



Overoaks Community Development District

September 1, 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, September 1, 2026, at 9:30 a.m.

The Regular Meeting of the **Overoaks Community Development District** will be held on Tuesday, September 1, 2026, at 9:30 a.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 THE 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 Overview

- i.** Review of June 2026 FinancialsP. 4
- ii.** Review of July 2026 FinancialsP. 17
- iii.** Review of July 2026 O&M Report.....P. 31
- iv.** Review of July 2026 Snapshot.....P. 69
- v.** Review of July 2026 Cash Flow AnalysisP. 70

B. Crosscreek ReportP. 71

C. Inframark Field Services

- i.** Field Inspection Report.....P. 85
- ii.** Consideration of Inframark Pergola Repairs ProposalP. 94

D. United Land Services

- i.** United Land Services Wet Check
- ii.** Consideration of United Land Services Dead Plant Removal and Mulch

Installation ProposalP. 95

iii. Consideration of United Land Services Agreement Addendum
for Weekly Trash Can ServicesP. 100

E. District Engineer

F. District Counsel

i. Discussion Regarding Guardhouse Cameras and HOA License Agreement.....P. 101

G. District Manager

i. District Manager Report

5. BUSINESS ITEMS

A. Consideration of Resolution 2026-07, Goals and Objectives for Fiscal Year 2027.....P. 120

B. Consideration of Resolution 2026-08, Setting Fiscal Year 2027 Meeting ScheduleP. 126

6. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held June 23, 2026.....P. 128

B. Consideration of Minutes from the Meeting held July 28, 2026.....P. 131

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT



***Overoaks
Community
Development
District***

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



OVEROAKS
Community Development District

Financial Statements

(Unaudited)

June 30, 2026

OVEROAKS

Community Development District

Governmental Funds**Balance Sheet**

June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 507,242	\$ -	\$ 507,242
Due From Other Funds	-	5,118	5,118
Investments:			
Money Market Account	897,319	-	897,319
Revenue Fund	-	241,680	241,680
Prepaid Items	898	-	898
Deposits	1,070	-	1,070
TOTAL ASSETS	\$ 1,406,529	\$ 246,798	\$ 1,653,327
<u>LIABILITIES</u>			
Accounts Payable	\$ 1,943	\$ -	\$ 1,943
Accrued Expenses	2,000	-	2,000
Due To Other Funds	5,118	-	5,118
TOTAL LIABILITIES	9,061	-	9,061
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	898	-	898
Deposits	1,070	-	1,070
Restricted for:			
Debt Service	-	246,798	246,798
Assigned to:			
Operating Reserves	157,286	-	157,286
Reserves - Other	60,000	-	60,000
Unassigned:	1,178,214	-	1,178,214
TOTAL FUND BALANCES	\$ 1,397,468	\$ 246,798	\$ 1,644,266
TOTAL LIABILITIES & FUND BALANCES	\$ 1,406,529	\$ 246,798	\$ 1,653,327

OVEROAKS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 28,926	\$ 28,926	0.00%
Interest - Tax Collector	-	-	751	751	0.00%
Special Assmnts- Tax Collector	789,045	789,045	789,045	-	100.00%
Special Assmnts- Discounts	(31,562)	(31,562)	(28,599)	2,963	90.61%
TOTAL REVENUES	757,483	757,483	790,123	32,640	104.31%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	8,000	7,600	400	63.33%
FICA Taxes	918	612	153	459	16.67%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	25,000	18,750	46,530	(27,780)	186.12%
ProfServ-Legal Services	25,000	18,750	19,502	(752)	78.01%
ProfServ-Mgmt Consulting	67,119	50,339	50,339	-	75.00%
ProfServ-Property Appraiser	1,100	1,100	1,299	(199)	118.09%
ProfServ-Special Assessment	3,384	3,384	3,384	-	100.00%
ProfServ-Trustee Fees	10,000	10,000	5,421	4,579	54.21%
Auditing Services	7,800	7,800	5,500	2,300	70.51%
Postage and Freight	1,000	750	11	739	1.10%
Insurance - General Liability	11,335	11,335	10,208	1,127	90.06%
Printing and Binding	500	375	-	375	0.00%
Legal Advertising	3,000	2,250	(6)	2,256	-0.20%
Miscellaneous Services	2,500	1,875	1,469	406	58.76%
Misc-Assessment Collection Cost	15,781	15,781	15,209	572	96.38%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	187,612	152,276	166,794	(14,518)	88.90%
Physical Environment					
Capital - Park	25,000	18,750	-	18,750	0.00%
Capital - Boat Lift	50,000	37,500	-	37,500	0.00%
Total Physical Environment	75,000	56,250	-	56,250	0.00%
Field					
ProfServ-Field Management	12,915	9,686	9,686	-	75.00%
Contracts-Landscape	172,356	129,267	126,384	2,883	73.33%
Contracts-Lakes	41,100	30,825	27,503	3,322	66.92%
Utility - General	20,000	15,000	10,673	4,327	53.37%
R&M-Irrigation	10,000	10,000	345	9,655	3.45%
R&M-Parks	30,000	22,500	2,113	20,387	7.04%
R&M-Signage	5,000	3,750	5,248	(1,498)	104.96%
R&M-Equipment Boats	5,000	5,000	1,896	3,104	37.92%
Landscape Maint. - Mulch/Tree Trimming	38,500	38,500	25,976	12,524	67.47%
Wetland Maintenance	40,000	30,000	1,475	28,525	3.69%
Misc-Contingency	100,000	75,000	58,996	16,004	59.00%
Reserve - Other	20,000	20,000	-	20,000	0.00%
Total Field	494,871	389,528	270,295	119,233	54.62%
TOTAL EXPENDITURES	757,483	598,054	437,089	160,965	57.70%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues					
Over (under) expenditures	-	159,429	353,034	193,605	0.00%
Net change in fund balance	\$ -	\$ 159,429	\$ 353,034	\$ 193,605	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,044,434	1,044,434	1,044,434		
FUND BALANCE, ENDING	\$ 1,044,434	\$ 1,203,863	\$ 1,397,468		

OVEROAKS

Community Development District

Series 2020 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 8,414	\$ 8,414	0.00%
Special Assmnts- Tax Collector	334,602	334,602	334,602	-	100.00%
Special Assmnts- Discounts	(13,410)	(13,410)	(12,128)	1,282	90.44%
TOTAL REVENUES	321,192	321,192	330,888	9,696	103.02%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	6,705	6,705	6,450	255	96.20%
Total Administration	6,705	6,705	6,450	255	96.20%
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	321,783	(4,046)	101.27%
Excess (deficiency) of revenues Over (under) expenditures	3,455	3,455	9,105	5,650	263.53%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	3,455	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	3,455	-	-	-	0.00%
Net change in fund balance	\$ 3,455	\$ 3,455	\$ 9,105	\$ 5,650	263.53%
FUND BALANCE, BEGINNING (OCT 1, 2025)	237,694	237,694	237,694		
FUND BALANCE, ENDING	\$ 241,149	\$ 241,149	\$ 246,799		

OVEROAKS
Community Development District

Supporting Schedules

June 30, 2026

**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	
06/08/26	\$ 3,810	\$ (111)	\$ 78	\$ 3,776	\$ 2,652	\$ 1,125	
06/15/26	\$ 13,381	\$ (390)	\$ 273	\$ 13,264	\$ 9,314	\$ 3,950	
Total	\$ 1,061,262	\$ 40,650	\$ 21,658	\$ 1,123,647	\$ 789,045	\$ 334,602	
% COLLECTED						100%	100%
TOTAL OUTSTANDING						-	-

Cash and Investment Report
June 30, 2026

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley National Bank	n/a	n/a	3.53%	\$507,242
Subtotal					\$507,242
Money Market	BankUnited	Money Market Fund	n/a	3.40%	\$285,831
Money Market	Hancock	Money Market Fund	n/a	2.50%	\$250,959
Money Market	SeaCoast Bank	Money Market Fund	n/a	2.50%	\$256,805
Money Market	Truist Bank	Money Market Fund	n/a	2.47%	\$103,725
Subtotal					\$897,319

DEBT SERVICE FUNDS

Series 2020 Revenue Fund	US Bank	Commercial Paper	n/a	3.50%	\$241,680
Subtotal					\$241,680
Total					\$1,646,241

Bank Account Statement

Overoaks CDD

Bank Account No. 1201
Statement No. 06-26

Statement Date 06/30/2026

G/L Account No. 101003 Balance	507,242.04	Statement Balance	511,818.15
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	511,818.15
Subtotal	507,242.04	Outstanding Checks	-4,576.11
Negative Adjustments	0.00		
		Ending Balance	507,242.04
Ending G/L Balance	507,242.04		

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
06/26/2026	Payment	1091	INFRAMARK LLC	Payment of Invoice 031735	-3,950.00
Total Outstanding Checks					-4,576.11

OVEROAKS
Community Development District

Check Register

6/1/2026-6/30/2026

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100142							
001	06/11/26	FLORIDA ULS OPERATING LLC	209167	5/31/2026 Landscape enhancement, frost damaged plant replacement	Misc-Contingency	549900-53901	\$1,862.59
001	06/11/26	FLORIDA ULS OPERATING LLC	209165	5/31/2026 Landscape enhancement, plant installation	Misc-Contingency	549900-53901	\$928.78
001	06/11/26	FLORIDA ULS OPERATING LLC	208315	5/29/2026 Irrigation repair, stuck valve	R&M-Irrigation	546041-53901	\$345.00
001	06/11/26	FLORIDA ULS OPERATING LLC	209164	5/31/2026 Landscape enhancement, front entrance	Misc-Contingency	549900-53901	\$3,827.04
Check Total							\$6,963.41
CHECK # 100143							
001	06/11/26	INFRAMARK LLC	180935	June 2026 Management services	ProfServ-Mgmt Consulting	531027-51201	\$5,593.25
001	06/11/26	INFRAMARK LLC	180935	June 2026 Management services	ProfServ-Field Management	531016-53901	\$1,076.26
001	06/11/26	INFRAMARK LLC	180935	June 2026 Management services	Miscellaneous Services	549001-51301	\$495.00
Check Total							\$7,164.51
CHECK # 100144							
001	06/11/26	PEGASUS ENGINEERING	228476	April 2026 District Engineering Services	ProfServ-Engineering	531013-51501	\$14,578.38
Check Total							\$14,578.38
CHECK # 1086							
001	06/03/26	OSCEOLA NEWS-GAZETTE	F7BA084D-0150	LEGAL NOTICE	Legal Advertising	548002-51301	\$62.79
Check Total							\$62.79
CHECK # 1088							
001	06/19/26	FLORIDA ULS OPERATING LLC	210289	June 2026 Monthly landscaping services	Contracts-Landscape	534050-53901	\$14,165.33
Check Total							\$14,165.33
CHECK # 1089							
001	06/19/26	LATHAM, LUNA,EDEN & BEAUDINE LLP	153439	May 2026 District counsel services	ProfServ-Legal Services	531023-51401	\$3,716.90
Check Total							\$3,716.90
CHECK # 1090							
001	06/26/26	CROSSCREEK ENVIRONMENTAL, INC.	26755	June 2026 Monthly pond services	Contracts-Lakes	534084-53901	\$3,425.00
Check Total							\$3,425.00
CHECK # 1091							
001	06/26/26	INFRAMARK LLC	1168607	6/17/2026 Monument painting and repairs	R&M-Signage	546085-53901	\$3,950.00
Check Total							\$3,950.00
CHECK # 300081							
001	06/01/26	KUA - ACH	051126-8570-ACH	BILL PRD 4/4-5/4/26	Utility - General	543001-53945	\$14.45
Check Total							\$14.45
CHECK # 300087							
001	06/08/26	VERIZON - ACH	6143042755	Billing period: Apr 9 - May 8, 2026	Misc-Contingency	549900-53901	\$83.60
Check Total							\$83.60
CHECK # 300089							
001	06/18/26	TOHO WATER AUTHORITY	050126-5010-ACH	Bill period 4.1-5/1/26	Utility - General	543001-53945	\$6.20
Check Total							\$6.20
CHECK # 300090							
001	06/22/26	KUA - ACH	060426-1900-ACH	SERVICE DATE 5/5-6/5/26	Utility - General	543001-53945	\$11.50
Check Total							\$11.50
CHECK # 300091							
001	06/22/26	KUA - ACH	060426-8540-ACH	SERVICE DATE 5/5-6/5/26	Utility - General	543001-53901	\$38.76
Check Total							\$38.76
CHECK # 300092							
001	06/22/26	KUA - ACH	060426-8560-ACH	05/05-06/05/26	Utility - General	543001-53946	\$11.36
Check Total							\$11.36
CHECK # 300093							
001	06/22/26	KUA - ACH	060426-8580-ACH	05/05-06/05/26	Utility - General	543001-53945	\$13.87
Check Total							\$13.87
CHECK # 300094							
001	06/22/26	TOHO WATER AUTHORITY	060126-8540-ACH	service date 5/1-6/1/26	Utility - General	543001-53945	\$8.37
Check Total							\$8.37

OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
CHECK # 300095							
001	06/22/26	KUA - ACH	060426-3350-ACH	SERVICE DATE 5/5-6/5/26	Utility - General	543001-53901	\$32.38
Check Total							\$32.38
CHECK # 300096							
001	06/22/26	KUA - ACH	060426-8570-ACH	05/05-06/05/26	Utility - General	543001-53945	\$14.24
Check Total							\$14.24
CHECK # 300097							
001	06/24/26	TOHO WATER AUTHORITY	52726-1900-ACH	4/29-5/27/26	Utility - General	543001-53945	\$500.60
Check Total							\$500.60
CHECK # 300098							
001	06/29/26	TOHO WATER AUTHORITY	060126-9770-ACH	service 5/1-6/1/26	Utility - General	543001-53946	\$235.15
Check Total							\$235.15
Fund Total							\$54,996.80

SERIES 2020 DEBT SERVICE FUND - 208

CHECK # 1087							
208	06/16/26	OVEROAKS CDD C/O US BANK	0612206-1	Transfer Assessment Collections Series 2020	Due From Other Funds	131000	\$4,664.86
Check Total							\$4,664.86
Fund Total							\$4,664.86

Total Checks Paid	\$59,661.66
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***Overoaks
Community
Development
District***

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2-3
Debt Service Funds	4
 <u>SUPPORTING SCHEDULES</u>	
Non Ad Valorem Special Assessments - Schedules	5
Cash and Investment Report	6
Bank Reconciliation	7
Check Register	8-9

OVEROAKS
Community Development District

Financial Statements

(Unaudited)

July 31, 2026

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 458,321	\$ -	\$ 458,321
Due From Other Funds	-	5,118	5,118
Investments:			
Money Market Account	898,819	-	898,819
Revenue Fund	-	242,367	242,367
Prepaid Items	898	-	898
Deposits	1,070	-	1,070
TOTAL ASSETS	\$ 1,359,108	\$ 247,485	\$ 1,606,593
LIABILITIES			
Accounts Payable	\$ 27,745	\$ -	\$ 27,745
Accrued Expenses	2,000	-	2,000
Due To Other Funds	5,118	-	5,118
TOTAL LIABILITIES	34,863	-	34,863
FUND BALANCES			
Nonspendable:			
Prepaid Items	898	-	898
Deposits	1,070	-	1,070
Restricted for:			
Debt Service	-	247,485	247,485
Assigned to:			
Operating Reserves	157,286	-	157,286
Reserves - Other	60,000	-	60,000
Unassigned:	1,104,991	-	1,104,991
TOTAL FUND BALANCES	\$ 1,324,245	\$ 247,485	\$ 1,571,730
TOTAL LIABILITIES & FUND BALANCES	\$ 1,359,108	\$ 247,485	\$ 1,606,593

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ -	\$ 31,922	\$ 31,922	0.00%
Interest - Tax Collector	-	-	790	790	0.00%
Special Assmnts- Tax Collector	789,045	789,045	789,045	-	100.00%
Special Assmnts- Discounts	(31,562)	(31,562)	(28,599)	2,963	90.61%
TOTAL REVENUES	757,483	757,483	793,158	35,675	104.71%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	8,000	7,600	400	63.33%
FICA Taxes	918	612	153	459	16.67%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	25,000	20,833	68,173	(47,340)	272.69%
ProfServ-Legal Services	25,000	20,833	25,563	(4,730)	102.25%
ProfServ-Mgmt Consulting	67,119	55,933	55,932	1	83.33%
ProfServ-Property Appraiser	1,100	1,100	1,299	(199)	118.09%
ProfServ-Special Assessment	3,384	3,384	3,384	-	100.00%
ProfServ-Trustee Fees	10,000	10,000	5,421	4,579	54.21%
Auditing Services	7,800	7,800	5,500	2,300	70.51%
Postage and Freight	1,000	833	14	819	1.40%
Insurance - General Liability	11,335	11,335	10,208	1,127	90.06%
Printing and Binding	500	417	-	417	0.00%
Legal Advertising	3,000	2,500	(6)	2,506	-0.20%
Miscellaneous Services	2,500	2,083	1,495	588	59.80%
Misc-Assessment Collection Cost	15,781	15,781	15,209	572	96.38%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	187,612	162,619	200,120	(37,501)	106.67%
Physical Environment					
Capital - Park	25,000	20,833	-	20,833	0.00%
Capital - Boat Lift	50,000	41,667	-	41,667	0.00%
Total Physical Environment	75,000	62,500	-	62,500	0.00%
Field					
ProfServ-Field Management	12,915	10,763	10,763	-	83.34%
Contracts-Landscape	172,356	143,630	140,550	3,080	81.55%
Contracts-Lakes	41,100	34,250	30,928	3,322	75.25%
Utility - General	20,000	16,667	11,458	5,209	57.29%
R&M-Irrigation	10,000	10,000	11,551	(1,551)	115.51%
R&M-Parks	30,000	25,000	2,113	22,887	7.04%
R&M-Signage	5,000	4,167	5,248	(1,081)	104.96%
R&M-Equipment Boats	5,000	5,000	1,896	3,104	37.92%
Landscape Maint. - Mulch/Tree Trimming	38,500	38,500	35,567	2,933	92.38%
Wetland Maintenance	40,000	33,333	1,475	31,858	3.69%
Misc-Contingency	100,000	83,333	61,678	21,655	61.68%
Reserve - Other	20,000	20,000	-	20,000	0.00%
Total Field	494,871	424,643	313,227	111,416	63.29%
TOTAL EXPENDITURES	757,483	649,762	513,347	136,415	67.77%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
Excess (deficiency) of revenues					
Over (under) expenditures	-	107,721	279,811	172,090	0.00%
Net change in fund balance	\$ -	\$ 107,721	\$ 279,811	\$ 172,090	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,044,434	1,044,434	1,044,434		
FUND BALANCE, ENDING	\$ 1,044,434	\$ 1,152,155	\$ 1,324,245		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ -	\$ 9,100	\$ 9,100	0.00%
Special Assmnts- Tax Collector	334,602	334,602	334,602	-	100.00%
Special Assmnts- Discounts	(13,410)	(13,410)	(12,128)	1,282	90.44%
TOTAL REVENUES	321,192	321,192	331,574	10,382	103.23%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	6,705	6,705	6,450	255	96.20%
Total Administration	6,705	6,705	6,450	255	96.20%
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	321,783	(4,046)	101.27%
Excess (deficiency) of revenues Over (under) expenditures	3,455	3,455	9,791	6,336	283.39%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	3,455	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	3,455	-	-	-	0.00%
Net change in fund balance	\$ 3,455	\$ 3,455	\$ 9,791	\$ 6,336	283.39%
FUND BALANCE, BEGINNING (OCT 1, 2025)	237,694	237,694	237,694		
FUND BALANCE, ENDING	\$ 241,149	\$ 241,149	\$ 247,485		

OVEROAKS
Community Development District

Supporting Schedules

July 31, 2026

**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	
06/08/26	\$ 3,810	\$ (111)	\$ 78	\$ 3,776	\$ 2,652	\$ 1,125	
06/15/26	\$ 13,381	\$ (390)	\$ 273	\$ 13,264	\$ 9,314	\$ 3,950	
Total	\$ 1,061,262	\$ 40,650	\$ 21,658	\$ 1,123,647	\$ 789,045	\$ 334,602	
% COLLECTED				100%	100%	100%	
TOTAL OUTSTANDING				\$ (0)	\$ (0)	\$ (0)	

Cash and Investment Report
July 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	3.56%	\$458,321
Subtotal					\$458,321
Money Market	BankUnited	Money Market Fund	n/a	3.40%	\$286,637
Money Market	Hancock	Money Market Fund	n/a	2.50%	\$251,044
Money Market	SeaCoast Bank	Money Market Fund	n/a	2.50%	\$257,290
Money Market	Truist Bank	Money Market Fund	n/a	2.47%	\$103,848
Subtotal					\$898,819

DEBT SERVICE FUNDS

Series 2020 Revenue Fund	US Bank	Commercial Paper	n/a	3.50%	\$242,367
Subtotal					\$242,367
Total					\$1,599,507

Bank Account Statement

Overoaks CDD

Bank Account No. 1201
Statement No. 07-26

Statement Date 07/31/2026

G/L Account No. 101003 Balance	458,320.59	Statement Balance	480,193.22
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	480,193.22
Subtotal	458,320.59	Outstanding Checks	-21,872.63
Negative Adjustments	0.00		
		Ending Balance	458,320.59
Ending G/L Balance	458,320.59		

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
07/23/2026	Payment	300100	VERIZON - ACH	Inv: 614806178	-83.60
07/23/2026	Payment	300102	TOHO WATER AUTHORITY	Inv: 060126-9760-ACH	-31.62
07/24/2026	Payment	100146	PEGASUS ENGINEERING	Inv: 228587	-13,736.50
07/24/2026	Payment	100147	PREMIER ENGINEERING INC	Inv: OCD022326	-1,475.00
07/24/2026	Payment	100149	LATHAM, LUNA,EDEN & BEAUDINE LLP	Inv: 154463	-2,494.80
07/24/2026	Payment	100151	CROSSCREEK ENVIRONMENTAL, INC.	Inv: 27177	-3,425.00
Total Outstanding Checks					-21,872.63

OVEROAKS
Community Development District

Check Register

7/1/2026-7/31/2026

Overoaks CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
ADVANCE TREE PROS	6/4/2026	27553	\$1,420.00			6/4/2026 Pine tree removals
ADVANCE TREE PROS	6/4/2026	27493	\$3,220.00		\$4,640.00	6/4/2026 Palm tree removals
CROSSCREEK ENVIRONMENTAL, INC.	7/12/2026	27177	\$3,425.00			July 2026 Monthly pond services
FLORIDA ULS OPERATING LLC	6/29/2026	213315	\$384.11			6/29/2026 Tree removal
FLORIDA ULS OPERATING LLC	6/30/2026	214437	\$939.88			6/29/2026 Irrigation repairs, mainline Eagles Nest Entrance
FLORIDA ULS OPERATING LLC	6/30/2026	214424	\$2,126.54			6/29/2026 Debris removal by pond, illegal dumping
FLORIDA ULS OPERATING LLC	6/30/2026	214279	\$1,817.54			6/30/2026 Tree removal, 2122 Eagle View
FLORIDA ULS OPERATING LLC	6/30/2026	214387	\$903.25			6/8/2026 Debris removal
FLORIDA ULS OPERATING LLC	6/30/2026	214391	\$5,524.03			April 2026 Irrigation repairs
FLORIDA ULS OPERATING LLC	6/30/2026	214259	\$4,742.53			6/30/2026 Irrigation repair, controller replacement at Nature Trail
FLORIDA ULS OPERATING LLC	6/30/2026	214277	\$103.75		\$16,541.63	6/30/2026 Flush cutting tree
INFRAMARK LLC	7/6/2026	183694	\$7,164.51			July 2026 District management services
LATHAM, LUNA,EDEN & BEAUDINE LLP	7/13/2026	154463	\$2,494.80			June 2026 District counsel services
PEGASUS ENGINEERING	6/30/2026	228587	\$13,736.50			May 2026 District Engineer Services
PREMIER ENGINEERING INC	2/23/2026	OCD022326	\$1,475.00			2/23/2026 Pond inlet skimmer replacement
TOHO WATER AUTHORITY	6/26/2026	062626-1900-ACH	\$615.16			5/27-6/26/26
TOHO WATER AUTHORITY	6/1/2026	060126-9760-ACH	\$31.62			SVC 5/1-6/1/26
TOHO WATER AUTHORITY	7/1/2026	070126-8540	\$8.37		\$655.15	6/1 - 7/1/2026 Water
VERIZON - ACH	6/8/2026	614558111	\$83.60			INTERNET SERVICE
VERIZON - ACH	7/7/2026	614806178	\$83.60		\$167.20	Billing period: Jun 9 - Jul 8, 2026
Miscellaneous Subtotal			\$50,299.79			
TOTAL			\$50,299.79			



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

Page 32
Invoice # #27553
Date: 06/04/2026
From: Chris Rauscher

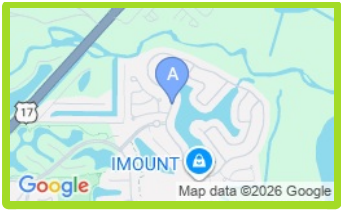
Invoice For

Overoaks CDD

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

Location

Boating Boulevard
Kissimmee, FL 34746



Customer Contact

inframark@avidbill.com

Overoaks CDD - Pine removals

Terms

Due on receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
A) Dead Pine Tree Removal Removal of all debris, cut trunk to lowest height possible without removal of ground soil.	2	\$ 585.00	\$ 1,170.00
B) Stump grind - Spread chips Stump grind 4"-6" depth; Spread chips on site. Not responsible for underground pipes / utilities.	2	\$ 125.00	\$ 250.00

All balances not paid by the due date are subject to late fees. Please mail checks to the above address. Please use the contact information below for inquiries about this invoice.

