

*Live Oak Lake  
Community Development District*

*Agenda*

*September 4, 2024*

# AGENDA

***Live Oak Lake***  
***Community Development District***  
219 E. Livingston St., Orlando, FL 32801  
Phone: 407-841-5524

**Board of Supervisors**  
**Live Oak Lake**  
**Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Live Oak Lake Community Development District** will be held **Wednesday, September 4, 2024, at 2:30 PM at the Hart Memorial Library, 211 East Dakin Ave., Kissimmee, FL 34741.**

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://us06web.zoom.us/j/83613541694>

Zoom Call-In Information: 1-305-224-1968

Zoom ID: 836 1354 1694

**Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 7, 2024 Board of Supervisors Meeting
4. Discussion of Items Related to the Series 2020 Project
  - A. Consideration of Resolution 2024-06 Recognizing Contribution of Master Project Improvements in Lieu of Assessments
  - B. Consideration of Resolution 2024-07 Final Requisitions- Series 2016 Project
  - C. Consideration of Resolution 2024-08 Final Requisitions- Series 2020 Project
5. Consideration of OUC Utility Easement Over Twin Lakes Connector Road Tract OSN-6 & OSN-3
6. Partial Assignment of Financing Documents by NLV to Pulte (Series 2020 Bonds)
  - A. True Up Agreement
  - B. Declaration of Consent (acknowledgement by Pulte)
  - C. Continuing Disclosure Agreement (2020)
7. Consideration of Resolution 2024-09 Declaring Seats No. 1 and 2 Vacant
8. Staff Reports

- A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Approval of Balance Sheet
9. Other Business
10. Supervisors Requests
11. Adjournment

# MINUTES

**MINUTES OF MEETING  
LIVE OAK LAKE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Live Oak Lake Community Development District was held on Wednesday, **August 7, 2024**, at 2:30 p.m. at the Holiday Inn and Suites, Orlando Southwest, 5711 West Irlo Bronson Memorial Highway, Kissimme, Florida and via Zoom.

Present and constituting a quorum:

Scott Stearns <i>by Zoom</i>	Chairman
Andrea Stevens	Vice Chairperson
Mel Gray Marshall	Assistant Secretary
Ned Bowman	Assistant Secretary
Kimberly Locher	Assistant Secretary

Also present were:

Tricia Adams	District Manager/GMS
Sarah Sandy	District Counsel, Kutak Rock
Jarrett Wright	Field Services, GMS
Ashley Hilyard	Field Services, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 2:31. Four Supervisors were present in person constituting a quorum. Mr. Stearns joined by Zoom.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period. No members of the public were present in person nor were any members of the public attending on Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 6, 2024,  
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the Board of Supervisors meeting on June 6, 2024. These have been reviewed by District Counsel and the District Management team. The Board had no changes to the minutes.

On MOTION by Mr. Bowman, seconded by Ms. Locher, with all in favor, the Minutes of the June 6, 2024, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03 Revising  
the Location for the Fiscal Year 2025 Budget  
Public Hearing**

Ms. Adams stated approval of this resolution ratifies that the meeting location for the 2025 budget adoption and assessment public hearings on the budget has been changed to the Holiday Inn.

On MOTION by Mr. Bowman, seconded by Ms. Locher, with all in favor, Resolution 2024-03 Revising the Location for the Fiscal Year 2025 Budget Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

Ms. Adams stated the budget adoption is scheduled for today as well as imposing special assessments and certifying the tax roll. She noted that they will also be considering the developer deficit funding agreements and direct collection agreements. She asked for a motion to open the public hearing.

On MOTION by Ms. Stevens, seconded by Mr. Bowman, with all in favor, Opening the Public Hearing, was approved.

Ms. Adams noted there were no members of the public present and asked for a motion to close the public hearing.

On MOTION by Ms. Stevens, seconded by Mr. Bowman, with all in favor, Closing the Public Hearing, was approved.

**A. Consideration of Resolution 2024-04 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds**

Ms. Adams stated this resolution memorializes that the proposed budget has been provided to the local government and has also been published on the District's website as well as noticed in accordance with Florida Statutes. The proposed budget is attached to this resolution. Approval of the resolution also provides for appropriations for the budget as well as any budget amendments if that should need to take place next fiscal year.

Ms. Adams stated that there have not been a lot of substantive changes to the proposed budget since being approved in June. They are proposing that some of the assessments be collected through the tax collector which would be the tax bill with Osceola County with the CDD fees listed as non-ad valorem assessment. There are also some platted and unplatted properties that will be direct billed. They are recognizing some carry forward surplus funds to balance the budget as well as developer deficit funding as part of revenue. Two changes to the budget expenses include costs to provide share agreements with the HOA on electricity for the fountains and water for irrigation of District property. For the 1,987 units the gross per unit assessment for FY2025 is the same as FY2024. She asked for any questions or line items Board members would like to discuss, if not she was seeking approval of Resolution 2024-04.

