



Overoaks Community Development District

June 23, 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, June 23, 2026, at 6:00 p.m.

The Regular Meeting of the **Overoaks Community Development District** will be held on Tuesday, June 23, 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. STAFF REPORTS

- A. Financial OverviewP. 4
- B. Crosscreek ReportP. 46
- C. Inframark Field Services
 - i. Field Inspection ReportP. 53
 - ii. Consideration of Inframark Maintenance Solutions Basketball Hoop
Realignment and Backboard Replacement ProposalP. 61
 - iii. Consideration of Inframark Parking Lot Rehabilitation Program ProposalP. 68
 - iv. Consideration of Ambassador Paving Playground Parking Lot Resurfacing Proposal.....P. 74
 - v. Consideration of Asphalt365 Cypress Oaks Playground Parking Lot
Resurfacing Proposal.....P. 76
- D. United Land Services
 - i. Consideration of United Land Services Hurricane Preparedness and Storm
Cleanup Services Pre-Authorization LetterP. 87

E. District Engineer

F. District Counsel

G. District Manager

i. District Manager Report

5. BUSINESS ITEMS

A. Discussion Regarding FDOT Road Improvement ProjectP. 89

6. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held May 26, 2026.....P. 90

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

*Overoaks
Community
Development
District*

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



OVEROAKS
Community Development District

Financial Statements

(Unaudited)

May 31, 2026

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OVEROAKS

Community Development District

Governmental Funds**Balance Sheet**

May 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 548,945	\$ -	\$ 548,945
Cash with Fiscal Agent	-	8,130	8,130
Due From Other Funds	-	4,665	4,665
Investments:			
Money Market Account	895,868	-	895,868
Revenue Fund	-	228,207	228,207
Prepaid Items	898	-	898
Deposits	1,070	-	1,070
TOTAL ASSETS	\$ 1,446,781	\$ 241,002	\$ 1,687,783
<u>LIABILITIES</u>			
Accounts Payable	\$ 21,709	\$ -	\$ 21,709
Accrued Expenses	2,000	-	2,000
Due To Other Funds	4,665	-	4,665
TOTAL LIABILITIES	28,374	-	28,374
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	898	-	898
Deposits	1,070	-	1,070
Restricted for:			
Debt Service	-	241,002	241,002
Assigned to:			
Operating Reserves	157,286	-	157,286
Reserves - Other	60,000	-	60,000
Unassigned:			
	1,199,153	-	1,199,153
TOTAL FUND BALANCES	\$ 1,418,407	\$ 241,002	\$ 1,659,409
TOTAL LIABILITIES & FUND BALANCES	\$ 1,446,781	\$ 241,002	\$ 1,687,783

OVEROAKS

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 25,908	\$ 25,908	0.00%
Interest - Tax Collector	-	-	751	751	0.00%
Special Assmnts- Tax Collector	789,045	789,045	777,025	(12,020)	98.48%
Special Assmnts- Discounts	(31,562)	(31,562)	(28,897)	2,665	91.56%
TOTAL REVENUES	757,483	757,483	774,787	17,304	102.28%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	8,000	6,800	1,200	56.67%
FICA Taxes	918	612	153	459	16.67%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	25,000	16,667	46,530	(29,863)	186.12%
ProfServ-Legal Services	25,000	16,667	15,785	882	63.14%
ProfServ-Mgmt Consulting	67,119	44,746	44,746	-	66.67%
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	5,500	2,300	70.51%
Postage and Freight	1,000	667	11	656	1.10%
Insurance - General Liability	11,335	11,335	10,208	1,127	90.06%
Printing and Binding	500	333	-	333	0.00%
Legal Advertising	3,000	2,000	(6)	2,006	-0.20%
Miscellaneous Services	2,500	1,667	1,469	198	58.76%
Misc-Assessment Collection Cost	15,781	15,781	14,963	818	94.82%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	187,612	141,934	156,438	(14,504)	83.38%
Physical Environment					
Capital - Park	25,000	16,667	-	16,667	0.00%
Capital - Boat Lift	50,000	33,333	-	33,333	0.00%
Total Physical Environment	75,000	50,000	-	50,000	0.00%
Field					
ProfServ-Field Management	12,915	8,610	8,610	-	66.67%
Contracts-Landscape	172,356	114,904	112,219	2,685	65.11%
Contracts-Lakes	41,100	27,400	24,078	3,322	58.58%
Utility - General	20,000	13,333	9,807	3,526	49.04%
R&M-Irrigation	10,000	10,000	345	9,655	3.45%
R&M-Parks	30,000	20,000	2,113	17,887	7.04%
R&M-Signage	5,000	3,333	1,298	2,035	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	26,667	-	26,667	0.00%
Misc-Contingency	100,000	66,667	58,417	8,250	58.42%
Reserve - Other	20,000	-	-	-	0.00%
Total Field	494,871	334,414	244,375	90,039	49.38%
TOTAL EXPENDITURES	757,483	526,348	400,813	125,535	52.91%

OVEROAKS

Community Development District

General Fund

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Excess (deficiency) of revenues					
Over (under) expenditures	-	231,135	373,974	142,839	0.00%
Net change in fund balance	\$ -	\$ 231,135	\$ 373,974	\$ 142,839	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,044,434	1,044,434	1,044,434		
FUND BALANCE, ENDING	\$ 1,044,434	\$ 1,275,569	\$ 1,418,407		

OVEROAKS

Community Development District

Series 2020 Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 7,735	\$ 7,735	0.00%
Special Assmnts- Tax Collector	335,246	335,246	329,505	(5,741)	98.29%
Special Assmnts- Discounts	(13,410)	(13,410)	(12,254)	1,156	91.38%
TOTAL REVENUES	321,836	321,836	324,986	3,150	100.98%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	6,705	6,705	6,345	360	94.63%
Total Administration	6,705	6,705	6,345	360	94.63%
Debt Service					
Principal Prepayments	-	-	1,000	(1,000)	0.00%
Principal Debt Retirement A-1	240,000	240,000	240,000	-	100.00%
Interest Expense Series A-1	71,032	71,032	74,333	(3,301)	104.65%
Total Debt Service	311,032	311,032	315,333	(4,301)	101.38%
TOTAL EXPENDITURES	317,737	317,737	321,678	(3,941)	101.24%
Excess (deficiency) of revenues Over (under) expenditures	4,099	4,099	3,308	(791)	80.70%
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	\$ 4,099	\$ 3,308	\$ (791)	80.70%
FUND BALANCE, BEGINNING (OCT 1, 2025)	237,694	237,694	237,694		
FUND BALANCE, ENDING	\$ 241,793	\$ 241,793	\$ 241,002		

OVEROAKS
Community Development District

Supporting Schedules

May 31, 2026

OVEROAKS

Community Development District

All Funds

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

					ALLOCATION BY FUND		
					General Fund	Debt Service Fund	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross amount	The Oaks Master Association	Series 2020	
Assessments Levied FY 2026				\$ 1,123,647	\$ 789,045	\$ 334,602	
Allocation %				100%	70%	30%	
11/14/25	\$ 14,870	\$ 805	\$ 303	\$ 15,978	\$ 11,220	\$ 4,758	
11/20/25	\$ 72,520	\$ 3,022	\$ 1,480	\$ 77,022	\$ 54,086	\$ 22,936	
11/20/25	\$ 121	\$ -	\$ 2	\$ 124	\$ 87	\$ 37	
12/12/25	\$ 785,458	\$ 33,397	\$ 16,030	\$ 834,884	\$ 586,270	\$ 248,614	
12/22/25	\$ 76,083	\$ 3,153	\$ 1,553	\$ 80,789	\$ 56,732	\$ 24,058	
01/12/26	\$ 7,299	\$ 226	\$ 149	\$ 7,674	\$ 5,389	\$ 2,285	
01/12/26	\$ 15,644	\$ 484	\$ 319	\$ 16,447	\$ 11,550	\$ 4,898	
02/09/26	\$ 1,130	\$ 5	\$ 23	\$ 1,157	\$ 813	\$ 345	
02/09/26	\$ 12,246	\$ 255	\$ 250	\$ 12,751	\$ 8,954	\$ 3,797	
03/10/26	\$ 603	\$ -	\$ 12	\$ 616	\$ 432	\$ 183	
03/10/26	\$ 15,129	\$ 179	\$ 309	\$ 15,617	\$ 10,966	\$ 4,650	
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	
05/08/26	\$ 15,064	\$ (366)	\$ 307	\$ 15,006	\$ 10,537	\$ 4,468	
05/08/26	\$ 601	\$ (13)	\$ 12	\$ 600	\$ 421	\$ 179	
Total	\$ 1,044,071	\$ 41,151	\$ 21,308	\$ 1,106,530	\$ 777,025	\$ 329,505	
% COLLECTED					98%	98%	98%
TOTAL OUTSTANDING					\$ 17,117	\$ 12,020	\$ 5,097

Cash and Investment Report
May 31, 2026

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley National Bank	n/a	n/a	3.53%	\$548,945
				Subtotal	\$548,945
Money Market	BankUnited	Money Market Fund	n/a	3.40%	\$285,054
Money Market	Hancock	Money Market Fund	n/a	2.50%	\$250,876
Money Market	SeaCoast Bank	Money Market Fund	n/a	2.50%	\$256,335
Money Market	Truist Bank	Money Market Fund	n/a	2.47%	\$103,603
				Subtotal	\$895,868

DEBT SERVICE FUNDS

Series 2020 Revenue Fund	US Bank	Commercial Paper	n/a	3.50%	\$228,207
				Subtotal	\$228,207
				Total	\$1,673,020

Bank Account Statement

Overoaks CDD

Bank Account No. 1201
Statement No. 05-26

Statement Date 05/31/2026

G/L Account No. 101003 Balance	548,945.14	Statement Balance	588,900.09
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	588,900.09
Subtotal	548,945.14	Outstanding Checks	-39,954.95
Negative Adjustments	0.00		
		Ending Balance	548,945.14
Ending G/L Balance	548,945.14		

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
03/30/2026	Payment	300059	TOHO WATER AUTHORITY	Inv: 032926 ACH	-425.67
05/21/2026	Payment	100135	PEGASUS ENGINEERING	Inv: 228398	-7,551.56
05/21/2026	Payment	100136	OVEROAKS CDD C/O US BANK	Inv: 05142026-1	-8,129.90
05/21/2026	Payment	100137	LATHAM, LUNA, EDEN & BEAUDINE LLP	Inv: 152729	-5,946.40
05/27/2026	Payment	100140	FLORIDA ULS OPERATING LLC	Inv: 207112	-14,165.33
05/27/2026	Payment	100141	CROSSCREEK ENVIRONMENTAL, INC.	Inv: 26326	-3,425.00
05/29/2026	Payment	300078	KUA - ACH	Inv: 051126-3350-ACH	-32.38
05/29/2026	Payment	300079	KUA - ACH	Inv: 051126-8540-ACH	-41.10
05/29/2026	Payment	300080	KUA - ACH	Inv: 051126-8560-ACH	-11.36
05/29/2026	Payment	300082	KUA - ACH	Inv: 051126-8580-ACH	-14.31
05/29/2026	Payment	300085	KUA - ACH	Inv: 051126-1900-ACH	-11.50
Total Outstanding Checks					-39,954.95

