer Name: OVEROAKS COMMUNITY DEVELOPMENT Page 62

DISTRICT

Service Address: 2850 THE OAKS BOULEVARD GUARD

12/08/25

Bill Date: 01/02/26

Next Scheduled Read Date:

BILL SUMMARY

Previous Balance
\$29.90

-

Payments
\$29.90

+

Current Charges
\$30.85

=

Balance Due
\$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

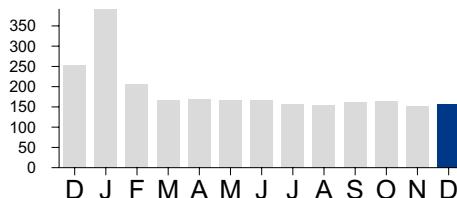
Electric - Commercial

Daily Avg. - 5.09 kWh/Day

Use One Year Ago - 8.19 kWh/Day

Daily Avg. Cost - \$0.91

KWH



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



Page 1 of 2



PO Box 423219
 Kissimmee, FL 34742-3219

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

Customer ID – Account ID

002162289-000923350

Past Due Pay Now

\$0.00

Late Fee After

12/26/25

\$1.50

\$30.85



0028706971

Make Checks Payable To:

KISSIMMEE UTILITY AUTHORITY
 P.O. BOX 71376
 CHARLOTTE, NC 28272-1376



0021622890009233500000030850000032352025122600

*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 Amscot 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 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	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



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

SCAN TO



PAY BILL

Customer ID – Account ID:

002162289-000661900

Customer Name: OVEROAKS COMMUNITY DEVELOPMENT

Page 64

DISTRICT

Service Address: 2655 THE OAKS BOULEVARD IRRIG

12/08/25

Bill Date:

01/02/26

Next Scheduled Read Date:

BILL SUMMARY

Previous Balance
\$11.49Payments
\$11.49Current Charges
\$11.49Balance Due
\$11.49

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

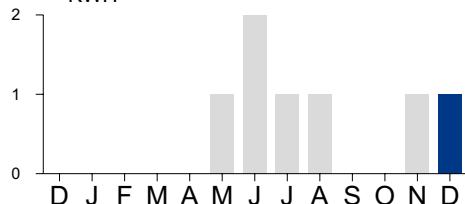
Electric - Commercial

Daily Avg. - 0.03 kWh/Day

Use One Year Ago - 0.00 kWh/Day

Daily Avg. Cost - \$0.36

KWH



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



Page 1 of 2



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



002162289000661900000011490000012052025122670

*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 Amscot 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	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com

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

We updated the design of your bill. Learn
more about these updates at
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
Total due	\$83.60

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



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

Bill Date December 08, 2025
Account Number 242726785-00001
Invoice Number 6130463126

Total Amount Due

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

\$83.60

PO BOX 16810
NEWARK, NJ 07101-6810

|||||

61304631260102427267850000100000008360000000083601

Payment Summary

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

Account: 242726785-00001

Invoice: 6130463126

Billing period: Nov 9 - Dec 8, 2025

Due date: 01/07/26

Questions about your bill?

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

You can enroll in Auto Pay by:

1. Logging in or Registering for My Business at 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 P.O. Box 15069 Albany, NY 12212

Automatic Payment Enrollment for Account: 242726785-00001 OVERTAKES 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
Lines Charges													
728-207-2531 Itzel Trujillo	4	\$79.00	--	--	\$4.60	--	--	\$83.60	--	--	23.690GB	--	--
Total Charges		\$79.00	\$0.00	\$0.00	\$4.60	\$0.00	\$0.00	\$83.60					

Charges by line details

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

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**

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

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.

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 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.