INVOICE TOTAL \$ 1,420.00

DUE DATE 06/04/2026

Contacts

Justin
Jfisher@inframark.com



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

Page 33
Invoice # #27493
Date: 06/04/2026
From: Chris Rauscher

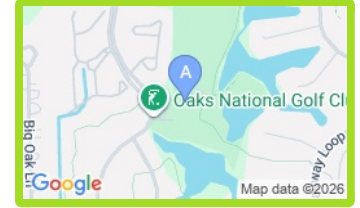
Invoice For

Overoaks CDD

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

Location

1500 The Oaks Blvd
Kissimmee, FL 34746



Customer Contact

inframark@avidbill.com

Overoaks CDD - palm removals

Terms

Due on receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
A) Palm removal / Flush cut Removal of all debris, cut trunk to lowest height possible without removal of ground soil.	3	\$ 475.00	\$ 1,425.00
B) Stump grind - Spread chips Palms stumps Stump grind 4"-6" depth; Spread chips on site. Not responsible for underground pipes / utilities.	3	\$ 125.00	\$ 375.00
C) Palm removal / Flush cut Removal of all debris, cut trunk to lowest height possible without removal of ground soil.	2	\$ 585.00	\$ 1,170.00
D) Stump grind - Spread chips Stump grind 4"-6" depth; Spread chips on site. Not responsible for underground pipes / utilities.	2	\$ 125.00	\$ 250.00

All balances not paid by the due date are subject to late fees. Please mail checks to the above address. Please use the contact information below for inquiries about this invoice.

INVOICE TOTAL **\$ 3,220.00**

DUE DATE **06/04/2026**

Contacts

Justin
Jfisher@inframark.com



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

Invoice # #27493

Date: 06/04/2026

From: Chris Rauscher



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date: 7/12/2026

Invoice # 27177

Due Date: 8/11/2026

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

Thank you for your business

Crosscreek Environmental Inc.

Subtotal

Sales Tax (0.0%)

Total

Payments/Credits

Balance Due

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com
Page 1

www.crosscreekenvironmental.com


Crosscreek Environmental Inc.

 111 61st Street East
 Palmetto, FL 34221

Invoice

Date: 7/12/2026

Invoice # 27177

Due Date: 8/11/2026

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
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. 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. 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. 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	

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

Thank you for your business

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

 admin@crosscreekenv.com
 Page 2

www.crosscreekenvironmental.com



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 213315

Date	PO#
06/29/26	
Due Date	Terms
7/29/26	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 #237694 - 2844 Boating Boulevard fallen tree removal 6/23/2026

Cut up and removed a fallen tree at 2844 Boating Boulevard (back yard)

Property Improvements				\$372.92
Labor - Reunion Enhancements	4.00 Hrs	\$80.73	\$322.92	
Dump Fees	1.00 Each	\$50.00	\$50.00	

Job Fuel Surcharge **\$11.19**

Thank you for your business.

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

Subtotal	\$384.11
Sales Tax	\$0.00
Total	\$384.11
Credits/Payments	(\$0.00)
Balance Due	\$384.11

p | f REU

www.unitedlandservices.com

ALL materials on this invoice INCLUDE installation using lump-sum pricing.



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 214437

Date	PO#
06/30/26	
Due Date	Terms
7/30/26	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 #234670 - Mainline Repair Eagles Nest Entrance Oaks Blvd 6/29/2026

Repaired damaged mainline located on the right side at the entrance to Eagles Nest on Oaks Blvd.

Irrigation Repair				\$912.50
Labor - Reunion Irrigation	10.00 Hrs	\$65.00	\$650.00	
Parts & Materials	1.00 ea	\$262.50	\$262.50	

Job Fuel Surcharge **\$27.38**

Thank you for your business.

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

Subtotal	\$939.88
Sales Tax	\$0.00
Total	\$939.88
Credits/Payments	(\$0.00)
Balance Due	\$939.88

p | f REU

www.unitedlandservices.com

ALL materials on this invoice INCLUDE installation using lump-sum pricing.



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 214424

Date	PO#
06/30/26	
Due Date	Terms
7/30/26	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 #220886 - Pond clean up 6/29/2026

Removed debris that was dumped by homeowner's so the crew can start maintaining the area

Property Improvements				\$2,064.60
Labor - Reunion Enhancements	20.00 Hrs	\$80.73	\$1,614.60	
Machine Time	4.00 Each	\$75.00	\$300.00	
Dump Fees	1.00 Each	\$150.00	\$150.00	

Job Fuel Surcharge **\$61.94**

Thank you for your business.

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

Subtotal	\$2,126.54
Sales Tax	\$0.00
Total	\$2,126.54
Credits/Payments	(\$0.00)
Balance Due	\$2,126.54

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www.unitedlandservices.com

ALL materials on this invoice INCLUDE installation using lump-sum pricing.



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 214279

Date	PO#
06/30/26	
Due Date	Terms
7/30/26	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 #237690 - 2122 Eagle View tree removal 6/30/2026

Cut down tree behind the home on 2122 Eagle View

Property Improvements				\$1,764.60
Labor - Reunion Enhancements	20.00 Hrs	\$80.73	\$1,614.60	
Dump Fees	1.00 Each	\$150.00	\$150.00	

Job Fuel Surcharge **\$52.94**

Thank you for your business.

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

Subtotal	\$1,817.54
Sales Tax	\$0.00
Total	\$1,817.54
Credits/Payments	(\$0.00)
Balance Due	\$1,817.54

p | f REU

www.unitedlandservices.com

ALL materials on this invoice INCLUDE installation using lump-sum pricing.



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 214387

Date	PO#
06/30/26	
Due Date	Terms
7/30/26	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 #220874 - Dump piles removal 6/8/2026

Removed debris that was dumped into the wood line as well as a big metal wheel

Property Improvements				\$876.94
Demo / Debris Removal / Site Prep	9.00 Hrs	\$69.66	\$626.94	
Dump Fees	1.00 Each	\$250.00	\$250.00	

Job Fuel Surcharge **\$26.31**

Thank you for your business.

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

Subtotal	\$903.25
Sales Tax	\$0.00
Total	\$903.25
Credits/Payments	(\$0.00)
Balance Due	\$903.25

p | f REU

www.unitedlandservices.com

ALL materials on this invoice INCLUDE installation using lump-sum pricing.



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 214391

Date	PO#
06/30/26	
Due Date	Terms
7/30/26	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 #228270 - April MI

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

Clock A

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

Clock B

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

Clock C

Tracking time for non-working zones - all zones

Irrigation Repair				\$5,363.14
Tracking time for non-working zones	20.00 Hrs	\$65.00	\$1,300.00	
6" Spray	18.00 ea	\$42.30	\$761.40	
Lateral line break (.5" - .75")	8.00 ea	\$67.46	\$539.68	

p | f REU

www.unitedlandservices.com

ALL materials on this invoice INCLUDE installation using lump-sum pricing.

Lateral line break (1.5" - 2")	1.00 ea	\$234.71	\$234.71
Nozzle - MPR	16.00 ea	\$7.60	\$121.60
Valve - In-operative/Replace (2" PESB)	1.00 ea	\$673.18	\$673.18
Valve Box Standard	7.00 ea	\$110.19	\$771.33
Wireless Rain Sensor	2.00 ea	\$261.23	\$522.46
6" Rotors	6.00 ea	\$73.13	\$438.78

Job Fuel Surcharge

\$160.89

Thank you for your business.

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

Subtotal	\$5,524.03
Sales Tax	\$0.00
Total	\$5,524.03
Credits/Payments	(\$0.00)
Balance Due	\$5,524.03



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 214259

Date	PO#
06/30/26	
Due Date	Terms
7/30/26	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 #232914 - Overoaks Controller Replacement & Repairs at Nature Trail

Replaced inoperable controller, tracked and traced wiring. Made repairs. Rainbird LXME-2

Pricing includes parts, materials & labor. Not to exceed \$5000

Irrigation Repair				\$4,604.40
Labor - Reunion Irrigation	30.00 Hrs	\$65.00	\$1,950.00	
Repairs, Tracking & Tracing	1.00 ea	\$1,575.00	\$1,575.00	
Controller Rain Bird LXME2 12 Station with Solenoid Battery Powered	1.00 ea	\$1,079.40	\$1,079.40	

Job Fuel Surcharge **\$138.13**

Thank you for your business.

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

Subtotal	\$4,742.53
Sales Tax	\$0.00
Total	\$4,742.53
Credits/Payments	(\$0.00)
Balance Due	\$4,742.53

p | f REU

www.unitedlandservices.com

ALL materials on this invoice INCLUDE installation using lump-sum pricing.



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 214277

Date	PO#
06/30/26	
Due Date	Terms
7/30/26	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 #237669 - Flush cutting tree 6/30/2026

Flush cut a dead tree on the easement of Cypress Oaks Boulevard

Property Improvements				\$100.73
Labor - Reunion Enhancements	1.00 Hrs	\$80.73	\$80.73	
Dump Fees	1.00 Each	\$20.00	\$20.00	

Job Fuel Surcharge **\$3.02**

Thank you for your business.

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

Subtotal	\$103.75
Sales Tax	\$0.00
Total	\$103.75
Credits/Payments	(\$0.00)
Balance Due	\$103.75

p | f REU

www.unitedlandservices.com

ALL materials on this invoice INCLUDE installation using lump-sum pricing.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

INVOICE#
183694
CUSTOMER ID
C1441
PO#

DATE
7/6/2026
NET TERMS
Due On Receipt
DUE DATE
7/6/2026

Services provided for the Month of: July 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.



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

July 13, 2026

Invoice #: 154463
Federal ID #:59-3366512

Overoaks Community Development District

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

Matter ID: 6123-001

General

For Professional Services Rendered:

6/1/2026	KET	Email correspondence to District Engineer regarding updated RFP.	0.10	\$33.00
6/2/2026	KET	Review of email correspondence from Pegasus Engineering regarding RFP and responded to same. Telephone discussion with resident at 2122 Eagles View Court regarding demand letter for debris. Email correspondence with Inframark regarding same. Email correspondence with resident at 2121 Eagles View Court regarding demand letter for debris.	1.20	\$396.00
6/4/2026	KET	Review of email correspondence from Supervisor regarding Form 1 and responded to same. Review of email correspondence from Field Manager regarding dumping on Eagleview Ct. and responded to same.	0.30	\$99.00
6/8/2026	KET	Review of email correspondence from District Engineer and Inframark regarding DemandStar publication for RFP. Review of email correspondence from Inframark, landscaping vendor and Supervisor regarding status of dead tree on Eagle View Court.	0.30	\$99.00
6/22/2026	KET	Review of email correspondence from Supervisor regarding ethics training and email correspondence to Board regarding reminder for same. Review of email correspondence from District Engineer regarding upcoming Board meeting and pending tasks. Email correspondence with Supervisor regarding questions on ethics training requirement.	0.50	\$165.00
6/23/2026	KET	Review of Agenda in preparation for upcoming Board meeting. Preparation of contract with Advance Tree Pros and email correspondence to District Manager regarding same. Email correspondence to City of Kissimmee regarding landscape maintenance on roadway covered by Interlocal Agreement. Attended Board meeting.	4.60	\$1,518.00
6/26/2026	KET	Preparation of Agreement with United Land Services.	0.56	\$184.80
Total Professional Services:			7.56	\$2,494.80

Total	\$2,494.80
Previous Balance	\$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
		Payments & Credits	\$0.00
		Total Due	\$2,494.80

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: June 30, 2026
INVOICE NO.: 228587
BILLING NO.: 7

DWA

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: 05/03/26 – 05/30/26

Authorization: ☐ Agreement for Professional Engineering Services.