OVEROAKS
Community Development District

Check Register

5/1/2026-5/31/2026

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100132								
001	05/04/26	CROSSCREEK ENVIRONMENTAL, INC.	25647	April 2026 Monthly pond services	Contracts-Lakes	534084-53901	\$3,425.00	
							Check Total	<u>\$3,425.00</u>
CHECK # 100133								
001	05/07/26	INFRAMARK LLC	178426	May 2026 District Management Services	ProfServ-Mgmt Consulting	531027-51201	\$5,593.25	
001	05/07/26	INFRAMARK LLC	178426	May 2026 District Management Services	ProfServ-Field Management	531016-53901	\$1,076.26	
001	05/07/26	INFRAMARK LLC	178426	May 2026 District Management Services	Miscellaneous Services	549001-51301	\$495.00	
							Check Total	<u>\$7,164.51</u>
CHECK # 100134								
001	05/21/26	BERGER, TOOMBS, ELAM & FRANK	375058	September 2025 Audit	Auditing Services	532002-51301	\$5,500.00	
							Check Total	<u>\$5,500.00</u>
CHECK # 100135								
001	05/21/26	PEGASUS ENGINEERING	228398	April 4, 2026 District Engineer services	ProfServ-Engineering	531013-51501	\$7,551.56	
							Check Total	<u>\$7,551.56</u>
CHECK # 100137								
001	05/21/26	LATHAM, LUNA, EDEN & BEAUDINE LLP	152729	April 2026 District counsel services	ProfServ-Legal Services	531023-51401	\$5,946.40	
							Check Total	<u>\$5,946.40</u>
CHECK # 100138								
001	05/21/26	INFRAMARK LLC	1166880	5/11/2026 Playground Equipment Restoration	R&M-Parks	546066-53901	\$1,220.85	
							Check Total	<u>\$1,220.85</u>
CHECK # 100139								
001	05/27/26	OSCEOLA NEWS-GAZETTE	F7BA084D-0146	LEGAL NOTICE	Legal Advertising	548002-51301	\$53.53	
							Check Total	<u>\$53.53</u>
CHECK # 100140								
001	05/27/26	FLORIDA ULS OPERATING LLC	207112	May 2026 Monthly landscape services	Contracts-Landscape	534050-53901	\$14,165.33	
							Check Total	<u>\$14,165.33</u>
CHECK # 100141								
001	05/27/26	CROSSCREEK ENVIRONMENTAL, INC.	26326	May 2026 Monthly Pond Services	Contracts-Lakes	534084-53901	\$3,425.00	
							Check Total	<u>\$3,425.00</u>
CHECK # 300077								
001	05/08/26	VERIZON - ACH	6140526136	3/9-4/8/26	Misc-Contingency	549900-53901	\$83.60	
							Check Total	<u>\$83.60</u>
CHECK # 300078								
001	05/29/26	KUA - ACH	051126-3350-ACH	BILL PRD 4/11-5/11/26	Utility - General	543001-53945	\$32.38	
							Check Total	<u>\$32.38</u>
CHECK # 300079								
001	05/29/26	KUA - ACH	051126-8540-ACH	BILL PRD 4/4-5/4/26	Utility - General	543001-53945	\$41.10	
							Check Total	<u>\$41.10</u>
CHECK # 300080								
001	05/29/26	KUA - ACH	051126-8560-ACH	BILL PRD 4/4-5/5/26	Utility - General	543001-53945	\$11.36	
							Check Total	<u>\$11.36</u>

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300082								
001	05/29/26	KUA - ACH	051126-8580-ACH	BILL PRD 4/04-5/4/26	Utility - General	543001-53945	\$14.31	
							Check Total	<u>\$14.31</u>
CHECK # 300085								
001	05/29/26	KUA - ACH	051126-1900-ACH	MAY 26	Utility - General	543001-53945	\$11.50	
							Check Total	<u>\$11.50</u>
CHECK # 300088								
001	05/28/26	TOHO WATER AUTHORITY	030326-9760A-ACH	2/2-3/3/26	Utility - General	543001-53945	\$335.32	
							Check Total	<u>\$335.32</u>
CHECK # DD0063								
001	05/28/26	TOHO WATER AUTHORITY	042926-1900-ACH	03/30-4/29/26	Utility - General	543001-53945	\$407.52	
							Check Total	<u>\$407.52</u>
CHECK # DD0064								
001	05/28/26	TOHO WATER AUTHORITY	050126-8540-ACH	Bill Period 4/1-5/1/26	Utility - General	543001-53945	\$8.37	
							Check Total	<u>\$8.37</u>
CHECK # DD0065								
001	05/28/26	TOHO WATER AUTHORITY	050126-9760-ACH	4/1-5/1/26 Water	Utility - General	543001-53945	\$156.92	
							Check Total	<u>\$156.92</u>
CHECK # DD0066								
001	05/28/26	TOHO WATER AUTHORITY	040126-9760-ACH	03/03-04/01/26	Utility - General	543001-53901	\$92.48	
							Check Total	<u>\$92.48</u>
CHECK # DD0067								
001	05/28/26	TOHO WATER AUTHORITY	040126B-9760-ACH	Invoice 031716	Utility - General	543001-53945	\$24.61	
							Check Total	<u>\$24.61</u>
CHECK # DD0068								
001	05/28/26	TOHO WATER AUTHORITY	030326-9760-ACH	0202-03/03/26	Utility - General	543001-53946	\$156.24	
							Check Total	<u>\$156.24</u>
							Fund Total	<u><u>\$49,827.89</u></u>
<hr/> SERIES 2020 DEBT SERVICE FUND - 208 <hr/>								
CHECK # 100136								
208	05/21/26	OVEROAKS CDD C/O US BANK	05142026-1	Transfer Assessment Collections Series 2020	Due From Other Funds	131000	\$8,129.90	
							Check Total	<u>\$8,129.90</u>
							Fund Total	<u><u>\$8,129.90</u></u>
							Total Checks Paid	<u><u>\$57,957.79</u></u>

Overoaks CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
BERGER, TOOMBS, ELAM & FRANK	3/20/2026	375058	\$5,500.00			September 2025 Audit
CROSSCREEK ENVIRONMENTAL, INC.	5/18/2026	26326	\$3,425.00			May 2026 Monthly Pond Services
FLORIDA ULS OPERATING LLC	5/22/2026	207112	\$14,165.33			May 2026 Monthly landscape services
INFRAMARK LLC	5/1/2026	178426	\$5,593.25			May 2026 District Management Services
INFRAMARK LLC	5/1/2026	178426	\$1,076.26			May 2026 Field Management Services
INFRAMARK LLC	5/1/2026	178426	\$495.00	\$7,164.51		May 2026 Record storage fee
INFRAMARK LLC	5/11/2026	1166880	\$1,220.85		\$8,385.36	5/11/2026 Playground Equipment Restoration
LATHAM, LUNA, EDEN & BEAUDINE LLP	5/12/2026	152729	\$5,946.40			April 2026 District counsel services
OSCEOLA NEWS-GAZETTE	5/18/2026	F7BA084D-0146	\$53.53			LEGAL AD
OVEROAKS CDD C/O US BANK	5/14/2026	05142026-1	\$8,129.90			Transfer Assessment Collections Series 2020
PEGASUS ENGINEERING	4/30/2026	228398	\$7,551.56			April 4, 2026 District Engineer services
VERIZON - ACH	4/8/2026	6140526136	\$83.60			INTERNET SERVICE
VERIZON - ACH	5/8/2026	6143042755	\$83.60		\$167.20	INTERNET SERVICE
Miscellaneous Subtotal			\$53,324.28			
TOTAL			\$53,324.28			



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

*OVEROAKS COMMUNITY DEVELOPMENT DISTRICT
ATTN: STEPHEN BLOOM, FINANCE DIRECTOR
11555 HERON BAY BLVD
SUITE 201
CORAL SPRINGS, FL 33076*

Statement Date 04/30/2026
Client No. 17493.001

AMOUNT ENCLOSED \$ _____

PLEASE RETURN THIS PORTION WITH REMITTANCE
PAYMENTS RECEIVED AFTER THE BILLING DATE ABOVE WILL APPEAR ON YOUR NEXT STATEMENT

<i>Invoice</i>	<i>Date</i>	<i>Description</i>	<i>Charge</i>	<i>Credit</i>	<i>Balance</i>
Opening Balance As Of 05/01/2026					
375058	03/20/2026	Prior Invoice	5,500.00		5,500.00
				Current Balance	\$ 5,500.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay
Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL
Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

*OVEROAKS COMMUNITY DEVELOPMENT DISTRICT
11555 HERON BAY BLVD
SUITE 201
CORAL SPRINGS, FL 33076*

*Invoice No. 375058
Date 03/20/2026
Client No. 17493*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2025.

Total Invoice Amount \$ 5,500.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



Crosscreek Environmental Inc.
 111 61st Street East
 Palmetto, FL 34221

Invoice

Date: 5/18/2026
Invoice # 26326
Due Date: 6/17/2026

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

Project Info
 Current Month's Maintenance

P.O. #
Terms: Net 30

Description	Amount
<p>Monthly stormwater pond maintenance of nuisance and exotic vegetation located within perimeter of the twelve (12) ponds onsite. Treatments to occur twice a month for a total of twenty four (24) visits per year.</p> <p>Maintenance services to include the following: * Algae control * Floating vegetation control * Shoreline vegetation control * Submersed vegetation control * Aquatics consulting * Management reporting * Littoral shelf maintenance * Free Retreats * Installation of up to 800 free beneficial aquatic plants per year * Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor</p> <p>Total maintenance cost = \$3,425/Month (\$41,100 Annually)</p> <p>**Maintenance price to be locked at above rate through 2025**</p>	<p>3,425.00</p>

Thank you for your business

Subtotal
Sales Tax (0.0%)
Total
Payments/Credits
Balance Due

Crosscreek Environmental Inc.



Crosscreek Environmental Inc.
 111 61st Street East
 Palmetto, FL 34221

Invoice

Date: 5/18/2026
Invoice # 26326
Due Date: 6/17/2026

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

Project Info
 Current Month's Maintenance

P.O. #
Terms: Net 30

Description	Amount
<p>This agreement shall remain in effect for a period of one (1) year from the date of execution and will automatically renew on the anniversary date for successive one-year terms. Each renewal may be subject to a discretionary price adjustment.</p> <p>In the event that the customer is dissatisfied with the aquatic services provided, and it is determined that the condition of the aquatic management area has deteriorated as a result of negligence on the part of Crosscreek Environmental Inc., the customer reserves the right to terminate this agreement. Such termination shall require a minimum of forty-five (45) days' written notice to Crosscreek Environmental Inc.</p> <p>Crosscreek Environmental reserves the right to pause services if payment is delinquent. Service interruptions do not remove the client's obligation to pay for past services already performed.</p> <p>Payments not received within 30 days will incur a 1.5% monthly late fee (or the maximum allowed by Florida law). Continued non-payment may result in collections or legal recovery of owed funds</p>	

<p>Thank you for your business</p>	<p>Subtotal \$3,425.00 Sales Tax (0.0%) \$0.00 Total \$3,425.00 Payments/Credits \$0.00 Balance Due \$3,425.00</p>
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Crosscreek Environmental Inc.



