



Overoaks Community Development District

April 28, 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
Justin Fisher, Field Inspection Coordinator
CJ Greene, CrossCreek
Fernand Thomas, District Accountant
Melinda Gallo, Administrative Assistant

Meeting Agenda Tuesday, April 28, 2026 – 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Approval of Agenda**
3. **Audience Comments – Three (3) Minute Time Limit**
4. **Staff Reports**
 - A. District Accountant
 - i. Financials P. 3
 - ii. Review of Fiscal Year 2025 Audit Report P. 19
 - B. CrossCreek
 - i. Review of Aquatic Report P. 55
 - C. Inframark Field Services
 - i. Field Inspection Report..... P. 71
 - D. United Land Services
 - i. Review of Irrigation Report P. 80
 - ii. Consideration of Irrigation Repairs Proposal P. 84
 - iii. Consideration of Dump Pile Removal Proposal..... P. 86
 - iv. Consideration of Pond Debris Removal Proposal P. 88
 - v. Consideration of Frost-Damaged Plant Replacement Proposal..... P. 90
 - vi. Consideration of Front Entrance Enhancement Proposal..... P. 93
 - vii. Consideration of Juniper Plant Installation Proposal..... P. 96
 - E. District Engineer
 - i. Consideration of Engineer’s Estimate of Construction Cost P. 98
 - F. District Counsel
 - i. Discussion of Boat Lift Ownership/Maintenance
 - G. District Manager
 - i. Discussion of Fiscal Year 2027 Budget
5. **Business Administration**
 - A. Consideration of Minutes from the Meeting held March 24, 2026 P. 100
6. **Supervisor Requests**
7. **Adjournment**

The next meeting is scheduled for Tuesday, May 26, 2026, at 6:00 p.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

MEMORANDUM

TO: Board of Supervisors, Overoaks CDD
FROM: Fernand Thomas, District Accountant
CC: Michael Perez, District Manager, Helena Schneider, CPA Accounting Supervisor
DATE: April 15, 2026
SUBJECT: March Financial Report

Attached, please find the March 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 97.34% of the annual budget.
- For the current month, total expenditure is 38.76% of the annual budget.
- ProfServ-Mgmt. Consulting: Services rendered by Inframark LLC through March 2026.
- ProfServ-Property Appraiser: Services rendered by Katrina S. Scarborough, paid in full.
- ProfServ-Special Assessment: Services rendered by Inframark LLC, paid in full.
- 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 March 2026.
- Contracts-Landscape: services provided by CEPRA Landscape through March 2026.
- Contracts-Lakes: services provided by Crosscreek Environmental, Inc through March 2026.
- 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 96.02% of the annual budget.
- Interest paid in November.

*Overoaks
Community
Development
District*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



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OVEROAKS
Community Development District

Financial Statements

(Unaudited)

March 31, 2026

OVEROAKS

Community Development District

Governmental Funds**Balance Sheet**

March 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 624,071	\$ -	\$ 624,071
Due From Other Funds	-	10,750	10,750
Investments:			
Money Market Account	892,855	-	892,855
Revenue Fund	-	492,730	492,730
Prepaid Items	898	-	898
Deposits	1,070	-	1,070
TOTAL ASSETS	\$ 1,518,894	\$ 503,480	\$ 2,022,374
<u>LIABILITIES</u>			
Accounts Payable	\$ 14,559	\$ -	\$ 14,559
Accrued Expenses	2,000	-	2,000
Due To Other Funds	10,749	-	10,749
TOTAL LIABILITIES	27,308	-	27,308
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	898	-	898
Deposits	1,070	-	1,070
Restricted for:			
Debt Service	-	503,480	503,480
Assigned to:			
Operating Reserves	157,286	-	157,286
Reserves - Other	60,000	-	60,000
Unassigned:	1,272,332	-	1,272,332
TOTAL FUND BALANCES	\$ 1,491,586	\$ 503,480	\$ 1,995,066
TOTAL LIABILITIES & FUND BALANCES	\$ 1,518,894	\$ 503,480	\$ 2,022,374

OVEROAKS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

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	\$ -	\$ -	\$ 19,319	\$ 19,319	0.00%
Interest - Tax Collector	-	-	702	702	0.00%
Special Assmnts- Tax Collector	789,045	789,045	746,500	(42,545)	94.61%
Special Assmnts- Discounts	(31,562)	(31,562)	(29,160)	2,402	92.39%
TOTAL REVENUES	757,483	757,483	737,361	(20,122)	97.34%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	6,000	4,800	1,200	40.00%
FICA Taxes	918	459	153	306	16.67%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	25,000	12,500	21,646	(9,146)	86.58%
ProfServ-Legal Services	25,000	12,500	7,590	4,910	30.36%
ProfServ-Mgmt Consulting	67,119	33,560	33,559	1	50.00%
ProfServ-Property Appraiser	1,100	1,100	1,299	(199)	118.09%
ProfServ-Special Assessment	3,384	3,384	3,384	-	100.00%
ProfServ-Trustee Fees	10,000	10,000	5,421	4,579	54.21%
Auditing Services	7,800	7,800	-	7,800	0.00%
Postage and Freight	1,000	500	11	489	1.10%
Insurance - General Liability	11,335	11,335	10,208	1,127	90.06%
Printing and Binding	500	250	-	250	0.00%
Legal Advertising	3,000	1,500	61	1,439	2.03%
Miscellaneous Services	2,500	1,250	1,606	(356)	64.24%
Misc-Assessment Collection Cost	15,781	15,781	14,347	1,434	90.91%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	187,612	119,094	104,260	14,834	55.57%
Physical Environment					
Capital - Park	25,000	12,500	-	12,500	0.00%
Capital - Boat Lift	50,000	25,000	-	25,000	0.00%
Total Physical Environment	75,000	37,500	-	37,500	0.00%
Field					
ProfServ-Field Management	12,915	6,458	6,458	-	50.00%
Contracts-Landscape	172,356	86,178	83,888	2,290	48.67%
Contracts-Lakes	41,100	20,550	17,228	3,322	41.92%
Utility - General	20,000	10,000	7,920	2,080	39.60%
R&M-Irrigation	10,000	10,000	-	10,000	0.00%
R&M-Parks	30,000	15,000	892	14,108	2.97%
R&M-Signage	5,000	2,500	1,298	1,202	25.96%
R&M-Equipment Boats	5,000	5,000	-	5,000	0.00%
Landscape Maint. - Mulch/Tree Trimming	38,500	38,500	17,900	20,600	46.49%
Wetland Maintenance	40,000	20,000	-	20,000	0.00%
Misc-Contingency	100,000	50,000	50,365	(365)	50.37%
Reserve - Other	20,000	20,000	-	-	0.00%
Total Field	494,871	284,186	185,949	78,237	37.58%
TOTAL EXPENDITURES	757,483	440,780	290,209	150,571	38.31%

OVEROAKS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Excess (deficiency) of revenues					
Over (under) expenditures	-	316,703	447,152	130,449	0.00%
Net change in fund balance	\$ -	\$ 316,703	\$ 447,152	\$ 130,449	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,044,434	1,044,434	1,044,434		
FUND BALANCE, ENDING	\$ 1,044,434	\$ 1,361,137	\$ 1,491,586		

OVEROAKS

Community Development District

Series 2020 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

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	\$ -	\$ -	\$ 4,841	\$ 4,841	0.00%
Special Assmnts- Tax Collector	335,246	335,246	316,560	(18,686)	94.43%
Special Assmnts- Discounts	(13,410)	(13,410)	(12,365)	1,045	92.21%
TOTAL REVENUES	321,836	321,836	309,036	(12,800)	96.02%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	6,705	6,705	6,084	621	90.74%
Total Administration	6,705	6,705	6,084	621	90.74%
Debt Service					
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	42,221	43,250	(1,029)	13.61%
Excess (deficiency) of revenues Over (under) expenditures	4,099	279,615	265,786	(13,829)	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	\$ 279,615	\$ 265,786	\$ (13,829)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	237,694	237,694	237,694		
FUND BALANCE, ENDING	\$ 241,793	\$ 517,309	\$ 503,480		

OVEROAKS
Community Development District

Supporting Schedules

March 31, 2026

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
01/12/26	\$ 7,299	\$ 226	\$ 149	\$ 7,674	\$ 5,389	\$ 2,285
01/12/26	\$ 15,644	\$ 484	\$ 319	\$ 16,447	\$ 11,550	\$ 4,898
02/09/26	\$ 1,130	\$ 5	\$ 23	\$ 1,157	\$ 813	\$ 345
02/09/26	\$ 12,246	\$ 255	\$ 250	\$ 12,751	\$ 8,954	\$ 3,797
03/10/26	\$ 603	\$ -	\$ 12	\$ 616	\$ 432	\$ 183
03/10/26	\$ 15,129	\$ 179	\$ 309	\$ 15,617	\$ 10,966	\$ 4,650
Total	\$ 1,001,104	\$ 41,525	\$ 20,431	\$ 1,063,060	\$ 746,500	\$ 316,560
% COLLECTED				95%	95%	95%
TOTAL OUTSTANDING				\$ 60,587	\$ 42,545	\$ 18,042

