



Overoaks Community Development District

May 26, 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, Chairman
Melissa Palomino, Vice Chairperson
Erran Muenz, Assistant Secretary
Debbie Allen, Assistant Secretary
Bill Thies, Assistant Secretary

District Staff

Michael Perez, District Manager
Kristen Trucco, District Counsel
David Hamstra, District Engineer
Justin Fisher, Field Service Manager
Fernand Thomas, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Tuesday, May 26, 2026, at 6:00 p.m.

The Regular Meeting of the **Overoaks Community Development District** will be held on Tuesday, May 26, 2026 at 6:00 p.m. at The Hart Memorial Library, 211 E Dakin Ave, Kissimmee, FL 34741. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 298 552 011 238 5 **Passcode:** qV2ym2gj

Dial-in by Phone: +16468381601 **Pin:** 408156658

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. APPROVAL OF AGENDA
3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. SPECIAL BUSINESS ITEMS

- i. Presentation by MBS

5. STAFF REPORTS

- | | |
|---|-------|
| A. District Accountant | P. 4 |
| B. Crosscreek Report | P. 18 |
| C. Inframark Field Services | |
| i. Field Inspection Report | P. 28 |
| ii. Consideration of Ambassador Paving Playground Parking Lot
Resurfacing Proposal | P. 34 |
| iii. Consideration of Asphalt365 Cypress Oaks Playground Parking Lot
Resurfacing Proposal..... | P. 36 |
| iv. Consideration of Advance Tree Pros Palm Removal Proposal | P. 47 |
| D. United Land Services | |
| i. Consideration of Irrigation System Repairs and Controller Replacement..... | P. 49 |

- ii. Consideration of Brazilian Pepper Tree Removal ProposalP. 54
- iii. Discussion of Uniform Landscape Enhancements at Community Entrances
- E. District Engineer
- F. District Counsel
- G. District Manager
 - i. District Manager ReportP. 56
 - ii. Announcing the Number of Qualified Registered Voters in the District (2,088)P. 57

6. BUSINESS ITEMS

- A. Consideration of Resolution 2026-05, Approving the Fiscal Year 2027
Proposed Budget and Setting a Public Hearing.....P. 58

7. BUSINESS ADMINISTRATION

- A. Consideration of Minutes from the Meeting held April 28, 2026.....P. 77

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

*Overoaks
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



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OVEROAKS
Community Development District

Financial Statements

(Unaudited)

April 30, 2026

OVEROAKS

Community Development District

Governmental Funds**Balance Sheet**

April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 591,232	\$ -	\$ 591,232
Due From Other Funds	-	8,130	8,130
Investments:			
Money Market Account	894,338	-	894,338
Revenue Fund	-	504,943	504,943
Prepaid Items	898	-	898
Deposits	1,070	-	1,070
TOTAL ASSETS	\$ 1,487,538	\$ 513,073	\$ 2,000,611
<u>LIABILITIES</u>			
Accounts Payable	\$ 3,571	\$ -	\$ 3,571
Accrued Expenses	5,425	-	5,425
Due To Other Funds	8,130	-	8,130
TOTAL LIABILITIES	17,126	-	17,126
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	898	-	898
Deposits	1,070	-	1,070
Restricted for:			
Debt Service	-	513,073	513,073
Assigned to:			
Operating Reserves	157,286	-	157,286
Reserves - Other	60,000	-	60,000
Unassigned:	1,251,158	-	1,251,158
TOTAL FUND BALANCES	\$ 1,470,412	\$ 513,073	\$ 1,983,485
TOTAL LIABILITIES & FUND BALANCES	\$ 1,487,538	\$ 513,073	\$ 2,000,611

OVEROAKS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ -	\$ 22,607	\$ 22,607	0.00%
Interest - Tax Collector	-	-	751	751	0.00%
Special Assmnts- Tax Collector	789,045	789,045	766,066	(22,979)	97.09%
Special Assmnts- Discounts	(31,562)	(31,562)	(29,163)	2,399	92.40%
TOTAL REVENUES	757,483	757,483	760,261	2,778	100.37%
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	14,583	24,400	(9,817)	97.60%
ProfServ-Legal Services	25,000	14,583	9,838	4,745	39.35%
ProfServ-Mgmt Consulting	67,119	39,153	39,153	-	58.33%
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	583	11	572	1.10%
Insurance - General Liability	11,335	11,335	10,208	1,127	90.06%
Printing and Binding	500	292	-	292	0.00%
Legal Advertising	3,000	1,750	(60)	1,810	-2.00%
Miscellaneous Services	2,500	1,458	1,469	(11)	58.76%
Misc-Assessment Collection Cost	15,781	15,781	14,738	1,043	93.39%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	187,612	129,436	114,989	14,447	61.29%
Physical Environment					
Capital - Park	25,000	14,583	-	14,583	0.00%
Capital - Boat Lift	50,000	29,167	-	29,167	0.00%
Total Physical Environment	75,000	43,750	-	43,750	0.00%
Field					
ProfServ-Field Management	12,915	7,534	7,534	-	58.34%
Contracts-Landscape	172,356	100,541	98,054	2,487	56.89%
Contracts-Lakes	41,100	23,975	24,078	(103)	58.58%
Utility - General	20,000	11,667	8,742	2,925	43.71%
R&M-Irrigation	10,000	10,000	-	10,000	0.00%
R&M-Parks	30,000	17,500	892	16,608	2.97%
R&M-Signage	5,000	2,917	1,298	1,619	25.96%
R&M-Equipment Boats	5,000	5,000	1,896	3,104	37.92%
Landscape Maint. - Mulch/Tree Trimming	38,500	38,500	25,592	12,908	66.47%
Wetland Maintenance	40,000	23,333	-	23,333	0.00%
Misc-Contingency	100,000	58,333	51,207	7,126	51.21%
Reserve - Other	20,000	-	-	-	0.00%
Total Field	494,871	299,300	219,293	80,007	44.31%
TOTAL EXPENDITURES	757,483	472,486	334,282	138,204	44.13%

OVEROAKS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	-	284,997	425,979	140,982	0.00%
Net change in fund balance	\$ -	\$ 284,997	\$ 425,979	\$ 140,982	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,044,434	1,044,434	1,044,434		
FUND BALANCE, ENDING	\$ 1,044,434	\$ 1,329,431	\$ 1,470,413		

OVEROAKS

Community Development District

Series 2020 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ -	\$ 6,304	\$ 6,304	0.00%
Special Assmnts- Tax Collector	335,246	335,246	324,858	(10,388)	96.90%
Special Assmnts- Discounts	(13,410)	(13,410)	(12,367)	1,043	92.22%
TOTAL REVENUES	321,836	321,836	318,795	(3,041)	99.06%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	6,705	6,705	6,250	455	93.21%
Total Administration	6,705	6,705	6,250	455	93.21%
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	43,416	(1,195)	13.66%
Excess (deficiency) of revenues Over (under) expenditures	4,099	279,615	275,379	(4,236)	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	\$ 275,379	\$ (4,236)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	237,694	237,694	237,694		
FUND BALANCE, ENDING	\$ 241,793	\$ 517,309	\$ 513,073		

OVEROAKS
Community Development District

Supporting Schedules

April 30, 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
04/08/26	\$ 8,606	\$ -	\$ 176	\$ 8,782	\$ 6,167	\$ 2,615
04/08/26	\$ 18,695	\$ 5	\$ 382	\$ 19,082	\$ 13,400	\$ 5,682
Total	\$ 1,028,406	\$ 41,530	\$ 20,988	\$ 1,090,924	\$ 766,066	\$ 324,858

% COLLECTED	97%	97%	97%
TOTAL OUTSTANDING	\$ 32,723	\$ 22,979	\$ 9,744

Cash and Investment Report
April 30, 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%	\$591,232
				Subtotal	\$591,232
Money Market	BankUnited	Money Market Fund	n/a	3.40%	\$284,246
Money Market	Hancock	Money Market Fund	n/a	2.50%	\$250,791
Money Market	SeaCoast Bank	Money Market Fund	n/a	2.50%	\$255,851
Money Market	Truist Bank	Money Market Fund	n/a	2.47%	\$103,449
				Subtotal	\$894,338