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 207112

Date	PO#
05/22/26	
Due Date	Terms
6/21/26	Net 30

BILL TO
Overoaks CDD
Overoaks Community Development District c/o Inframark 313 Campus Street Kissimmee, FL 34747

Property Address
Overoaks CDD

Item	Amount
Job #217599 - Overoaks CDD Landscape Maintenance May 2026	\$14,165.33

1. Turf Maintenance	\$ <u>120,404</u>
2. Shrub And Groundcover Maintenance	\$ <u>30,101</u>
3. Tree Maintenance <i>(includes palm trimming)</i>	\$ <u>10,480</u>
4. General Site Maintenance: Trash And Debris Disposal	\$ <u>Included</u>
5. Irrigation System <i>(includes repairs)</i>	\$ <u>8,999</u>
Total Yearly Cost for the first year of the above items	\$ <u>169,984</u>

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$14,165.33
Sales Tax	\$0.00
Total	\$14,165.33
Credits/Payments	(\$0.00)
Balance Due	\$14,165.33



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#
178426

DATE
5/1/2026

CUSTOMER ID
C1441

NET TERMS
Due On Receipt

PO#

DUE DATE
5/1/2026

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

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	5,593.25		5,593.25
Field Ops Services 001-531016-53945-5000	1	Ea	1,076.26		1,076.26
Record Storage Fee	1	Ea	495.00		495.00
Subtotal					7,164.51

Subtotal	\$7,164.51
Tax	\$0.00
Total Due	\$7,164.51

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

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1166880
Invoice Date	5/11/2026
Due Date	6/10/2026

To: Overoaks Community Development District
11555 Heron Bay Blvd, Ste 201

Coral Springs, FL 33067

Service Description	Total
Maintenance Services	\$1,220.85

Subtotal	\$1,220.85
Sales Tax	\$0.00
Total	\$1,220.85

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

11 May 2026 03:27:27PM CST

DISTRICT : OVEROAKS COMMUNITY DEVELOPMENT
DISTRICT

Go Green! Think before you print.

INVOICE NO. 1166880 - DETAIL

INVOICE DATE: 5/11/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	5/7/2026	4547775	OVEROAKS District Area	General Maintenance; Sky Climber Restoration	\$0.00	\$0.00	\$1,220.85	\$0.00	\$1,220.85	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$1,220.85	\$0.00	\$1,220.85	
				BWO Total	\$0.00	\$0.00	\$1,220.85	\$0.00	\$1,220.85	
				Invoice Total	\$0.00	\$0.00	\$1,220.85	\$0.00	\$1,220.85	



201 S. Orange Avenue
Suite 1400
Orlando, Florida 32801
407-481-5800
LathamLuna.com

May 12, 2026

Invoice #: 152729
Federal ID #:59-3366512

Overoaks Community Development District

c/o Inframark
210 N. University Drive, Suite 702
Coral Springs, FL 33071

Matter ID: 6123-001

General

For Professional Services Rendered:

4/1/2026	KET	Preparation of task list.	0.20	\$66.00
4/8/2026	KET	Email correspondence to District Engineer regarding pond bank repair project plans.	0.10	\$33.00
4/8/2026	JAC	Telephone call from FDLE regarding resident issue	0.10	\$39.50
4/9/2026	KET	Telephone discussion with Florida Dept. of Law Enforcement representative regarding investigation into individual and knowledge of same. Email correspondence with District Manager regarding same.	0.40	\$132.00
4/13/2026	KET	Email correspondence to counsel for eminent domain matter regarding updates related to same.	0.10	\$33.00
4/21/2026	KET	Receipt of email correspondence from Chairman. Responded to same and email correspondence to District Manager regarding same.	0.20	\$66.00
4/22/2026	KET	Email correspondence with District Engineer regarding updated cost estimate for pond bank repair work. Review of plans related to same.	0.40	\$132.00
4/23/2026	KET	Review of email correspondence from District Engineer regarding pond bank repair project. Email correspondence with District Manager regarding retaining FMS bonds. Email correspondence with underwriter regarding financing project.	0.90	\$297.00
4/24/2026	KET	Email correspondence with FMS, District Engineer and District Manager regarding discussion for financing project.	0.20	\$66.00
4/25/2026	KET	Review and analysis of RFP for shoreline repair project prepared by District Engineer. Review and analysis of Florida law and the District's Rules of Procedure related to same.	1.50	\$495.00
4/27/2026	KET	Review of email correspondence from District Engineer regarding details for pond bank repair project. Review of RFP and timeline related to same. Internal discussion regarding same. Review and analysis of email correspondence and documents sent by Supervisor regarding boat lift and dock. Receipt and review of Final Agenda version from Inframark in preparation for upcoming Board meeting. Email correspondence to District Engineer and District Manager regarding surveys received from residents on Boating Blvd. Email correspondence to District Engineer and District Manager regarding potential amendment to Agreement for Engineering Services to account for hourly billing rates. Email correspondence to District Manager for photos regarding improper dumping for demand letters to owners on Eagle View Ct. Review of Property Appraiser website for potential dog park site location. Review of RFP document from District Engineer.	4.50	\$1,485.00
4/27/2026	RJP	Research regarding Shoreline Restoration bid documents and analysis of CDD's Rules of Procedure regarding statutory requirements.	2.00	\$450.00

4/28/2026	KET	Review of email correspondence from District Engineer regarding amendment to Agreement for engineering services. Review of email correspondence from Supervisor regarding additional charges related to boat lift and responded to same. Email correspondence with District Manager regarding dumping of branches incident. Review of email correspondence from District Engineer regarding encroachments onto District property by residents and responded to same. Attended Board meeting.	4.50	\$1,485.00
4/29/2026	JAC	Emails regarding validation issues for possible bond issuance	0.20	\$79.00
4/29/2026	KET	Review of materials from District Engineer on pond bank repair project. Participated in conference call with underwriter, District Manager and District Engineer regarding same. Email correspondence to bond counsel regarding potential bond issuance. Preparation of notice letter to Mor-Sports Group, Inc. regarding warranty claim under Agreement for Resurfacing Services. Review of email correspondence from bond counsel and underwriter regarding potential bond issuance.	3.20	\$1,056.00

Total Professional Services:

18.50	\$5,914.50
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For Disbursements Incurred:

4/28/2026	Default Hard Cost	Payment disbursement to Kristen E Trucco for KET - Travel to and from Board Meeting 4/28/26	\$31.90
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Total Disbursements Incurred:

\$31.90

Total	\$5,946.40
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Previous Balance	\$0.00
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Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			Total Due \$5,946.40



Invoice

Osceola News- Gazette
222 Church Street

Kissimmee, FL 34741
help.column.us

Bill to
Overoaks CDD

Invoice number F7BA084D-0146
Notice ID qOimnv9oAprLDErMIRMH
Publisher Osceola News-Gazette
Date of issue May 18, 2026
Date due Jun 18, 2026
Amount due \$53.53

Description	Qty	Unit price	Amount
05/21/2026: Legal and Public Notice Notice	1	48.66	48.66

=== Notes ===
Notice Name: OVEROAKS CDD*Period for Campaigns

=== How to pay this invoice ===
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
<https://www.column.us/invoices/bVD8W3VrXHmTyewb1ZVN/pay>

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

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number F7BA084D-0146 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.

Subtotal	\$48.66
Tax	0.00
Processing Fee	4.87
Amount due	\$53.53

Pay here: <https://www.column.us/invoices/bVD8W3VrXHmTyewb1ZVN/pay>

Questions? Visit help.column.us

CHECK REQUEST FORM

District Name: Overoaks

Date: 14-May-26

Invoice Number: 05142026-1

Please issue a check to:

Vendor Name: Overoaks CDD c/o US BANK

Vendor No.: V00010

Check amount: \$8,129.90

Please cut check from Acct. #: Valley Bank # 1201

Please code to: 208.131000.1000

Check Description/Reason: Transfer Assessment Collections Series 2020
8000S

Mailing instructions: Send to US Bank via FedEx
The attached letter is to be sent with check

Due Date for Check: ASAP

Requestor: Fernand Thomas

Manager's Approval:

Date:

Overoaks

Community Development District
11555 Heron Bay Blvd, Suite 201
Coral Springs, Florida 33076
(954) 753-7452 / fax (954) 345-1292

May 14, 2026

U.S. Bank N.A. - CDD
Lockbox Services 12-2657
EP-MN-01LB
1200 Energy Prk Drive
St. Paul, MN 55108

Re: Assessment Collections

To whom it may concern:

Enclosed is a check in the amount of **8,129.90**
representing assessment collected for Overoaks CDD.

Please deposit these funds into the 2020 Series Revenue Fund **(238898000)**.

Should you have any questions, please contact the District's Accountant, Fernand Thomas
Tel (954-753-7452)

Sincerely,

Overoaks
Community Development District

Fernand Thomas
District Accountant



INVOICE

Email: inframarkcms@payableslockbox.com

Pegasus Engineering, LLC
301 West State Road 434, Suite 309
Winter Springs, Florida 32708
Phone 407-992-9160

INVOICE DATE: April 30, 2026
INVOICE NO.: 228398
BILLING NO.: 5

DWN

TO:
Overoaks Community Development District
Inframark
Ms. Anna Golovan, Accounts Payable Specialist
210 North University Drive, Suite 702
Coral Springs, Florida 33071

FOR:
Overoaks Community Development District
Fiscal Year 2025 / 2026 District Engineer Services
Project No.: MSC-22134
Period of Service: 02/22/26 – 04/04/26
(6 weeks of service)

Authorization: Agreement for Professional Engineering Services.

- Scope of Work:
- On Tuesday, February 24, 2026, Pegasus Engineering (David Hamstra) prepared for and attended the CDD Meeting.
 - The week of March 22, 2026, Pegasus Engineering (David Hamstra) prepared for and conducted a site inspection of all the stormwater pond shorelines adjacent to homes and compared the current conditions to the 90% Shoreline Improvement Construction Plans on 03/22/26; prepared for and conducted Site Inspection #1 at 1401 Flamingo Drive on 03/22/26 and met Mr. Dave McCleese; downloaded and organized the 03/22/26 site inspection photographs; coordinated with Greg Teague on 03/23/26 to request revisions to the 90% Shoreline Improvement Construction Plans based on the 03/22/26 site inspections; and prepared for and attended the CDD Meeting on 03/24/26.
 - The week of March 22, 2026, Pegasus Engineering (Greg Teague) Stormwater Pond Shoreline Restoration => revised the construction plans based on David Hamstra's field review comments.
 - The week of March 22, 2026, Pegasus Engineering (Donny Greenough) downloaded current Digital Coast NOAA Contours and digital elevation model (DEM); created Topographic Exhibits for 1401 Flamingo Drive; searched for historic contours for 1401 Flamingo Drive; and downloaded historic aerials for 1401 Flamingo Drive.
 - The week of March 22, 2026, Pegasus Engineering (Priscilla Villanueva) formatted the Site Inspection photographs.
 - The week of March 29, 2026, Pegasus Engineering (David Hamstra) coordinated with Donny Greenough regarding the 1401 Flamingo Drive preliminary figures and exhibits.
 - The week of March 29, 2026, Pegasus Engineering (Greg Teague) coordinated with ShoreSOX representatives regarding the bid documents.
 - The week of March 29, 2026, Pegasus Engineering (Donny Greenough) searched construction plans, drainage maps, and plats for the 1401 Flamingo Drive area.