On MOTION by Mr. Bowman, seconded by Ms. Stevens, with all in favor, Resolution 2024-04 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds, was approved.

**B. Consideration of Resolution 2024-05 Imposing Fiscal Year 2025 Special Assessments and Certifying Assessment Roll**

Ms. Adams stated Resolution 2024-05 asserts that the CDD fees will be collected on the tax roll, imposing special assessments for O&M fees, also authorizing collection for the debt service fee. The Resolution provides outlines for direct bill assessments in accordance with the budget. A copy of the adopted budget and FY2025 and assessment roll are attached as exhibits. The tax roll will be submitted to the county.



On MOTION by Ms. Marshall, seconded by Mr. Bowman, with all in favor, Resolution 2024-05 Imposing Fiscal Year 2025 Special Assessments and Certifying Assessment Roll, was approved.

### **C. Consideration of Developer Deficit Funding Agreements**

- i. Phases 2D, 3 & 4**
- ii. Phases 5, 6 & 7B**

Ms. Adams stated revenue for the budget did include some developer deficit funding. Because of this, there is an agreement prepared by District counsel for review in the agenda package. Ms. Sandy noted there are two deficit funding agreements. One agreement relates to Phases 2D, 3, & 4 and the other relates to Phases 5, 6, & 7B. Both agreements are with Narcoossee Land Ventures, LLC. They plan to close on Phases 2D, 3 & 4 with Pulte in September. These were set up so the agreement that relates to the phases that Pulte would be acquiring to be assigned over to them. A portion of the deficit funding if needed would come from Pulte. The funding is capped for both at \$227k divided between the two.

On MOTION by Mr. Bowman, seconded by Ms. Locher, with all in favor, the Developer Deficit Funding Agreements for Phases 2D, 3 & 4 and Phases 5, 6 & 7B, was approved in substantial form subject to finalization.

### **D. Consideration of Direct Collection Agreements**

- i. Phases 2D, 3 & 4**
- ii. Phases 5, 6 & 7B**

Ms. Adams stated this correlates to the budget numbers considered earlier and accounts for the direct billed assessments. Ms. Sandy noted the direct collection agreements are a back stop and has the developer recognize that these assessments can be put on roll in the future to collect versus collecting through foreclosure. These are split out between what Pulte will be acquiring and the other one will stay with NLV.

On MOTION by Mr. Bowman, seconded by Ms. Stevens, with all in favor, the Direct Collection Agreements for Phases 2D, 3 & 4 and Phases 5, 6 & 7B, was approved in substantial form.

**SIXTH ORDER OF BUSINESS****Acquisition of the Phase 7B Improvements**

Ms. Adams stated District Counsel has prepared documents for Board member review and consideration. These items are on page 83 of the agenda packet. Ms. Sandy noted these documents are not yet finalized. The improvements in Phase 7B acquisition include right of way improvements which would be conveyed to the county, utilities – water, sewer and reclaim within those right of ways will be conveyed to Toho and the electrical will be conveyed to OUC. Mr. Bowman asked who does the inspection of the boxes before the CDD takes it over. Ms. Sandy noted the improvements will be passed along to OUC and they technically own them but that doesn't mean they are not going to pass the cost back to the CDD to repair them. Mr. Stearns noted the OUC is responsible for the electrical boxes above the grass. This is just the infrastructure being funded and not the light agreement. Mr. Bowman asked about the boxes that are damaged above ground, who is responsible to pay for it, HOA or CDD? Ms. Sandy noted it would be dependent on the lighting lease agreement signed in connection with it and most likely the HOA. Reach out to Kelly or log onto OUC website. The costs here are for the installation of these improvements and part of the Districts overall master capital improvement plan. The District doesn't have the funds to acquire these currently. The costs that NLV has paid are being documented were incurred by and paid for by NLV.

On MOTION by Mr. Bowman, seconded by Ms. Stevens, with all in favor, the Acquisition of the Phase 7B Improvements at an Amount NTE \$3M Subject to District Counsel's Receipt & Review of Remaining Documents Required by the Acquisition Agreement, was approved form.

**SEVENTH ORDER OF BUSINESS****Consideration of Twin Lakes Nolte Road Development Agreement**

Ms. Sandy stated this is an agreement between the county, NLV, and the CDD in regards to the allocation of certain impact fee credits that the county would be allocating for certain improvements that are built. The amount of impact fee credits that would be allocated to the CDD is \$278,981. Mr. Stearns noted the CDD will get credits for stormwater construction of stormwater ponds adjacent to Nolte Rd since the CDD built them. The credits can be sold for additional revenue.