DEBT SERVICE FUNDS

Series 2020 Revenue Fund	US Bank	Commercial Paper	n/a	3.50%	\$504,943
				Subtotal	\$504,943
				Total	\$1,990,513

Bank Account Statement

Overoaks CDD

Wednesday, May 13, 2026
Page 1
FTHOMAS

Bank Account No. 1201
Statement No. 04-26

Statement Date 04/30/2026

G/L Account No. 101003 Balance	591,231.85	Statement Balance	602,061.58
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	602,061.58
Subtotal	591,231.85	Outstanding Checks	-10,829.73
Negative Adjustments	0.00		
		Ending Balance	591,231.85
Ending G/L Balance	591,231.85		

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
03/30/2026	Payment	300059	TOHO WATER AUTHORITY	Inv: 032926 ACH	-425.67
04/29/2026	Payment	100130	LATHAM, LUNA,EDEN & BEAUDINE LLP	Inv: 152025	-2,248.43
04/29/2026	Payment	100131	FLORIDA ULS OPERATING LLC	Inv: 201869	-7,691.90
04/30/2026	Payment	300073	TOHO WATER AUTHORITY	Inv: 040126-9760-ACH	-92.48
04/30/2026	Payment	300075	TOHO WATER AUTHORITY	Inv: 040126-8540-ACH	-8.37
04/30/2026	Payment	300076	TOHO WATER AUTHORITY	Inv: 040126-5010-ACH	-6.20
Total Outstanding Checks					-10,829.73

Outstanding Deposits

Total Outstanding Deposits

OVEROAKS
Community Development District

Check Register

4/1/2026-4/30/2026

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT
Payment Register by Fund
 For the Period from 04/01/2026 to 04/30/2026
 (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 # 100124								
001	04/01/26	FLORIDA ULS OPERATING LLC	194682	MARCH 2026 Landscaping servics	Contracts-Landscape	534050-53901	\$14,165.33	
							Check Total	<u>\$14,165.33</u>
CHECK # 100125								
001	04/17/26	INFRAMARK LLC	175385	April 2026 District management services	ProfServ-Mgmt Consulting	531027-51201	\$5,593.25	
001	04/17/26	INFRAMARK LLC	175385	April 2026 District management services	Miscellaneous Services	549001-51301	\$495.00	
001	04/17/26	INFRAMARK LLC	175385	April 2026 District management services	ProfServ-Field Management	531016-53901	\$1,076.26	
001	04/17/26	INFRAMARK LLC	1166223	3/26/2026 Railing repair	Misc-Contingency	549900-53901	\$125.00	
							Check Total	<u>\$7,289.51</u>
CHECK # 100126								
001	04/17/26	PEGASUS ENGINEERING	228373	February 2026 District engineering services	ProfServ-Engineering	531013-51501	\$2,753.80	
							Check Total	<u>\$2,753.80</u>
CHECK # 100127								
001	04/17/26	PM ENTERPRISE HOLDING LLC	4344	4/2/2026 Initial inspection of the boat lift	R&M-Equipment Boats	546223-53901	\$1,896.49	
							Check Total	<u>\$1,896.49</u>
CHECK # 100128								
001	04/17/26	FLORIDA ULS OPERATING LLC	198994	April 2026 Monthly landscaping services	Contracts-Landscape	534050-53901	\$14,165.33	
							Check Total	<u>\$14,165.33</u>
CHECK # 100129								
001	04/29/26	INFRAMARK LLC	1166458	4/21/2026 General maintenance repairs and hours	Misc-Contingency	549900-53901	\$125.00	
							Check Total	<u>\$125.00</u>
CHECK # 100130								
001	04/29/26	LATHAM, LUNA, EDEN & BEAUDINE LLP	152025	March 2026 District Counsel Services	ProfServ-Legal Services	531023-51401	\$2,248.43	
							Check Total	<u>\$2,248.43</u>
CHECK # 100131								
001	04/29/26	FLORIDA ULS OPERATING LLC	201869	4/21/2026 Playground Mulch	Landscape Maint. - Mulch/Tree Trimming	546254-53901	\$7,691.90	
							Check Total	<u>\$7,691.90</u>
CHECK # 300060								
001	04/07/26	VERIZON - ACH	6137994996	2/9-3/8/26	Miscellaneous Services	549001-53901	\$83.60	
							Check Total	<u>\$83.60</u>
CHECK # 300067								
001	04/27/26	KUA - ACH	040926-1900-ACH	03/04-04/04/26	Utility - General	543001-53901	\$11.36	
							Check Total	<u>\$11.36</u>
CHECK # 300068								
001	04/27/26	KUA - ACH	040926-3350-ACH	03/04-04/04/26	Utility - General	543001-53901	\$31.70	
							Check Total	<u>\$31.70</u>
CHECK # 300069								
001	04/27/26	KUA - ACH	040926-8540-ACH	03/04-04/04/26	Utility - General	543001-53901	\$43.75	
							Check Total	<u>\$43.75</u>
CHECK # 300070								
001	04/27/26	KUA - ACH	040926-8560-ACH	03/04-04/04/26	Utility - General	543001-53901	\$11.36	
							Check Total	<u>\$11.36</u>

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300071								
001	04/30/26	KUA - ACH	040926-8570-ACH	03/04-04/04/26	Utility - General	543001-53901	\$14.64	
							Check Total	<u>\$14.64</u>
CHECK # 300072								
001	04/27/26	KUA - ACH	040926-8580-ACH	03/04-04/04/26	Utility - General	543001-53901	\$14.64	
							Check Total	<u>\$14.64</u>
CHECK # 300073								
001	04/30/26	TOHO WATER AUTHORITY	040126-9760-ACH	03/03-04/01/26	Utility - General	543001-53901	\$92.48	
							Check Total	<u>\$92.48</u>
CHECK # 300074								
001	04/30/26	TOHO WATER AUTHORITY	033026-1900-ACH	02/27-03/30/26	Utility - General	543001-53946	\$575.78	
							Check Total	<u>\$575.78</u>
CHECK # 300075								
001	04/30/26	TOHO WATER AUTHORITY	040126-8540-ACH	3/2-4/1/26	Utility - General	543001-53901	\$8.37	
							Check Total	<u>\$8.37</u>
CHECK # 300076								
001	04/30/26	TOHO WATER AUTHORITY	040126-5010-ACH	03/02-04/01/26	Utility - General	543001-53946	\$6.20	
							Check Total	<u>\$6.20</u>
							Fund Total	<u><u>\$51,229.67</u></u>

SERIES 2020 DEBT SERVICE FUND - 208

CHECK # 1085								
208	04/16/26	OVEROAKS CDD C/O US BANK	04152026-1	Transfer Assessment Collections Series 2020	Due From Other Funds	131000	\$10,749.97	
							Check Total	<u>\$10,749.97</u>
							Fund Total	<u><u>\$10,749.97</u></u>

Total Checks Paid	\$61,979.64
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LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Inframark **Job:** 295 - Overoaks CDD
Date: 2026-05-06 **Time:** 08:27
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	Normal	
3			X					X	Normal	
4	X	X	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	Normal	
12	X	X	X					X	Normal	

Additional Comments

Treated all above sites for terrestrial and emergent grasses as well as Treated ponds 1,4 and 12 for filamentous algae, planktonic algae,hydrilla, duckweed.