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.**

Account: 242726785-00001

Invoice: 6130463126

Billing period: Nov 9 - Dec 8, 2025

Due date: 01/07/26

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:
Past Due Amount:
Current Charges:
Total Amount Due:

002162289-000949760
\$5,092.36
\$844.24
\$5,936.60

Page 71

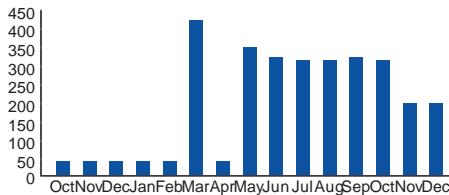
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17006488	30	11/01/2025	20123	12/01/2025	20325	202

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

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 002162289-000949760

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



OVEROAKS COMMUNITY DEVELOPMENT
DISTRICT
11555 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

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

Amescot: No Convenience Fees
MoneyGram participating locations
(Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source	Fees
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

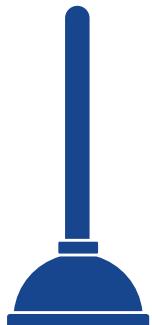
Metering tampering is prohibited by Florida State Law and incurs a \$300 fine for the first offense and a \$500 fine for the second offense. Only Toho Water Authority representatives are permitted to access meters.

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.

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




Customer

Overoaks CDD

Date:	Time:	Technician:
12/29/2025	11:53:06 AM	Tyler Knight

Lake	Algae	Submersed Weeds	Grasses	Floating Brush	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 planktonic 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

Powered by www.doForms.com

**Customer**

Overoaks CDD

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

Lake	Algae	Submersed Weeds	Grasses	Floating Brush	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 plantonic 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

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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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

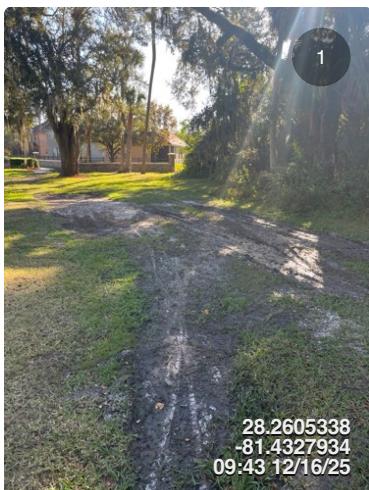
Mulch has been installed throughout the community.



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](#)

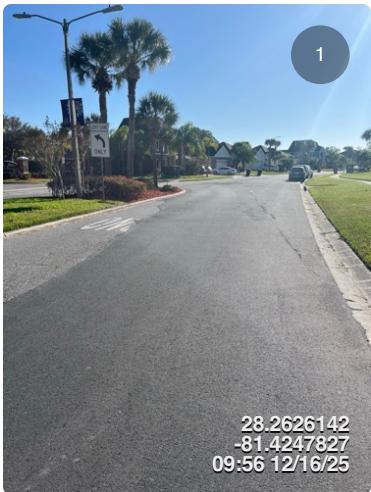
Someone has dumped a shopping cart at the front entrance. This was removed and returned to Publix the day of the inspection.

Item 6 - Palm Boots**Assigned To: Cepra**

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: Cepra

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

**Item 12 - Trash**

Assigned To: Cepra

This trash can at the playground should be emptied.

**Item 13 - Volleyball/Dog Park**

Assigned To: Inframark

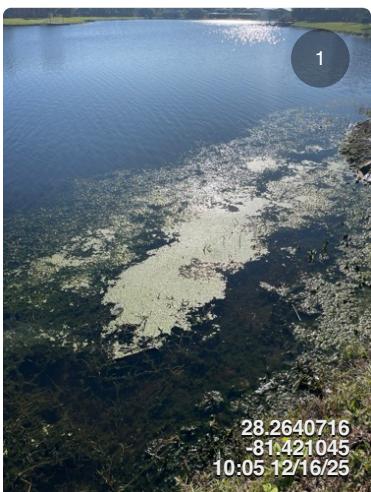
A few proposals will be provided for options to add a dog park and volleyball court.