Invoice No. 228398/Billing No. 5
 April 30, 2026
 Page 2
 Project No. MSC-22134

LABOR COSTS

Sr. Project Manager, Hamstra, P.E.	25.0 hrs	@	\$195.00/hr	=	\$ 4,875.00
Project Manager, Teague, P.E.	5.0 hrs	@	\$190.00/hr	=	\$ 950.00
Sr. Designer, Greenough	8.0 hrs	@	\$100.00/hr	=	\$ 800.00
Word Processor / Clerical, Villanueva	<u>4.0 hrs</u>	@	\$ 80.00/hr	=	<u>\$ 320.00</u>
	42.0 hrs				

Sub-Total Labor Costs \$ 6,945.00
 (Total Labor Costs to Date \$30,525.00)

OTHER DIRECT COSTS

In-house plots, prints, and copies	\$ 497.80
Travel expenses (CDD meetings and site inspections)	<u>\$ 108.76</u>

Sub-Total Other Direct Costs \$ 606.56
 (Total Other Direct Costs to Date \$1,426.23)

Amount Due This Invoice \$ 7,551.56

PO BOX 489
NEWARK, NJ 07101-0489

Account: 242726785-00001
Invoice: 6140526136
Billing period: Mar 9 - Apr 8, 2026
Due date: 05/08/26

KEYLINE



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

Manage your account at
verizon.com/mybusiness

We updated the design of your bill. Learn more about these updates at verizon.com/business/billupdates

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

Snapshot of your bill

(details on page 5)

Balance from last bill	\$83.60
Payment - Thank You	-\$83.60
Balance Forward	\$0.00
<hr/>	
This month's charges due by May 08,	\$83.60
Total due	\$83.60

Auto Pay is scheduled for 04/24/26 - Thank You.

Review your bill online

Scan QR code with your camera app or go to verizon.com/business/bill



Total Amount Due

Deducted from bank account on 04/24/26
DO NOT MAIL PAYMENT

\$83.60



Account: 242726785-00001
Invoice: 6140526136
Billing period: Mar 9 - Apr 8, 2026
Due date: 05/08/26

Payment Summary

Previous Balance	\$83.60
<hr/>	
Payment - Thank You	
Payment Received 03/24/26	-\$83.60
<hr/>	
Total Payments	-\$83.60
<hr/>	
Balance Forward	\$0.00

Questions about your bill?
verizon.com/business/support
800-922-0204

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

See eligible plans at verizon.com/business/payoptions

You can enroll in Auto Pay by:

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

You can enroll in paper-free billing by:

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

Eligible payment methods for potential discount include:

1. Bank Account
2. Verizon Business Mastercard

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

Automatic Payment Enrollment for Account: 242726785-00001 OVERTAKES COMMUNITY DEVELOPMENT

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

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



Account: 242726785-00001
Invoice: 6140526136
Billing period: Mar 9 - Apr 8, 2026
Due date: 05/08/26

Explanation of Charges: Account Charges and Line Charges

Usage and Purchase Charges

	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges & Other Charges and Credits	Taxes, Governmental Surcharges & Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Msg Usage	Data Usage	Voice Roaming	Msg Roaming	Data Roaming
Lines Charges														
728-207-2531 Itzel Trujillo	4	\$79.00	--	--	\$4.60	--	--	\$83.60	--	--	13.003GB	--	--	--
Total Charges		\$79.00	\$0.00	\$0.00	\$4.60	\$0.00	\$0.00	\$83.60						

Account: 242726785-00001
Invoice: 6140526136
Billing period: Mar 9 - Apr 8, 2026
Due date: 05/08/26

Charges by line details

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

Monthly Charges **\$79.00**

Plan
 LTE Business Internet 10Mbps 04/09 - 05/08 \$79.00

Features & Add Ons
 Wi-Fi Management 04/09 - 05/08 \$0.00
 5G products aren't eligible for the access fee discounts generally offered through your employer or organization.

Equipment Charges **\$0.00**

VZ Internet Gateway Fsno21VA \$11.11
 Device Payment Agreement 1392005964 - Payment 21 of 36
 Paid \$222.24
 Past Due \$0.00
 Balance (after this month's current payment) \$166.65
 Device Promotional Credit (21 of 36) -\$11.11

Usage and Purchase Charges **\$0.00**

Data	Allowance	Used	Billable	Cost
Gigabyte Usage (03/09 - 04/08)	gigabytes 300.000	13.003	--	--
Total Data				\$0.00

Surcharges and Other Charges **\$4.60**

Surcharges
 Regulatory Charge \$0.02
 Administrative Charge \$1.60

Other Charges and Credits
 Economic Adjustment Charge \$2.98

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

Your Plan

LTE Business Internet 10Mbps
 \$79.00 monthly charge
 \$.25 per minute

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

Usage and Purchase Charges

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

For additional details about these charges sign into your account by visiting verizon.com/mybusiness

Account: 242726785-00001
Invoice: 6140526136
Billing period: Mar 9 - Apr 8, 2026
Due date: 05/08/26

Need-to-Know Information

Customer Proprietary Network Information (CPNI)

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

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

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

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

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

Bankruptcy Information

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

Explanation of Surcharges

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

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

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

Economic Adjustment Charge

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

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

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

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

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

California - Questions About Your Bill?

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

Account: 242726785-00001**Invoice:** 6140526136**Billing period:** Mar 9 - Apr 8, 2026**Due date:** 05/08/26

Need-to-Know Information (continued)

Important Information Regarding Your Account

Effective May 18th, 2026, new late payment terms will apply to wireless postpaid accounts. This fee may be assessed following a late payment, as outlined in your contract, and will be 5% of the unpaid monthly balance or a flat \$10 per month, whichever is higher as permitted by law in the state of your billing address. Please contact us if you have questions or need assistance. Thank you for choosing Verizon.

Update to Late Payment Policy

Effective May 18, 2026, we're adjusting our late payment policy.

If a payment is late, the fee will now be 5% of the unpaid balance, with a minimum of \$10 per month subject to state law.

Need more time to pay your bill? To avoid service interruptions you can set up a payment arrangement at go.vzw.com/mobilepayment

FUSC Change

The Federal Universal Service Charge (FUSC) is a Verizon wireless charge that is subject to change each calendar quarter based on contribution rates prescribed by the FCC. On April 1, 2026, the FUSC on separately billed interstate and international telecom charges decreased to 37.0%. For more details, please call 1-888-684-1888.

PO BOX 489
NEWARK, NJ 07101-0489

Account: 242726785-00001
Invoice: 6143042755
Billing period: Apr 9 - May 8, 2026
Due date: 06/07/26

KEYLINE



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

Manage your account at
verizon.com/mybusiness

We updated the design of your bill. Learn more about these updates at verizon.com/business/billupdates

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

Snapshot of your bill

(details on page 5)

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

Auto Pay is scheduled for 05/24/26 - Thank You.

Review your bill online

Scan QR code with your camera app or go to verizon.com/business/bill



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

Bill Date May 08, 2026
Account Number 242726785-00001
Invoice Number 6143042755

Total Amount Due

Deducted from bank account on 05/24/26
DO NOT MAIL PAYMENT

\$83.60

PO BOX 16810
NEWARK, NJ 07101-6810



Account: 242726785-00001
Invoice: 6143042755
Billing period: Apr 9 - May 8, 2026
Due date: 06/07/26

Payment Summary

Previous Balance	\$83.60
<hr/>	
Payment - Thank You	
Payment Received 04/24/26	-\$83.60
<hr/>	
Total Payments	-\$83.60
<hr/>	
Balance Forward	\$0.00

Questions about your bill?
verizon.com/business/support
800-922-0204

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

See eligible plans at verizon.com/business/payoptions

You can enroll in Auto Pay by:

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

You can enroll in paper-free billing by:

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

Eligible payment methods for potential discount include:

1. Bank Account
2. Verizon Business Mastercard

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

Automatic Payment Enrollment for Account: 242726785-00001 OVERTAKS COMMUNITY DEVELOPMENT

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

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



Account: 242726785-00001
Invoice: 6143042755
Billing period: Apr 9 - May 8, 2026
Due date: 06/07/26

Explanation of Charges: Account Charges and Line Charges

Usage and Purchase Charges

	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges & Other Charges and Credits	Taxes, Governmental Surcharges & Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Msg Usage	Data Usage	Voice Roaming	Msg Roaming	Data Roaming
Lines Charges														
728-207-2531 Itzel Trujillo	4	\$79.00	--	--	\$4.60	--	--	\$83.60	--	--	7.601GB	--	--	--
Total Charges		\$79.00	\$0.00	\$0.00	\$4.60	\$0.00	\$0.00	\$83.60						

Account: 242726785-00001
Invoice: 6143042755
Billing period: Apr 9 - May 8, 2026
Due date: 06/07/26

Charges by line details

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

Monthly Charges **\$79.00**

Plan
 LTE Business Internet 10Mbps \$79.00
 05/09 - 06/08

Features & Add Ons
 Wi-Fi Management \$0.00
 05/09 - 06/08
 5G products aren't eligible for the access fee discounts generally offered through your employer or organization.

Equipment Charges **\$0.00**

VZ Internet Gateway Fsno21VA \$11.11
 Device Payment Agreement 1392005964 - Payment 22 of 36
 Paid \$233.35
 Past Due \$0.00
 Balance (after this month's current payment) \$155.54
 Device Promotional Credit (22 of 36) -\$11.11

Usage and Purchase Charges **\$0.00**

Data	Allowance	Used	Billable	Cost
Gigabyte Usage (04/09 - 05/08)	gigabytes	300.000	7.601	--
Total Data				\$0.00

Surcharges and Other Charges **\$4.60**

Surcharges
 Regulatory Charge \$0.02
 Administrative Charge \$1.60

Other Charges and Credits
 Economic Adjustment Charge \$2.98

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

Your Plan

LTE Business Internet 10Mbps
 \$79.00 monthly charge
 \$.25 per minute

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

Usage and Purchase Charges

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

For additional details about these charges sign into your account by visiting verizon.com/mybusiness

Account: 242726785-00001
Invoice: 6143042755
Billing period: Apr 9 - May 8, 2026
Due date: 06/07/26

Need-to-Know Information

Customer Proprietary Network Information (CPNI)

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

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

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

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

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

Bankruptcy Information

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

Explanation of Surcharges

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

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Account: 242726785-00001**Invoice:** 6143042755**Billing period:** Apr 9 - May 8, 2026**Due date:** 06/07/26

Need-to-Know Information (continued)

FUSC Change

The Federal Universal Service Charge (FUSC) is a Verizon wireless charge. On May 1, 2026, the FUSC increased to 10.85% of assessable wireless charges, other than separately billed interstate and international telecom charges. The FUSC on separately billed interstate and international telecom charges remains 37%. For more details, please call 1-888-684-1888.