On MOTION by Mr. Bowman, seconded by Ms. Locher, with all in favor, the Twin Lakes Nolte Road Development Agreement, was approved in substantial form subject to finalization by District Counsel.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Lighting Agreement with OUC**

Ms. Adams stated this agreement is on page 123 of the agenda packet and is for lighting on Twin Lakes Spine Road. The CDD maintains the lights along the public right of way. Ms. Sandy noted this is for the ongoing payment of service which includes the capital expense portion. This agreement is for 18 years.

On MOTION by Mr. Bowman, seconded by Ms. Stevens, with all in favor, the Lighting Agreement with OUC, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Sandy is working with the developer to make sure anything that needs to be transitioned or signed over to Pulte is being considered. She noted that they will bring some items to the Board at the September meeting.

**B. Engineer**

There being no comments, the next item followed.

**C. Field Manager's Report**

Mr. Wright presented the Field Manager's Report on page 143 of the agenda. Items included ponds, midge treatment, fountains, irrigation, removal of dead plant material/trees, and sod replacement.

A resident complained of pond erosion. Mr. Wright noted minor erosion due to water level changes with current water level at appropriate height. He will continue to monitor and if it worsens, will take action. A Board member asked about plants being put in the pots. Mr. Wright noted that was part of the sod proposal that was approved – 16 planter pots will be replaced and decision has been made on the plants. Mr. Stearns requested to have the irrigation consultant do a wet check of the pots.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Adams presented the check register for the month of June totaling \$44,728.06 for approval and noted that immediately following the summary is a detailed run. She offered to answer any questions from the Board.

On MOTION by Mr. Bowman, seconded by Ms. Marshall, with all in favor, the Check Register totaling \$44,728.06, were approved.

**ii. Approval of Balance Sheet**

Ms. Adams noted the unaudited financials through the end of June are provided for informational purposes. No Board action is required.

**iii. Adoption of District Goals & Objectives**

Ms. Adams updated the Board on a new law that affects CDDs and requires adoption of annual goals and objectives. These goals and objectives are required to be adopted by October 1<sup>st</sup>. The District will report whether the goals and objectives were met or not by December 2025. GMS has put together a set of goals and objectives which was reviewed by the Board.

On MOTION by Ms. Bowman, seconded by Ms. Stevens, with all in favor, the Adoption of District Goals & Objectives, was approved.

**iv. Approval of Fiscal Year 2025 Meeting Schedule**

Ms. Adams stated the Board of Supervisors FY2025 meeting schedule is on page 176 of the agenda package. The schedule will be amended to not include a January or July meeting date.

On MOTION by Mr. Bowman, seconded by Ms. Stevens, with all in favor, the Fiscal Year 2025 Meeting Schedule Removing January and July, was approved as amended.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS                      Supervisors Requests**

Ms. Marshall reminded Supervisors to complete the ethics training.

Ms. Marshall commented on the numerous signs going down Nolte into the community.

Ms. Adams noted it's not CDD right of way per se. It is county right of way.

**TWELFTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Mr. Bowman, seconded by Ms. Locher, with all in favor, the meeting was adjourned.
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Secretary / Assistant Secretary

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Chairman / Vice Chairman

# SECTION IV

# SECTION A

## RESOLUTION 2024-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ACCEPTING AN ENGINEER'S CERTIFICATE; RECOGNIZING AN INFRASTRUCTURE CONTRIBUTION OF MASTER PROJECT INFRASTRUCTURE; RECOGNIZING FULL SATISFACTION OF DEVELOPER'S 2016 CONTRIBUTION OBLIGATION AND 2020 CONTRIBUTION OBLIGATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Live Oak Lake Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida, and is authorized to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including, but not limited to, roadways, stormwater management systems, potable and reclaimed water and sewer systems and other infrastructure, and associated professional fees for permitting, engineering and design of the improvements necessitated by the development of, and serving lands within, the District; and

**WHEREAS**, Narcoossee Land Venture, LLC ("**Developer**") is the owner of certain lands in Osceola County, Florida, located within the boundaries of the District ("**Development**"); and

**WHEREAS**, the District has adopted an improvement plan to finance the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services ("**Master Project**") as detailed in the *Master Engineer's Report* dated March 25, 2016 ("**Master Engineer's Report**"), and the anticipated costs of the Master Project described in the Engineer's Report are identified in Exhibit F of the Master Engineer's Report, as updated and revised as identified in Exhibit F of the Second Supplemental Engineer's Report dated September 24, 2020; and

**WHEREAS**, the District previously issued its \$15,550,000 Capital Improvement Revenue Bonds, Series 2016 ("**Series 2016 Bonds**") to fund a portion of the Master Project and levied special assessments for the repayment of the Series 2016 Bonds ("**Series 2016 Assessments**"), as further detailed in that certain Amended and Restated Master Assessment Report dated March 9, 2020 ("**Master Assessment Report**"), as supplemented by the First Supplemental Assessment Report dated August 17, 2016 ("**2016 Assessment Report**"); and