- Scope of Work:
- The week of May 17, 2026, Pegasus Engineering (David Hamstra) Shoreline Restoration => coordinated with Greg Teague on 05/22/26 to review Kristen Trucco's review comments pertaining to the Project Manual; and reviewed the 100% construction plans and coordinated with Greg Teague to revise Sheet 33.
 - The week of May 17, 2026, Pegasus Engineering (Greg Teague) Shoreline Restoration => began revising the bid documents to address comments from the District Council; and began revising the construction plans to address David Hamstra's review comments.
 - The week of May 24, 2026, Pegasus Engineering (David Hamstra) coordinated with Catherine Bowman on 05/25/26 regarding 1401 Flamingo Drive; prepared for and attended the CDD meeting on 05/26/26; reviewed the Florida Department of Transportation (FDOT) construction plans on 05/27/26 regarding the proposed intersection improvements; and coordinated with Kristen Trucco, Michael Perez, Greg Teague, and Priscilla Villanueva on 05/29/26 regarding the Shoreline Repair Bid Documents.
 - The week of May 24, 2026, Pegasus Engineering (Greg Teague) Shoreline Restoration => continued revising the bid documents to address comments from the District Council; continued revising the construction plans to address David Hamstra's review comments; finalized the bid documents for the public bid advertisement; and prepared a master drainage plan and coordinated with the surveyor regarding the outfall structure proposal.
 - During this billing period, Reserve Geospatial performed survey services associated with the existing control structures and outfall pipes; and prepared survey drawings to compliment the Shoreline Restoration bid documents.

Invoice No. 228587/Billing No. 7
 June 30, 2026
 Page 2
 Project No. MSC-22134

LABOR COSTS

Sr. Project Manager, Hamstra, P.E.	11.5 hrs	@	\$195.00/hr	=	\$ 2,242.50
Project Manager, Teague, P.E.	<u>33.5 hrs</u>	@	\$190.00/hr	=	<u>\$ 6,365.00</u>
	45.0 hrs				

Sub-Total Labor Costs	\$ 8,607.50
(Total Labor Costs to Date \$53,092.50)	

OTHER DIRECT COSTS

In-house plots, prints, and copies	\$ <u>89.00</u>
------------------------------------	-----------------

Sub-Total Other Direct Costs	\$ 89.00
(Total Other Direct Costs to Date \$2,133.61)	

SUBCONSULTANT COSTS

Reserve Geospatial	
(Invoice No. RG26.046, dated 06/15/26)	\$ <u>5,040.00</u>

Sub-Total Other Direct Costs	\$ 5,040.00
(Total Other Direct Costs to Date \$5,040.00)	

Amount Due This Invoice	\$ 13,736.50
--------------------------------	---------------------

INVOICE**RESERVE
GEOSPATIAL****Ordered by:**

Gregory Teague, PE, CFM
 Pegasus Engineering, LLC
 301 West State Road 434, Suite 309
 Winter Springs, FL 32708
 407-992-9160, ext 311
greg@pegasusengineering.net

Date June 15, 2026
 Project No. 25036
 Invoice No. RG26.046
 Due Date July 17, 2026

PROJECT INFORMATION:

Overoaks CDD Pond Structures
 The Oaks Golf Club & Community, Kissimmee, FL
 Section 32, Township 25 South, Range 29 East &
 Section 5, Township 26 South, Range 29 East, Osceola County, Florida

Pegasus Project No.: MSC-22134

Summary of Services

Prepared Topographic Survey of pond structures.

FEE:

Billing Item	Fee	Percent Complete	Amount Paid	Current Billing
Topographic Survey	\$ 5,040.00	100%	0% \$	5,040.00

Invoice Total: \$ 5,040.00

Please remit all payments to:

Reserve Geospatial, LLC
 PO Box 120116
 Clermont, Florida 34712

Thank you for your business.

RECEIVED
PEGASUS ENGINEERING, LLC

JUN 15 2026

COPY TO:		FILE TO:
	MSC-22134	

Invoice

Premier Engineering, Inc.

10910 Curley Rd.
San Antonio, FL 33576

Date	Invoice #
2/23/2026	OCD022326

Bill To
Overoaks Community Development District 313 Campus St. Celebration, FL 34747

P.O. No.	Terms	Project
	Due on receipt	- Pond Inlet Skimmer Furnis...

Quantity	Description	Rate	Amount
	Pond Inlet Skimmer - Furnish & Install	1,475.00	1,475.00
		Total	\$1,475.00



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

OVEROAKS COMMUNITY
DEVELOPMENT DISTRICT

Service Address:
2655 THE OAKS BOULEVARD IRRIG

Account Number: 002162289-000661900
Past Due Amount: \$0.00
Current Charges: \$615.16
Total Amount Due: \$615.16

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



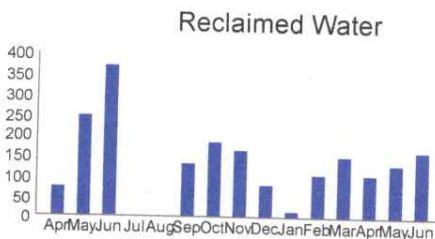
Our 2025 water quality reports are now
available at tohowater.com/waterquality.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
21007967	30	05/27/2026	4350	06/26/2026	4513	163

Payment - Thank You \$-500.60
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$583.54
Reclaimed Base Charge \$31.62
Current Transaction Total \$615.16

Total Amount Due \$615.16



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

Please return this portion with your payment - Do not send cash through the mail.

Account Number 002162289-000661900

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$615.16	07/27/26	\$615.16

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

*****SINGLE-PIECE T:8 / P: / S: 2447 1 SP 0.740



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

0021622890006619000000615168

www.tohowater.com 0002447 0004893 1=100000

Ways to pay

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees:

\$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority
PO Box 30527
Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

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

Payment Source

Cash

Fees

\$1.25

eBills

Go paperless by creating an online payment account on www.tohowater.com.

EMERGENCIES - For water or sewer related emergencies call our customer service call center at **407-944-5000**.

Can't pay your bill?

If you are unable to pay your water bill, please visit www.tohowater.com or call us before your bill goes past due and ask us about our Payment Assistance options. Call us at 407-944-5000 or scan the QR code below.

Disconnection for nonpayment

Accounts that become delinquent will be assessed a \$50 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

RECONNECTION SCHEDULE

WEEKDAYS

Before 2 p.m. - Payments made before 2 p.m. will be connected the same day with no additional fee.

After 2 p.m. - Payments made after 2 p.m. to 7 p.m. will incur an additional fee of **\$25** for premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional \$25 premium reconnect fee. If the \$25 premium fee is declined, services will be reconnected the next business day.

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

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

Meter tampering

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

Payment Assistance

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



Plumbing Concerns?

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





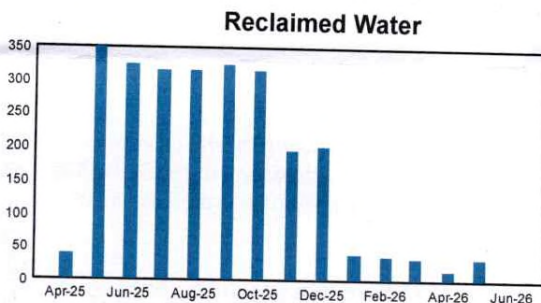
Toho Water Authority
P.O. Box 30527
Tampa, Florida 33630-3527
www.tohowater.com

OVEROAKS COMMUNITY
DEVELOPMENT DISTRICT
Service Address:
2000 CYPRESS OAKS DRIVE RCLM1

Account Number:
Past Due Amount:
Current Charges:
Total Amount Due:

Page 54
002162289-000949760
\$0.00
\$31.62
\$31.62

We apologize for the delayed bill, which was held to ensure accuracy. The due date has been extended accordingly. We do not expect further delays and appreciate your patience.



Meter Number	Read Type	Previous Meter Read		Current Meter Read		Water Usage
		Date	Reading	Date	Reading	
17006488	WT	05/01/2026	20,453	06/01/2026	20,453	0

Previous Balance	156.92
Payment - Thank You	-156.92
Balance Forward	0.00
Current Transactions:	
Reclaimed Usage	0.00
Reclaimed Base Charge	31.62
Current Transaction Total	31.62
Total Amount Due	\$31.62



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

Please return this portion with your payment – Do not send cash through the mail

Past due balances are subject to immediate interruption of service **19335747**

Account Number	Past Due	Current Charges		Total Amount Due
		Amount Due by 07/29	Late Charge after 07/29	
002162289-000949760	\$ 0.00	\$31.62	\$ 5.00	\$31.62

Please Remit to

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

OVEROAKS COMMUNITY DEVELOPMENT
DISTRICT
11555 HERON BAY BOULEVARD SUITE 2C
CORAL SPRINGS FL 33076



1021622890009497600000031629

Ways to pay

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option or Bill2Pay app will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority
PO Box 30527
Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot and MoneyGram participating locations
(Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

\$1.25

eBills

Go paperless and signup for eBills through our online payment system at www.tohowater.com.

EMERGENCIES - For water or sewer related emergencies call our customer service call center at **407-944-5000**

Can't pay your bill?

If you are unable to pay your water bill by the due date please call us before your bill goes past due and ask us about our Payments Arrangement Options. Call us at 407-944-5000.

Disconnection for nonpayment

Accounts that become delinquent will be assessed a \$50 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

RECONNECTION SCHEDULE

WEEKDAYS

Before 2 p.m. - Payments made before 2 p.m. will be connected the same day with no additional fee.

After 2 p.m. - Payment made after 2 p.m. to 7 p.m. will incur an additional fee of **\$25** for premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional \$25 premium reconnect fee. If the \$25 premium fee is declined, services will be reconnected the next business day.

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

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

Meter tampering

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

Ways To Pay

- ▶ At Select Locations
- ▶ Online
- ▶ By Phone
- ▶ By Mail

Find out how at **tohowater.com**

You name it

We can do it all over the phone

- ▶ Customer Service Assistance
- ▶ Start/Stop/Move Service
- ▶ Automated Bill Payments
- ▶ Billing Questions
- ▶ Water Usage Analysis
- ▶ **AND MORE**





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

OVEROAKS COMMUNITY
DEVELOPMENT DISTRICT
Service Address:
3000 BOATING BOULEVARD BLK

Page 56
Account Number: 002162289-000958540
Past Due Amount: \$0.00
Current Charges: \$8.37
Total Amount Due: \$8.37

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

Our 2025 water quality reports are now
available at tohowater.com/waterquality.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
68661164	30	06/01/2026	34	07/01/2026	34	0

Payment - Thank You \$-8.37

Balance Forward \$0.00

Current Transaction(s)

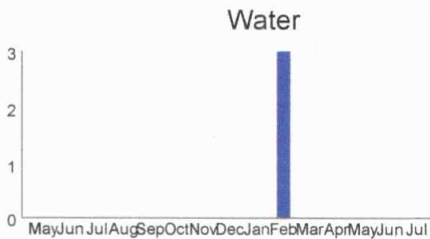
Water Base Charge \$7.75

Water Usage \$0.00

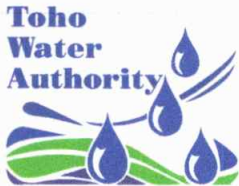
City of Kissimmee Utility Tax (8%) \$0.62

Current Transaction Total \$8.37

Total Amount Due \$8.37



Please return this portion with your payment - Do not send cash through the mail.



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

Account Number 002162289-000958540

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$8.37	07/29/26	\$8.37

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

*****SINGLE-PIECE T:8 / P: / S: 2504 1 SP 0.740



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

00216228900095854000000008374



PO BOX 489
NEWARK, NJ 07101-0489

Page 57

Account: 242726785-00001
Invoice: 6145558111
Billing period: May 9 - Jun 8, 2026
Due date: 07/08/26

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
This month's charges due by Jul 08, 2026	\$83.60
Total due	\$83.60

Auto Pay is scheduled for 06/24/26 - Thank You.

Review your bill online

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



Late fee policy

If you don't pay the total charges due
by the due date, you'll be charged 5%
of the unpaid balance or \$10,
whichever is greater, if allowed by law
in the state of your billing address.