Project Photos

Photo 1

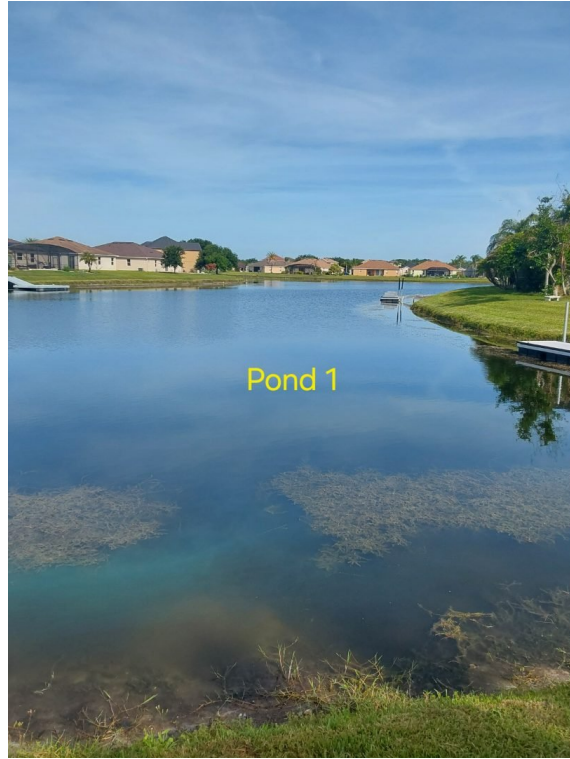


Photo 2



Project Photos

Photo 3



Photo 4



Project Photos

Photo 5



Photo 6



Project Photos

Photo 7

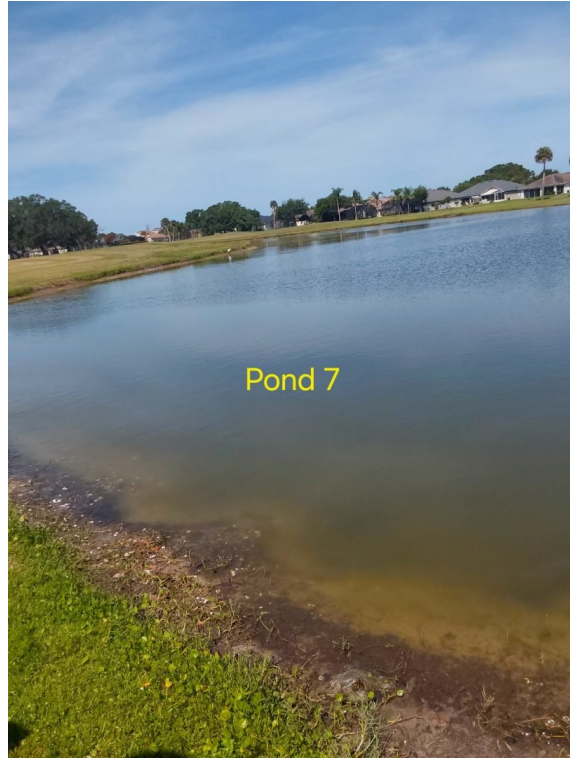


Photo 8



Project Photos

Photo 9

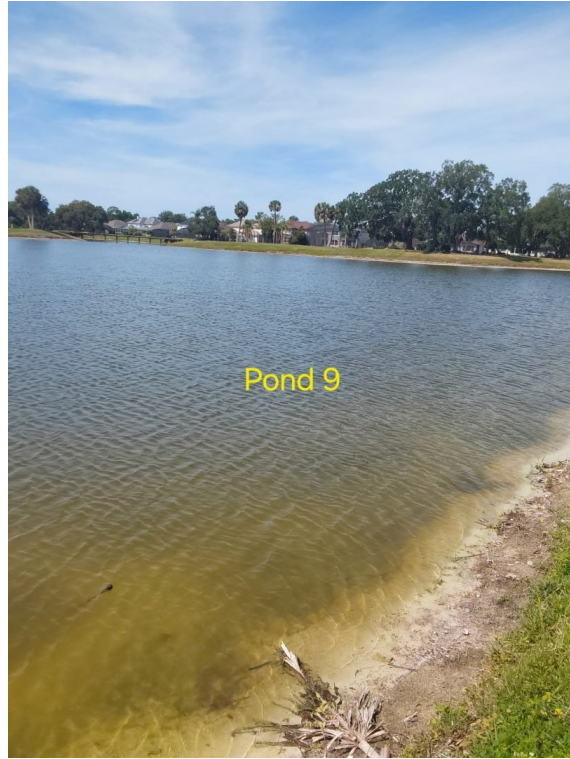


Photo 10



Project Photos

Photo 11



Photo 12



Project Photos

Photo 1



Photo 2



Project Photos

Photo 3



Photo 4





Overoaks CDD May 2026 Field Inspection

Monday, May 11, 2026

Prepared For Board of Supervisors

18 Items Identified

Justin Fisher

Inframark

Item 1 - Plant Replacements

Assigned To: United Land Services

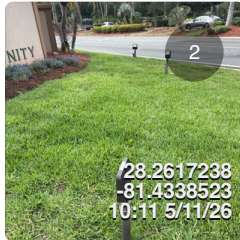
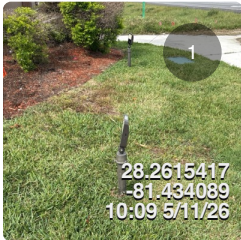
Multiple proposals were approved and the projects have been placed on the schedule. ULS is approx 3-4 weeks out on enhancements.



Item 2 - Electrical Audit/Lamp Replacement

Assigned To: Inframark

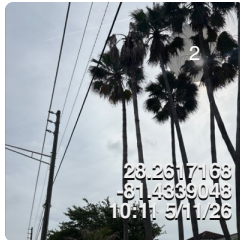
Replacement of Lamp and up lighting audit has been scheduled.



Item 3 - Palm Removal

Assigned To: United Land Services

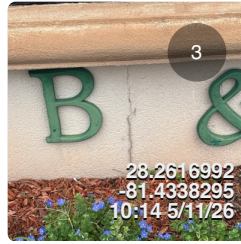
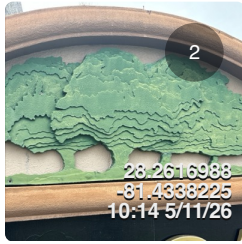
ULS to provide proposal to remove the 3 palms pictured at the main monuments.



Item 4 - Monument Refurbishment

Assigned To: Inframark

Inframark to provide a proposal to repaint/repair the main monuments.



Item 5 - Repair Monument

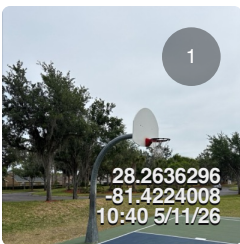
Assigned To: Inframark

Include this in the aforementioned proposal.

Item 6 - Repainted the Playground Equipment

Assigned To: Board Update

Sandblasting and repainting of the playground equipment was completed by Inframark.



Item 7 - Basketball Net

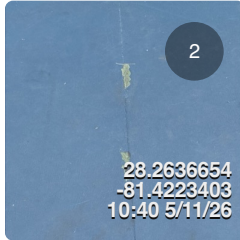
Assigned To: Inframark

Awaiting proposal to replace the entire pole, backboard etc..

Item 8 - Resurfacing Warranty

Assigned To: Board Update

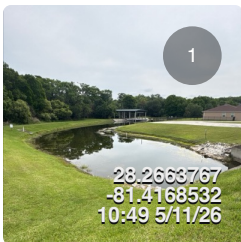
The Board directed District Counsel to reach out to the vendor Mor Sports. A letter was sent, and we are awaiting response from the vendor.



Item 9 - Vinyl Fence Repair

Assigned To: Inframark

Awaiting a proposal from the Inframark maintenance department.



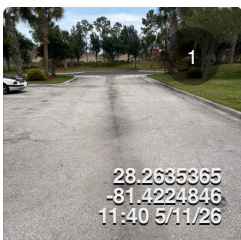
Item 10 - Algae

Assigned To: Crosscreek Environmental

The algae bloom in this pond was addressed and has significantly subsided.

Location:

Boat Lift



Item 11 - Parking Lot Resurfacing

Assigned To: Board Update

We have garnered 3 bids for resurfacing of the parking lot at Shingle Creek Park. Proposals will be presented at the next CDD meeting.

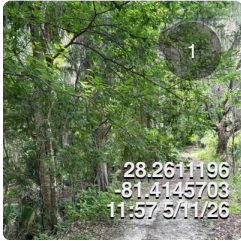
Item 12 - Nature Trail

Assigned To: United Land Services

The nature trail could use some attention. There a few spots where trees need to be limbed up. Some of the path is overgrown in spots.