**WHEREAS**, the District also previously issued its \$16,275,000 Capital Improvement Revenue Bonds, Series 2020 ("**Series 2020 Bonds**" and together with the Series 2016 Bonds, the "**Bonds**") to fund a portion of the Master Project and levied special assessments for the repayment of the Series 2020 Bonds ("**Series 2020 Assessments**," and together with the Series 2016 Assessments, the "**Debt Assessments**"), as further detailed in that certain Amended and Restated Master Assessment Report dated March 9, 2020 ("**Master Assessment Report**"), as supplemented by the Second Supplemental Assessment Report dated October 22, 2020 ("**2020 Assessment Report**,"



together with the Master Assessment Report and 2016 Assessment Report, the “**Assessment Reports**”); and

**WHEREAS**, as reflected in the Assessment Reports, the Debt Assessment are determined based on targeted annual assessment installments provided by the Developer in order to achieve certain market-level, end user assessments; and

**WHEREAS**, in order to achieve the targeted Debt Assessment levels, the methodology provided in the Assessment Reports contemplates the Developer shall contribute Master Project infrastructure to satisfy the difference in costs of the Master Project attributable to residential units subject to the Debt Assessments and the costs of the Master Project funded by the Debt Assessments allocated to such residential units; and

**WHEREAS**, as the Series 2016 Assessments have been fully allocated to platted units, the Developer’s final contribution obligation relating to the Series 2016 Assessments is \$3,404,114.10 (“**2016 Contribution Obligation**”),<sup>1</sup> as calculated pursuant to the 2016 Assessment Report, and that certain *Contribution Agreement* dated August 18, 2016 (“**2016 Contribution Agreement**”) between the District and Developer; and

**WHEREAS**, pursuant to the 2020 Assessment Report and that certain *Contribution Agreement* dated October 30, 2020 (“**2020 Contribution Agreement**”) between the District and Developer, the Developer’s estimated contribution obligation relating to the Series 2020 Assessment is stated in Section 3.2 and Table 7 of the 2020 Assessment Report in the total amount of \$3,569,513.00 (“**2020 Contribution Obligation**,” and together with the 2016 Contribution Obligation, the “**Contribution Obligation**”); and

**WHEREAS**, the District Engineer shall execute and deliver a Certificate regarding the Developer’s Contribution Obligation in substantially the form attached hereto as **Exhibit A** (“**Engineer’s Certification**”), wherein the District Engineer certifies the amount of the completed Master Project improvements (“**Improvements**”) funded by Developer without reimbursement from the District (“**Developer Costs**”), exceeds the Contribution Obligation, which amounts are set forth in detail in **Exhibit A**; and

**WHEREAS**, in furtherance thereof, the Board desires to recognize the Improvements as satisfaction, in full, of the Developer’s Contribution Obligation.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. ACCEPTANCE OF ENGINEER’S CERTIFICATE.** The District hereby accepts the District Engineer’s Certificate attached hereto as **Exhibit A** certifying, *inter alia*, the Developer

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<sup>1</sup> Re-calculated pursuant to the Master Assessment Report and the 2016 Assessment Report, with significant decrease due to reallocation pursuant to the amending and restating of the Master Assessment Report.

Costs contributed Master Project improvements in an amount that exceeds its Contribution Obligation under both the 2016 Contribution Agreement and the 2020 Contribution Agreement.

**SECTION 2. RECOGNITION OF INFRASTRUCTURE CONTRIBUTION; RECOGNITION OF SATISFACTION OF CONTRIBUTION OBLIGATION.**

- A.** Pursuant to the Assessment Report and Contribution Agreements, the District hereby recognizes and acknowledges an Infrastructure Contribution (as defined in the Contribution Agreements) in the amount set forth in the Engineer’s Certificate.
- B.** The District hereby agrees, accepts and acknowledges that, through the completion of the Improvements, the Developer has satisfied its Contribution Obligation in the amount equal to or exceeding \$7,265,478, and is hereby released from the 2016 Contribution Agreement and the 2020 Contribution Agreement.

**SECTION 3. SEVERABILITY.** 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. CONFLICTS AND EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this \_\_\_\_ day of September, 2024.