Important Information Regarding Your Account

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LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Inframark **Job:** 295 - Overoaks CDD
Date: 2026-06-04 **Time:** 07:33
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	Normal	
5	X	X	X					X	Normal	
6			X					X	Normal	
7			X					X	Normal	
8	X	X	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 1,5,8 and 12 for submersed weeds, planktonic algae and filamentous alga.

Project Photos

Photo 1



Photo 2

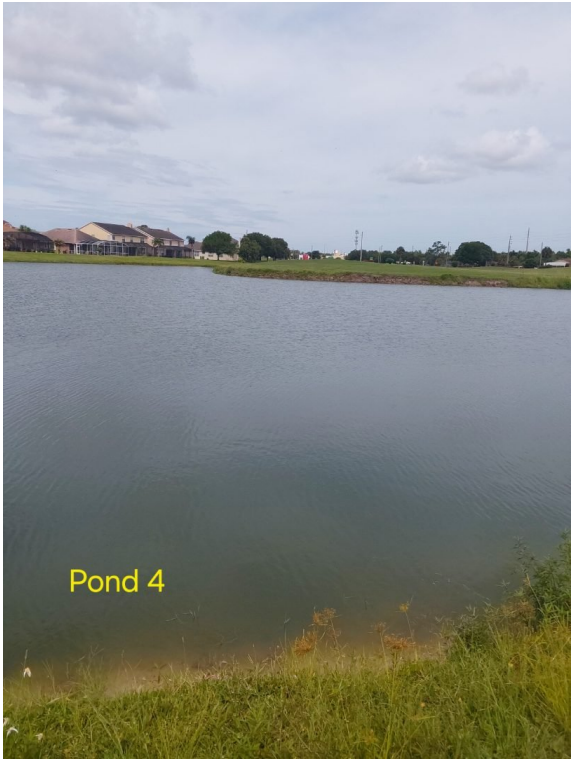


Project Photos

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





Overoaks CDD June 2026 Field Inspection

Tuesday, June 2, 2026

Prepared For Board of Supervisors

22 Items Identified

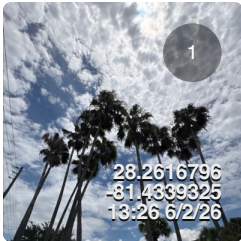
Justin Fisher

Inframark

Item 1 - Enhancements

Assigned To: Board Update/United Land Services

The Blue Daze and Gold Mound was professionally installed at the front entrance. Please trim out the dead plant material from the Gold Mound in pic 4. Exit ROW.



Item 2 - Palm Pruning

Assigned To: United Land Services

Palm pruning throughout the community to be performed ASAP per scope of contract.

Item 3 - Proposal To Install Fencing

Assigned To: Inframark

Proposal to replace wooden slats/fencing between pillars.



Item 4 - Irrigation Repair

Assigned To: United Land Services

Awaiting proposal to repair break outside Eagles Nest. United irrigation tech will survey the job 6/3/2026.



Item 5 - Enhancements

Assigned To: Board Update

The Juniper were installed at the bullnose of The Oaks Blvd and Cypress Oaks.

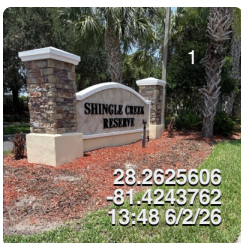
Item 6 - Detailing

Assigned To: United Land Services

Volunteer palms and dead plant material to be addressed during routine maintenance/detailing.

Location:

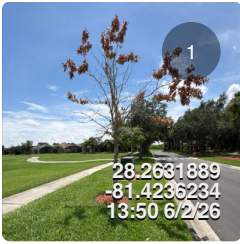
The Oaks Blvd and Cypress Oaks.



Item 7 - Enhancements

Assigned To: United Land Services

Proposal was approved to replace plants in this area. The original plants discussed are not available. ULS has been discussing plant material with Shingle Creek HOA and will not exceed original approval amount.



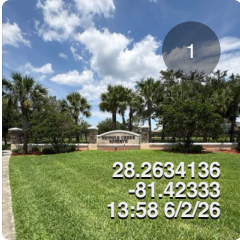
Item 8 - Remove Dead Tree

Assigned To: United Land Services

ULS to provide proposal to remove dead tree.

Location:

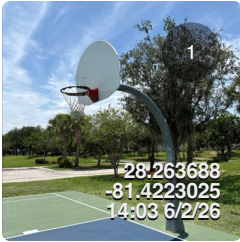
Cypress Oaks ROW



Item 9 - Enhancements

Assigned To: Untied Land Services

United to provide proposal to match this monument with the same plant material to be used in Item 7.



Item 10 - Basketball Goal

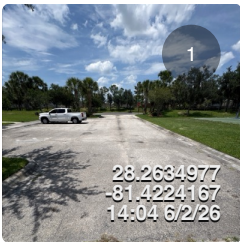
Assigned To: Inframark

3 proposals will be provided at the next meeting.

Inframark - Retro Fit

Playground King - Goalrilla

Commercial Installation - Bison



Item 11 - Parking Lot Resurfacing

Assigned To: Inframark

Additional proposals to be provided.

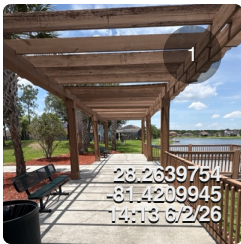
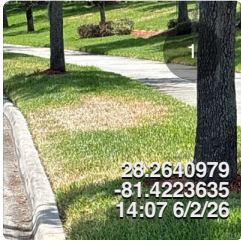
Item 12 - Possible Irrigation Issues

Assigned To: United Land Services

There are multiple hot-spots in this area. ULS to confirm adequate coverage. ULS to provide proposal for turf replacement.

Location:

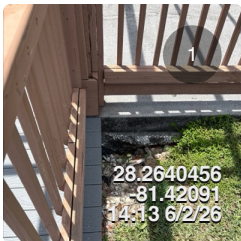
Cypress Oaks Dr near the roundabout.



Item 13 - Pergola

Assigned To: District Engineer

District Engineer to check out the lean on the pergola.



Item 14 - Fill In Hole

Assigned To: Inframark

Maintenance to fill in hole with soil/rocks. Monitor for further presence of pests.

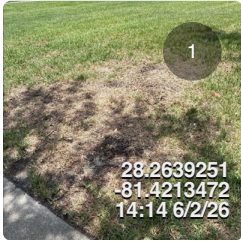
Item 15 - Possible Irrigation Issues

Assigned To: United Land Services

There are multiple hot-spots in this area. ULS to confirm adequate coverage. ULS to provide proposal for turf replacement.

Location:

Pergola Park



Item 16 - Remove Moss

Assigned To: United Land Services

ULS to remove moss from this tree.

Location:

Pergola Park



Item 17 - Downed Tree

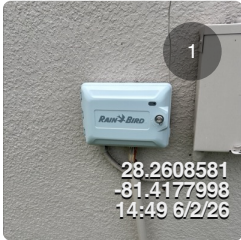
Assigned To: United Land Services

Proposal to cut up tree and leave in area or remove.

Item 18 - Controller Installed

Assigned To: Board Update

New controller installed at Nature Trail. Irrigation audit to be performed before discussion of enhancements in this area.



Item 19 - Sidewalk Repair

Assigned To: Board Update

Inframark reported deficiencies in the sidewalk. City of Kissimmee repaired. There is still another spot in this area to be ground down (not pictured).



Item 20 - Cutbacks

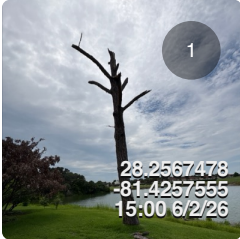
Assigned To: Board Update

The Firebush in this area was cutback and is rebounding nicely.

Item 21 - Eagle View Ct.

Assigned To: Inframark

Met with residents at 2122 Eagle View Ct. They claim the tree in question is on CDD property. After further investigation the tree is indeed owned by the CDD. ULS to submit proposal to remove tree and debris so they can maintain the property to the water's edge.



Item 22 - Submerged Weeds

Assigned To: Crosscreek Environmental

Submerged weeds to be treated during routine maintenance.

Location:

Pond 1



Overoaks CDD

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT



Maintenance Solutions

DATE: 06/02/2026

CLIENT: Overoaks CDD

PROPOSAL: Basketball Hoop Realignment and Backboard Replacement

SITE ADDRESS: 1826 Trophy Bass Way

PREPARED BY: Raúl Pabón

CONTACT: 689-272-7723

PROPOSAL OVERVIEW:

This proposal provides for the inspection, realignment, and repair of the existing heavy-duty commercial basketball hoop system. The work includes the safe lifting and repositioning of the structure, removal of the damaged backboard and rim, installation of a new commercial backboard and heavy-duty rim, reinforcement of mounting hardware as needed, final system leveling and adjustment, stability testing, and complete cleanup of the work area upon completion.

SCOPE OF SERVICES

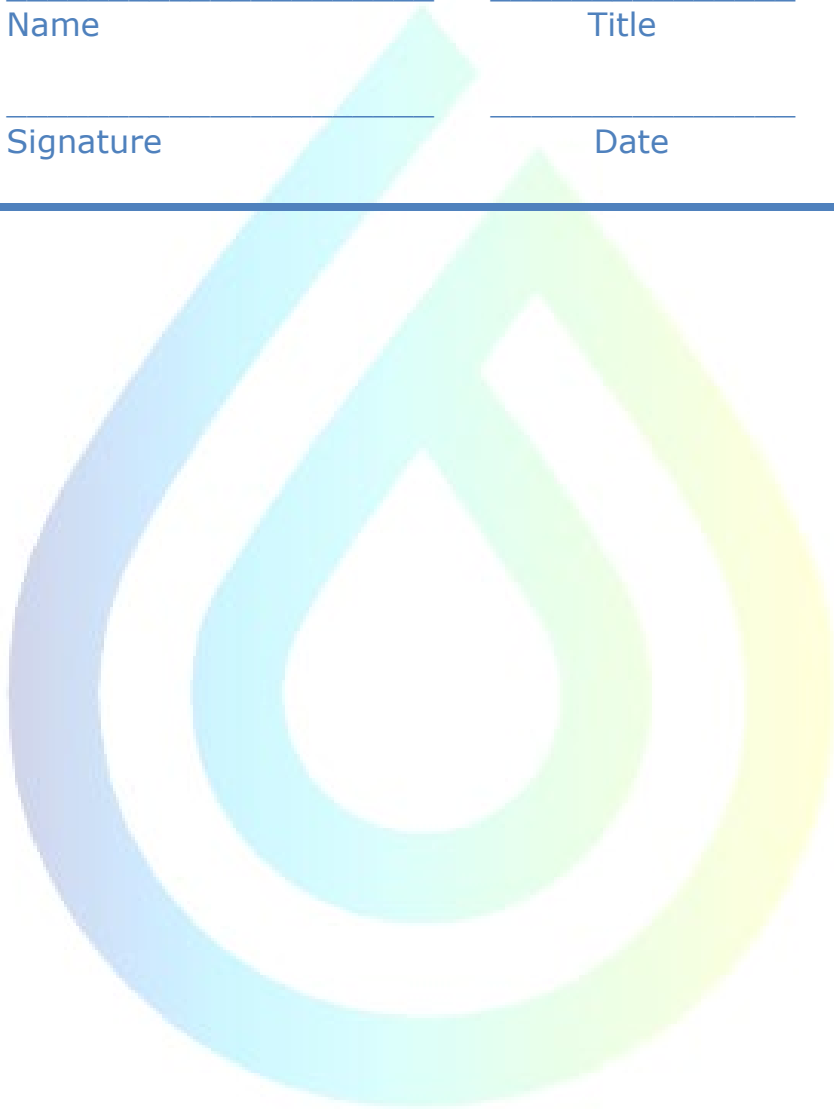
The scope of services for this proposal includes the following basketball hoop repair and replacement work:

- Inspect and realign the existing heavy-duty commercial basketball hoop structure.
- Provide the machinery and equipment required to safely lift and reposition the basketball system.
- Remove the existing damaged basketball backboard and rim.
- Supply and install a new commercial basketball backboard.
- Supply and install a new heavy-duty basketball rim.
- Reinforce and secure mounting hardware as needed.
- Level and adjust the complete basketball system for proper operation.
- Test system stability and verify proper installation upon completion.
- Perform final cleanup of the work area.