Cash and Investment Report
March 31, 2026

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	3.53%	\$624,071
				Subtotal	\$624,071
Money Market	BankUnited	Money Market Fund	n/a	3.40%	\$283,466
Money Market	Hancock	Money Market Fund	n/a	2.50%	\$250,705
Money Market	SeaCoast Bank	Money Market Fund	n/a	2.50%	\$255,384
Money Market	Truist Bank	Money Market Fund	n/a	2.47%	\$103,300
				Subtotal	\$892,855

DEBT SERVICE FUNDS

Series 2020 Revenue Fund	US Bank	Commercial Paper	n/a	3.50%	\$492,730
				Subtotal	\$492,730
				Total	\$2,009,656

Bank Account Statement

Overoaks CDD

Bank Account No. 1201
Statement No. 03-26

Statement Date 03/31/2026

G/L Account No. 101003 Balance	624,071.40	Statement Balance	628,463.45
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	628,463.45
Subtotal	624,071.40	Outstanding Checks	-4,392.05
Negative Adjustments	0.00		
		Ending Balance	624,071.40
Ending G/L Balance	624,071.40		

Outstanding Checks

01/28/2026	Payment	1082	OSCEOLA NEWS-GAZETTE	Payment of Invoice 031490	-7.72
02/17/2026	Payment	300043	TOHO WATER AUTHORITY	Inv: 010226-49770-ACH	-192.72
03/23/2026	Payment	300048	TOHO WATER AUTHORITY	Inv: 030326-9760-ACH	-156.24
03/26/2026	Payment	100122	CROSSCREEK ENVIRONMENTAL, INC.	Inv: 24570	-3,425.00
03/30/2026	Payment	300059	TOHO WATER AUTHORITY	Inv: 032926 ACH	-425.67
03/31/2026	Payment	1084	CYNTHIA TRAUTZ	Payment of Invoice 031665	-184.70
Total Outstanding Checks					-4,392.05

Outstanding Deposits

OVEROAKS
Community Development District

Check Register

3/1/2026-3/31/2026

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/1/2026 to 03/31/2026

(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 # 100118							
001	03/05/26	INFRAMARK LLC	171481	January 2026 Postage and GoDaddy renewal	Postage and Freight	541006-51301	\$9.62
001	03/05/26	INFRAMARK LLC	171481	January 2026 Postage and GoDaddy renewal	Miscellaneous Services	549001-51301	\$25.52
001	03/05/26	INFRAMARK LLC	172988	March 2026 District Management Services	ProfServ-Mgmt Consulting	531027-51201	\$5,593.25
001	03/05/26	INFRAMARK LLC	172988	March 2026 District Management Services	ProfServ-Field Management	531016-53901	\$1,076.26
001	03/05/26	INFRAMARK LLC	172988	March 2026 District Management Services	Miscellaneous Services	549001-51301	\$495.00
Check Total							\$7,199.65
CHECK # 100119							
001	03/12/26	ADVANCE TREE PROS	26781	3/3/2026 Tree removal	Landscape Maint. - Mulch/Tree Trimming	546254-53901	\$5,900.00
Check Total							\$5,900.00
CHECK # 100120							
001	03/18/26	LATHAM, LUNA, EDEN & BEAUDINE LLP	150727	February 2026 District counsel services	ProfServ-Legal Services	531023-51401	\$3,427.40
Check Total							\$3,427.40
CHECK # 100121							
001	03/18/26	PEGASUS ENGINEERING	228298	February 2026 District engineering services	ProfServ-Engineering	531013-51501	\$20,963.37
Check Total							\$20,963.37
CHECK # 100122							
001	03/26/26	CROSSCREEK ENVIRONMENTAL, INC.	24570	March 2026 Monthly pond services	Contracts-Lakes	534084-53901	\$3,425.00
Check Total							\$3,425.00
CHECK # 100123							
001	03/26/26	INFRAMARK LLC	173939	February 2026 Home Depot items	Misc-Contingency	549900-53001	\$28.43
Check Total							\$28.43
CHECK # 1084							
001	03/31/26	CYNTHIA TRAUTZ	CT-123124	3/24/2026 Payroll from December 2024 not received	Miscellaneous Services	549001-51301	\$184.70
Check Total							\$184.70
CHECK # 300048							
001	03/23/26	TOHO WATER AUTHORITY	030326-9760-ACH	0202-03/03/26	Utility - General	543001-53946	\$156.24
Check Total							\$156.24
CHECK # 300049							
001	03/10/26	VERIZON - ACH	6135480516	1/9-2/8/26	Miscellaneous Services	549001-53901	\$83.60
Check Total							\$83.60
CHECK # 300050							
001	03/26/26	TOHO WATER AUTHORITY	2726-1900-ACH	1/27-2/27/26	Utility - General	543001-53945	\$411.10
Check Total							\$411.10
CHECK # 300051							
001	03/26/26	KUA - ACH	031025-1900-ACH	2/2-3/4/26	Utility - General	543001-53945	\$11.50
Check Total							\$11.50

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/1/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300052								
001	03/26/26	KUA - ACH	031025-3350-ACH	2/2-3/4/26	Utility - General	543001-53945	\$30.38	
							Check Total	<u>\$30.38</u>
CHECK # 300053								
001	03/26/26	KUA - ACH	031025-8540-ACH	2/2-3/4/26	Utility - General	543001-53946	\$44.29	
							Check Total	<u>\$44.29</u>
CHECK # 300054								
001	03/26/26	KUA - ACH	031026-8580-ACH	2/2-3/4/26	Utility - General	543001-53946	\$14.64	
							Check Total	<u>\$14.64</u>
CHECK # 300055								
001	03/27/26	KUA - ACH	031126-8560-ACH	2/2-3/4/26	Utility - General	543001-53946	\$11.36	
							Check Total	<u>\$11.36</u>
CHECK # 300056								
001	03/27/26	KUA - ACH	031126-8570-ACH	2/2-3/4/26	Utility - General	543001-53946	\$14.77	
							Check Total	<u>\$14.77</u>
CHECK # 300057								
001	03/30/26	TOHO WATER AUTHORITY	030326-5010-AH	0202-03/03/26	Utility - General	543001-53946	\$6.20	
							Check Total	<u>\$6.20</u>
CHECK # 300058								
001	03/30/26	TOHO WATER AUTHORITY	030326-8540-ACH	0202-03/03/26	Utility - General	543001-53946	\$8.37	
							Check Total	<u>\$8.37</u>
CHECK # 300059								
001	03/30/26	TOHO WATER AUTHORITY	032926 ACH	2/2-3/3/26	Utility - General	543001-53945	\$411.10	
001	03/30/26	TOHO WATER AUTHORITY	032926 ACH	2/2-3/3/26	Utility - General	543001-53946	\$14.57	
							Check Total	<u>\$425.67</u>
CHECK # 300061								
001	03/02/26	KUA - ACH	02268570ACH	SERV PRD 2/5-/5/26	Utility - General	543001-53945	\$17.22	
							Check Total	<u>\$17.22</u>
CHECK # 300062								
001	03/02/26	KUA - ACH	02261900	Feb. MAR 26	Utility - General	543001-53901	\$11.50	
							Check Total	<u>\$11.50</u>
CHECK # 300063								
001	03/02/26	KUA - ACH	1226-5880	SERV PRD 2/5-3/5/26	Utility - General	543001-53945	\$20.22	
							Check Total	<u>\$20.22</u>
CHECK # 300064								
001	03/02/26	KUA - ACH	02263350	SERV PRD 2/5-/5/26	Utility - General	543001-53945	\$32.45	
							Check Total	<u>\$32.45</u>

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT
Payment Register by Fund
 For the Period from 03/1/2026 to 03/31/2026
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300065							
001	03/02/26	KUA - ACH	02268560	SERV PRD 2/5-3/5/26	Utility - General	543001-53945	\$11.36
						Check Total	<u>\$11.36</u>
CHECK # 300066							
001	03/02/26	KUA - ACH	02268540	SERV PRD 2/5-3/5/26	Utility - General	543001-53945	\$46.63
						Check Total	<u>\$46.63</u>
						Fund Total	<u><u>\$42,486.05</u></u>

Total Checks Paid	\$42,486.05
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Overoaks Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

Overoaks Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Overoaks Community Development District
Osceola County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Overoaks Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
Overoaks Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.