Location:

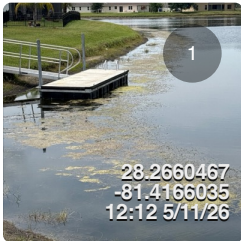
1530 Nature Trail



Item 13 - Algae/Submerged Weeds

Assigned To: Crosscreek Environmental

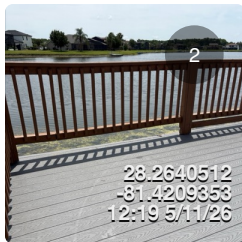
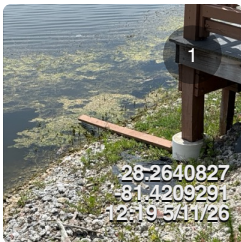
There is some algae present throughout the big lake.

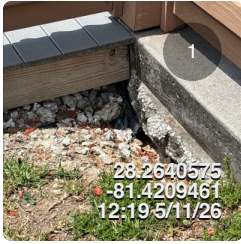


Item 14 - Vandalism

Assigned To: Inframark

Someone has once again kicked out the support at the pergola.





Item 15 - Pest Control

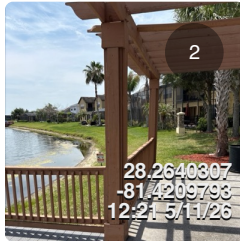
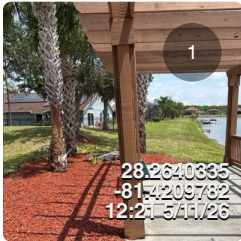
Assigned To: Inframark

It appears something may be burrowing underneath the pergola.

Item 16 - Pergola

Assigned To: District Engineer

The Pergola appears to have a very distinct lean to it.



Item 17 - Pine Removal

Assigned To: United Land Services

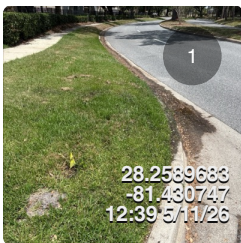
ULS to provide proposal to remove dead pine tree.

Location:

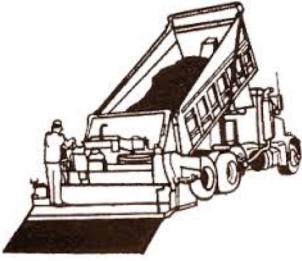
Cypress Oaks Dr & Boating Blvd

Item 18 - Irrigation Repair

The irrigation repair at Eagles Nest was reported to Sentry management as Osceola Property Appraisers indicates this is not CDD property.



ESTIMATE



Service Address

Prepared For

Playground
 Parking Lot,
 Cypress Oaks Drive
 Kissimmee , Fl

Overoaks CDD c/o
 Inframark
 313 Campus St.
 Kissimmee , Fl
 (407) 569-7777

**Central Florida Blacktop Paving Inc. DBA.
 Ambassador Paving**

Estimate # 2289
 Date 05/06/2026

9018 Wading Walk Ln.
 Winter Garden, Florida 34787
 Phone: (407) 520-1609
 Email: ambassadorpaving@icloud.com

Description	Total
mill/grind	\$5,000.00
Mill, grind, cold plane the existing asphalt material (or other existing material) in order to remove or grind off the existing surface area as part of the preparation, usually before new asphalt pavement is installed. The excess milled material is either graded out on site as a base or hauled away as needed.	
Install new asphalt	\$13,500.00
Pave with new asphalt sp 9.5 or 12.5 surface mix (or comparable material). All asphalt material is also compacted with a steel double drum vibratory roller and exposed edges are hand tamped.	
Paint or stripe parking lines	\$1,500.00
Measure and mark out the layout with chalk or string line as needed, paint parking spots with either traffic yellow or white paint, color and striping is to be done per existing layout or otherwise specified per plan. (this does not include the painting of any parking stops or curbs unless otherwise specified in a additional line item.)	
Subtotal	\$20,000.00
Total	\$20,000.00

Final payment is due upon completion of the job. (We do not warranty under growth, cracks, water drainage, or acts of nature beyond our control) ,power steering marks/tire marks are unavoidable with new asphalt, especially in a hot southern climate. New asphalt can take up to six months or longer for all of the residual oils to completely cure out, and in the meantime, the surface temperature of the asphalt can heat up and become pliable again, making it susceptible to tire marks.We are not responsible for any cracked or damaged asphalt,concrete, or ground that might be a result of our dump trucks or equipment driving across in order to access the job site or work area. Also, the height of the new asphalt paving might be higher than the existing ground on either side of the driveway and some landscaping on the owners part may be needed if so desired.

Overoaks CDD c/o Inframark

Mill And Overlay Cypress Oaks Parking Lot

Overoaks CDD Inframark
Justin Fisher

Project:

Cypress Oaks Parking Lot

Cypress Oaks Drive
Kissimmee, Florida 34746



Blake Freeman
Director of Grip & Grin

Service Provider Information

Company Info



Asphalt365
1745 s John Young Parkway
Kissimmee, Florida 34741

P: 407-344-1194
F: 407-348-4194
<https://www.asphalt365.com>

Contact Person

Blake Freeman
Director of Grip & Grin
blake@asphalt365.com
Cell: 407-908-0133
Office 407-344-1194

About Us

We Solve Problems & Make Pavement Maintenance Simple

Asphalt365 provides pavement maintenance and construction services to the residential, commercial, recreational and industrial markets throughout the State of Florida. Our corporate office is located in Kissimmee, Florida.

With thousands of successful projects under our belt, we can proudly say that we are one of the most trusted construction companies in the state of Florida. As you will see with the enclosed, detailed proposal, we demonstrate our value from the first time we meet!

We offer a complete line of exterior facility and property maintenance programs. Our services include asphalt paving, asphalt sealcoating, pavement marking and striping, asphalt repair, and concrete demolition/installation.

Please find the enclosed proposal and do not hesitate to call us with any questions.

Price Breakdown: Cypress Oaks Parking Lot

Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on May 04, 2026. **Job Number:** 2026-394

Item	Description	Cost
1.	Asphalt Milling & Paving - SP. 9.5 - 602 SY	\$30,383.93
2.	Line Striping - Detailed	\$2,750.00
Total:		\$33,133.93

Authorization to Proceed & Contract

You are hereby authorized to proceed with the work as identified in this contract. By signing and returning this contract, you are authorized to proceed with the work as stated.

We understand that if any additional work is required different than stated in the this proposal/contract it must be in a new contract or added to this contract.

Please see all attachments for special conditions that may pertain to aspects of this project.

NOTE: *Due to the current global events, the cost of petroleum has gone up significantly recently and continues to rise daily. The availability of certain materials is unstable and therefore the pricing of it is also unstable. Because of this, our prices can not be locked in at this time. We will do everything we can to mitigate the costs but there may be a change order needed to cover the increases that will be determined just prior to the start of the project based on current market conditions.*

Acceptance

We agree to pay the total sum or balance in full 30 days after the completion of work.

I am authorized to approve and sign this project as described in this proposal as well as identified below with our payment terms and options.

Date: _____



Justin Fisher | MGMT
Overoaks CDD Inframark
313 Campus St
Kissimmee, Florida 34747
jfisher@inframark.com
C: 407-569-7777
O: 407-569-7777

Blake Freeman | Director of Grip & Grin
Asphalt365
1745 s John Young Parkway
Kissimmee, Florida 34741
E: blake@asphalt365.com
C: 407-908-0133
P: 407-344-1194
F: 407-348-4194
<https://www.asphalt365.com>

Asphalt Milling & Paving - SP. 9.5 - 602 SY

1. The area under consideration for new asphalt surface comprises 602 square feet at a depth of 1.5 inch(es) in lifts using SP 9.5 40% asphalt. All work will be completed in 1 trip(s).
2. Entire area will be milled at 1.25 inches; clean and haul away debris.
3. Tack areas with DOT approved primer tack.
4. Pave with paving machine using hot asphalt per job specifications.
5. Roll and compact with steel wheel rollers and rubber tire traffic rollers to industry standards.
6. **Job calls for 50 tons of asphalt. Additional tonnage beyond quoted amount due to site conditions beyond Asphalt365's control (base by others etc) is \$\$185 per ton which includes asphalt, trucking & labor.**

Total Price: \$30,383.93

Line Striping - Detailed

1. We propose to stripe the parking lot in the designated color with the following quantities:
2. **Striping**: Parking Stalls 5 | Handicapped 1 |

Total Price: \$2,750.00

Map: Site Map



Notes:

#1



Notes:

#2



Notes:

#3



Notes:

Included Items:

1. These prices shall be full compensation for preparation, mixing and applying materials in compliance with this specification and for all the tools, equipment, labor and incidentals necessary to complete this project.
2. A certificate of insurance will be issued upon request prior to commencement of work.