TOTAL: \$3,850.00

NOTE: This proposal includes all labor, materials, and required equipment to complete the work described above.

_____ Name	_____ Title
_____ Signature	_____ Date





STANDARD TERMS AND CONDITIONS

Definitions. As used herein, the following terms shall have the following meanings:

- "*Applicable Law*" is defined as those laws, rules, regulations, codes, administrative, judicial and settlement orders, directives, guidelines, judgments, rulings, interpretations, permit conditions and restrictions or similar requirements or actions of any federal, state, local government, agency or executive or administrative body of any of the foregoing in each case that pertain to the (a) parties' respective responsibilities under this Contract, (b) the performance of the Services hereunder, and (c) health and welfare of individuals related to the Services and this Contract.
- "*Change of Law*" the occurrence of any of the events listed in (i) through (iv) below, which results or can reasonably be expected to result in a direct increase to the Company's cost of providing the Services:
 - (i) there is passed or promulgated any federal, state, or other local law, statute, ordinance, rule or regulation different from those existing on the date of the Contract; or
 - (ii) there is passed or promulgated any amendment to, or change in, any federal, state, or other local law, statute, ordinance, rule or regulation (including any applicable sales tax regulation) following the date of the Contract; or
 - (iii) there comes into existence an order or judgment of any federal, state, or local court, administrative agency or other governmental body following the date of the Contract containing interpretations of law relating to the provision of the Services by the Company that is inconsistent with generally accepted interpretations in effect on the date of the Contract; or
 - (iv) (a) the imposition of any condition different from those existing on the date of the Contract on the issuance or renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, or (b) there shall be a suspension, termination, interruption, revocation, denial or failure of renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, including without limitation such of the foregoing as are issued or approved by the USEPA, the Occupational Safety and Health Administration or any local Environmental and/or Building Department;
- "*Client*" means the party or parties identified as such in this Contract. In addition, the term "*Client*" specifically includes the party or parties to whom the Company provides Services and the party or parties responsible for paying the Company for Services provided pursuant to this Contract;
- "*Contract*" means these terms and conditions, any additional terms and conditions attached hereto and/or expressly incorporated herein directly or by reference including, without

- limitation, the Company's proposal to perform the Services to the extent such proposal is referenced or attached herein;
- "*Contract Price*" means the compensation to be paid by the Client to the Company in accordance with the terms of this Contract;
- "*Company*" means Inframark, LLC and its permissible successors and/or assigns. Any reference to actions taken or not taken by the Company shall include those actions taken or not taken on Company's behalf;
- "*Force Majeure*" means any act, event or condition to the extent that it adversely affects the cost or the ability of a party to perform its obligations in accordance with the terms of this Contract if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error or omission or failure to exercise reasonable diligence on the part of the party so affected. Force Majeure includes but is not limited to: (a) acts of God; (b) flood, fire, earthquake, hurricane or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Contract; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances, other than those involving the affected parties employees; (i) shortage of adequate power or transportation facilities.
- "*Services*" means the services to be provided by the Company to the Client as identified in this Contract;

Disclosure of Information and Cooperation of the Parties.

(a) The Client represents and warrants that it will furnish the Company with all items, if any, described in this Contract in a diligent and timely manner; (b) The Client further represents and warrants that it has disclosed, and it will continue to disclose, any and all information it now has, or may have in the future, to the extent that such information is relevant to the Company in performing its duties and obligations hereunder; (c) Each party hereto agrees that it will cooperate in good faith with the other and its agents, employees, representatives, officers, contractors and subcontractors to facilitate the performance of the mutual obligations set forth in this Contract.

Employee Safety. Company shall be responsible for the safety, efficiency and adequacy of its employees and any vehicles and/or machinery, equipment or materials furnished or utilized by the Company during the performance of Services. Company, however, shall not assume any obligation or incur any liability for personal injury or property damage caused by (i) unsafe site

Agreed to: _____ (please initial)

conditions not created by the Company or by any of its agents, employees and subcontractors, (ii) work being performed by other parties not related to the Company, (iii) the negligence or misconduct of the Client, and/or (iv) the negligence or misconduct of any third party not related to the Company.

Permits. Client shall be responsible for obtaining, maintaining and renewing, in Client's name and expense, all state, federal and local permits and licenses required for the Services.

Quality of Work and Materials. The Services to be provided hereunder shall be performed by qualified personnel in accordance with standards generally acceptable in Company's industry. Company shall use the effort, skill, diligence and quality control/quality assurance measures expected of a qualified firm performing services of a similar nature to the Services to be performed by the Company pursuant to this Contract. Materials furnished by the Company, if any, shall be current, of merchantable quality and in compliance with any technical standards or specifications incorporated into this Contract. When certain materials are specified by a reference standard, Company may select any suitable commercially acceptable material meeting the standard. The Company makes no representations or warranties as to the merchantable quality and in compliance with any technical standards or specifications of materials provided by third parties. COMPANY SHALL NOT BE RESPONSIBLE TO THE CLIENT FOR ANY GUARANTEES OR WARRANTIES OFFERED BY OTHERS IN CONNECTION WITH ANY EQUIPMENT, MATERIALS, AND SUPPLIES PROVIDED FOR THE SERVICES HEREUNDER. COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WARRANTIES REGARDING ANY EQUIPMENT, MATERIALS, AND SUPPLIES, IF ANY, OR ANY WARRANTIES THAT MIGHT ARISE FROM COURSE OF DEALING OR USAGE OF TRADE.

Ownership of Documents and Inventions. (a) All tracing, specifications, computations, notes and other original documents as instruments of service shall, following the full payment of the Contract Price, become the property of the Client, provided however that the Company shall be entitled to keep copies of same; (b) All inventions, discoveries and copyright in work of authorship, including those in formative stages, made by the Company (either alone or jointly with the Client) shall from the time of conception or, in the case of works of authorship, from the time of creation be the property of Company.

Approval of Work. Services performed by Company shall be deemed approved and accepted by Client within a reasonable period (but in no event longer than thirty (30) days) after the Client has had the opportunity to review and/or inspect such services unless Client objects within such period by written notice specifically stating the details in which Client believes such services are incomplete or defective. Under all

circumstances, final payment of the Contract Price shall be deemed as conclusive evidence that the Client has accepted all Services provided.

Compliance with Law. All parties shall comply with all Applicable Law in performing their respective obligations hereunder.

Contract Schedule. The date of completion provided in this Contract, if any, is approximate and is based upon prompt receipt by Company of all necessary information and data required to be supplied by the Client, and is subject to weather, groundwater conditions and unforeseen site conditions. Company will use all reasonable efforts to meet the stipulated completion date and completion of the Services within a reasonable time shall constitute the Company's full compliance with this Contract.

Default and Termination. Default and Termination. Either party may terminate this Contract by immediate written notice if the other has failed to comply with a material term, provided that the non-defaulting party has first given the defaulting party written notice to cure their default within forty-five (45) days ("Cure Period") and the defaulting party has not done so. If a default cannot be cured within the Cure Period days, the parties may agree an extension as long as the defaulting party provides evidence within the Cure Period that it has commenced a cure and is pursuing it diligently. In the event of any termination, Company shall be paid for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. For purposes of this section, the failure of the Client to pay Company in accordance with the payment terms of this Contract shall be considered such a substantial failure. In the event of a substantial failure on the part of the Client, Company, in addition to the right to terminate set forth in this paragraph, may also elect to suspend work until the default in question has been cured. No delay or omission on the part of either party in exercising any right or remedy hereunder shall constitute a waiver of any such right or remedy on any future occasion. The effectiveness of a termination by Client will be conditioned upon receipt by Company of such payment for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. If Client incurs costs for damages due to a default of the Company that results in termination of this Contract, Client may deduct such costs or damages from the final payment due to Company. Such deduction will not exceed the final payment owed to Company and will constitute a full and final settlement between Client and Company for any and all claims against Company by Client and a release by Client of any and all further claims against Company.

Additional Work. (a) All additional labor, materials, tools, bonds, insurance, equipment, licenses, taxes, transportation,

Agreed to: _____ (please initial)

surveys, engineering, other professional services and any additional item provided by or on behalf of the Company because of Force Majeure or a Change of Law shall constitute additional work extending beyond the scope of the Services to be provided by Company hereunder. Company shall be compensated for all such additional work commensurate with the appropriate unit prices and/or hourly rates indicated in this contract and if no such prices or rates are provided, Company shall be compensated for the fair and equitable value of such additional work in an amount reasonably agreeable to the parties; (b) The parties may add, delete, modify, alter, or accelerate the Services to be performed hereunder, including without limitation, order changes to the Services, or require the Company to perform additional services but only through a duly executed change or field order. All change and field orders shall be in writing and require the signature and acceptance by Company prior to becoming effective. Unless agreed to otherwise by the Company, all such change and field orders shall reflect the parties' agreement regarding price and proposed completion date.

Payment Terms. For any estimate over \$2,000.00, Client shall pay the Company 50% of the estimated project price upon execution of this Contract and the remainder shall be due upon completion of the services. Unless specifically stated otherwise, all payments are due thirty (30) days from the date of invoice. Any payment delayed beyond the specified due date shall be subject to one and one-half percent (1.5%) per month interest on the unpaid balance.

Taxes. Client shall pay all property, franchise, sales, use and other taxes associated with the Services other than taxes imposed on Company's net income or Company's payroll taxes. The prices hereunder do not include sales, use, excise, ad valorem, property or other taxes, other than taxes based on income, now or hereafter imposed directly or indirectly, by any governmental authority or agency with respect to this Contract and the Services provided and materials furnished hereunder. Client shall pay directly or reimburse Company for any such taxes that Company may be required to pay, including without limitation, sales and/or use taxes that Company may be required to pay, under Applicable Law, in connection with Company's purchase or use, in performing the Services hereunder, of equipment, supplies, material and/or subcontracted services.