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

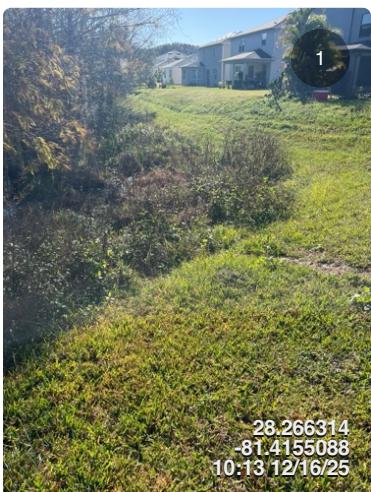
There are some anthills by the pergola that should be baited.



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

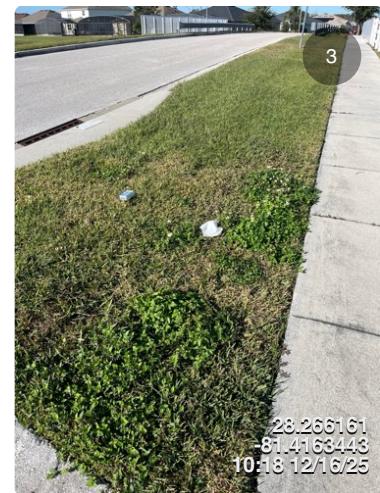
Assigned To: Board Update

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

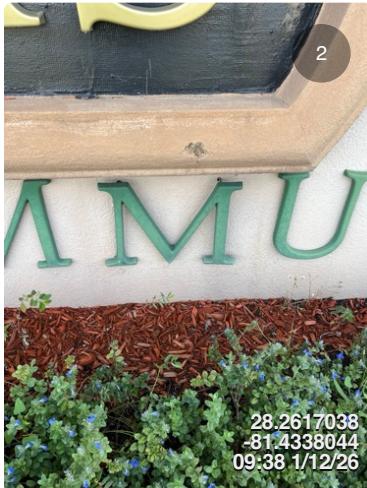
Kyle Goldberg

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

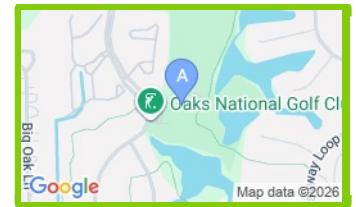
Proposal For

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
A) Tree Removal / Flush cut Sabals (1) Washingtonia (3)	4	\$ 1,200.00
Removal of all debris, cut trunk to lowest height possible without removal of ground soil.		
B) Stump grind - Spread chips Palms stumps	4	\$ 300.00
Stump grind 4"-6" depth; Spread chips on site. Not responsible for underground pipes / utilities.		
E) Note 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



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

Proposal #26671

Created: 11/21/2025

From: Chris Rauscher

Contacts

Kyle Goldberg
kyle.goldberg@inframark.com

Sales Reps

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

Photos

A) Tree Removal / Flush cut



A) Tree Removal / Flush cut





P.O. Box 560218
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[\(407\) 960-4893](tel:(407)960-4893)
AdvanceTreePros.com
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!*