To the Board of Supervisors
Overoaks Community Development District

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated March 16, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 16, 2026

**Overoaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

Management's discussion and analysis of Overoaks Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Overoaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual**, is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental-wide activities.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets, and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights:

The following are the highlights of financial activity for the year ended September 30, 2025.

- The District's total assets and deferred outflows of resources exceeded total liabilities by \$216,135 (net position). Unrestricted net position for Governmental Activities was \$(74,276), restricted net position was \$206,722, and net investment in capital assets was \$83,689.
- Governmental activities revenues totaled \$1,014,238 while governmental activities expenses totaled \$641,488.

**Overoaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, deferred outflows of resources, liabilities and net position of the District.

Net Position

	Governmental Activities	
	2025	2024
Current assets	\$ 1,133,337	\$ 897,352
Restricted assets	235,612	215,548
Capital assets	1,371,831	1,383,859
Total Assets	<u>2,740,780</u>	<u>2,496,759</u>
Deferred outflows of resources	<u>296,150</u>	<u>327,053</u>
Current liabilities	357,795	277,427
Non-current liabilities	2,463,000	2,703,000
Total Liabilities	<u>2,820,795</u>	<u>2,980,427</u>
Net position - net investment in capital assets	83,689	126,620
Net position - restricted	206,722	184,639
Net position - unrestricted	(74,276)	(467,874)
Total Net Position	<u>\$ 216,135</u>	<u>\$ (156,615)</u>

The increase in current assets and restricted assets is primarily due to revenues exceeding expenditures at the fund level in the current year.

The increase in current liabilities is related to an increase in accounts payable in the current year.

The decrease in non-current liabilities is related to the current year principal payment.

**Overoaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District.

Change in Net Position

	Governmental Activities	
	2025	2024
Program Revenues		
Charges for services	\$ 954,267	\$ 819,222
General Revenues		
Miscellaneous revenues	439	85
Investment earnings	59,532	59,657
Total Revenues	<u>1,014,238</u>	<u>878,964</u>
Expenses		
General government	140,585	147,215
Physical environment	387,609	351,363
Interest and other charges	113,294	118,933
Total Expenses	<u>641,488</u>	<u>617,511</u>
Change in Net Position	372,750	261,453
Net Position - Beginning of Year	<u>(156,615)</u>	<u>(418,068)</u>
Net Position - End of year	<u><u>\$ 216,135</u></u>	<u><u>\$ (156,615)</u></u>

The increase in charges for services is related to the increase in special assessments in the current year.

The increase in physical environment is related to additional repairs and maintenance and contractual service expenses in the current year.

**Overoaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

<u>Description</u>	Governmental Activities	
	<u>2025</u>	<u>2024</u>
Land and improvements	\$ 1,226,263	\$ 1,226,263
Infrastructure	343,921	343,921
Improvements other than buildings	14,108	14,108
Accumulated depreciation	(212,461)	(200,433)
Total	<u>\$ 1,371,831</u>	<u>\$ 1,383,859</u>

Depreciation totaled \$12,028 in the current year.

General Fund Budgetary Highlights

The final budget exceeded actual expenditures primarily because maintenance expenditures and contingency costs were less than anticipated.

The September 30, 2025 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In November 2020, the District issued \$3,765,000 Series 2020 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund and redeem the outstanding Series 2010 A-1 and Series 2010 A-2 Capital Improvement Revenue Bonds. The balance outstanding at September 30, 2025 was \$2,703,000.

**Overoaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Overoaks Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of Overoaks Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Overoaks Community Development District, Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Overoaks Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 1,114,918
Accounts receivable	50
Due from other governments	6,160
Prepaid expenses	11,139
Deposits	1,070
Total Current Assets	1,133,337
Non-current Assets	
Restricted assets	
Investments	235,612
Capital assets, not being depreciated	
Land and improvements	1,226,263
Capital assets, being depreciated	
Infrastructure	343,921
Improvements other than buildings	14,108
Less: Accumulated depreciation	(212,461)
Total Non-current Assets	1,607,443
Total Assets	2,740,780
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	296,150
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued liabilities	86,823
Bonds payable	240,000
Accrued interest	30,972
Total Current Liabilities	357,795
Non-current liabilities	
Bonds payable	2,463,000
Total Liabilities	2,820,795
 NET POSITION	
Net investment in capital assets	83,689
Restricted for debt service	206,722
Unrestricted	(74,276)
Total Net Position	\$ 216,135

See accompanying notes to financial statements.

Overoaks Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Primary government			
Governmental Activities			
General government	\$ (140,585)	\$ 172,059	\$ 31,474
Physical environment	(387,609)	459,666	72,057
Interest and other charges	(113,294)	322,542	209,248
Total Governmental Activities	<u>\$ (641,488)</u>	<u>\$ 954,267</u>	<u>312,779</u>
General Revenues			
			439
			59,532
			<u>59,971</u>
			372,750
			(156,615)
			<u>\$ 216,135</u>

See accompanying notes to financial statements.

Overoaks Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$1,114,918	\$ -	\$ 1,114,918
Accounts receivable	50	-	50
Due from other governments	4,078	2,082	6,160
Prepaid expenses	11,139	-	11,139
Deposits	1,070	-	1,070
Restricted assets			
Investments	-	235,612	235,612
	<u>\$1,131,255</u>	<u>\$ 237,694</u>	<u>\$ 1,368,949</u>
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable and accrued liabilities	<u>\$ 86,823</u>	<u>\$ -</u>	<u>\$ 86,823</u>
Fund Balances			
Nonspendable			
Prepaid expenses	11,139	-	11,139
Deposits	1,070	-	1,070
Restricted			
Debt service	-	237,694	237,694
Assigned			
Operating reserves	157,286	-	157,286
Capital reserves	60,000	-	60,000
Unassigned	814,937	-	814,937
	<u>1,044,432</u>	<u>237,694</u>	<u>1,282,126</u>
Total Fund Balances	<u>1,044,432</u>	<u>237,694</u>	<u>1,282,126</u>
Total Liabilities and Fund Balances	<u>\$1,131,255</u>	<u>\$ 237,694</u>	<u>\$ 1,368,949</u>

See accompanying notes to financial statements.

Overoaks Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	\$ 1,282,126
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land and improvements, in governmental activities are not current financial resources and therefore, are not reported at the fund level.	1,226,263
Capital assets being depreciated, infrastructure, \$343,921, and improvements other than buildings, \$14,108, net of accumulated depreciation, \$(212,461), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	145,568
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported at the fund level.	(2,703,000)
Deferred outflows of resources, deferred amount on refunding, net, are not current financial resources and therefore, are not reported at the fund level.	296,150
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	(30,972)
Net Position of Governmental Activities	<u>\$ 216,135</u>

See accompanying notes to financial statements.

Overoaks Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 631,725	\$ 322,542	\$ 954,267
Investment earnings	47,600	11,932	59,532
Miscellaneous revenues	439	-	439
Total Revenues	<u>679,764</u>	<u>334,474</u>	<u>1,014,238</u>
Expenditures			
Current			
General government	140,585	-	140,585
Physical environment	375,581	-	375,581
Debt service			
Principal	-	230,000	230,000
Interest	-	80,658	80,658
Other	-	4,368	4,368
Total Expenditures	<u>516,166</u>	<u>315,026</u>	<u>831,192</u>
Net Change in Fund Balances	163,598	19,448	183,046
Fund Balances - October 1, 2024	<u>880,834</u>	<u>218,246</u>	<u>1,099,080</u>
Fund Balances - September 30, 2025	<u>\$ 1,044,432</u>	<u>\$ 237,694</u>	<u>\$ 1,282,126</u>

See accompanying notes to financial statements.

Overoaks Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$	183,046
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.		(12,028)
Repayments of bond principal are expenditures at the governmental fund level, but the repayment reduces long-term liabilities in the Statement of Activities.		230,000
The deferred amount on refunding of debt is recognized as a component of interest expense in the Statement of Activities, but not at the governmental fund level. This is the amount of current year interest.		(30,903)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental fund level, interest expenditures are reported when due. This is the net change in accrued interest in the current period.		<u>2,635</u>
Change in Net Position of Governmental Activities	\$	<u><u>372,750</u></u>

See accompanying notes to financial statements.

Overoaks Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2025

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 629,146	\$ 629,146	\$ 631,725	\$ 2,579
Investment earnings	-	-	47,600	47,600
Miscellaneous revenues	-	-	439	439
Total Revenues	<u>629,146</u>	<u>629,146</u>	<u>679,764</u>	<u>50,618</u>
Expenditures				
Current				
General government	143,411	143,411	140,585	2,826
Physical environment	485,735	485,735	375,581	110,154
Total Expenditures	<u>629,146</u>	<u>629,146</u>	<u>516,166</u>	<u>112,980</u>
Net Change in Fund Balances	-	-	163,598	163,598
Fund Balances - October 1, 2024	<u>733,092</u>	<u>733,092</u>	<u>880,834</u>	<u>147,742</u>
Fund Balances - September 30, 2025	<u>\$ 733,092</u>	<u>\$ 733,092</u>	<u>\$1,044,432</u>	<u>\$ 311,340</u>

See accompanying notes to financial statements.

**Overoaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established, as a Community Development District, on December 17, 1990, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance 90-31 of the Board of County Commissioners of Osceola County. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or without the boundaries of the Overoaks Community Development District. The District is governed by a five-member Board of Supervisors who are elected for four year terms. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Overoaks Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Overoaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

In the Government wide financial statement, amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure.

Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source. Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements provide information about major funds.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

**Overoaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with the Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Overoaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund *balance is considered to be a measure of “available spendable resources.”* Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the fund financial statement in the year that resources are expended, rather than as fund assets. In addition, the proceeds of long-term debt are recorded as an other financing source rather than as a fund liability. Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the capital improvement bonds which refunded the 2010 A-1 and A-2 bonds. The bond series is secured by a pledge of all available debt service special assessment revenues in any fiscal year related to the improvements and a first lien on the special assessment revenues from the District lien on all acreage of benefited land.

**Overoaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Net Position

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**Overoaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity
(Continued)**

d. Capital Assets

Capital assets, which include land and improvements, infrastructure, and improvements other than buildings, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	30 years
Improvements other than buildings	25 years

e. Deferred Outflows of Resources

Deferred outflows of resources represent a consumption of net position/fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred amount on refunding reported on the Statement of Net Position. A deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

f. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds.

Overoaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$1,282,126, differs from “net position” of governmental activities, \$216,135, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (land and improvements) are purchased or constructed, the cost of these assets is reported as expenditures at the governmental fund level. However, the Statement of Net Position includes those capital assets among the assets of the District as a whole.

Land and improvements	\$ 1,226,263
Infrastructure	343,921
Improvements other than buildings	14,108
Less: Accumulated depreciation	<u>(212,461)</u>
Total	<u><u>\$ 1,371,831</u></u>

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2025 were:

Bonds payable	<u><u>\$ (2,703,000)</u></u>
---------------	------------------------------

Deferred outflows of resources

Deferred outflows of resources applicable to the District’s governmental activities are not current financial resources and therefore, are not reported as fund deferred outflows of resources.

Deferred amount on refunding, net	<u><u>\$ 296,150</u></u>
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**Overoaks Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2025**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(30,972)</u>
------------------	--------------------

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$183,046, differs from the “change in net position” for governmental activities, \$372,750, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures at the governmental fund level. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ <u>(12,028)</u>
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**Overoaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions

Repayments of bond principal are reported as expenditures at the governmental fund level and, thus, have the effect of reducing fund balance because current financial resources have been used.

Bond principal payments	\$ <u>230,000</u>
-------------------------	-------------------

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures at the governmental fund level.

Net change in accrued interest payable	\$ 2,635
Amortization of deferred amount on refunding	(30,903)
Total	\$ <u>(28,268)</u>

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's carrying value was \$1,114,918 and the bank balance was \$1,115,387. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2025, the District had the following investments and maturities:

Investment	Maturities	Fair Value
US Bank Money Market	N/A	\$ <u>235,612</u>

Overoaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph the investments listed above are considered a level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investments in the US Bank Money Market was not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in US Bank Money Market are 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Overoaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2024-2025 fiscal year were levied in August 2024. All taxes are due and payable on November 1 or as soon thereafter, as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Unpaid taxes are collected via the sale of tax certificates on or prior to, June 1.

NOTE E – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land and improvements	\$ 1,226,263	\$ -	\$ -	\$ 1,226,263
Capital assets, being depreciated:				
Improvements other than buildings	14,108	-	-	14,108
Infrastructure	343,921	-	-	343,921
Total Capital Assets, Being Depreciated	<u>358,029</u>	<u>-</u>	<u>-</u>	<u>358,029</u>
Less accumulated depreciation for:				
Improvements other than buildings	-	(564)	-	(564)
Infrastructure	(200,433)	(11,464)	-	(211,897)
Total Accumulated Depreciation	<u>(200,433)</u>	<u>(12,028)</u>	<u>-</u>	<u>(212,461)</u>
Total Capital Assets Being Depreciated, Net	<u>157,596</u>	<u>(12,028)</u>	<u>-</u>	<u>145,568</u>
Total Governmental Activities Capital Assets	<u>\$ 1,383,859</u>	<u>\$ (12,028)</u>	<u>\$ -</u>	<u>\$ 1,371,831</u>

Current year depreciation of \$12,028 was charged to physical environment.

NOTE F – LONG-TERM DEBT

The following is a summary of activity of the long-term debt of the District for the year ended September 30, 2025:

Long-term debt at October 1, 2024	\$ 2,933,000
Principal payments	<u>(230,000)</u>
Long-term debt at September 30, 2025	<u>\$ 2,703,000</u>

**Overoaks Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2025**

NOTE F – LONG-TERM DEBT (CONTINUED)

Capital Improvement Revenue Refunding Bonds

Long-term debt is comprised of the following:

\$3,765,000 Capital Improvement Revenue Refunding Bonds, Series 2020 due in annual principal installments, beginning May 1, 2021. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2021, at a rate of 2.75% with a maturity date of May 1, 2035. Current portion is \$240,000. \$ 2,703,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 240,000	\$ 74,333	\$ 314,333
2027	245,000	67,733	312,733
2028	250,000	60,995	310,995
2029	260,000	54,120	314,120
2030	265,000	46,970	311,970
2031-2035	<u>1,443,000</u>	<u>120,999</u>	<u>1,563,999</u>
Totals	<u>\$ 2,703,000</u>	<u>\$ 425,150</u>	<u>\$ 3,128,150</u>

Summary of Significant Resolution Terms and Covenants

The Trust Indenture has certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service.

NOTE G – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.



Berger, Toombs, Elam, Gaines & Frank

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Overoaks Community Development District
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Overoaks Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated March 16, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Overoaks Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Overoaks Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Overoaks Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

To the Board of Supervisors
Overoaks Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Overoaks Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 16, 2026



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Overoaks Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the financial statements of Overoaks Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated March 16, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 16, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors
Overoaks Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Overoaks Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Overoaks Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Overoaks Community Development District. It is management's responsibility to monitor Overoaks Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Overoaks Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
- 2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 3
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$178,112.99
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: None
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.



To the Board of Supervisors
Overoaks Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Overoaks Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District as:
\$265 – \$451 for the General Fund and \$514 – \$725 for the Debt Service Fund
- 2) The amount of special assessments collected by or on behalf of the District as: \$960,428
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$2,703,000 Series 2016 Bonds due on May 2034

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 16, 2026



Berger, Toombs, Elam, Gaines & Frank

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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Overoaks Community Development District
Osceola County, Florida

We have examined Overoaks Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Overoaks Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Overoaks Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Overoaks Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Overoaks Community Development District's compliance with the specified requirements.

In our opinion, Overoaks Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 16, 2026

Project Photos

Photo 1



Photo 2

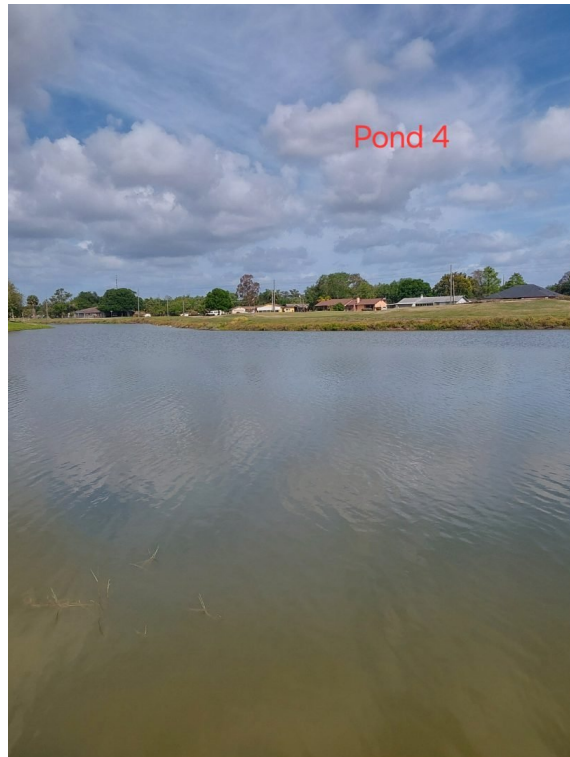


Project Photos

Photo 3



Photo 4



Project Photos

Photo 5



Photo 6



Project Photos

Photo 7



Photo 8



Project Photos

Photo 9



Photo 10



Project Photos

Photo 11



Photo 12





LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Inframark **Job:** 295 - Overoaks CDD
Date: 2026-04-15 **Time:** 09:24
Technician: ScottB

Lakes & Treatments

Lake	Algae	Submersed Weeds	Grasses & Brush	Floating Weeds	Bacteria	Pond Dye	Trash Pickup	Inspection	Water Level	Erosion
1	X	X	X					X	Normal	
2	X		X					X	Normal	
3			X					X	Normal	
4			X					X	Normal	
5			X					X	Normal	
6			X					X	Normal	
7			X					X	Normal	
8			X					X	Normal	
9			X					X	Normal	
10			X					X	Normal	
11	X		X					X	Normal	
12			X	X				X	Normal	

Additional Comments

Treated all above sites for terrestrial and emergent grasses as well as Treated ponds 1,2 and 11 for filamentous algae, planktonic algae and submerged weeds. Pond 12 was also treated for duckweed.