Excluded Items:

1. Permits and/or testing & engineering fees are not included in the bid price.
2. MOT to be provided by General Contractor.
3. As Builts provided by General Contractor.
4. Not responsible for any damage to underground utilities not located.
5. Prime and sand is not included unless specifically stated.

Warranties & Guarantees:

1. All work is to be completed in a professional manner according to standard practices.
2. All material is guaranteed to be as specified. Reflective Pavement Markers are excluded from warranty.
3. **** PLEASE NOTE: If existing asphalt or base has less than 2% positive flow, Asphalt365 Inc. cannot insure bird baths will not be present after paving.**

Other Charges That May Apply:

1. Once the work is scheduled and confirmed, any additional mobilizations for Sealcoating due to Mgmt request or lot not being ready/available, will be billed at a rate of \$1,000 each day.
2. Any additional mobilizations for Paving due to Mgmt request or lot not being ready/available, will be billed at a rate of \$2,500 each day.
3. If there are any dumpsters in the scheduled area to be Sealcoated, please have them removed or moved to another area so we can seal under it. If they're not moved, there will be an additional mobilization fee charged to remobilize.
4. Credit card payment surcharge 3.5%
5. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written order and will become an extra charge over and above the estimate.
6. All asphalt work (paving & repairs) will be completed Monday thru Friday unless otherwise specifically stated. If weekend work is desired, there will be an additional plant opening fee.

Customer Responsibilities

1. Job site will be barricaded during work. It is important that all vehicles, people and objects be off the area of work. Tow trucks need to be arranged by Management to be on call to remove vehicles from the scheduled work area. If any vehicles are left in the work area, or persons break through barricades, we cannot be responsible for tracking of materials or paint or damages to vehicles.
2. A365 cannot work around vehicles. Management is responsible for towing when owners fail to comply with paving and or sealcoating schedule.
3. Sprinklers should be off 24 hours prior until 48 hours after our service.
4. Avoid lawn cutting during the same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely.
5. Customer should have any weeds growing in the parking lot treated at least two weeks prior to the commencement of the sealcoating project.

6. Existing cracks with vegetation growing should be prepared with a weed killer for several treatments before we arrive on the job.
7. Please make sure street sweepers are cancelled during the sealcoating projects. Sweepers should not be used on freshly sealcoated properties.
8. Any punch list items must be submitted in writing. No repairs will be made until 90% of the invoice amount has been paid.

Notices:

1. A365 reserves the right to revisit the site if time has elapsed from the original proposal to acceptance.
2. Scheduling changes may be necessary due to weather conditions. We will make every effort to reschedule the work as soon as possible.
3. Due to price fluctuations on materials, A365 reserves the right to withdraw the proposal at any time prior to the commencement of work.
4. Pavement Sealer will take several days to fully cure and is sensitive to animal droppings, tree droppings, water stains from irrigation systems, ponding water and tire markings during this time. This is normal and no reason to be concerned, it will fade over time. Areas of shade will take longer to dry and cure than areas in the direct sunlight.
5. A small amount of "drift spray" on grass may occur where your grass meets pavement. This is normal and will disappear generally after the next mowing.
6. Sealcoating IS NOT crack filler. All existing cracks in the pavement will still be visible after sealcoating.
7. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between A365 and the financially responsible company for which the work will be performed.
8. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the other party, including appellate attorneys' fees.

Deposits and Payments

1. Final payment is due 30 days from project completion.
2. A deposit of 40% is required on all contracts over \$3,000 prior to scheduling.
3. If the duration of the project is longer than 2 weeks, progress invoicing is required.

Please click any of the links below to view and print all documents.

Company Attachments

[Asphalt365 COI 2026](#)

[Asphalt365 W-9](#)



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

Proposal #27493

Created: 05/19/2026

From: Chris Rauscher

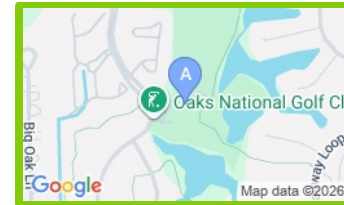
Proposal For

Overoaks CDD

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

Location

1500 The Oaks Blvd
Kissimmee, FL 34746



Customer Contact

inframark@avidbill.com

Terms

Due on receipt

Overoaks CDD - palm removals

ITEM DESCRIPTION	QUANTITY	AMOUNT
A) Palm removal / Flush cut Removal of all debris, cut trunk to lowest height possible without removal of ground soil.	2	\$ 1,170.00
B) Stump grind - Spread chips Palms stumps Stump grind 4"-6" depth; Spread chips on site. Not responsible for underground pipes / utilities.	2	\$ 250.00

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

TOTAL	\$ 1,420.00
--------------	--------------------

Signature

x

Date:

Please sign here to accept the terms and conditions

Contacts

Justin
Jfisher@inframark.com

Sales Reps

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

TERMS OF AGREEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

Job Name: Overseas
 Controller: Curtis A (Lindsay) Anderson
 #/Location: # 793488
 Date: 4/14/26

Page: 1 of 4



Program	Start Time	Seasonal Adjust %	Run Days
A	9:00 PM	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-LX1ME
 Controller Status: Working Conventional
 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		h	S	B	S	M	S										
Turf - Shrub - Annuals		T	T	S	T	B	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 Straigtened / 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.
 * Trouble shoot is needed/valve and wire tracking is needed.
 Tech Name: Ally E. Oyle * we need to run new wire to every single valve.
 * weather sensor Inoperative.
 * 4 Broken valve boxes
 * Only 5 zones are working at the end of the driveway as well as the driveway.

Job Name: Over Oaks

Controller: Controller B (next to lift station)

#/Location: # 793485

Date: 4/14/26

Page: 2 of 4



UNITED
Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	9:00 AM	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: Rain Bird Controller Model: ESP-MP
 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		Spray	Spray	Spray	Spray	Spray	Spray	Spray	Spray	Spray	Spray	Spray	Spray				
Turf - Shrub - Annuals		6/4	6/4	6/4	6/4	6/4	6/4	6/4	6/4	6/4	6/4	6/4	6/4				
Run Time (Program A)		30	30	30	30	30	30	30	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																	

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 Ayala

Job Name: Over Oaks
 Controller: Clark C Commander
 #/Location: # 793485
 Date: 4/14/26

Page: 3 of 4



Program	Start Time	Seasonal Adjust %	Run Days
A	8:00 P.m.	100%	MTWTHFSS
B	6:00 A.m.	100%	MTWTHFSS
C			MTWTHFSS
D			MTWTHFSS
E			MTWTHFSS
F			MTWTHFSS

Controller Make: hubbird Controller Model: ESP-LINE
 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	18
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		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

CONTRACT/MAINT. REPAIRS		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	18
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	18
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	18
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
* More known to valves on Battery Packs.

Job Name: _____
 Controller _____
 #/Location: _____

 Date: _____

Page: 4 of 4



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: _____
 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		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)		30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Run Time (Program B)																	
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

CONTRACT/MAINT. REPAIRS																	
Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straigtened / Adjusted																	

BILLABLE REPAIR																	
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																	
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 be check is open but still no water to the valves. * Gate Valve and Water Meter locking is

Tech Name: Alexandro Oyala Needed.