Indemnification. *TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH PARTY (THE "INDEMNIFYING PARTY") SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (EACH IS REFERRED TO HEREIN AS AN "INDEMNIFIED PARTY") AGAINST ANY AND ALL LIABILITY FOR DAMAGES, COSTS, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, RESULTING FROM ANY CLAIM ASSERTED BY A THIRD PARTY AGAINST THE INDEMNIFIED PARTY FOR WRONGFUL DEATH, BODILY INJURY AND/OR PROPERTY*

DAMAGE, BUT ONLY TO THE EXTENT CAUSED BY THE WILLFUL OR NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNIFYING PARTY.

Company's Liability. The Company's maximum liability for all claims under this Contract shall not exceed an amount equal to the Contract Price for the year in which the claim arises. Notwithstanding any provision to the contrary contained in this Contract, in no event shall either party be liable, either directly or indirectly, for any special, punitive, indirect and/or consequential damages, including damages attributable to loss of use, loss of income or loss of profit even if such party has been advised of the possibility of such damages.

Client Instructions. Under no circumstances shall Company be responsible for any damages, losses, settlement, payment deficiencies, liabilities, costs and expenses arising directly or indirectly because of the execution or implementation of instruction or directions provided by the Client or any of its directors, officers, employees, agents, or representatives.

Client Information and Records. If any information, opinions, recommendations, advice, or other work product or any data, information, procedures, charts, spreadsheets, logs, instruments, documents, plans, designs, specifications, operating manuals and specifications, information, regulatory filings, permits, authorizations, licenses, maintenance records, or other records are provided by the Client or any third party acting on behalf of the Client are provide to and used or relied on by Operator, the Client will be liable for any damages resulting directly or indirectly from such use and reliance.

Risk of Loss. Any losses or other liabilities resulting from theft, damage or unauthorized use of Client's property, by any party other than Company, shall be borne by the Client.

Force Majeure. Any event of Force Majeure that directly or indirectly causes a party to be unable to perform its obligations under this Contract shall not be deemed a breach of this Contract. The occurrence of such event shall suspend the obligations of the affected party for only so long as the impact of such event continues. The obligation to pay amounts due and owing shall not be suspended by such event. The party affected will use commercially reasonable efforts to mitigate the effect of the event.

Insurance. Company shall procure and maintain through the period of this Contract, at Company's own cost and expense (a) general liability insurance in the amount of one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) in the aggregate; and (b) worker's compensation insurance in accordance with all statutory requirements.

Governing Law. This Contract and performance under it shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Agreed to: _____ (please initial)

Dispute Resolution. In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions in a timely manner. If the dispute cannot be resolved within forty-five (45) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation facilities. If the parties are unable to resolve any disputes through good faith discussions or mediation, either party may request that such dispute be submitted for binding arbitration, which shall be governed by the rules of the American Arbitration Association or such other rules as the parties may agree. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. The parties agree that arbitration shall be the exclusive means to settle any dispute, controversy or claim arising out of this Contract.

Notices. Wherever under this Contract one party is required or permitted to give notice to the other party, such notice shall be in writing and shall be delivered personally, sent by facsimile transmission, sent by nationally recognized express courier or sent by certified, registered, first class mail, postage prepaid, but not by electronic mail. Notices required to be given to the parties by each other will be addressed to:

Company: Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Chris Tarase

With copy to
Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Legal Department

Client:
Overoaks Community Development District
1826 Trophy Bass Way
Attn: Board Chairman

Any such notice shall be deemed given when actually received when delivered either personally, by facsimile transmission or by express courier, or if mailed, on the fifth day after its mailing, postage prepaid to the recipient party.

Successors and Assigns. This Contract shall not be assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party or to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. When written consent of a

party is required, such consent shall not be unreasonably withheld.

Non-Solicitation. Neither party may actively solicit, for hire, the employees of the other party during the term of this Contract or for one (1) year after termination of this Contract.

Severability. Each and every provision of law and government regulation required by law to be inserted in this Contract shall be deemed to be inserted and this Contract shall read and shall be enforced as though so included herein, and if through mistake or otherwise any such provision is not inserted or is not correctly inserted, then upon the application of either party, this Contract shall be deemed to be amended to make such insertion or correction. If this Contract contains any unlawful provision, the same shall be deemed of no effect and shall, upon the application of either party, be deemed stricken from this Contract without affecting the binding force of the remainder.

No Third-Party Beneficiaries. This Contract is entered into solely between and may be enforced only by the Company and Client; and this Contract shall not be deemed to create any rights in third parties, including clients, suppliers, or customers of a party, or to create any obligations of a party to any such third parties.

Construction of Agreement. Whenever the context requires, the gender of all words used in this Contract includes the masculine, feminine, and neuter. All references to Articles and Sections refer to articles and sections of this Contract, and all references to Exhibits are to Exhibits attached to this all purposes. Captions, headings, cover pages, tables of contents and footnote instructions contained in this Contract are inserted only to facilitate reference and for convenience and in no way define, limit or describe the scope, intent or meaning of any provisions of this Contract. Words and abbreviations that have well known technical or trade meanings are used in this Contract in accordance with such recognized meanings.

Entire Agreement. The terms and conditions set out herein are the entire terms and conditions of this Contract and any prior or contemporaneous understandings or agreements, oral or written, are merged herein. There are no representations or warranties, agreements, or covenants other than those expressly set forth in this Contract. This Contract may be amended or modified and/or any right or obligation arising under this Contract may be waived from time to time only by a written instrument executed by the Client and the Company. The failure of the Company at any time to enforce any of the provisions of this Contract shall not constitute a waiver of such provision.

Agreed to: _____ (please initial)

inframark

Infrastructure Management Services

OVER OAKS COMMUNITY DEVELOPMENT DISTRICT

Cypress Oaks Parking Lot Rehabilitation Program

Milling | Corrective Grading | SP 9.5 Asphalt | ADA Striping

PROJECT AREA

602 SY

SURFACE COURSE

SP 9.5

AUTHORIZATION

\$26,482

Prepared for: Justin Fisher | Overoaks CDD c/o Inframark

Prepared by: Inframark Infrastructure Management Services

Executive Summary

During recent site evaluation, the Cypress Oaks parking lot serving the community playground and recreational amenities was identified as exhibiting surface deterioration, visible cracking, surface oxidation, faded pavement markings, and isolated low areas contributing to water retention. Staff recommends a complete rehabilitation approach consisting of milling, corrective grading, asphalt resurfacing, and restriping.

STAFF RECOMMENDATION

\$26,482

Total Authorization Requested

Complete milling, paving, grading and restriping program



Existing Cracking & Surface Wear



Oxidation & Ponding Evidence

Program Objectives

- ✓ **Protect the asset**
Extend pavement service life before full-depth replacement becomes necessary.
- ✓ **Restore function**
Provide a uniform SP 9.5 asphalt surface and refreshed parking layout.
- ✓ **Improve drainage**
Address isolated low areas and water retention concerns during resurfacing.
- ✓ **Enhance safety**
Reestablish ADA markings and improve visibility for residents and visitors.

Recommended Scope of Work

The recommended program matches the comprehensive paving approach while adding targeted correction of low areas and w

01

Mill Existing Asphalt

Mill approximately 602 square yards (5,418 square feet) of existing asphalt surface to prepare the lot for new pavement installation.

02

Remove & Haul Off

Remove and legally dispose of milling debris and spoils generated during the preparation process.

03

Corrective Grading

Address isolated low areas and water pooling locations as needed to improve finished surface drainage performance.

04

Apply Tack Coat

Apply tack coat to promote bonding between the prepared asphalt surface and the new SP 9.5 asphalt course.

05

Install SP 9.5 Asphalt

Install approximately 602 square yards of new SP 9.5 asphalt surface course at 1.5-inch compacted thickness.

06

Compact & Finish

Compact and finish the asphalt surface with appropriate rolling equipment to achieve a uniform, durable surface.

07

Stripe & ADA Markings

Restripe parking stalls and ADA stall markings upon completion of the paving work.

Project Area & Existing Conditions



Highlighted Rehabilitation Area



Existing pavement wear



Surface staining / ponding

Technical Summary

Project Area	602 SY / 5,418 SF
Asphalt Mix	SP 9.5 Surface Course
Finished Thickness	1.5 in. compacted
Preparation	Mill, haul off, tack coat
Corrections	Low areas / ponding concerns
Final Markings	Parking stalls + ADA markings

Investment Summary

Pricing is structured to align with the complete rehabilitation scope and the documented 602 SY project area.

Component	Quantity / Basis	Amount
Asphalt Milling & Removal	602 SY	\$4,816.00
SP 9.5 Asphalt Surface Installation	602 SY @ 1.5 in. compacted	\$19,264.00
Parking Lot Striping & ADA Markings	Lump Sum	\$2,402.00
TOTAL AUTHORIZATION REQUESTED		\$26,482.00

Staff Recommendation

Staff recommends approval of the Cypress Oaks Parking Lot Rehabilitation Program in the amount of \$26,482.00. The proposed work includes milling, removal of millings, corrective grading of low areas, tack coat application, installation of SP 9.5 asphalt surface course at 1.5-inch compacted thickness, compaction, and restriping with ADA markings.

COMPETITIVE POSITION

Middle

SCOPE STRENGTH

Complete

DISTRICT BENEFIT

Value

This package is intended to provide a clear, board-ready authorization amount while ensuring the technical scope addresses the pavement surface, existing drainage concerns, and final striping requirements within a single rehabilitation program.

Warranty, Assumptions & Exclusions

One-Year Workmanship Warranty

Workmanship associated with the proposed improvements shall be warranted for one (1) year from the date of substantial completion. Warranty coverage applies to defects resulting from workmanship and installation methods under normal use conditions.

Warranty Exclusions

- ✔ Damage resulting from hurricanes, flooding, severe weather, or other acts of God.
- ✔ Structural failures resulting from unsuitable subgrade or base conditions not visible during milling.
- ✔ Excessive loading beyond normal parking lot use, including heavy construction equipment.
- ✔ Settlement or failures occurring outside the identified project limits.
- ✔ Damage caused by utility work, trenching, excavation, or third-party construction activities.
- ✔ Damage caused by chemical spills, fuel contamination, petroleum saturation, or fire.
- ✔ Normal aging, oxidation, routine wear, tire marks, or surface discoloration.
- ✔ Additional quantities or work areas requested outside the authorized scope.

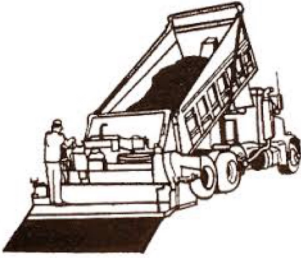
Project Assumptions

- ✔ Work area to be accessible and clear of parked vehicles prior to mobilization.
- ✔ No underground utility relocation or specialty engineering is included.
- ✔ Work to be completed during normal working hours unless otherwise coordinated.
- ✔ Existing base failures discovered after milling will be documented before additional corrective work is performed.