Project Photos

Photo 1

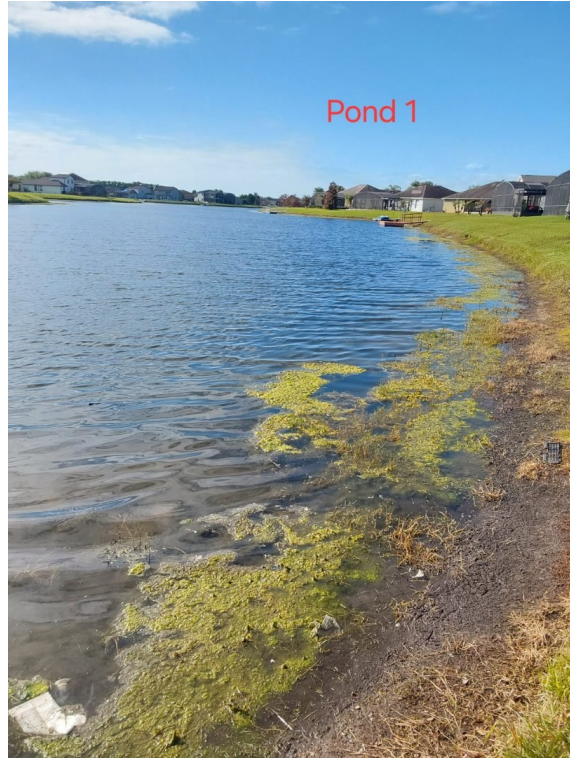


Photo 2



Project Photos

Photo 3

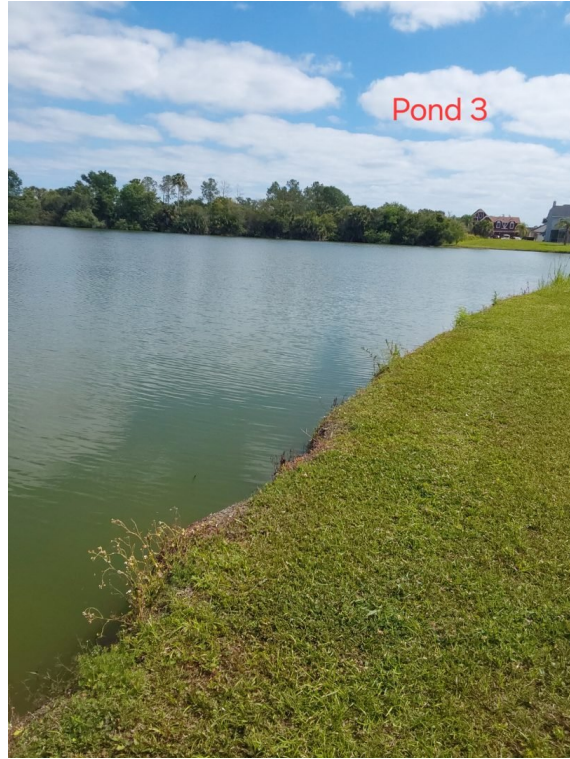


Photo 4



Project Photos

Photo 5



Photo 6



Project Photos

Photo 7



Photo 8



Project Photos

Photo 9



Photo 10

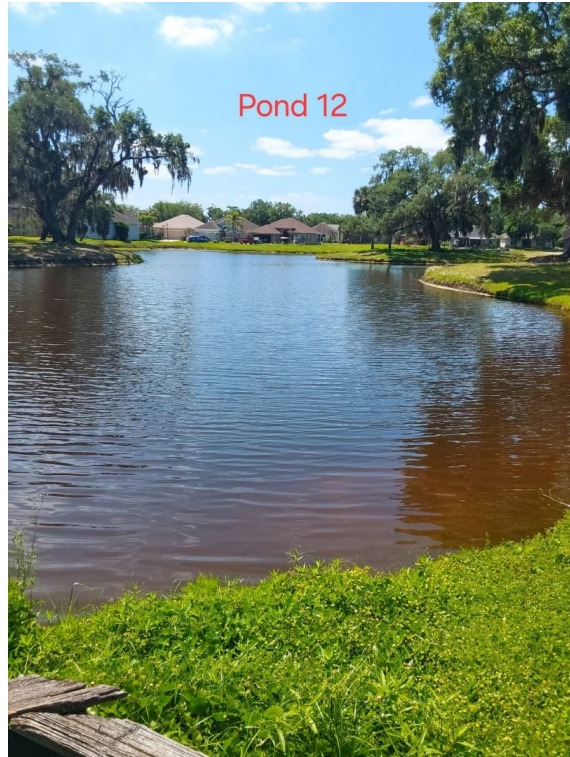


Project Photos

Photo 11



Photo 12





LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Inframark **Job:** 295 - Overoaks CDD
Date: 2026-04-23 **Time:** 12:00
Technician: ScottB

Lakes & Treatments

Lake	Algae	Submersed Weeds	Grasses & Brush	Floating Weeds	Bacteria	Pond Dye	Trash Pickup	Inspection	Water Level	Erosion
1	X	X	X	X				X	Normal	

Additional Comments

Treated above site by boat for filamentous algae, planktonic algae, hydrilla and duckweed.

Project Photos

Photo 1



Photo 2





Overoaks CDD April 2026 Field Inspection

Friday, April 10, 2026

Prepared For Board of Supervisors

27 Items Identified

Justin Fisher

Inframark

Item 1 - Enhancement Proposal

Assigned To: United Land Services

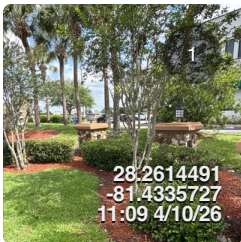
Proposal was tabled until the April meeting. Some of the Blue Daze are coming back. ULS to adjust the proposal.



Item 2 - Light Fixture

Assigned To: Inframark

Inframark electrician will provide proposal to replace.



Item 3 - Detailing

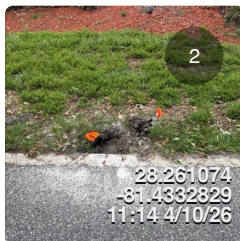
Assigned To: United Land Services

Beds in either ROW and median were cleaned up and detailed. Great job!

Item 4 - Irrigation Repair

Assigned To: United Land Services

There is a head underneath the street that needs to be relocated. It is in the median upon entering the community. It has been flagged.



Item 5 - Turf Damage

Assigned To: Board Update

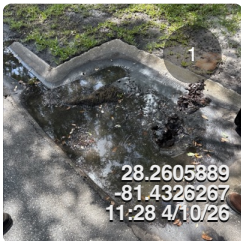
Utility crews continue to drive in this area causing turf damage.



Item 6 - Drainage Issues

Assigned To: Board Update

It is imperative that this drain stays free of leaves and silt. It was completely blocked causing water to pool on the street and adjacent turf.



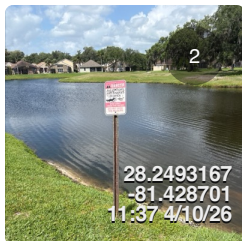
Item 7 - Sign Replacement

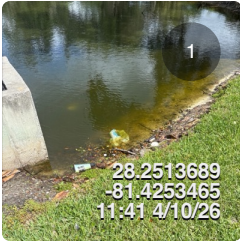
Assigned To: Inframark

Sign is crooked and extremely faded. Replacement recommended.

Location:

2611 Southpointe Ct





Item 8 - Trash

Assigned To: Crosscreek Environmental

Trash will be addressed during routine maintenance.

Location:

1801 Wedgewood



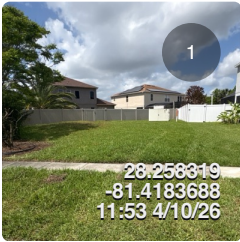
Item 9 - Dog Park

Assigned To: Board of Supervisors

This is the proposed area for a new dog park. This Oak tree may be considered protected.