* 4 Broken Valve Boxes.
 * Once we get the zones up and running we can do an inspection of the system for leaks/breaks. Once we solve the wiring

Job Name: Aerodons Controller D
 Controller: Bonking Blvd / Nature Trail
 #/Location: #793485
 Date: 4/14/26



Page: 1 of 1

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: Bainbird Controller Model: ESP-ME
 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 Centrifigual
 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)																	
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																	
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: * Controller Needs to be replaced, Not working at all.
Bainbird ESP-ME

Tech Name: Alexandro Oyola



Proposal #229040

Date: 4/30/2026

David Remp

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

Property:
Overoaks CDD
,

Brazilian pepper tree removal

Cutting down and clearing out an overgrown Brazilian pepper tree behind the house and in the water

- Homeowner is allowing us to use the passageway between the homes to remove the debris

Labor

Dump fee

chainsaw operator

Default Group \$2,511.20

Property Improvements \$2,511.20

PROJECT TOTAL: \$2,511.20

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.

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

By _____
David Remp
Date 4/30/2026

By _____
Date _____



OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – May 2026

- The next regularly scheduled meeting is on June 23, 2026
- Reminder, 2025 Form 1's are due by July 1st
- Seats up for election Seat 3 (Debbie), Seat 4 (Melissa), and Seat 5 (Erran)
- Boat Lift update, June 17, 2026
- Mirroring Shingle Creek monument flowers
- Lighting update, New fixture and island lighting.

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 24, 2026

Ms. Melinda Gallo
District Administrative Assistant II
Overoaks Community Development District
313 Campus St
Celebration, FL 34747

RE: Overoaks Community Development District – Registered Voters

Dear Ms. Gallo:

Thank you for your letter requesting confirmation of the number of registered voters within the Overoaks Community Development District as of April 15, 2026.

The number of registered voters within the Overoaks CDD is 2,088 as of April 15, 2026.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "M. J. Arrington".

Mary Jane Arrington
Supervisor of Elections



RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OVEROAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Overoaks Community Development District (the “District”) is a special-purpose local government established by Ordinance No. 702, enacted, ordered, and approved on April 22, 2002, by the Osceola County and effective December 20, 1990, pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“Board”) for the District prior to June 15, 2026, a proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 28, 2026
HOUR: 6:00 p.m.
LOCATION: The Hart Memorial Central Library,
211 E Dakin Ave,
Kissimmee, FL 34741

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published

in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26th DAY OF MAY 2026.

ATTEST:

**OVEROAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Exhibit A
Proposed Budget for Fiscal Year 2027

[See following pages]



Overoaks
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

May 26, 2026

CLEAR PARTNERSHIPS



Overoaks
Community Development District

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Overoaks
Community
Development District

Overoaks
Community Development District

Operating Budget
Budget FY2027

Overoaks
Community Development District

General Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$15,869.00	\$0.00	\$15,869.00	0%	\$0.00
Interest - Tax Collector	\$0.00	\$702.00	\$0.00	\$702.00	0%	\$0.00
Special Assmnts- Tax Collector	\$789,045.00	\$735,101.00	\$53,944.00	\$789,045.00	0%	\$789,045.00
Special Assmnts- Discounts	-\$31,562.00	-\$28,406.00	\$0.00	-\$28,406.00	-10%	-\$31,561.80
TOTAL REVENUES	\$757,483.00	\$723,266.00	\$53,944.00	\$777,210.00	3%	\$757,483.20
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	\$12,000.00	\$3,800.00	\$8,200.00	\$12,000.00	0%	\$12,000.00
FICA Taxes	\$918.00	\$153.00	\$765.00	\$918.00	0%	\$918.00
ProfServ-Dissemination Agent	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
ProfServ-Engineering	\$25,000.00	\$683.00	\$24,317.00	\$25,000.00	0%	\$25,000.00
ProfServ-Legal Services	\$25,000.00	\$4,162.00	\$5,965.53	\$10,127.53	-59%	\$25,000.00
ProfServ-Mgmt Consulting	\$67,119.00	\$27,966.00	\$39,153.00	\$67,119.00	0%	\$69,132.57
ProfServ-Property Appraiser	\$1,100.00	\$1,299.00	\$0.00	\$1,299.00	18%	\$1,300.00
ProfServ-Special Assessment	\$3,384.00	\$3,384.00	\$0.00	\$3,384.00	0%	\$3,384.00
ProfServ-Trustee Fees	\$10,000.00	\$5,421.00	\$4,579.00	\$10,000.00	0%	\$7,000.00
Auditing Services	\$7,800.00	\$0.00	\$7,800.00	\$7,800.00	0%	\$7,800.00
Postage and Freight	\$1,000.00	\$11.00	\$989.00	\$1,000.00	0%	\$1,000.00
Insurance - General Liability	\$11,335.00	\$10,208.00	\$1,127.00	\$11,335.00	0%	\$11,229.00
Printing and Binding	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Legal Advertising	\$3,000.00	\$61.00	\$2,939.00	\$3,000.00	0%	\$3,500.00
Miscellaneous Services	\$2,500.00	\$1,578.00	\$922.00	\$2,500.00	0%	\$2,500.00
Misc-Assessment Collection Cost	\$15,781.00	\$14,121.00	\$1,660.00	\$15,781.00	0%	\$15,780.90
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Reserves - Other	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00	0%	\$20,000.00
Total Administrative	\$207,612.00	\$73,022.00	\$119,916.53	\$192,938.53	-7%	\$207,219.47
<i>Field</i>						
ProfServ-Field Management	\$12,915.00	\$5,381.00	\$7,534.00	\$12,915.00	0%	\$13,302.45
Contracts-Landscape	\$172,356.00	\$69,723.00	\$99,936.30	\$169,659.30	-2%	\$169,984.00
Contracts-Lakes	\$41,100.00	\$17,228.00	\$23,872.00	\$41,100.00	0%	\$41,100.00
Utility - General	\$20,000.00	\$5,348.00	\$7,665.47	\$13,013.47	-35%	\$20,000.00
R&M-Irrigation	\$10,000.00	\$0.00	\$0.00	\$0.00	-100%	\$10,000.00
R&M-Parks	\$30,000.00	\$892.00	\$1,278.53	\$2,170.53	-93%	\$30,000.00
R&M-Signage	\$5,000.00	\$1,298.00	\$1,860.47	\$3,158.47	-37%	\$5,000.00
R&M-Equipment Boats	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$0.00
Landscape Maint. - Mulch/Tree Trimming	\$38,500.00	\$12,000.00	\$17,200.00	\$29,200.00	-24%	\$38,500.00
Wetland Maintenance	\$40,000.00	\$0.00	\$40,000.00	\$40,000.00	0%	\$40,000.00
Misc-Contingency	\$100,000.00	\$49,662.00	\$71,182.20	\$120,844.20	21%	\$102,377.28
R&M-Equipment Boats	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	0%	\$30,000.00
R&M-Parks & Facilities	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00	0%	\$50,000.00
Total Field	\$549,871.00	\$161,532.00	\$350,528.97	\$512,060.97	-7%	\$550,263.73
TOTAL EXPENDITURES	\$757,483.00	\$234,554.00	\$470,445.50	\$704,999.50	-7%	\$757,483.20

Overoaks
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$488,712.00	-\$416,501.50	\$72,210.50	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$488,712.00	-\$416,501.50	\$72,210.50	0%	\$0.00
FUND BALANCE, BEGINNING	\$1,044,434.00	\$1,044,434.00	\$0.00	\$1,044,434.00	0%	\$1,116,644.50
FUND BALANCE, ENDING	\$1,044,434.00	\$1,533,146.00	-\$416,501.50	\$1,116,644.50	7%	\$1,116,644.50

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$1,044,434.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$1,044,434.00

Estimated Funds Available - 9/30/2026	\$0.00
--	---------------

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$1,116,644.50
Less: First Quarter Operating Reserve	-\$189,370.80 (1)
Less: Designated Reserves for Capital Projects	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00

Estimated Remaining Undesignated Cash as of 9/30/2027	\$927,273.70
--	---------------------

Notes

(1) Represents approximately 3 months of operating expenditures

Overoaks

Community Development District

General Fund

Budget Narrative

Fiscal Year 2027

REVENUES**Interest - Investments**

The district earns interest income from their Money Market account with BankUnited.

Special Assessment – Tax Collector

The district will levy a Non-Ad Valorem assessment on all sold and plated parcels within the district to pay for the operating expenditure during the Fiscal Year.