Schedule

MOBILIZATION	ESTIMATED DURATION	WEATHER
24-72 hours from authorization	3-5 working days	Weather permitting

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.

Attachments

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

Company Attachments

[Asphalt365 COI 2026](#)

[Asphalt365 W-9](#)

Hurricane Preparedness

Plan of Action



Phase 1

- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thoroughfares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases 1-3.
- Removal of any debris generated and stock-piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove “hangers” and hazardous trees





2026 Hurricane & Storm Cleanup Rates

Dear Valued Customer,

In preparation for hurricane season and the potential for storm damage at your property we would like to inform you of our processes and pricing in regards to storm cleanup. In the event that our region is impacted by a storm, United Land Services is able and ready to handle any and all necessary storm cleanup related work. We address the cleanup & remediation process in a three phase approach:

Phase 1

- * Phase 1 to begin immediately following the storm once safe and legal for our team to do so at labor prices listed. Main goal is to create as safe an environment as possible.
- * Clear main entrances of any obstructions inhibiting traffic.
- * Clear secondary roadways of any obstructions inhibiting traffic.
- * Clear parking areas located at common areas and common area structures.
- * Clear sidewalks, walking paths and thoroughfares in common areas.

Phase 2

- * Assessment of total clean-up needed and associated total costs of Phases 1-3.
- * Removal of any debris generated and stockpiled from Phase 1 upon approval.
- * Clearing and removal of debris from common area parks, dog parks and playgrounds upon approval.

Phase 3

- * Clear and remove debris from turf and landscape areas.
- * Post storm tree work to remove “hangers”, hazard wood and damaged and hazardous trees remaining.

Rates

Supervisor—\$100/hr

Crew Leader—\$80/hr

Laborer—\$70/hr

Debris Removal—\$750+ (TBD based on amount and removal method)

Equipment (Lifts, trucks, chippers, loaders, skid steer, etc.)—\$ TBD based on requirements

**All rates charged portal to portal*

Property Info

Property _____

Pre Approval Amount \$ _____

Name (Primary) _____

Phone (Primary) _____

Email (Primary) _____

Name (Alternate) _____

Phone (Alternate) _____

Email (Alternate) _____



S.R. 600 (U.S. 17/92) JOHN YOUNG PKWY AT PLEASANT HILL RD

District Secretary: John E. Tyler, P.E.

Project Information

FPID: 418403-8 and 418403-9

DESCRIPTION:

The FDOT is constructing improvements to improve operations and safety at the intersection of U.S. 17/92 (John Young Parkway/Orange Blossom Trail) and Pleasant Hill Road/South Hoagland Boulevard in Kissimmee, Osceola County. Phase 1 (418403-8) proposes to construct a bypass road through the southeast quadrant and construct improvements on U.S. 17/92 within the existing right of way. Phase 2 (418403-9) proposes to construct the overpass lanes, widen, and construct remaining improvements on U.S. 17/92.

KEY COMPONENTS:

- Constructing a bypass road
- Constructing northbound overpass lanes
- Widening 17/92 and Pleasant Hill Road at intersection
- Extending bicycle and pedestrian facilities

COUNTY: Osceola County **PHASE:** Design

FUNDING: \$169 Million

- \$81 Million for Phase 1
- \$88 Million for Phase 2

SCHEDULE: FY28 Construction (Phase 1)
FY30 Construction (Phase 2)

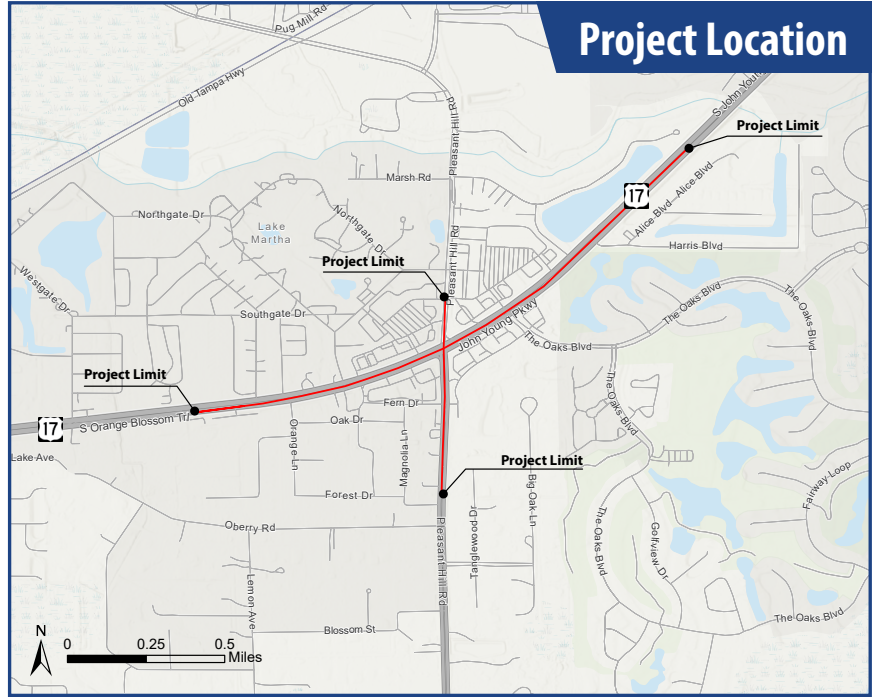


Stay up-to-date with project information by scanning the QR code to visit project website on www.cflroads.com.

418403-8

418403-9

Project Location



Rendering



Project Benefits



Safer Intersections



Protects All Road Users



Reduces Congestion



Supports Local Access

Overoaks CDD
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45 Mr. Perez informed the Board that, going forward, the District Accountant would participate in
46 meetings as needed and that he could relay any questions to the accountant and report back to the
47 Board. The Board agreed with this approach and had no questions at this time.

48 **B. CrossCreek**

49 **i. Review of Aquatic Report**

50 Mr. Greene reported that the algae bloom was being treated. He also discussed future
51 enhancements to the reporting process and explained that updates were being developed based on
52 feedback received from the Overoaks Board.

53 **C. Inframark Field Services**

54 **i. Field Inspection Report**

55 Ms. Trautz inquired about several items included in the field inspection report. Discussion
56 ensued regarding the removal of palm trees at the community entrance, the MOR Sports warranty
57 related to the resurfacing project, the installation of cameras at select locations, necessary pergola
58 repairs, and irrigation repairs.

59 **ii. Consideration of Ambassador Paving Playground Parking Lot Resurfacing Proposal**

60 **iii. Consideration of Asphalt365 Cypress Oaks Playground Parking Lot Resurfacing**

61 **Proposal**

62 The Board discussed the scope of services for Ambassador Paving Playground Parking Lot
63 Resurfacing Proposal and Asphalt365 Cypress Oaks Playground Parking Lot Resurfacing Proposal.

64 Following discussion, the item was tabled until the June meeting.

65 **iv. Consideration of Advance Tree Pros Palm Removal Proposal**

66 On MOTION by Ms. Allen, seconded by Ms. Palomino, with all in favor,
67 Proposal No. 27493A from Advance Tree Pros in the amount of \$1,800.00
68 was approved, subject to staff sign-off. (5-0)

70 On MOTION by Mr. Muenz, seconded by Ms. Allen, with all in favor,
71 Proposal No. 27493B from Advance Tree Pros in the amount of \$1,420.00
72 was approved, subject to staff sign-off. (5-0)

73 **D. United Land Services**

74 **ii. Consideration of Brazilian Pepper Tree Removal Proposal**

75 The Board discussed the proposed removal of Brazilian pepper trees and directed that the
76 conservation area be reviewed by the District Engineer. Following discussion, the item was tabled.

77 **i. Consideration of Irrigation System Repairs and Controller Replacement**

78 The Board considered Proposal No. 228346 from United Land Services for irrigation system
79

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80 repairs and controller replacement. Following discussion, the Board directed staff to obtain a revised
81 proposal with labor and material costs itemized separately. The item was tabled.

82 Mr. Perez and Mr. Remp discussed the proposed irrigation system repairs and provided an update
83 on the status of various irrigation-related items.

84 **iii. Discussion of Uniform Landscape Enhancements at Community Entrances**

85 Mr. Perez introduced the discussion regarding landscape enhancements intended to create a more
86 uniform appearance throughout the community. Ms. Linda Thies commented on the selection of
87 flowers to ensure consistency among the community entrances. Discussion ensued regarding
88 matching flower selections and incorporating lighting similar to that used at Eagle's Nest.

89 **E. District Engineer**

90 Mr. Hamstra provided an update on the request for proposals process and reviewed the revised
91 project timeline. Mr. Hamstra also discussed the current status of the Flamingo wetlands.

92 **F. District Counsel**

93 Ms. Trucco provided updates regarding the MOR Sports warranty and the status of demand
94 letters that had been issued.

95 **G. District Manager**

96 **i. District Manager Report**

97 Mr. Perez provided an update on the next meeting date and reminded the Board of the
98 upcoming Form 1 filing requirements. He also discussed the seats scheduled for election, provided
99 an update regarding the status of the boat lift, and announced that there were 2,088 qualified
100 registered voters within the District.

101 Mr. Perez also reviewed proposals that had been provided under separate cover.

102
103 On MOTION by Ms. Palomino, seconded by Mr. Muenz, with all in favor,
104 Inframark Proposal No. 1153 in the amount of \$1,320.00 for fence repairs
105 was approved. (5-0)

106
107 On MOTION by Mr. Thies, seconded by Mr. Muenz, with all in favor,
108 Inframark Proposal No. 1151 in the amount of \$3,950.00 for monument
109 repairs and cleaning was approved. (5-0)

110
111 On MOTION by Mr. Muenz, seconded by Mr. Thies, with all in favor,
112 Inframark Proposal No. 1150 in the amount of \$1,950.00 for replacement
113 of light fixtures was approved. (5-0)

114
115 The Board discussed the replacement of the basketball hoop and the preferred style for the new
116 equipment.

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SIXTH ORDER OF BUSINESS **Business Items**

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

Mr. Perez presented Resolution 2026-05, Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing. The Board discussed maintaining the operations and maintenance assessments at their current levels while establishing a maximum assessment amount of \$325.00 per property owner and \$5,000.00 for the golf course to accommodate a potential future bond issuance for the restoration of pond banks throughout the District. Discussion ensued.

On MOTION by Mr. Thies, seconded by Ms. Allen, with all in favor, Resolution 2026-05, approving the Fiscal Year 2027 Proposed Budget, as amended, and setting the public hearing for July 28, 2026, was adopted. (5-0)

SEVENTH ORDER OF BUSINESS **Business Administration**

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

On MOTION by Mr. Thies, seconded by Ms. Allen, with all in favor, the Minutes of the Meeting held April 28, 2026, were approved. (5-0)

EIGHTH ORDER OF BUSINESS **Supervisor Requests**

There were no supervisor requests at this time.

NINTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Muenz, seconded by Ms. Allen, with all in favor, the meeting was adjourned at 8:09 p.m. (5-0)

Secretary/Assistant Secretary

Chairperson/Vice Chairperson