Location:

2091 The Oaks Blvd



Item 10 - Property Confirmation

Assigned To: Board Update

There have been complaints that this area is no longer being maintained. Confirmation of ownership is necessary.

Location:

1712 Brassie Ct

Item 11 - Property Confirmation

Assigned To: Board Update

There is concern that the resident fencing is encroaching on CDD property.

Location:

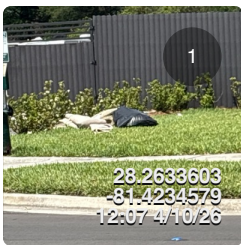
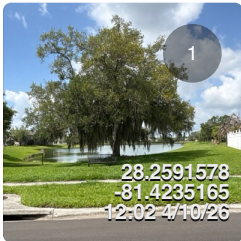
2221 The Oaks Blvd



Item 12 - Low Hanging Moss

Assigned To: United Land Services

Property-wide, continue to remove low, hanging moss from all trees.



Item 13 - Illegal Dumping

Assigned To: Inframark

Illegal dumping across from playground. Inframark to remove and charge dump fee.



Item 14 - ADA Mulch

Assigned To: Board Update

Vendor professionally installed the ADA mulch. Great job ULS!



Item 15 - Drainage At Playground

Assigned To: Untied Land Services

Continue to expose this drain box in an effort to keep the area from becoming saturated.



Item 16 - Playground Equipment

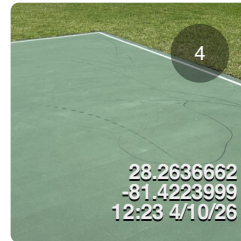
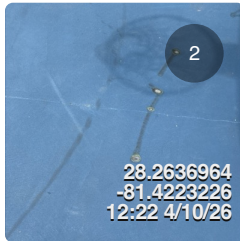
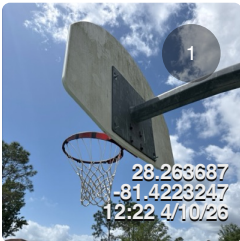
Assigned To: Inframark

Kyle is working on a proposal to replace this portion of the equipment.

Item 17 - Basketball Court Proposal

Assigned To: Inframark

Still waiting for direction regarding the basketball hoop. The court was also resurfaced within the last 2 years and it appears to be failing. Check for warranty.



Item 18 - Resurfacing Of The Parking Lot

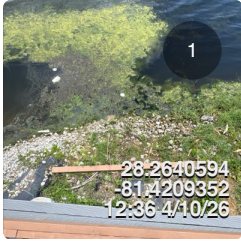
Assigned To: City of Kissimmee

Inquire about resurfacing with the city.

Item 19 - Decking At The Pergola

Assigned To: Inframark

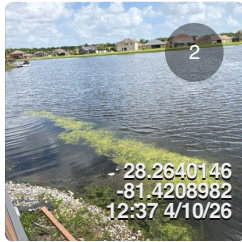
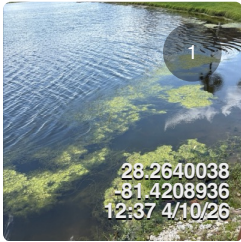
Decking to be repaired/replaced at the pergola.



Item 20 - Algae

Assigned To: Crosscreek Environmental

Algae to be addressed during routing maintenance.



Item 21 - Algae

Assigned To: Crosscreek Environmental

Algae to be addressed during routine maintenance.

Location:

Boat launch



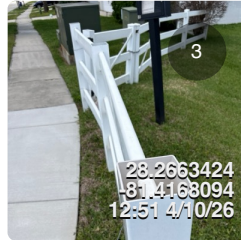
Item 22 - Fence Repair Proposal

Assigned To: Inframark

The fence at the boat launch is in disrepair. Post caps are missing and the gate hinges are broken.

Location:

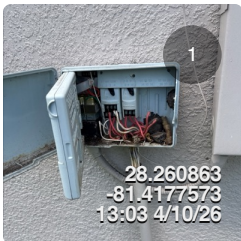
Overoaks boat launch



Item 23 - Freeze Damage/Cutbacks

Assigned To: Board Update

Property-wide, cutbacks were performed. Boating Blvd and Nature Trail are pictured. ULS will continue to monitor for new growth.



Item 24 - Check Irrigation

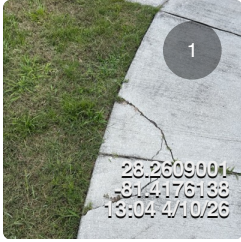
Assigned To: United Land Services

There were talks of enhancements at Boating Blvd and Nature Trail. Irrigation would be necessary. Clock was located and looked to be inoperable. Please check on this.

Item 25 - Sidewalk Repair

Assigned To: City of Kissimmee

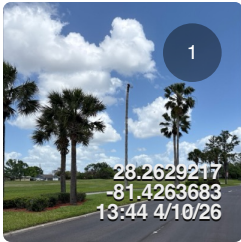
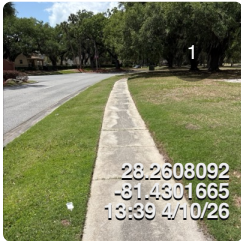
CDD to contact the city about sidewalk repairs at Boating Blvd and Nature Trail.



Item 26 - Sidewalk Unearthed

Assigned To: United Land Services

ULS did a great job unearthing the sidewalk along The Oaks Blvd.



Item 27 - Palm Removal

Assigned To: United Land Services

Need to confirm that this palm was not part of the previous tree removal contract. If it was not a proposal to remove can be provided by ULS.

Location:

Median along The Oaks Blvd before Cypress Oaks Dr.

Job Name: Overoaks
 Controller: Clock A (Main Entrance)
 #/Location: # 793484
 Date: 3/11/26

Page: 1 of 4



Program	Start Time	Seasonal Adjust %	Run Days
A	9:00 P.M.	100%	M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Binder Controller Model: ESP-LXME
 Two Wire: Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP		A	S/S	S/S	S	A											
Turf - Shrub - Annuals		T	T/S	T/S	T/S	T											
Run Time (Program A)		30	30	30	30	30											
Run Time (Program B)																	
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm																	

CONTRACT/MAINT. REPAIRS		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straightened / Adjusted		3				1											

BILLABLE REPAIR		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray				2	5												
Head Broken 12" Spray																	
Head Broken 4" Rotor		2	2			2											
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed				2	3												
Nozzle MP Rotator																	
Lateral Line Clogged																	
Drip Line Clogged																	
Drip Line Repair																	
Lateral Line Break .5-1"					1												
Lateral Line 1.5"+			1														
Main Line Repair																	
Valve Repair / Replacement																	
Broken Valve Box		1	1		1	1											
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments: * Multi strand wire is cut/broken somewhere down the road.
* Troubleshoot is needed/valve and wire tracking is needed.
 Tech Name: Alvin E. Oph * we need to run new wire to every single valve.
 * weather sensor Inoperative.
 * 4 Broken valve boxes
 * Only 5 zones are working, the rest of the wires are broken/cut underground

Job Name: OverOaks
 Controller: Controller B (next to lift station)
 #/Location: # 793484
 Date: 3/11/26

Page: 2 of 4



Program	Start Time	Seasonal Adjust %	Run Days
A	9:00 P.M.	100%	M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: RainBird Controller Model: ESP-MR
 Two Wire Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubler - MP		Spray	Spray	Spray	Spray	Spray	Spray	Spray	Spray	Spray	Spray	Spray	Spray				
Turf - Shrub - Annuals		S/T	S/T	S/T	S/T	S/T	S/T	S/T	S/T	S/T	S/T	S/T	S/T				
Run Time (Program A)		20	20	20	20	20	20	20	20	20	20	20	20				
Run Time (Program B)																	
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm																	

CONTRACT/MAINT. REPAIRS		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straightened / Adjusted																	

BILLABLE REPAIR		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray			2	3	1	1	1		1		1	1					
Head Broken 12" Spray																	
Head Broken 4" Rotor																	
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed			2	3	2		1				2	1					
Nozzle MP Rotator																	
Lateral Line Clogged																	
Drip Line Clogged																	
Drip Line Repair																	
Lateral Line Break .5-1"			2														
Lateral Line 1.5"+		1				1	1			1	1			1			
Main Line Repair																	
Valve Repair / Replacement							1										
Broken Valve Box				2		1											
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments: 3 Broken Valve Boxes 8"-10",
New Weather Sensor needed.