ATTEST:

**LIVE OAK LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Asst. Secretary

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Engineer’s Certificate Regarding Master Project Contribution

**Exhibit A:**

*Engineer's Certificate Regarding the Developer's Infrastructure Contribution*

**LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT  
ENGINEER'S CERTIFICATE  
REGARDING THE DEVELOPER'S CONTRIBUTION OF  
MASTER PROJECT IMPROVEMENTS**

BEFORE ME, the undersigned, personally appeared Nicole Stalder, P.E., of Dewberry Engineers, Inc., who, after being first duly sworn, deposes and says:

I, Nicole Stalder, am a Professional Engineer registered in the State of Florida. I have reviewed certain documentation, including, but not limited to, permitted plans and specifications, as-builts and applicable permits. I, or my authorized agent, have conducted on-site observations of the improvements as further described in **Attachment A** hereto (the "**Improvements**"). I hereby certify to the Live Oak Lake Community Development District ("**District**") the below listed matters:

1. The Improvements are within the scope of the public infrastructure improvements for the Master Project as set forth in the *Master Engineer's Report* dated March 25, 2016, as supplemented by that certain First Supplemental Engineer's Report dated August 17, 2016, and that certain Second Supplemental Engineer's Report dated September 24, 2020 (collectively, "**Engineer's Report**"), and specially benefits property within the District as further described in the Engineer's Report.
2. The Improvements have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications, are free from obstruction, are functional for their intended purpose, and have been donated by the Developer to the District or such other appropriate entity designated for final ownership and maintenance in the Engineer's Report ("**O&M Entity**").
3. Copies of plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file, or are capable of being transferred, to the appropriate O&M Entity for future operations and maintenance responsibilities.
4. The costs of the Improvements funded by the Narcoosee Land Ventures, LLC ("**Developer**"), which amount is set forth in **Attachment A** hereto ("**Developer Costs**"): (i) was not reimbursement by the District from bond proceeds; and (ii) is equal to or less than each of the following: (A) actual costs paid or caused to be paid by or on behalf of Developer to create and/or construct the Improvements, and (B) the reasonable fair market value of the Improvements as installed. Therefore, the Developer Costs is equal to or exceeds the Developer' Contribution Obligation of \$7,265,478.

[SIGNATURE PAGE TO FOLLOW]

**IN WITNESS WHEREOF**, I have signed the Certificate on behalf of the District Engineer, on \_\_\_\_\_, 2024.

**DEWBERRY ENGINEERS, INC.**

\_\_\_\_\_  
By: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, P.E., an authorized representative of Dewberry Engineers, Inc., who [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)  
Notary Public, State of \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

ATTACHMENT A:

DESCRIPTION OF THE FOLLOWING IMPROVEMENTS:

Phase 2C Utilities + Electrical

Phase 2D Utilities

Phase 4A Utilities + Electrical

Phase 7A Utilities + Electrical

Phase 8 Utilities + Stormwater + Electrical + ROW

Master Project Improvement Categories	PHASE					
	2C	2D	4A & 4B	Phase 7A	Phase 8	TOTAL
1. Master Utilities System	\$ 1,911,854	\$ 264,847	\$ 1,208,940	\$ 1,216,518.55	\$ 1,753,399.00	\$ 6,355,559
2. Master Stormwater Management System					\$ 348,289.07	\$ 348,289
3. Electrical Services Systems (Underground)	\$ 753,762		\$ 528,070	\$ 245,562.00	\$ 183,078.00	\$ 1,710,472
4. Conservation/Mitigation Areas						\$ -
5. On-Site Roadway Improvements					\$ 704,977	\$ 704,977
6. Off-Site Roadway and Utility Improvements						
7. Landscaping, Hardscaping, and Irrigation						\$ -
8. Professional Consulting Fees						\$ -
Subtotal						
9. Contingency (15%)						
<b>TOTAL</b>	<b>\$ 2,665,616</b>	<b>\$ 264,847</b>	<b>\$ 1,737,010</b>	<b>\$ 1,462,081</b>	<b>\$ 2,989,743</b>	<b>\$ 9,119,297</b>

# SECTION B

## RESOLUTION 2024-07

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LIVE OAK LAKE DEVELOPMENT DISTRICT AUTHORIZING REQUISITION 20 FOR CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016; PROVIDING ADDITIONAL AUTHORIZATION; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Live Oak Lake Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, authorized to construct, install, finance, operate and/or maintain systems and facilities for certain basic infrastructure, including but not limited to stormwater, water and sewer utilities, roadways, and landscaping; and

**WHEREAS**, the District previously issued its Capital Improvement Revenue Bonds, Series 2016 ("**Series 2016 Bonds**") pursuant to that certain Master Trust Indenture dated August 1, 2016, as supplemented by that certain First Supplemental Trust Indenture dated August 1, 2016 (together, "**Indenture**") in order to finance the District's "**Series 2016 Project**"<sup>1</sup>; and

**WHEREAS**, in connection with the issuance of the Series 2016 Bonds, certain construction monies, in the amount of \$478,143.75, were originally placed in the Series 2016 Reserve Account for the protection of the holders of the Series 2016 Bonds until certain release conditions are met, specifically until such time as the Series 2016 Assessments have been Substantially Absorbed ("**Release Conditions**"); and