Special Assessment – Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Expenditures - Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 scheduled meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's Compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditure.

Professional Services - Dissemination Agent

The district is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service with Ada Site Compliance Inc.

Professional Services-Engineering

The district's engineer will provide general engineering services to the district, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The district's legal counsel will provide general legal services to the district, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Overoaks

Community Development District

General Fund

Budget Narrative

Fiscal Year 2027

Expenditures - Administrative (continued)**Professional Services- Management Services**

The district receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark-Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement with a moderate increase requested this year.

Professional Services - Property Appraiser

The Property Appraiser provides the district with a listing of the legal description of each property parcel within the district boundaries, and the names and addresses of the owners of such property. The district reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budgeted amount for property appraiser costs was based on a unit price per parcel.

Professional Services – Special Assessment

Administrative costs to prepare the District's Special Assessment Roll.

Professional Services - Trustee

The district pays US Bank an annual fee for trustee services on all the Series Capital Improvement Revenue Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The district is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from prior year's engagement letter.

Postage & Freight

Actual postage and/or freight used for District mailings including agenda packages; vendor checks and other correspondence.

Insurance – General Liability

The district's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency. Public Risk Insurance Agency specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior-year premiums plus any anticipated market adjustments.

Printing & Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The district is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

Website annual renewal and any other miscellaneous expenses that incurred during the year

Overoaks

Community Development District

General Fund

Budget Narrative

Fiscal Year 2027

Expenditures - Administrative (continued)**Misc - Assessment Collection Cost**

The district reimburses the Osceola County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The district also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual district filing fee

The district is required to pay an annual fee of \$175 to the Department of Community Affairs.

Expenditures**Professional Service-Field Management****\$13,302.45**

The district has currently a contract with Inframark - Infrastructure Management Services for the operation of the Property and its contractors

Contracts-Landscape**\$169,984.00**

The district has currently a contract with Florida ULS Operating LLC - Scheduled maintenance consists of pruning, mowing, edging, blowing, and applying pest and disease control chemicals to sod. Unscheduled maintenance consists of replacing damaged sod and adding new sod.

Contracts-Lakes**\$41,100.00**

Scheduled maintenance consists of monthly inspections and treatment of lakes. Herbicide will consist of chemical treatments. Algae control will include hand removal and chemical treatments of the lakes and waterways contract with Crosscreek Environmental, Inc.

Utility-General**\$20,000.00**

This is for electricity and reclaimed water for accounts with Kissimmee Utility Authority and TOHO Water Authority.

R&M-Irrigation**\$10,000.00**

Purchase of irrigation supplies, scheduled maintenance includes major repairs and replacements of system components including weather station and irrigation lines.

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Community Development District

General Fund

Budget Narrative

Fiscal Year 2027

R&M-Parks	\$30,000.00
Scheduled maintenance includes repairs and replacements of equipment in the park areas, playground, natural trails maintenance and boatlift maintenance.	
R&M-Signage	\$5,000
Scheduled maintenance of the signage consists of cleaning and general maintenance. Unscheduled maintenance consists of minor repair and replacement, touch-up painting.	
Landscape Maint. -Mulch/Tree Trimming	\$38,800.00
Unscheduled maintenance consists of replacing damaged sod and adding new sod not the agreement the contracted company. In addition, any landscape expenditure is associated with trees, trimming and removal.	
Wetland Maintenance	\$40,000.00
Scheduled maintenance of lakes consists of cleaning and general maintenance.	
Misc. Contingency	\$102,377.28
This category is for any other field-related expenditure that is not covered in other categories.	
R&M-Equipment Boats	\$30,000.00
Scheduled maintenance includes repairs and replacements of equipment in the dock areas, playground, natural trails maintenance and boatlift maintenance.	
R&M-Parks & Facilities	\$50,000.00
Scheduled maintenance includes repairs and replacements of equipment in the park areas, playground, natural trails maintenance and boatlift maintenance.	
Reserve-Other	\$20,000.00
Funds to set aside for major repairs or modifications.	

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Debt Service Budget
Budget FY2027

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Community Development District

Debt Service

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2020 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$3,573.00	\$0.00	\$3,573.00	0%	\$0.00
Special Assmnts- Tax Collector	\$335,246.00	\$311,727.00	\$23,519.00	\$335,246.00	0%	\$335,246.01
Special Assmnts- Discounts	-\$13,410.00	-\$12,312.00	\$0.00	-\$12,312.00	-8%	-\$13,409.84
TOTAL REVENUES	\$321,836.00	\$302,988.00	\$23,519.00	\$326,507.00	1%	\$321,836.17
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$6,705.00	\$5,988.00	\$717.00	\$6,705.00	0%	\$6,704.92
Total Administrative	\$6,705.00	\$5,988.00	\$717.00	\$6,705.00	0%	\$6,704.92
<i>Debt Service</i>						
Principal Debt Retirement	\$240,000.00	\$0.00	\$240,000.00	\$240,000.00	0%	\$245,000.00
Interest Expense	\$71,032.00	\$37,166.00	\$33,866.00	\$71,032.00	0%	\$37,166.25
Total Debt Service	\$311,032.00	\$37,166.00	\$273,866.00	\$311,032.00	0%	\$282,166.25
TOTAL EXPENDITURES	\$317,737.00	\$43,154.00	\$274,583.00	\$317,737.00		\$288,871.17
Excess (deficiency) of revenues Over (under) expenditures	\$4,099.00	\$259,834.00	-\$251,064.00	\$8,770.00	114%	\$32,965.00
OTHER FINANCING SOURCES (USES)						
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$259,834.00	-\$251,064.00	\$8,770.00	0%	\$32,965.00
FUND BALANCE, BEGINNING	\$ 237,694.00	\$237,694.00	\$0.00	\$237,694.00	0%	\$246,464.00
FUND BALANCE, ENDING	\$237,694.00	\$497,528.00	-\$251,064.00	\$246,464.00	4%	\$279,429.00
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2020 Bonds	\$2,932,999.89	\$2,702,999.86	\$2,462,999.84			\$2,217,999.81

Overoaks

Community Development District

*Debt Service Fund***AMORTIZATION SCHEDULE**

Capital Improvement Revenue Refunding Bonds, Series 2020

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/1/2026	\$2,462,999.84			\$33,866.25	
5/1/2027	\$2,462,999.84	2.750%	\$245,000.00	\$33,866.25	\$312,732.50
11/1/2027	\$2,217,999.81			\$30,497.50	
5/1/2028	\$2,217,999.81	2.750%	\$250,000.00	\$30,497.50	\$310,994.99
11/1/2028	\$1,967,999.78			\$27,060.00	
5/1/2029	\$1,967,999.78	2.750%	\$260,000.00	\$27,060.00	\$314,119.99
11/1/2029	\$1,707,999.75			\$23,485.00	
5/1/2030	\$1,707,999.75	2.750%	\$265,000.00	\$23,485.00	\$311,969.99
11/1/2030	\$1,442,999.73			\$19,841.25	
5/1/2031	\$1,442,999.73	2.750%	\$275,000.00	\$19,841.25	\$314,682.49
11/1/2031	\$1,167,999.70			\$16,060.00	
5/1/2032	\$1,167,999.70	2.750%	\$280,000.00	\$16,060.00	\$312,119.99
11/1/2032	\$887,999.67			\$12,210.00	
5/1/2033	\$887,999.67	2.750%	\$290,000.00	\$12,210.00	\$314,419.99
11/1/2033	\$597,999.64			\$8,222.50	
5/1/2034	\$597,999.64	2.750%	\$295,000.00	\$8,222.50	\$311,444.99
11/1/2034	\$302,999.62			\$4,166.24	
5/1/2035	\$302,999.62	2.750%	\$303,000.00	\$4,166.24	\$311,332.49
Total			\$3,765,000.00	\$836,208.46	\$4,601,208.46

Overoaks

Community Development District

*Debt Services Funds***Budget Narrative**

Fiscal Year 2027

REVENUES**Interest - Investments**

The district earns interest income on their trust accounts with US Bank.

Special Assessment – Tax Collector

The district will levy a Non-Ad Valorem assessment on all sold and plated parcels within the district to pay for the debt service expenditures during the Fiscal Year.