Tech Name: Alejandro Oyola

Job Name: Over Oaks
 Controller: Clark C (Commander wire)
 #/Location: #793484
 Date: 3/11/26

Page: 3 of 4



Program	Start Time	Seasonal Adjust %	Run Days
A	8:00 P.M.	100%	M T W TH F S S
B	6:00 A.M.	100%	M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: humbird Controller Model: ESP-LTIME
 Two Wire: Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP																	
Turf - Shrub - Annuals																	
Run Time (Program A)			20	20	20	20	20	20	20		20	20	20	20		20	
Run Time (Program B)	20																
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm																	

CONTRACT/MAINT. REPAIRS		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straightened / Adjusted																	

BILLABLE REPAIR		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray																	
Head Broken 12" Spray																	
Head Broken 4" Rotor																	
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed																	
Nozzle MP Rotator																	
Lateral Line Clogged																	
Drip Line Clogged																	
Drip Line Repair																	
Lateral Line Break .5-1"																	
Lateral Line 1.5"+																	
Main Line Repair																	
Valve Repair / Replacement																	
Broken Valve Box																	
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments: * No zones are turning on, broken common wire out on the field.
* Broken wire bundle. * Water is off on this clock.

Tech Name: Alejandro Ojeda * We need to track every single valve and install a new wire path on this

Clark
* More than 6 valves on Battery Packs.
* We need to find the water source to these valves

Job Name: _____
 Controller _____
 #/Location: _____

 Date: _____



Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: _____
 Controller Model: _____
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP																
Turf - Shrub - Annuals																
Run Time (Program A)	20	20	20	20	20	20	20	20	20	20	20					
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: * P.O.C. next to the clock is open but still no water to the valves. * Gate Valve and Water Meter tracking is
 Tech Name: Alexandro Oyola needed.

* 4 Broken Valve Boxes.
 * Once we get the zones up and running we can do an inspection of the broken sprayheads/laterals/valves. Once we solve the wiring issues.



April 02, 2026

Contract No. - 224070

Overoaks CDD

Initial irrigation check. These are the necessary repairs needed at this time. Many of the zones/areas are not working and time is needed to determine if there is a wiring issue or more. After this initial work is performed another proposal will follow with needed repairs once water flow is restored to all areas.

Clock A

- (7) 6" sprays - zone 3, 4
- (6) rotor - zone 1, 2, 5
- (5) mp nozzle - zone 3, 4
- (1) 1/2" lateral line repair - zone 4
- (1) 1.5" lateral line repair - zone 2
- (4) broken valve boxes - zone 1, 2, 4, 5
- (1) rain sensor
- Tracking time for non working zones 6-16

Clock B

- (11) 6" spray - zone 2, 3, 4, 5, 6, 8, 10, 11
- (11) mp nozzle - zone 2, 3, 4, 7, 10, 11
- (7) 1/2" lateral line repair - zone 2, 5, 6, 8, 9, 11
- (1) valve repair - zone 5
- (3) broken valve box - zone 3, 5
- (1) rain sensor

Clock C

Tracking time for non working zones - all zones

ITEM	QTY	UNIT PRICE	TOTAL PRICE
6" Spray	18.00	\$42.30	\$761.40
6" Rotors	6.00	\$73.13	\$438.78
Nozzle - MPR	16.00	\$7.60	\$121.60
Lateral line break (.5" - .75")	8.00	\$67.46	\$539.68
Lateral line break (1.5" - 2")	1.00	\$234.71	\$234.71
Valve Box Standard	7.00	\$110.19	\$771.33
Wireless Rain Sensor	2.00	\$261.23	\$522.46
Valve - In-operative/Replace (2" PESB)	1.00	\$673.18	\$673.18
Tracking time for non-working zones	20.00	\$65.00	\$1,300.00
			\$5,363.14

WORK ORDER SUMMARY

Contract No. - 224070

Overoaks CDD

April 02, 2026

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Repair	\$0.00	\$5,363.14
	\$0.00	\$5,363.14

Sale	\$5,363.14
Sales Tax	\$0.00
Total	\$5,363.14

By _____
 Jennifer Kennedy

Date 4/2/2026

United Land Services

By _____

Date _____

Overoaks CDD



Proposal #220874

Date: 3/17/2026

David Remp

Customer:
 Michael Perez
 Overoaks Community Development
 District c/o Inframark
 313 Campus Street
 Kissimmee, FL 34747

Property:
 Overoaks CDD
 ,

dump piles removal

Removing debris that were dumped into the wood line as well as a big metal wheel

Labor

dump fee

Default Group	\$876.94
Property Improvements	\$876.94
PROJECT TOTAL:	
	\$876.94

Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker’s Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor’s work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or

not under Client/Owner management and control shall be the sole responsibility of Client/Owner.

7. Subcontractors: Contractor reserves the right to hire qualified subcontractors.

8. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.

9. Access to Jobsite: Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.

10. Invoicing: Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice.

11. Termination: This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) workdays advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.

12. Assignment: The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property, which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.

13. Warranty: Contractor will warranty plant material and workmanship for a period of one (1) year from date of installation provided Contractor is also responsible for the ongoing maintenance contract at the project location. If Contractor is not responsible for ongoing maintenance, warranty is thirty (30) days from completion. Contractor will not be responsible for warranty in the event of; Acts of God, Vandalism,

water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer's payment in full of total contract price, including any change-orders.

14. Design Services: Any design services or revision of designs done by Contractor will remain the property of Contractor. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Contractor.

Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

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By _____
David Remp

Date 3/17/2026

By _____

Date _____



Proposal #220886

Date: 3/17/2026

David Remp

Customer:
Michael Perez
Overoaks Community Development
District c/o Inframark
313 Campus Street
Kissimmee, FL 34747

Property:
Overoaks CDD
,

Pond clean up

Removing debris that were dump by homeowner's so the crew can start maintaining the area

labor

dump fee

machine and operator

Default Group **\$2,064.60**

Property Improvements **\$2,064.60**

PROJECT TOTAL: \$2,064.60

Terms & Conditions

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3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker’s Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor’s work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing,

etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.

7. Subcontractors: Contractor reserves the right to hire qualified subcontractors.

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By _____
David Remp

By _____

Date 3/17/2026

Date _____



Proposal #220903

Date: 3/17/2026

David Remp

Customer:

Michael Perez
Overoaks Community Development
District c/o Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

Overoaks CDD
,

frost damaged plant replacement

Installing new ixora and Hawaiian TI plants that were damaged by the frost to the shingle creek reserve sign

ixora: 24 (3 gallon)

Hawaiian TI: 4 (7 gallon)

mulch touch up: 10 bags

labor

dump fee

pick up delivery

irrigation follow up

Default Group **\$1,862.59**

Property Improvements **\$1,862.59**

PROJECT TOTAL: \$1,862.59

Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.

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U.S.

3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.

4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.

5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker’s Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.

6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor’s work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.

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By _____

By _____

David Remp

Date 3/17/2026

Date _____



Proposal #220864

Date: 3/17/2026

David Remp

Customer:

Michael Perez
Overoaks Community Development
District c/o Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

Overoaks CDD
,

front entrance enhancement

Enhancing the front entrance from the frost damage

Goldmounds: 23 (7 gallon)

Blue Daze: 119 (1 gallon)

mulch (RED) for touch ups (10 bags)

labor (demo and installation)

dump fee

pick up delivery

irrigation follow up

Default Group \$3,939.04

Property Improvements \$3,939.04

PROJECT TOTAL: \$3,939.04

Terms & Conditions

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By _____
David Remp

By _____

Date 3/17/2026

Date _____



Proposal #220891

Date: 3/17/2026

David Remp

Customer:

Michael Perez
Overoaks Community Development
District c/o Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

Overoaks CDD
,

plant installation

installing new juniper plants to the oaks boulevard and cypress oaks drive

Juniper: 20 (3 gallon)

labor

pick up delivery

irrigation follow up

Default Group \$928.78

Property Improvements \$928.78

PROJECT TOTAL: \$928.78

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By _____
David Remp
Date 3/17/2026

By _____
Date _____

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST

THE OAKS GOLF CLUB & COMMUNITY POND SHORELINE RESTORATION

Overoaks Community Development District (CDD)