**WHEREAS**, the Release Conditions, which, once satisfied, will release approximately \$478,143.75 ("**Released Proceeds**") into the Series 2016 Acquisition and Construction Account, means:

"shall mean the date when at least ninety percent (90%) of the principal portion of the Series 2016 Assessments have been assigned to residential units within the District that have each received a certificate of occupancy. The Trustee and the District may rely on a certificate from the District Manager regarding such status of the residential units and the Series 2016 Assessments, and in the absence of such certification, may assume the Series 2016 Assessments have not been Substantially Absorbed;" and

**WHEREAS**, as further provided in the Indenture, prior to the Date of Completion of the Series 2016 Project,<sup>2</sup> upon the satisfaction of the Release Conditions the Released Proceeds shall be deposited into the Series 2016 Acquisition and Construction Account and, together with any other amounts in the Series 2016 Acquisition and Construction Account (such amounts together with the Released Proceeds, the "Additional Construction Proceeds"), applied to pay the Costs of the Series 2016 Project; and

**WHEREAS**, the District previously acquired the Phase 2A & 2B Stormwater Improvements as part of the Series 2016 Project and in the amount of \$2,418,589.62, and has only paid to date a total of \$1,582,308.80, leaving an amount owed of \$836,280.82 ("**Unpaid Amount**"), which can be paid from the Additional Construction Proceeds; and

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<sup>1</sup> Terms not otherwise defined in this resolution shall have the meanings ascribed to them by the Indenture.

<sup>2</sup> The Series 2016 Project, which consists primarily of the public improvements in Phases 1 and 2, has not yet been declared complete by the District.

**WHEREAS**, the District desires to authorize the payment of Requisition 20 pursuant to the terms of the Indenture in order to fund a portion of the Unpaid Amount.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT:**

**1. RECITALS.** The foregoing recitals are incorporated herein as true and correct findings of the District’s Board of Supervisors.

**2. AUTHORIZATION OF REQUISITION.** Requisition 20 is hereby approved for payment in substantially the form(s) attached hereto as **Exhibit A**, provided however that Requisition 20 shall not be paid until after the satisfaction of Release Conditions, as evidenced by submittal of the necessary certifications required under the Indenture, and the transfer of the Additional Construction Proceeds to the Series 2016 Acquisition and Construction Account.

**3. GENERAL AUTHORIZATION.** The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

**4. CONFLICTS.** All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**5. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

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

**PASSED AND ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

**BOARD OF SUPERVISORS OF THE  
LIVE OAK LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Asst. Secretary

\_\_\_\_\_  
By: M. Scott Stearns

Its: Chair

**Exhibits:** Requisition 20



**LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPORVEMENT REVENUE, SERIES 2016  
(Acquisition and Construction)**

The undersigned, an Authorized Officer of Live Oak Lake Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, Orlando, Florida, as successor trustee (the "Trustee"), dated as of August 1, 2016 (the "Master Indenture"), as amended and supplemented by the 1st Supplemental Indenture from the District to the Trustee, dated as of August 1, 2016 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 20
- (B) Name of Payee: ***Narcoossee Land Ventures, LLC***
- (C) Total Amount Payable: ***\$836,280.82 [Actual Amount to be Dispersed Based on Balance of Series 2016 Acquisition and Construction Account After Release of Series 2016 Reserve Account Funds: \$[\_\_\_\_\_]<sup>3</sup>]***
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): ***Acquisition of Phase 2A & 2B Stormwater Improvements pursuant to that certain Agreement by and between the District and Narcoossee Land Ventures, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property, dated March 25, 2016, as may be amended from time to time***

EVENT	AMOUNT
Acquisition of Phase 2A & 2B Stormwater Improvements	\$2,418,589.62
LESS Amount Paid By Requisition #19	(\$1,582,308.80)
BALANCE Owed After Requisition #19	\$836,280.82

- (E) Fund or Account and subaccount, if any, from which disbursement to be made:  
***Series 2016 Acquisition and Construction Account of the Acquisition and Construction Fund***

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Series 2016 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2016 Project; and
4. each represents a Cost of the Series 2016 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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<sup>3</sup> Amount to be confirmed by Trustee upon satisfaction of the Release Conditions and transfer of the Additional Construction Proceeds.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance Account or for payment of capitalized interest, there shall be attached a resolution of the Governing Body of the District approving this requisition or approving the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested, and/or applicable real estate deeds and other documents for disbursements related to land acquisitions, are on file with the District.