Special Assessment – Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES***Expenditures - Administrative*****Misc - Assessment Collection Cost**

The district reimburses the Osceola County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The district also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Expenditures – Debt Service**Principal Debt Retirement**

The district pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The district pays interest expense on the debt twice during the year.

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Community Development District

Supporting Budget Schedule
Budget FY2027

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026**

Village	General Fund The Oaks O&M			Debt Service Funds			Total Assessments per Unit				Units
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	\$ Change	Percent Change	
Eagles Nest	\$543.42	\$543.42	0%	\$0.00	\$0.00	n/a	\$543.42	\$543.42	\$0.00	0%	84
Phase 1A-1	\$543.42	\$543.42	0%	\$0.00	\$0.00	n/a	\$543.42	\$543.42	\$0.00	0%	141
Osprey Cove	\$543.42	\$543.42	0%	\$0.00	\$0.00	n/a	\$543.42	\$543.42	\$0.00	0%	116
Phase 1A-2	\$543.42	\$543.42	0%	\$0.00	\$0.00	n/a	\$543.42	\$543.42	\$0.00	0%	166
The Oaks Phase 1B-1	\$543.42	\$543.42	0%	\$0.00	\$0.00	n/a	\$543.42	\$543.42	\$0.00	0%	397
Tournament Court	\$543.42	\$543.42	0%	\$0.00	\$0.00	n/a	\$543.42	\$543.42	\$0.00	0%	13
Shingle Creek Reserve 37ft	\$543.42	\$543.42	0%	\$513.51	\$513.51	0%	\$1,056.93	\$1,056.93	\$0.00	0%	144
Shingle Creek Reserve 60ft	\$543.42	\$543.42	0%	\$643.92	\$643.92	0%	\$1,187.34	\$1,187.34	\$0.00	0%	247
Shingle Creek Reserve 70ft	\$543.42	\$543.42	0%	\$725.43	\$725.43	0%	\$1,268.85	\$1,268.85	\$0.00	0%	144
											1,452

Overoaks CDD
April 28, 2026

49 treatment. Mr. Greene also discussed the satellite monitoring program and requested direction from
50 the Board regarding distribution preferences. Following discussion, the Board and staff agreed that
51 the reports would be sent to the District Manager for distribution to the Board.

52 **C. Inframark Field Services**

53 **i. Field Inspection Report**

54 Mr. Fisher reviewed his recent field inspection conducted with Ms. Palomino and representatives
55 from United Land Services. Mr. Fisher also advised the Board that he located a replacement light
56 fixture similar to the previously damaged fixture and would coordinate with an electrician to confirm
57 compatibility and proper installation prior to proceeding.

58 The Board also discussed damage to turf areas caused by the City. Ms. Trucco will work toward
59 resolving the matter.

60 Mr. Fisher reviewed additional items requiring attention throughout the District, including
61 signage that needed to be straightened, maintenance concerns regarding a parcel not owned by the
62 District, cracks observed in the newly resurfaced courts, replacement of basketball hoops, and
63 resurfacing of the playground parking lot. Ms. Trucco advised that District Counsel would
64 coordinate outreach regarding potential warranty claims associated with the court resurfacing issues.

65 **D. United Land Services**

66 **i. Review of Irrigation Report**

67 Ms. Trautz thanked the representatives from United Land Services for attending the meeting.
68 Ms. Trautz then reviewed and presented the proposals submitted by United Land Services to the
69 Board.

70 **ii. Consideration of Irrigation Repairs Proposal**

71 On MOTION by Mr. Muenz, seconded by Ms. Palomino, with all in favor,
72 the Irrigation Repairs Proposal in the amount of \$5,363.14 was approved.
73 (5-0)

74
75 Representatives from United Land Services also discussed the need for an additional irrigation
76 controller replacement.

77 On MOTION by Mr. Muenz, seconded by Ms. Allen, with all in favor,
78 authorization was granted to the Chairperson to approve and execute,
79 outside of a meeting, an additional irrigation controller replacement
80 proposal in an amount not to exceed \$5,000.00. (5-0)

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82 **iii. Consideration of Dump Pile Removal Proposal**

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Overoaks CDD
April 28, 2026

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On MOTION by Mr. Muenz, seconded by Ms. Palomino, with all in favor, Proposal No. 220874 for dump pile removal services in the amount of \$876.94 was approved. (5-0)

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The Board discussed debris concerns associated with the affected property location. Ms. Trucco advised that District Counsel would send correspondence to the residents providing until May 17, 2026, to resolve the matter. The Board further directed that if the matter was not resolved by that date, United Land Services would complete the work and the costs would be billed back to the applicable resident(s).

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On MOTION by Ms. Palomino, seconded by Mr. Thies, with all in favor, Proposal No. 220886 for pond debris removal services in the amount of \$2,064.60 was approved, subject to the residents being provided until May 17, 2026, to resolve the matter. (5-0)

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v. Consideration of Frost-Damaged Plant Replacement Proposal

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On MOTION by Mr. Muenz, seconded by Ms. Palomino, with all in favor, Proposal No. 220903 for frost-damaged plant replacement services in the amount of \$1,862.59 was approved. (5-0)

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vi. Consideration of Front Entrance Enhancement Proposal

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On MOTION by Mr. Muenz, seconded by Mr. Thies, with all in favor, revised Proposal No. 220864 for front entrance enhancement services in the amount of \$3,827.04 was approved. (5-0)

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vii. Consideration of Juniper Plant Installation Proposal

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On MOTION by Ms. Palomino, seconded by Ms. Allen, with all in favor, Proposal No. 220891 for juniper plant installation services in the amount of \$928.78 was approved. (5-0)

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Mr. Muenz inquired regarding two palm trees that had not been removed. Mr. Perez advised that District Management would follow up with Advance Tree Pros regarding the matter.

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The Board also discussed concerns regarding dog waste stations throughout the community not being properly maintained.

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E. District Engineer

i. Consideration of Engineer's Estimate of Construction Cost

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Mr. Hamstra discussed the shoreline repairs project and reviewed the anticipated dates and timeframes associated with the bid process.

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On MOTION by Ms. Palomino, seconded by Mr. Muenz, with all in favor, the Engineer’s Estimate of Construction Cost and authorization to proceed with the request for proposals process, subject to staff final review and approval, was approved. (5-0)

Mr. Hamstra also discussed resident encroachments near wetland areas. Discussion further ensued regarding the ditch area located near 1401 Flamingo.

Following discussion, the Board directed District staff and the District Engineer to inspect the swale area, evaluate clearing options, and report back to the Board regarding the Flamingo matter.

F. District Counsel

i. Discussion of Boat Lift Ownership/Maintenance

Ms. Trucco discussed various items affecting the District, including matters brought forward during the meeting. Ms. Trucco also advised the Board that MBS was anticipated to present financing options to the Board at either the May or June meeting.

Ms. Trucco further discussed ownership of the boat lift and reviewed how the Community Development District came to own the asset.

G. District Manager

i. Discussion of Fiscal Year 2027 Budget

Mr. Perez discussed the boat lift repair vendor and the anticipated timeframe for repairs. Mr. Thies advised that he had also spoken with the vendor and provided additional details regarding the matter.

Mr. Perez then discussed upcoming meeting dates and the reasons for the changes in meeting times.

Mr. Perez also reviewed the preliminary budget with the Board and distributed copies for review. Mr. Perez advised that the proposed budget would be presented at the May 26, 2026 meeting.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held March 24, 2026

On MOTION by Ms. Palomino, seconded by Ms. Allen, with all in favor, the Minutes from the March 24, 2026 meeting were approved. (5-0)

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Muenz inquired regarding the road matter. Ms. Trucco advised that there were no updates at this time regarding any changes.

SEVENTH ORDER OF BUSINESS

Adjournment

Overoaks CDD
April 28, 2026

161 There being no further business,

162

163

On MOTION by Ms. Allen, seconded by Ms. Palomino, with all in favor,
the meeting was adjourned at 7:37 p.m. (5-0)

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Secretary/Assistant Secretary

Chairperson/Vice Chairperson