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

Bill Date June 08, 2026
Account Number 242726785-00001
Invoice Number 6145558111

Total Amount Due

Deducted from bank account on 06/24/26
DO NOT MAIL PAYMENT

\$83.60

PO BOX 16810
NEWARK, NJ 07101-6810



61455581110102427267850000100000008360000000083601

Account: 242726785-00001
Invoice: 6145558111
Billing period: May 9 - Jun 8, 2026
Due date: 07/08/26

Payment Summary

Previous Balance	\$83.60
Payment - Thank You	
Payment Received 05/25/26	-\$83.60
Total Payments	-\$83.60
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: 6145558111

Billing period: May 9 - Jun 8, 2026

Due date: 07/08/26

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 tzel Trujillo	4	\$79.00	--	--	\$4.60	--	--	\$83.60	--	--	9.281GB	--	--	--
Total Charges		\$79.00	\$0.00	\$0.00	\$4.60	\$0.00	\$0.00	\$83.60						

Account: 242726785-00001
Invoice: 6145558111
Billing period: May 9 - Jun 8, 2026
Due date: 07/08/26

Charges by line details

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

Monthly Charges **\$79.00**

Plan

LTE Business Internet 10Mbps 06/09 - 07/08 \$79.00

Features & Add Ons

Wi-Fi Management 06/09 - 07/08 \$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 23 of 36
Paid \$244.46
Past Due \$0.00
Balance (after this month's current payment) \$144.43
Device Promotional Credit (23 of 36) -\$11.11

Usage and Purchase Charges **\$0.00**

Data	Allowance	Used	Billable	Cost
Gigabyte Usage (05/09 - 06/08)	gigabytes	300.000	9.281	--
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: 6145558111
Billing period: May 9 - Jun 8, 2026
Due date: 07/08/26

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://ddtp.cpuc.ca.gov/> for further information). If you need to contact your wireless phone insurance provider, call 888.881.2622

Account: 242726785-00001**Invoice:** 6145558111**Billing period:** May 9 - Jun 8, 2026**Due date:** 07/08/26

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.

Review your privacy preferences

Verizon values your privacy and offers you choices about certain use and sharing of information for marketing and other purposes.

Custom Experience and Custom Experience Plus

These programs enable us to provide you with more relevant Verizon offers and experiences.

Business & Marketing Insights

This program helps others understand customer behaviors in aggregate.

Identity Verification

Our identity verification services help banks and other companies verify your identity to prevent fraud.

Targeted Advertising

Customers and website visitors can limit the use and disclosure of personal information for certain types of targeted advertising.

Customer Proprietary Network Information (CPNI)

Customers can limit the sharing of CPNI within Verizon for marketing certain services.

You can view and change your privacy choices at any time in the My Verizon app (Profile & settings > Privacy preferences) or online at <https://m.vzw.com/m/g1l7Mcg>.



PO BOX 489
NEWARK, NJ 07101-0489

Page 63

Account: 242726785-00001
Invoice: 6148061178
Billing period: Jun 9 - Jul 8, 2026
Due date: 08/07/26

KEYLINE



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

Manage your account at
verizon.com/mybusiness

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

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

Snapshot of your bill

(details on page 5)

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

Auto Pay is scheduled for 07/24/26 - Thank You.

Review your bill online

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



Late fee policy

If you don't pay the total charges due
by the due date, you'll be charged 5%
of the unpaid balance or \$10,
whichever is greater, if allowed by law
in the state of your billing address.



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

Bill Date July 08, 2026
Account Number 242726785-00001
Invoice Number 6148061178

Total Amount Due

Deducted from bank account on 07/24/26
DO NOT MAIL PAYMENT

\$83.60

PO BOX 16810
NEWARK, NJ 07101-6810



61480611780102427267850000100000008360000000083601

Account: 242726785-00001
Invoice: 6148061178
Billing period: Jun 9 - Jul 8, 2026
Due date: 08/07/26

Payment Summary

Previous Balance	\$83.60
Payment - Thank You	
Payment Received 06/24/26	-\$83.60
Total Payments	-\$83.60
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: 6148061178

Billing period: Jun 9 - Jul 8, 2026

Due date: 08/07/26

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 tzel Trujillo	4	\$79.00	--	--	\$4.60	--	--	\$83.60	--	--	5.714GB	--	--	--
Total Charges		\$79.00	\$0.00	\$0.00	\$4.60	\$0.00	\$0.00	\$83.60						

Account: 242726785-00001
Invoice: 6148061178
Billing period: Jun 9 - Jul 8, 2026
Due date: 08/07/26

Charges by line details

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

Monthly Charges **\$79.00**

Plan

LTE Business Internet 10Mbps 07/09 - 08/08 \$79.00

Features & Add Ons

Wi-Fi Management 07/09 - 08/08 \$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 24 of 36
Paid \$255.57
Past Due \$0.00
Balance (after this month's current payment) \$133.32
Device Promotional Credit (24 of 36) -\$11.11

Usage and Purchase Charges **\$0.00**

Data	Allowance	Used	Billable	Cost
Gigabyte Usage (06/09 - 07/08)	gigabytes 300.000	5.714	--	--
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
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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.

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Account: 242726785-00001**Invoice:** 6148061178**Billing period:** Jun 9 - Jul 8, 2026**Due date:** 08/07/26

Need-to-Know Information (continued)

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OVEROAKS COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot July 31, 2026

- **Current Cash Balances:**
 - o Valley National Bank Operating: \$458,321.
 - o BankUnited MMA: \$286,637.
 - o Hancock MMA: \$251,044.
 - o Seacoast Bank MMA: \$257,290.
 - o Truist Bank MMA: \$103,848.
- **Due from to other Funds:**
 - o General Fund due to Debt Service, check request on August 12th, 2026.
- **Prepaid:**
 - o Trustee fees to US Bank (\$898) from October 2026 to March 2027.
- **Accrued expenses:**
 - o Accrued expenses for TOHO and KUA for the month of July 2026.
- **Deposits:**
 - o Deposits to open accounts from TOHO and KUA Utility (\$1,070).
- **Expenses:**
 - o Current expenses make up 67.77% of the annual budget through the end of July 2026, Total expenses for the first 10 months are approximately \$513,347.
- **Assessment collections:**
 - o We are 100% fully collected on the tax roll.

Overoaks CDD
Cash Flow Projection
7/31/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Valley National Bank	507,242.00	3.53%
Less: Current Outstanding AP	<u>(27,745.00)</u>	
Estimated Cash Available Today	<u>479,497.00</u>	
 Outstanding FY26 Tax Roll	 -	 <i>last distribution received on 6/15/26</i>
 Estimated Total Cash Available with Tax Roll	 <u>479,497.00</u>	
 <u>Projections:</u>		
Monthly Average Spend - 2 months August-Sept	63,123.59	
 Total Monthly budgeted Average Spend	 <u>63,123.59</u>	
 Average budget Spend to YE (2 months August -September)	 (126,247.18)	
 Expected Cash Flow at YE (9/30/26)	 <u>353,249.82</u>	
 Average budgeted Spend 1st QTR FY27 (3 mos avg spend)	 189,373.32	
 Expected Need through 1st QTR FY27	 <u>163,876.50</u>	
<i>*tax roll revenue for the new FY is received in December</i>		



LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Inframark **Job:** 295 - Overoaks CDD
Date: 2026-07-21 **Time:** 07:36
Technician: ScottB

Lakes & Treatments

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

Additional Comments

Treated all above sites for terrestrial and emergent grasses as well as Treated ponds 1 and 2 for filamentous algae and submerged hydrilla.

Project Photos

Photo 1



Photo 2

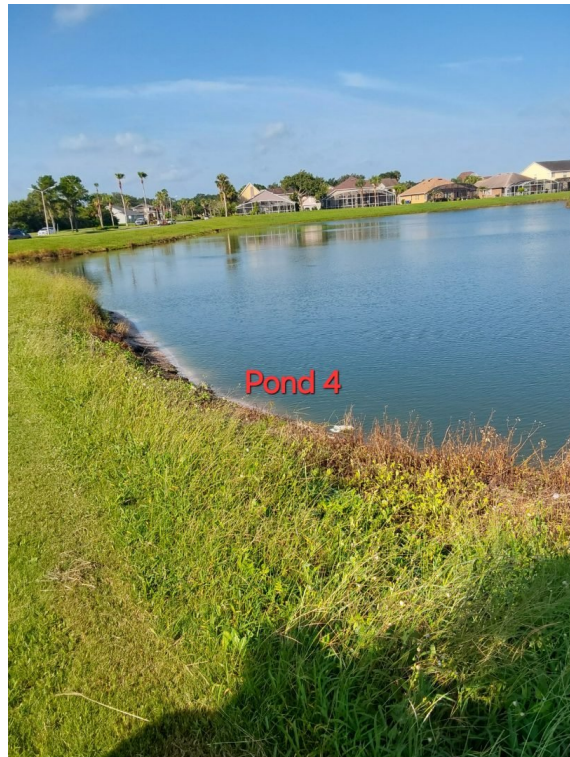


Project Photos

Photo 3



Photo 4



Project Photos

Photo 5



Photo 6

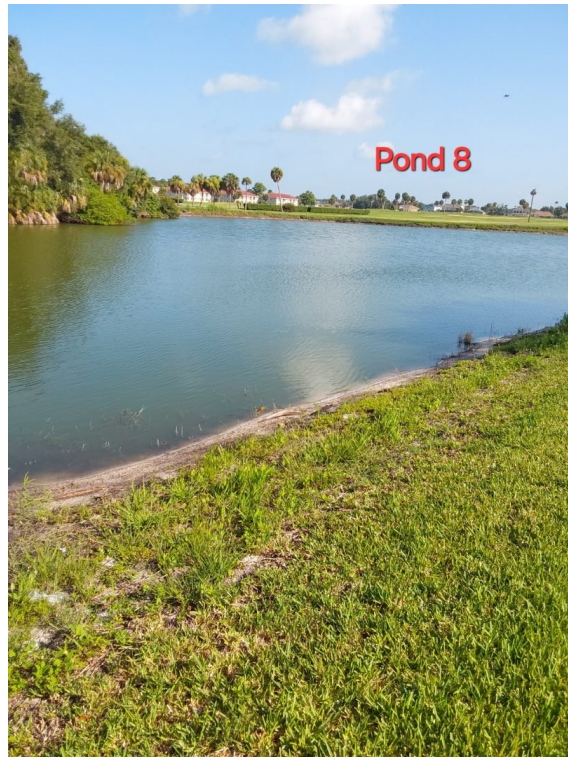


Project Photos

Photo 7



Photo 8



Project Photos

Photo 9



Photo 10



Project Photos

Photo 11





LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Inframark **Job:** 295 - Overoaks CDD
Date: 2026-08-13 **Time:** 08:41
Technician: ScottB

Lakes & Treatments

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

Additional Comments

Treated all above sites for terrestrial and emergent grasses as well as Treated ponds 2 and 12 for filamentous algae, planktonic algae, submerged weeds and duckweed.

Project Photos

Photo 1



Photo 2



Project Photos

Photo 3



Photo 4



Project Photos

Photo 5



Photo 6

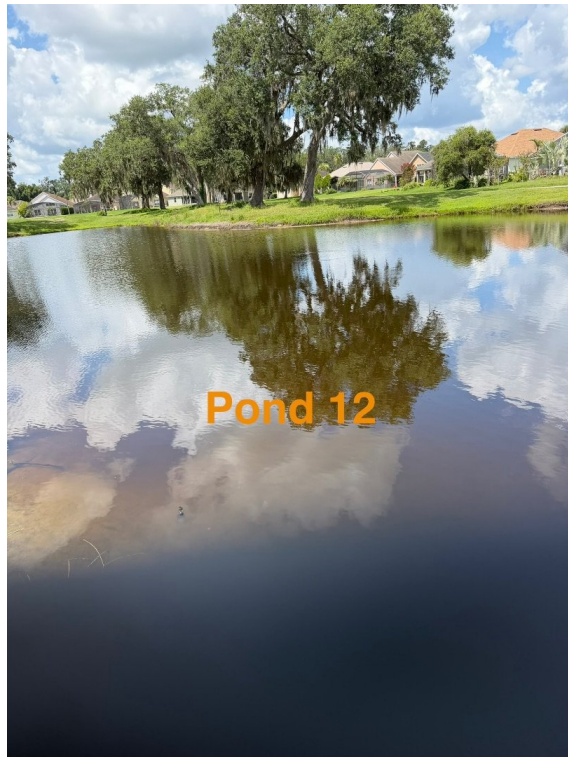


Project Photos

Photo 7



Photo 8



Project Photos

Photo 9



Photo 10



Project Photos

Photo 11



Photo 12





Overoaks CDD August 2026 Field Inspection

Wednesday, August 5, 2026

Prepared For Board of Supervisors

24 Items Identified

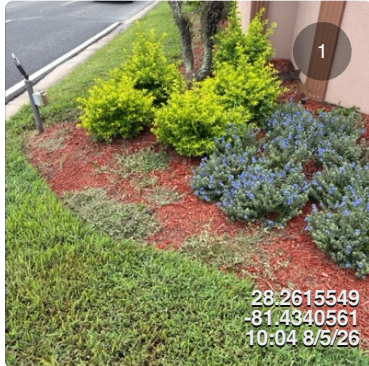
Justin Fisher

Inframark

Item 1 - Detailing

Assigned To: United Land Services

Property-wide, continue to detail beds where necessary.