**LIVE OAK LAKE COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Authorized Officer

Date: \_\_\_\_\_

**CONSULTING ENGINEER'S APPROVAL**

If this requisition is for a disbursement for other than Capitalized Interest or Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2016 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2016 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

\_\_\_\_\_  
Consulting Engineer

# SECTION C

## RESOLUTION 2024-08

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LIVE OAK LAKE DEVELOPMENT DISTRICT AUTHORIZING REQUISITION 92 FOR CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2020; PROVIDING ADDITIONAL AUTHORIZATION; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

**WHEREAS**, the Live Oak Lake Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, authorized to construct, install, finance, operate and/or maintain systems and facilities for certain basic infrastructure, including but not limited to stormwater, water and sewer utilities, roadways, and landscaping; and

**WHEREAS**, the District previously issued its Capital Improvement Revenue Bonds, Series 2020 (“**Series 2020 Bonds**”) pursuant to that certain Master Trust Indenture dated August 1, 2016, as supplemented by that certain Second Supplemental Trust Indenture dated October 1, 2020 (together, “**Indenture**”) in order to finance the District’s “**Series 2020 Project**”<sup>1</sup>; and

**WHEREAS**, in connection with the issuance of the Series 2020 Bonds, certain construction monies, in the amount of \$494,776.56, were originally placed in the Series 2020 Reserve Account for the protection of the holders of the Series 2020 Bonds until certain release conditions are met, specifically until such time as the Series 2020 Assessments have been Substantially Absorbed (“**Release Conditions**”); and

**WHEREAS**, the Release Conditions, which, once satisfied, will release approximately \$494,776.56 (“**Released Proceeds**”) into the Series 2020 Acquisition and Construction Account, means:

“shall mean the date when at least 90% of the principal portion of the Series 2020 Assessments has been assigned to residential units within the District that have each received a certificate of occupancy. The Trustee and the District may rely on a certificate from the District Manager regarding such status of the residential units and the Series 2020 Assessments, and in the absence of such certification, may assume the Series 2020 Assessments have not been Substantially Absorbed;”  
and

**WHEREAS**, as further provided in the Indenture, upon the satisfaction of the Release Conditions the Released Proceeds shall be deposited into the Series 2020 Acquisition and Construction Account and, together with any other amounts in the Series 2020 Acquisition and Construction Account (such amounts together with the Release Proceeds, the “**Additional Construction Proceeds**”), applied to pay the Costs of the Series 2020 Project; and

**WHEREAS**, additionally the District has received, and anticipates receiving in the future, impact fee credits (“**Impact Fee Credits**”) generated in connection with the District’s financing, construction, and/or acquisition of certain Capital Improvement Plan improvements; and

**WHEREAS**, in connection with the sale of such Impact Fee Credits, the District anticipates generating additional construction proceeds (“**Impact Fee Revenues**”), which the District’s Board of

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<sup>1</sup> Terms not otherwise defined in this resolution shall have the meanings ascribed to them by the Indenture.

Supervisors (“**Board**”) previously determined to utilize such Impact Fee Revenues to pay the Developer for any unreimbursed Costs of acquired Capital Improvement Plan improvements, which includes but is not limited to Series 2020 Project improvements; and

**WHEREAS**, the District previously acquired the Phase 7B Water, Sewer, & Reclaim Utilities, Electrical, Stormwater, and Right-of-Way Improvements (“**Phase 7B Improvements**”) from Narcoossee Land Ventures, LLC (“**Developer**”) as part of the Series 2020 Project in the amount of \$2,986,831; provided however, the District has not paid any portion of such acquisition amount to date, leaving an amount owed of \$2,986,831 (“**Unpaid Amount**”), which can be paid from the Additional Construction Proceeds and/or Impact Fee Revenues; and

**WHEREAS**, the District desires to fund the Unpaid Amount from available Additional Construction Proceeds and the Impact Fee Revenues, as such funds become available; and

**WHEREAS**, the District desires to authorize the payment of a portion of the Unpaid Amount, up to an amount not to exceed five hundred thousand (\$500,000) from the Impact Fee Revenues; and

**WHEREAS**, the District further desires to authorize the payment of Requisition 92 from the Additional Construction Proceeds pursuant to the terms of the Indenture in order to the remaining unreimbursed portion of the Unpaid Amount.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
THE LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT:**

**1. RECITALS.** The foregoing recitals are incorporated herein as true and correct findings of the District’s Board of Supervisors.

**2. AUTHORIZATION OF PAYMENT OF UNPAID AMOUNT; AUTHORIZATION OF REQUISITION.** The Phase 7B Improvements are hereby approved for acquisition pursuant to the terms of the *Agreement Regarding Acquisition of Certain Work Product, Infrastructure, and Real Property* dated March 25, 2026, by and between the District and Developer. The Unpaid Amount is hereby approved for payment from the District to the Developer, or the Developer’s designee, from the following revenue sources: (i) Impact Fee Revenues in an amount not to exceed \$500,000; and (ii) the Additional Construction Proceeds in an amount not to exceed \$2,486,831; provided however, such amounts shall only be paid if and when such funds become available to the District and as further provided herein. Requisition 92 is hereby approved for payment in substantially the form(s) attached hereto as **Exhibit A**, provided however that Requisition 92 shall not be paid until after the satisfaction of Release Conditions, as evidenced by submittal of the necessary certifications required under the Indenture, and the transfer of the Additional Construction Proceeds to the Series 2020 Acquisition and Construction Account. In the event the Additional Construction Proceeds and/or Impact Fee Revenues do not become available to District within six (6) years from the effective date of this Resolution, the District shall have no reimbursement obligation whatsoever.