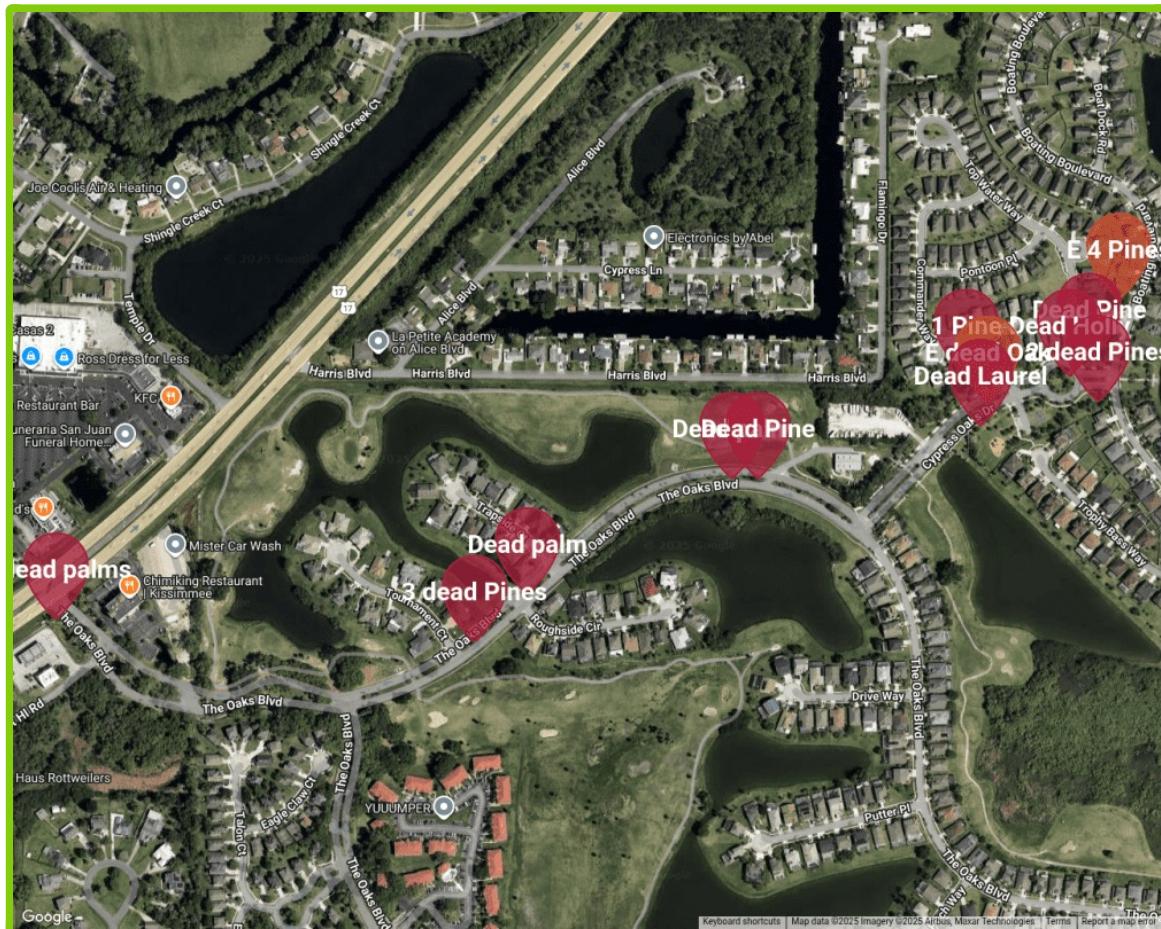


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AdvanceTreePros.com
CustomerCare@AdvanceTreePros.com

Proposal #26671

Created: 11/21/2025

From: Chris Rauscher



ID	DESCRIPTION	COLOR
2 dead palms		●
3 dead Pines		●
Dead palm		●



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AdvanceTreePros.com
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

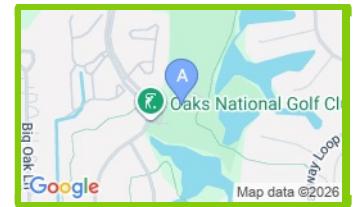
Proposal For

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

Overoaks CDD - Pines

Terms

Due on receipt

ITEM DESCRIPTION	QUANTITY	AMOUNT
C) Tree Removal / Flush cut Holly (1) Oak (1) Pines (8)	10	\$ 3,150.00
Removal of all debris, cut trunk to lowest height possible without removal of ground soil.		
D) Stump grind - Spread chips Stump grind 4"-6" depth; Spread chips on site. Not responsible for underground pipes / utilities.	10	\$ 700.00
E) Tree Removal / Flush cut Optional Dead Pines (4) Lightning Struck Oak (1)		
Removal of all debris, cut trunk to lowest height possible without removal of ground soil.		
D) Stump grind - Spread chips Stump grind 4"-6" depth; Spread chips on site. Not responsible for underground pipes / utilities.	5	\$ 450.00
E) Note 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.		