Item 2 - Plant Install

Assigned To: Board Updates

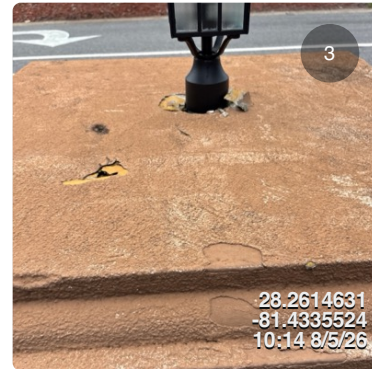
The Gold Mound and Blue Daze continue to establish themselves at the main entrance.



Item 3 - Pillar Proposal

Assigned To: Board Updates

This proposal was approved. Inframark is working to get this completed for the month of August.



Item 4 - Fence Proposal

Assigned To: Board Updates

Would the board like to entertain reinstalling either wooden or composite slats/rails in between the pillars where the vegetation is not present? Inframark can provide a proposal.

Item 5 - Ground Saturation

Assigned To: District Engineer

ULS has been unable to complete mowing in the playground due to saturation. A catch basin was previously installed to alleviate this issue in another area of the park. We may want to explore adding more catch basins.





Item 6 - Parking Lot Survey

Assigned To: District Engineer

The parking lot resurfacing has been placed on hold until a survey can be completed.



Item 7 - Basketball Goal Repair

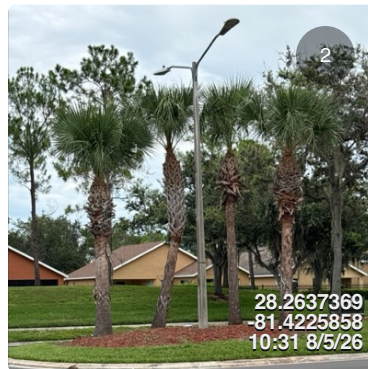
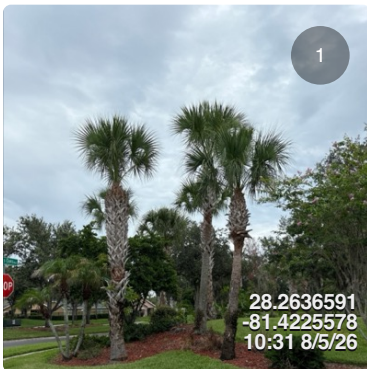
Assigned To: Board Updates

This project has also been placed on hold until the survey is performed. The basketball repair and parking lot resurfacing will be scheduled at the same time to limit the number of days the park may have to be closed.

Item 8 - Palm Pruning

Assigned To: Board Updates

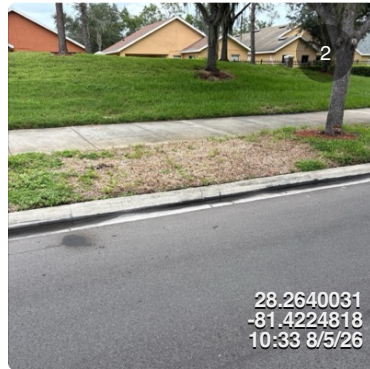
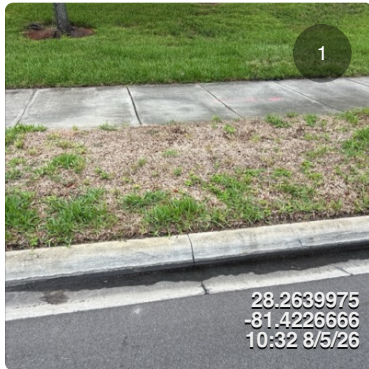
Palm pruning throughout the community was performed at the end of July.



Item 9 - Turf Replacement Proposal

Assigned To: United Land Services

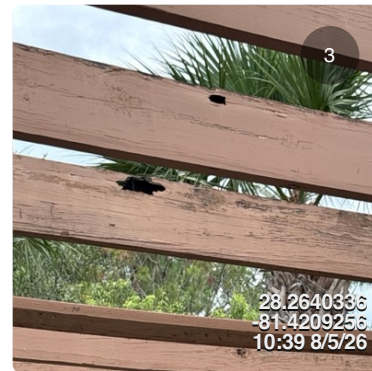
There are multiple areas along Cypress Oaks where the turf does not appear to be coming back. ULS to provide a proposal to replace.



Item 10 - Pergola Repair Proposal

Assigned To: Inframark Maintenance

There was previously a roof on top of the pergola. Some of the trusses are rotting out and have fallen over. Inframark will provide a proposal to repair/replace.



Item 11 - Pond Maintenance

Assigned To: Board Updates

Aquatic weeds and torpedo grass have been sprayed throughout the property.

Location:

Pond 1



Item 12 - Vandalism

Assigned To: Board Updates

At the pergola, the decking has been damaged by people performing “burnouts” with their E-Bikes. This is the same type of damage experienced at the basketball court.

Item 13 - Sucker Growth

Assigned To: United Land Services

Property-wide, continue to remove all sucker growth on Crepe Myrtle, Magnolia and Live Oak.



Item 14 - Sidewalk Repair

Assigned To: City of Kissimmee

CDD to report need for sidewalk repair in this area.

Location:

Cypress Oaks Dr. near the roundabout.



Item 15 - Turf Damage

Assigned To: Board Updates

There are fiber internet improvements going on throughout the property. Some areas look worse than others. I would hope this was not considered a finished product.

Location:

Cypress Oaks & Boating Blvd



Item 16 - Detailing

Assigned To: United Land Services

Continue to rid beds of unwanted vegetation and weeds throughout the property.

Location:

Cypress Oaks & Boating Blvd



Item 17 - Aquatic Grass/Submerged Weeds

Assigned To: Crosscreek Environmental

Submerged weeds and aquatic grass are prevalent in this area.

Location:

Pond 1A



Item 18 - Robellini Palm Detailing

Assigned To: United Land Services

ULS will prune out dead fronds in this area.

Location:

Nature Trail & Boating Blvd

Item 19 - Property Update

Assigned To: Board Updates

ULS has been told by Golf Course Staff to maintain only from the road to the tree line. ULS has complied. However, the Golf Course Staff is not maintaining the rest of area regularly. They are stacking debris below the trees.

Location:

The Oaks Blvd & Golfview



Item 20 - Turf Damage

Assigned To: Board Updates

A vehicle ran through the median along The Oaks Blvd. ULS is monitoring the condition to see if it will comeback.



Item 21 - Turf Damage

Assigned To: Board Updates

This ROW is being used as a prep area for the fiber internet crews. We will have to wait and see what permanent damage is done to the turf.

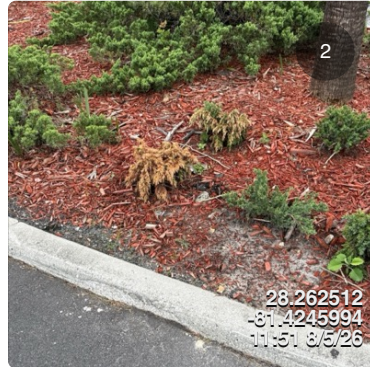
Location:

The Oaks Blvd & Cypress Oaks

Item 22 - Warranty Work

Assigned To: Board Updates

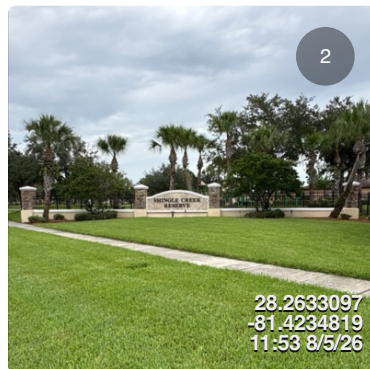
Warranty work was performed to replace 9 Juniper that were recently installed and failed. There are 2 more that look to be distressed.



Item 23 - Enhancements

Assigned To: Board Updates

ULS, Shingle Creek HOA and CDD have been discussing plant replacements in these areas. The new renderings exceed the previously approved amounts. An email has been sent to all involved to decide what the next move may be.



Item 24 - Illegal Dumping

Assigned To: Inframark Maintenance

Chair was left in the ROW. Picked up and disposed of by Inframark.



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:**Justin Fisher**

Overoaks CDD

Louisville, KY 40291

Estimate #467

Sent on

Aug 07, 2026

Total**\$5,850.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Scope of Work – Over Oaks CDD Pergola by the lake Repair Replace approximately twenty-five (25) existing 2" x 10" x 16' overhead pergola beams at the lake due to rot and deterioration. New beams will be custom cut to match the existing design and securely installed in place. Upon completion of the beam replacement, the new boards and the remaining pergola structure will be painted to match the existing color and finish. Cost includes mobilization, labor, materials, and painting.	1	\$5,850.00	\$5,850.00

Total**\$5,850.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____



Proposal #246056

Date: 8/14/2026

PO #

Ricardo Mena

Customer:

East Park CDD

Property:

East Park CDD
Savannah Park Dr.
Orlando, FL 32832

Removing Dead plants and add mulch

Removing dead plant that got kill by the cold weather and install mulch in these areas

Site Prep \$2,700.00

Items	Quantity	Unit	Price/Unit	Price
Site Prep				\$2,700.00
Demo / Debris Removal / Site Prep	40.00	Hr	\$65.00	\$2,600.00
Truck Debris Removal	1.00	ea	\$100.00	\$100.00

Mulch & Soil \$682.12

Items	Quantity	Unit	Price/Unit	Price
Mulch Install				\$682.12
Mulch Installed	10.00	cuyd	\$68.21	\$682.12

PROJECT TOTAL: \$3,382.12

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is \$125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly

planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner's responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A "ONE TIME" REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the

date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer's warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER'S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged

without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

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

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

LIEN LAW NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A

SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By _____

Ricardo Mena

Date 8/14/2026

United Land Services

By _____

Date _____

East Park CDD

SERVICES AGREEMENT ADDENDUM

This Services Agreement Addendum (the “**Agreement**”) is entered into the 1 day of May, 2026 between Overoaks CDD (the “**Customer**”), and Florida ULS Operating , LLC DBA United Land Services (the “**Contractor**”). Contractor is in the business of providing landscape maintenance services and Customer desires to contract with Contractor to provide landscape maintenance services to Customer and certain properties managed by Customer.

Landscape customer wishes to obtain landscape services for the following work:

To service the 7 trash cans 1X per week, each week of service.

The Additional Services are to be performed to the following address:

Overoaks CDD, blvd, common areas and boat ramp.

Changes in Service. Any changes to the Services must be in writing and signed by Customer and Contractor. The changes in the services or services areas may result in additional charges and may modify the schedule of current services rendered.

Start Date of New Service

5/1/26

Addendum Additional Pricing;

Monthly

367.50

Yearly

\$ 4,410

Term and Termination. The initial term of the Agreement Addendum shall commence on the Effective Date and, unless earlier terminated as permitted under this Agreement, shall coincide with the end date of the Master Initial Agreement of both parties. The Agreement Addendum shall automatically renew for successive one year periods as follows on the initial agreement. The Agreement Addendum is in addition to the already agreed upon signed contract between both parties. All articles listed on the Master Agreement will remain in effect upon signing the Agreement Addendum.

CUSTOMER

Name: _____

Title: _____

Date : _____

CONTRACTOR

Name: _____

Title: _____

Date: _____

**LICENSE AND MAINTENANCE AGREEMENT
RELATED TO THE GUARD SHACK**

THIS LICENSE AND MAINTENANCE AGREEMENT RELATED TO THE GUARD SHACK (the “**Agreement**”) is made on this 10th day of January, 2025 (the “**Effective Date**”), by and between the **OVEROAKS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Inframark, 313 Campus Street, Celebration, Florida 34747 (the “**District**”), and **THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, whose address is c/o Artemis Lifestyles, 1631 East Vine Street, Suite 300, Kissimmee, Florida 34744 (the “**Licensee**”).

RECITALS

WHEREAS, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended;

WHEREAS, the District is the owner of that certain guard shack (referred to herein as the “**Guard Shack**”) located on real property owned by the District, as described in **Exhibit “A”** attached hereto (referred to herein as the “**License Area**”);

WHEREAS, the Licensee previously installed certain security equipment and other improvements in the Guard Shack (referred to herein as the “**System**”);

WHEREAS, the Licensee, in furtherance of its goals and objectives, desires permission for access to and use of the Guard Shack on a regular basis;

WHEREAS, the District and Licensee agree that it is in their mutual best interest to enter into this Agreement regarding access to and use of the Guard Shack by the Licensee; and

NOW THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), each to the other paid, and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein and in the exhibits attached hereto to be performed by each of the parties hereto, the parties hereby agree as follows:

1. **Recitals.** The recitals above are true and correct and are hereby incorporated by this reference.