City of Kissimmee, Osceola County, Florida

April 13, 2026

Item No.	Pay Item	Item Description	Item Qty.	Qty. Unit	Unit Cost	Estimated Cost
SECTION 1 - GENERAL CATEGORY						
1-1	101-1a	Mobilization	1	LS	10.0%	\$282,100.00
1-2	101-1b	Bonds and insurance	1	LS	2.0%	\$56,420.00
1-3	101-2a	Survey and construction layout	1	LS	\$7,500.00	\$7,500.00
1-4	101-2b	Record drawings and as-built plans	1	LS	\$7,500.00	\$7,500.00
1-5	102-1	Maintenance of traffic	1	LS	2.0%	\$56,420.00
1-6	104-0-1	Prevention, control and abatement of erosion and water pollution	1	LS	\$100,000.00	\$100,000.00
Sub Total						\$509,940.00
SECTION 2 - CONSTRUCTION CATEGORY						
2-1	110-1-1	Clearing and grubbing	1	LS	\$30,000.00	\$30,000.00
2-2	120-1	Embankment - Lake 9	1	LS	\$10,000.00	\$10,000.00
2-3	SBI 1-1a	Living Shoreline System - Pond 1	8,600	LF	\$120.00	\$1,032,000.00
2-4	SBI 1-1b	Living Shoreline System - Lake 1	2900	LF	\$120.00	\$348,000.00
2-5	SBI 1-2	Living Shoreline System - Lake 2	1200	LF	\$120.00	\$144,000.00
2-6	SBI 1-3	Living Shoreline System - Lake 3	800	LF	\$120.00	\$96,000.00
2-7	SBI 1-4	Living Shoreline System - Lake 4	0	LF	\$120.00	\$0.00
2-8	SBI 1-5	Living Shoreline System - Lake 5	3600	LF	\$120.00	\$432,000.00
2-9	SBI 1-6	Living Shoreline System - Lake 6	1800	LF	\$120.00	\$216,000.00
2-10	SBI 1-7	Living Shoreline System - Lake 7	0	LF	\$120.00	\$0.00
2-11	SBI 1-8	Living Shoreline System - Lake 8	300	LF	\$120.00	\$36,000.00
2-12	SBI 1-9	Living Shoreline System - Lake 9	800	LF	\$120.00	\$96,000.00
2-13	SBI 1-10	Living Shoreline System - Lake 10	1600	LF	\$120.00	\$192,000.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST

THE OAKS GOLF CLUB & COMMUNITY POND SHORELINE RESTORATION

Overoaks Community Development District (CDD)
City of Kissimmee, Osceola County, Florida

April 13, 2026

Item No.	Pay Item	Item Description	Item Qty.	Qty. Unit	Unit Cost	Estimated Cost
2-14	SBI 1-11	Living Shoreline System - Lake 11	500	LF	\$120.00	\$60,000.00
2-15	SBI 1-12	Living Shoreline System - Lake 12	700	LF	\$120.00	\$84,000.00
2-16	SBI 1-13	Living Shoreline System - Lake 13	0	LF	\$120.00	\$0.00
2-17	SBI 2-9	Vegetated Wall System - Lake 9	750	SF	\$60.00	\$45,000.00
Sub Total						\$2,821,000.00

SECTION 3 - SUMMARY

This Cost Estimate was Prepared for:

Overoaks
Community Development District

Sub-total Cost =>	\$3,330,940.00
Contingency Allowance (2%) =>	\$66,618.80
Total Cost =>	<u>\$3,397,558.80</u>

Pay Item Notes

1. Pay items were obtained from FDOT's Master Pay Item List (MPIL) online version located at <https://dqe.fdot.gov/#/payitems>.
2. Mobilization includes any required permits.
3. Prevention, Control and Abatement of Erosion and Water Pollution includes dewatering, bypass pumping, and temporary erosion control measures.
4. Living Shoreline System includes site preparation, installation, backfilling, hydroseeding, sodding, and site restoration.
5. Vegetated Wall System includes site preparation, installation, hydroseeding, sodding, and site restoration.
6. A Contingency Allowance has been included based on the percentage indicated.
 - This allowance is intended to cover additional work not shown on the engineering drawings, including unforeseen conditions.
 - The Contractor shall not proceed with any work associated with the contingency allowance without prior authorization from the Owner or Engineer.
 - If no additional work is required, the Contractor is not entitled to payment for any portion of the contingency allowance.
7. SBI = Special Bid Item.

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

A regular meeting of the Board of Supervisors of the Overoaks Community Development District was held on Tuesday, March 24, 2026, at 6:00 p.m. at The Hart Memorial Library, 211 E Dakin Ave, Kissimmee, Florida 34741.

Present and constituting a quorum were the following:

- | | |
|------------------|---------------------|
| Cynthia Trautz | Chairperson |
| Melissa Palomino | Vice Chairperson |
| Erran Muenz | Assistant Secretary |
| Debbie Allen | Assistant Secretary |
| Bill Thies | Assistant Secretary |

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

- | | |
|-------------------------------------|---|
| Michael Perez | District Manager, Inframark |
| Kristen Trucco | District Counsel, Latham Luna |
| David Hamstra | District Engineer, 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 6:00 p.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 March 24, 2026, was approved. (5-0)

THIRD ORDER OF BUSINESS **Audience Comments**

There were no audience comments at this time.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant Report
i. Check Register

Ms. Palomino inquired about a breakdown of Inframark’s invoice for general repairs. The Board expressed that they were pleased that the accounting records are now current and up to date.

B. CrossCreek
i. Review of Aquatic Report

Mr. Greene discussed CrossCreek’s new reporting technology and explained that it will demonstrate where the ponds started compared to their current condition. Mr. Greene noted that this information will be included in the next meeting.

Overoaks CDD
March 24, 2026

48 **C. Inframark Field Services**
49 **i. Field Inspection Report**
50 **ii. Consideration of Dog Park Proposal**

51 Ms. Palomino spoke to the items identified in the inspection report, as she was present for the
52 inspection.

53
54 On MOTION by Mr. Thies, seconded by Mr. Muenz, opposed by Ms.
55 Palomino and Ms. Allen, proposal #220880 in the amount of \$7,691.90
56 was approved. (3-2)

57
58 The Board provided direction for Item #9 to be replaced with something similar.

59 Discussion ensued regarding other items on the inspection report. Mr. Perez was directed to
60 confirm what items the landscapers have completed and report back to the Board.

61 A resident spoke regarding an area that had not been addressed and noted that it is not listed as
62 CDD property.

63 The Board discussed potential locations for the creation of the dog park. Parcel identification
64 numbers were provided to Ms. Trucco for review and to confirm whether the use would be permitted
65 in the proposed locations.

66 **D. District Engineer**

67 Mr. Hamstra spoke regarding the drain located near 1401 Flamingo and discussed resident
68 encroachments in that area. Ms. Trucco discussed the demand letters that were sent related to the
69 encroachments. Mr. Hamstra stated that he will review the plats and conduct a survey if necessary.
70 Mr. Hamstra also spoke regarding the pond bank survey and report. Ms. Trucco confirmed receipt
71 of the address of the resident who has been leaving landscaping debris near the pond and will send
72 a demand letter.

73 The Board discussed that the pond bank restoration is not for cosmetic purposes but is required
74 to meet government regulations. A resident present thanked the Board for their efforts regarding
75 this matter. Ms. Palomino requested that the remaining areas around Lake 10 and Pond 1 be
76 included. Mr. Hamstra discussed the next steps in the process.

77 *Ms. Palomino departed the meeting at 7:03 p.m.*

78 Mr. Hamstra discussed a change order related to the allotted budget amount.
79

80 On MOTION by Ms. Trautz, seconded by Mr. Thies, with all in favor, the
81 Board approved authorizing the District Engineer to work on an hourly
82 basis outside of the budget constraint. (4-0)

83
84

Overoaks CDD
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85 **E. District Counsel**
86 Ms. Trucco stated that she had nothing further to add, as she had already reviewed the list of
87 demand letters.

88 **F. District Manager**
89 **i. Review of the Project Board**

90 Mr. Perez provided an update on the next meeting date and explained the reason for the
91 adjustment to the meeting times. The Board indicated that they are amenable to holding meetings
92 at 6:00 p.m. if necessary.

93 **FIFTH ORDER OF BUSINESS** **Business Items**
94 **A. Consideration of Economy Systems Chain Link Fence 675 Proposal**
95 **B. Consideration of Economy Systems Chain Link Fence 596 Proposal**
96 **C. Discussion of a 6:00 p.m. Meeting Start Time**

97 These items were previously discussed earlier in the meeting.
98

99 **SIXTH ORDER OF BUSINESS** **Business Administration**
100 **A. Consideration of Minutes from the Meeting held February 24, 2026**

101
102 On MOTION by Mr. Muenz, seconded by Ms. Allen, with all in favor,
103 the Minutes of the Meeting held February 24, 2026, were approved. (4-0)
104

105 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

106 Mr. Thies spoke regarding an update on the boat lift and the vendor who inspected the lift on
107 Monday, March 23, 2026.

108 Ms. Trautz inquired about the process for public records requests and being informed.
109

110 **EIGHTH ORDER OF BUSINESS** **Adjournment**

111 There being no further business,
112

113 On MOTION by Mr. Muenz, seconded by Ms. Allen, with all in favor, the
114 meeting was adjourned at 7:19 p.m. (4-0)
115
116
117
118
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121 _____
Secretary/Assistant Secretary Chairperson/Vice Chairperson