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CustomerCare@AdvanceTreePros.com

Proposal #26781

Created: 01/06/2026

From: Chris Rauscher

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

\$ 5,900.00

Signature

x

Date:

Please sign here to accept the terms and conditions

Contacts

Kyle Goldberg
kyle.goldberg@inframark.com

Sales Reps

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



We appreciate your consideration to perform your tree service!



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

Proposal #26781

Created: 01/06/2026

From: Chris Rauscher

Dead
Pine



1 Pine This Pine is not in Decline



E 4
Pines



E dead
Oak



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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 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	10.01.2025 TOHO has been reached out to and has ensured all damage will be repaired upon completion of work. 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.	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	10.22.2025 Previous paving repair Iron Wood Way and Fairway is not adquate.				
Egis Inspection	Upon completion of playground, schedule an insurance walk.				
New Project Board	Completed DM is still in the process of retrieving all previously presented and approved proposals since January 2025. Expected to be completed by 12/1				
Mulching	Completed 11.20.2025 Inframark followed up with Cepra about the mulch install. Cepra was waiting until the decision of the RFP to install.				
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 27th day of January, 2026.

ATTEST:

**OVEROAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

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@voteosceola.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

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

54
55 *Mr. Thies arrived at the meeting at 9:44 a.m.*

56
57 Following the presentations, the Board engaged in discussion regarding the landscape
58 contractors. The Board requested that Mr. Perez obtain the anticipated account managers for the
59 District from Down to Earth and United Land Services, along with references for those account
60 managers and pricing projections for the next three years.

61
62 **FIFTH ORDER OF BUSINESS** **Staff Reports**

63 **A. CrossCreek**

64 **i. Aquatic Report**

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

68
69 **D. District Engineer**

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

73
74 On MOTION by Mr. Muenz, and seconded by Ms. Palomino, with all in
75 favor, the change order, subject to staff signoff, was approved. (5-0)

76
77 District Counsel addressed the Board and advised that Mr. Hamstra would need to
78 coordinate with MBS when reporting is required. Further discussion was held regarding concerns
79 on Flamingo, and staff was directed to reach out to the City to seek a resolution.

80
81 **B. Field Inspector**

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

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

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

85 **iv. Advance Tree Pros**

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

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

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88
89 Mr. Goldberg then reviewed items in his report. Mr. Goldberg advised that caution tape
90 would be placed around the area identified as Item #2.

91
92 On MOTION by Ms. Palomino, and seconded by Mr. Thies, with all in
93 favor, the Board approved the item with direction that management code
94 the invoice to landscape maintenance – tree and mulch, with the
95 expectation that this line item would be over budget for the year. (5-0)

97 Mr. Goldberg then presented Inframark Proposal No. 097-004-7-25 in the amount of
98 \$1,220.85.

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

100
101 On MOTION by Mr. Muenz, and seconded by Ms. Allen, with all in favor,
102 Proposal No. 097-004-7-25 in the amount of \$1,220.85. was approved.
103 (4-0)

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

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

109
110 On MOTION by Ms. Palomino, and seconded by Mr. Muenz, with all in
111 favor, the Board approved a not-to-exceed amount of \$4,000 for pine tree
112 removal by Advance Tree Pros upon receipt of the proposal. (4-0)

E. District Counsel

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

F. District Manager

i. Review of the Project Board

120 Mr. Perez provided updates on projects not previously discussed. Discussion was held
121 regarding the boat lift and the difficulty in securing a vendor to complete the work. Mr. Muenz
122 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

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126

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

129

130 SEVENTH ORDER OF BUSINESS Business Administration

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

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

134

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

138

139 EIGHTH ORDER OF BUSINESS Supervisor Requests

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

142

143 NINTH ORDER OF BUSINESS Adjournment

144 There being no further business,

145

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

148

149

150

151

152

153

154 Secretary/Assistant Secretary _____ Chairman/Vice Chairperson _____