2. **Description and Use of Guard Shack.**

A. As used in this Agreement, the term “Guard Shack” shall mean and refer to the guard shack located on the License Area. In the event of any alteration, modification and/or relocation of the Guard Shack or License Area (or portions thereof), the District and the Licensee shall execute an amendment to this Agreement.

B. Subject to the terms and conditions of this Agreement, the District hereby grants to Licensee the non-exclusive right and license to use the Guard Shack during the Term (as defined herein) for the purpose of Licensee storing equipment, performing maintenance in the Guard Shack and operating and maintaining the System. Licensee's access to and utilization of the Guard Shack shall not cause damage to or interfere with the operation or maintenance of any part of the Guard Shack and/or License Area or any other property owned by the District (or any of the District's improvements located thereon) or with any of the District's other operations and activities. All costs, expenses and fees whatsoever associated in any way, either directly or indirectly, with Licensee's use of the Guard Shack, now or in the future in accordance with this Agreement, shall be the sole responsibility of the Licensee; the District shall not be responsible for such costs or expenses under any circumstances. Licensee agrees to pay its proportionate share of the electricity cost stemming from Licensee's use of the Guard Shack, including electrical costs to run the System.

C. The District and Licensee agree that the Guard Shack and System currently appear consistent with the photographs attached hereto in **Exhibit "B."** The type, size, location, style, design, aesthetics, construction, installation or placement of the System and/or any improvements or alterations made to the Guard Shack shall remain subject to written approval of the District. Nothing in the Guard Shack shall be altered without written approval from the District. The District makes no representation that applicable laws, ordinances or regulations permit Licensee's use of the Guard Shack or use of the System in the Guard Shack.

3. Term of Use of the Guard Shack. Licensee shall be entitled to use of the Guard Shack in accordance with the terms and conditions of this Agreement for a period of time commencing on the Effective Date and ending one year from the Effective Date, with automatic one (1) year renewals, unless terminated sooner by either party in accordance with Paragraph 7 herein.

4. Nonexclusive Use of the Guard Shack. The license granted to Licensee shall not be deemed to give to Licensee the exclusive right to use the Guard Shack and shall not preclude District from granting a license or licenses to others; provided, however, the rights of other licensees shall be exercised without causing unreasonable interference with the activities being carried on by Licensee in accordance with this Agreement. Similarly, the rights of Licensee under this Agreement shall be exercised without causing interference with the activities being carried on by other licensees in accordance with their respective licenses or by the District. Licensee agrees to return its access key to the District upon request and the District reserves the right to require Licensee to coordinate a time for accessing the Guard Shack with the District.

5. Indemnification. Licensee agrees to defend, indemnify, and save harmless the District from and against any and all liability for death or injury to any persons, and from and against any and all liability for loss, damage or injury to any property, and from any fee, incurred or sustained by the District arising from, growing out of, or resulting from the System and/or Licensee's use of the Guard Shack, or its agents' use of the System or Guard Shack, including costs, attorney's fees, and other expenses incurred by District in defending any such claim.

6. Maintenance and Obligation.

A. Licensee, at its sole expense, shall be solely responsible for the repair and maintenance of the System in a safe, structurally sound, clean, attractive and slightly condition. Licensee, at its sole expense, shall be responsible for keeping the Guard Shack in a clean, attractive and slightly condition during its use of the Guard Shack and Licensee agrees to

immediately notify the District upon any indication of a safety issue in the Guard Shack. The District shall remain responsible for all capital repairs made to the Guard Shack and the License Area, and Licensee shall promptly notify the District in writing in the event Licensee notices or observes that a capital repair is needed to the Guard Shack and/or License Area.

B. Licensee acknowledges that Licensee is the sole owner of the System and that Licensee is the sole entity responsible for the operation, repair and upkeep of the System, and ensuring that the System complies with Florida law.

C. Notwithstanding anything contained herein, Licensee's, or its agents', guests', employees', invitees', representatives' or designees', access and utilization of the Guard Shack shall not cause damage to or materially interfere with the use, operation or maintenance of any part of the Guard Shack and/or the License Area by the District, as applicable (or any of District's improvements located thereon) or with any of the District's other operations or activities or those of the general public.

D. Licensee shall promptly reimburse the District for the costs of repair of any damage to the Guard Shack or License Area, or any improvements located thereon, directly or indirectly caused by this Agreement.

E. Licensee shall receive written consent from the District prior to purchasing any replacement equipment for which the Licensee will seek reimbursement from the District for and/or prior to performing any maintenance, or taking any other action, for which the Licensee will seek reimbursement from the District for. Licensee shall not change or materially alter the Guard Shack without prior written consent from the District.

7. Termination of Agreement. The District or the Licensee may terminate this Agreement at any time by providing fifteen (15) days advance written notice to the other party of its intent to terminate this Agreement. Upon termination, Licensee shall return its access key to the District and restore the Guard Shack to its original condition, as determined by the District at the District's sole discretion, at Licensee's sole expense. Such restoration shall be completed within thirty (30) days of the termination. In the event the Licensee does not fully restore the Guard Shack within the thirty (30) day period specified herein, the Licensee hereby consents to the District restoring the Guard Shack at the sole cost of the Licensee, including fees for administration, interest charges; such costs may be a lien on Licensee's property enforceable by the District.

8. Insurance. Licensee shall maintain comprehensive general liability insurance, at the Licensee's sole expense, in the type and amount of coverage as considered customary and reasonable within its industry and with coverage of at least \$1,000,000. The policy shall include the District as an additional insured. Licensee shall ensure that any contractors installing or performing maintenance on the Guard Shack shall be properly licensed and insured, sufficient to protect the interests of the District, and Licensee shall ensure all such contractors include the District as an additional insured. Licensee shall provide the District with proof of insurance upon request.

9. Waiver. Licensee waives and releases all claims against District, its officers, directors, agents, employees, contractors and servants, and agrees that the District shall not be liable for injury to person or damage to property sustained by Licensee or by any occupant of the Guard Shack and/or License Area, resulting directly or indirectly from any existing or future condition, defect, matter, or thing on the Guard Shack and License Area or any part of it or from equipment or appurtenance which becomes out of repair, or from any occurrence, act, negligence or omission of any of Licensee's or the District's officers, directors, agents, employees, contractors and servants or of any other person.

10. Governing Law and Construction of Agreement.

A. This Agreement and all matters related hereto shall be governed by and construed in conformity with the laws of the State of Florida.

B. If this Agreement contains any provisions construed to be unenforceable or unlawful by a court of competent jurisdiction, the same shall be deemed modified to conform to applicable law, or if this would cause an illogical or unreasonable result, such provision shall be stricken from this Agreement without affecting the binding force and effect of the Agreement or any of its other provisions.

C. Licensee shall at all times comply with the District's rules and all laws, ordinances, rules and regulations, if any, of municipal, state, and federal governmental authorities relating to use of the Guard Shack. The District makes no representation that applicable laws, ordinances, or regulations permit Licensee's use of the Guard Shack or that the Guard Shack is suitable Licensee's desired uses.

D. No failure by either party to insist upon the strict performance of any covenant, duty, term or condition of this Agreement or to exercise a right or remedy upon a breach shall constitute a waiver of any breach or of any other covenant, duty, term or condition.

11. Sovereign Immunity and Public Records.

A. Nothing contained herein, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

B. Licensee understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Licensee agrees to promptly comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. The Licensee agrees and acknowledges that any and all books, documents, records, information, materials, correspondence or other information related to this Agreement is subject to inspection and copying by members of the public pursuant to Florida law. Licensee agrees to provide the District written notice of any record requests the Licensee receives related to this Agreement and/or Licensee's use of the Guard Shack.

12. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. The signatures to this Agreement need not all be on a single copy of this Agreement and may be facsimiles rather than originals, and shall be fully as effective as though all signatures were originals to the same copy.

13. Notice.

A. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District:	Overoaks Community Development District c/o Inframark 313 Campus Street Celebration, Florida 34747 Attention: Angel Montagna, District Manager Telephone: (813) 576-9748
Copy to:	Latham, Luna, Eden & Beaudine, LLP 201 S. Orange Ave., Suite 1400 Orlando, Florida 32801 Attention: Jan Albanese Carpenter, Esq./Kristen Trucco, Esq. Telephone: (407) 481-5800 Email: jcarpenter@lathamluna.com or ktrucco@lathamluna.com
If to Licensee:	The Oaks Master Property Owners Association, Inc. c/o Artemis Lifestyles 1631 E. Vine Street, Suite 300 Kissimmee, Florida 34744 Attention: Association Manager
Copy to:	Bush Ross, P.A. 1801 N. Highland Ave. Tampa, Florida 33602-2656 Attention: Web Melton, Esq. Telephone: (813) 224-9255 Email: wmelton@bushross.com

(A) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

14. Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest. Licensee shall not assign or transfer the rights and obligations specified herein to anyone else without the District's prior written consent, which may be withheld at its sole discretion.

15. Severability. If any provision of this Agreement is held invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Agreement are not affected or impaired.

16. Interpretation. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN OSCEOLA COUNTY, FLORIDA.**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by duly authorized representatives, all as of the date first set forth above.

[Signatures provided on following page.]

**CO-SIGNATURE PAGE TO THE LICENSE AND MAINTENANCE AGREEMENT
RELATED TO THE GUARD SHACK**

Witnesses:

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

District:

OVEROAKS COMMUNITY
DEVELOPMENT DISTRICT

Sign: _____

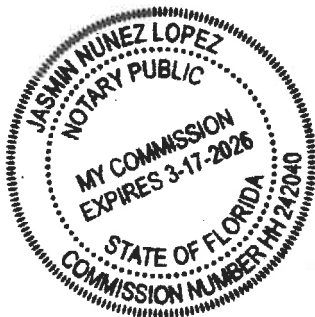
Print: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

February

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 11th day of ~~January~~, 2025, by Cynthia Trautz, as Chairman of the Board of Supervisors, of the **OVEROAKS COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida. She is ☒ personally known to me, or [] has produced a valid driver's license as identification.



Notary Public

My Commission Expires: 3-17-26

CO-SIGNATURE PAGE TO THE LICENSE AND MAINTENANCE AGREEMENT
RELATED TO THE GUARD SHACK

Witnesses:

Signature: Janet Hooker

Print Name: Janet Hooley

Signature: _____

Print Name: Don H Delaney

Licensee:

THE OAKS MASTER PROPERTY
OWNERS ASSOCIATION, INC., a Florida
not for profit corporation.

not for profit corporation.

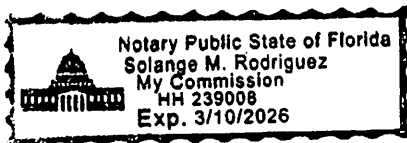
Sign: 

Print: Eon Buddha

Title: President

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of January, 2025, by Eon Bedha, as President of the **THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.**, on behalf of the corporation. She/he is ☐ personally known to me or ☐ has produced a Driver's License as identification.



Notary Public
My Commission Expires: 3/16/2024

EXHIBIT “A”

Legal Description of the “License Area”

Tract A, OVEROAKS REPLAT NO. 1, according to the plat thereof, as recorded in Plat Book 9, Page 20, of the Official Records of Osceola County, Florida.

(Osceola County Parcel I.D. No. 32-25-29-1888-0001-00A0)

EXHIBIT “B”

Photographs Evidencing Current Appearance of the Guard Shack and System

[See attached.]

















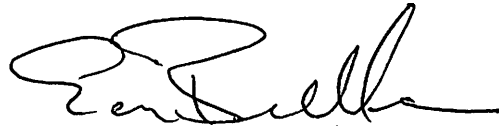
**NONGOVERNMENTAL ENTITY
ANTI-HUMAN TRAFFICKING AFFIDAVIT**
(Section 787.06(13), *Florida Statutes*)

STATE OF FLORIDA
COUNTY OF OSceola

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Eon Budha ("Affiant") who, being first duly sworn, on oath, says:

1. Affiant is an officer or representative of The Oaks Master Property Owners Association, Inc., a Florida not for profit corporation, and Affiant attests that The Oaks Master Property Owners Association, Inc. does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

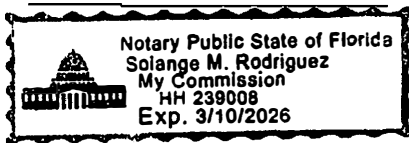
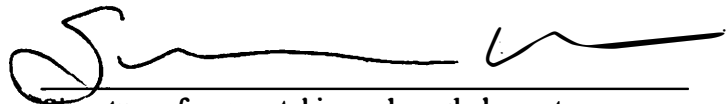
DATED as of JAN 28th, 2025



Name: EON BUDHA
Title: President of The Oaks Master
Property Owners Association, Inc. (Affiant)

SUBSCRIBED AND SWORN TO before me by means of ☒ physical presence or ☐ online notarization, this 28 day of January, 2025, by Eon Budha, as President of The Oaks Master Property Owners Association, Inc. Said person is (check one) ☒ personally known to me or ☐ has produced a valid driver's license as identification.

[Notary Seal]

Signature of person taking acknowledgment
Name (typed, printed or stamped):

Title or Rank: _____
Serial number (if any): _____

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OVEROAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 1st day of September 2026.

ATTEST:

**OVEROAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Memorandum

To: Board of Supervisors

From: District Management

Date: 9/1/26

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Overoaks Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Overoaks Community Development District

RESOLUTION 2026-08

**A RESOLUTION OF THE OVEROAKS COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2026/2027**

WHEREAS, the Overoaks Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Osceola County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 1st DAY OF SEPTEMBER, 2026.

ATTEST:

**OVEROAKS COMMUNITY
DEVELOPMENT DISTRICT**

Asst. Secretary

Chair / Vice Chair

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
OVEROAKS COMMUNITY DEVELOPMENT DISTRICT FISCAL
YEAR 2026/2027**

Tuesday, October 27, 2026 – **6:00 p.m.**
Tuesday, November 24, 2026 – **9:30 a.m.**
Tuesday, December 22, 2026 – **6:00 p.m.**
Tuesday, January 26, 2027 – **9:30 a.m.**
Tuesday, February 23, 2027 – **6:00 p.m.**
Tuesday, March 23, 2027 – **9:30 a.m.**
Tuesday, April 27, 2027 – **6:00 p.m.**
Tuesday, May 25, 2027 – **9:30 a.m.**
Tuesday, June 22, 2027 – **6:00 p.m.**
Tuesday, July 27, 2027 – **9:30 a.m.**
Tuesday, August 24, 2027 – **6:00 p.m.**
Tuesday, September 28, 2027 – **9:30 a.m.**

The meetings will be held at 9:30 a.m. or 6 p.m. at The Hart Memorial Library, 211 E Dakin Ave, Kissimmee, Florida 34741.

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

A regular meeting of the Board of Supervisors of the Overoaks Community Development District was held on Tuesday, June 23, 2026, at 6:00 p.m. at The Hart Memorial Library, 211 E Dakin Ave, Kissimmee, Florida 34741.

Present and constituting a quorum were the following:

Melissa Palomino	Vice Chairperson
Erran Muenz	Assistant Secretary
Debbie Allen	Assistant Secretary
Bill Thies	Assistant Secretary

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

Michael Perez	District Manager, Inframark
Kristen Trucco	District Counsel, Latham Luna
Justin Fisher	Field Inspection Coordinator, Inframark
Charles Greene	Lead Ecologist, CrossCreek
Representatives	United Land Services
Residents and members of the public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Perez called the meeting to order at 6:00 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of the Agenda

On MOTION by Mr. Muenz, seconded by Ms. Allen, with all in favor, the agenda was approved. (4-0)
--

THIRD ORDER OF BUSINESS

Public Comments

There were no audience comments at this time.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Financial Overview

On MOTION by Mr. Muenz, seconded by Mr. Thies, with all in favor, the financials were accepted. (4-0)

B. CrossCreek Report

Mr. Greene discussed the ponds and the aerator proposals, including the need to have electricity installed. Mr. Greene also asked questions regarding the bid for the pond restoration project.

C. Inframark Field Services

i. Field Inspection Report

Mr. Fisher discussed the completed items. Mr. Perez discussed the irrigation repairs outside of Eagle's Nest and the manager's request for reimbursement for locating the leak. Discussion followed

Overoaks CDD
June 23, 2026

regarding the cost, which should have been the Association's responsibility. The CDD paid for the repair but will not reimburse Eagle's Nest. The Board agreed.

Mr. Perez then discussed the landscaping proposals.

On MOTION by Mr. Muenz, seconded by Ms. Allen, with all in favor, the Board approved landscaping Proposal No. 237690 in the amount of \$1,764.60, landscaping Proposal No. 237669 in the amount of \$100.73, and landscaping Proposal No. 237678 in the amount of \$484.38. (4-0)

ii. Consideration of Inframark Maintenance Solutions Basketball Hoop Realignment and Backboard Replacement Proposal

Jake discussed the Inframark Maintenance Solutions Basketball Hoop Realignment and Backboard Replacement Proposal. Raul then discussed the proposal to repair and replace the backboard and hoop. Jake stated that the proposal appeared to be the better option for the District.

On MOTION by Mr. Muenz, seconded by Mr. Thies, with all in favor, the Inframark Maintenance Solutions Basketball Hoop Realignment and Backboard Replacement Proposal in the amount of \$3,850 was approved. (4-0)

Mr. Perez discussed the MOR Sports warranty and stated that MOR Sports advised that the new cracks were not covered because they appeared to be caused by the concrete rather than the resurfacing.

On MOTION by Ms. Palomino, seconded by Mr. Thies, with all in favor, staff was authorized to review the photographs and work with District Counsel for up to two hours regarding the MOR Sports warranty. (4-0)

iii. Consideration of Inframark Parking Lot Rehabilitation Program Proposal

Discussion followed regarding the parking lot repaving.

On MOTION by Ms. Palomino, seconded by Mr. Thies, with all in favor, Option 2 of the Inframark Parking Lot Rehabilitation Program Proposal in the amount of \$34,634.25 was approved. (4-0)

D. United Land Services

Representatives of United Land Services discussed the trash around the basketball area. The Board requested that a "No Littering" sign be installed.

i. Consideration of United Land Services Hurricane Preparedness and Storm Cleanup Services Pre-Authorization Letter

Mr. Perez discussed the United Land Services Hurricane Preparedness and Storm Cleanup Services Pre-Authorization Letter. The Board requested that the cost associated with the 2024

Overoaks CDD
June 23, 2026

hurricane be reviewed before proceeding. The item was tabled.

Ms. Palomino left the meeting at 7:16 p.m.

E. District Engineer

There were no new updates at this time, as the bid process had already been discussed.

F. District Counsel

Ms. Trucco distributed an updated notice tracker.

G. District Manager

i. District Manager Report

Mr. Perez discussed the seats up for election this year and the seats that were not included in the election. Mr. Muenz stated that he would remain in his seat until a suitable candidate applied, at which time he would resign.

FIFTH ORDER OF BUSINESS

Business Items

A. Discussion Regarding FDOT Road Improvement Project

Mr. Perez discussed the John Young Parkway project.

SIXTH ORDER OF BUSINESS

Business Administration

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

On MOTION by Mr. Muenz, seconded by Mr. Thies, with all in favor, the minutes from the meeting held May 26, 2026, were approved. (3-0)

SEVENTH ORDER OF BUSINESS

**Board of Supervisors Requests and
Comments**

There were no supervisor requests at this time.

EIGHTH 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 7:29 p.m. (3-0)

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**MINUTES OF REGULAR MEETING AND PUBLIC HEARING OF
OVEROAKS COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting and public hearing of the Board of Supervisors of the Overoaks Community Development District was held on Tuesday, July 28, 2026, at 6:00 p.m. at The Hart Memorial Library, 211 E Dakin Ave, Kissimmee, Florida 34741.

Present and constituting a quorum were the following:

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

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

Michael Perez	District Manager, Inframark
Kristen Trucco	District Counsel, Latham Luna
Robert J. Petillo	District Counsel, Latham Luna
David Hamstra	Pegasus Engineering
Justin Fisher	Field Inspection Coordinator, Inframark
Charles Greene	Lead Ecologist, CrossCreek
Derek Wagner	Account Manager, CrossCreek
Representatives	United Land Services
Residents and members of the public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Perez called the meeting to order at 6:00 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of the Agenda

On MOTION by Ms. Palomino, seconded by Mr. Thies, with all in favor, the agenda was approved. (5-0)

THIRD ORDER OF BUSINESS

Public Comments

There were no audience comments at this time.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Financial Overview

Mr. Perez explained that Inframark had undergone a system migration and that the financials and meeting minutes would be included in the next meeting agenda.

B. CrossCreek Report

i. Vegetation Index Monitoring Reports

Mr. Greene discussed the satellite monitoring. The Board expressed its approval of and appreciation for the reporting.

C. Inframark Field Services

i. Field Inspection Report

Mr. Perez discussed the Field Inspection Report. Mr. Hamstra discussed the water flow in the parking lot where the approved paving work was scheduled. Mr. Hamstra stated that he would survey the area before the work began. He also discussed inspecting the pergola.

Ms. Palomino asked about the sucker growth. Representatives of United Land Services confirmed that it was addressed weekly. Discussion also followed regarding regular trash pickup, the higher-than-usual amount of trash, and the flowers at Shingle Creek.

Discussion followed regarding mowing around the ponds. The mowing area at Putter Place will be increased from the usual two mower lengths to three mower lengths.

Discussion also followed regarding Item 13 and the need for clearer photographs for comparison.

ii. Consideration of Advance Tree Pros Invoice No. 27493 (\$3,220.00)

On MOTION by Mr. Thies, seconded by Mr. Muenz, with all in favor, Advance Tree Pros Invoice No. 27493 in the amount of \$3,220.00 was approved. (5-0)

iii. Consideration of Inframark Proposal No. 379 (\$2,250.00)

On MOTION by Ms. Palomino, seconded by Mr. Muenz, with all in favor, Inframark Proposal No. 379 in the amount of \$2,250.00 was approved. (5-0)

iv. Consideration of United Land Services Proposal No. 238405 (\$3,124.68)

On MOTION by Ms. Palomino, seconded by Mr. Thies, with all in favor, United Land Services Proposal No. 238405 in the amount of \$3,124.68 was ratified. (5-0)

D. United Land Services

i. United Land Services Wet Check

Representatives of United Land Services stated that the July report would be sent the following day. Mr. Thies asked about the irrigation schedule.

F. District Counsel

Mr. Petillo discussed the completed agreements, provided an update regarding MOR Sports, and discussed the MBS timeline. The Board directed District Counsel to look into the cameras located on the guard shack. It was noted that the cameras are HOA property, and District Counsel was asked to review the HOA agreement.

Mr. Perez discussed encroachment into the conservation areas.

Mr. Hamstra discussed a residential property on Flamingo with water in the swale.

Overoaks CDD
June 23, 2026

E. District Engineer

i. Pegasus Engineering – Overoaks Pond Shoreline Restoration

Ms. Trautz addressed the Board and audience regarding the pond bank restoration bid process. Mr. Wagner of CrossCreek addressed the Board and discussed GeoTube versus Sox. Mr. Greene distributed samples of both materials for the Board to compare. Discussion followed.

Representatives of CrossCreek left to allow the Board to discuss the matter. Mr. Hamstra also addressed the Board regarding the pond bank restoration. Discussion followed, and the Board tabled the item until the next meeting.

Mr. Hamstra also discussed the flooding that occurred on July 6, 2026, and provided a status update.

G. District Manager

i. District Manager Report

Mr. Perez discussed the date and time of the next meeting. The Board approved holding the meeting on September 1, 2026, at 9:30 a.m.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-05, Adopting Fiscal Year 2027 Budget

On MOTION by Mr. Muenz, seconded by Ms. Palomino, with all in favor, the public hearing was opened. (5-0)

Mr. Perez discussed removing the proposed bond portion that had been added preliminarily in the event new bonds were issued.

On MOTION by Mr. Muenz, seconded by Ms. Allen, with all in favor, the public hearing was closed. (5-0)

On MOTION by Ms. Palomino, seconded by Mr. Muenz, with all in favor, Resolution 2026-05, Adopting the Fiscal Year 2027 Budget with no assessment increase, was adopted. (5-0)

B. Consideration of Resolution 2026-06, Levying O&M Assessments for Fiscal Year 2027

On MOTION by Ms. Palomino, seconded by Ms. Allen, with all in favor, Resolution 2026-06, Levying O&M Assessments for Fiscal Year 2027, was adopted. (5-0)

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held June 23, 2026

This item was not addressed.

SEVENTH ORDER OF BUSINESS

Board of Supervisors Requests and

Overoaks CDD
June 23, 2026

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Comments

Mr. Hamstra inquired about the next steps for the pond bank restoration project.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Allen, seconded by Mr. Muenz, with all in favor, the meeting was adjourned at 7:36 p.m. (5-0)

Secretary/Assistant Secretary

Chairperson/Vice Chairperson