**3. GENERAL AUTHORIZATION.** The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

**4. CONFLICTS.** All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**5. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

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

**PASSED AND ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

**BOARD OF SUPERVISORS OF THE  
LIVE OAK LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Asst. Secretary

\_\_\_\_\_  
By: M. Scott Stearns

Its: Chair

**Exhibits:** Requisition 92

**LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPORVEMENT REVENUE, SERIES 2020  
(Acquisition and Construction)**

The undersigned, an Authorized Officer of Live Oak Lake Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, Orlando, Florida, as successor trustee (the "Trustee"), dated as of August 1, 2016 (the "Master Indenture"), as amended and supplemented by the 1st Supplemental Indenture from the District to the Trustee, dated as of October 1, 2020 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 92
- (B) Name of Payee: ***Narcoossee Land Ventures, LLC***
- (C) Total Amount Payable: ***\$2,486,831 [Actual Amount to be Dispersed Based on Balance of Series 2020 Acquisition and Construction Account After Release of Series 2020 Reserve Account Funds: \$[\_\_\_\_\_]]***
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): ***Acquisition of Phase 7B Water, Sewer, & Reclaim Utilities, Stormwater, Electrical, and Right-of-Way Improvements pursuant to that certain Agreement by and between the District and Narcoossee Land Ventures, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property, dated March 25, 2016, as may be amended from time to time***

EVENT	AMOUNT
Acquisition of Phase 7B Improvements	\$2,986,831
LESS Maximum Amount To Be Paid By District from Impact Fee Revenues	(\$500,000)
BALANCE Owed	\$2,486,831

- (E) Fund or Account and subaccount, if any, from which disbursement to be made:  
***Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund***

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Series 2020 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2020 Project; and
4. each represents a Cost of the Series 2020 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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<sup>2</sup> Amount to be confirmed by Trustee upon satisfaction of the Release Conditions and transfer of the Additional Construction Proceeds.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance Account or for payment of capitalized interest, there shall be attached a resolution of the Governing Body of the District approving this requisition or approving the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested, and/or applicable real estate deeds and other documents for disbursements related to land acquisitions, are on file with the District.

**LIVE OAK LAKE COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Authorized Officer

Date: \_\_\_\_\_

**CONSULTING ENGINEER'S APPROVAL**

If this requisition is for a disbursement for other than Capitalized Interest or Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2020 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Second Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

\_\_\_\_\_  
Consulting Engineer



# SECTION V



ORLANDO UTILITIES COMMISSION  
UTILITY EASEMENT

(Twin Lakes Connector Rd. Tract OSN-6 WR#760017)

THIS UTILITY EASEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized under Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orland, Florida 32801, hereinafter the GRANTOR, and the ORLANDO UTILITIES COMMISSION, whose address is 100 West Anderson Street, Orlando, Florida 32801, and the CITY OF ST. CLOUD, a municipal corporation, whose address is 1300 9<sup>th</sup> Street, St. Cloud, Florida 34769, hereinafter collectively the GRANTEE.

WITNESSETH, that for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to the GRANTOR by the GRANTEE, the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell, convey and warrant to the GRANTEE, its respective successors, agents and assigns, lessees and tenants, an easement in perpetuity for the purpose of providing, conveying, distributing, carrying or transmitting electric power or other power and communication services, together with the right, privilege and authority to construct, locate, lay, maintain, operate, inspect, alter, improve, augment, repair, remove, replace, relocate and rebuild poles, wires, cables, conduits, equipment and all other facilities, improvements and/or accessories necessary and/or desirable in connection therewith (all of said items being hereinafter collectively referred to as the "Facilities"), on, through, over, across and/or under the following described land, situated in the County of Osceola and State of Florida, to-wit:

A twelve (12) foot wide utility easement measuring six (6) feet from the center of the Facilities to each side of the easement, Facilities to be installed at mutually agreeable locations over, across and through the following described property to accommodate present and future development.

See Legal Description of GRANTOR'S premises attached hereto as Exhibit "A".

The rights herein granted to the GRANTEE by the GRANTOR specifically include: (a) the right to cut, clear and remove from the GRANTOR'S premises, any trees, limbs, undergrowth or other physical objects or obstructions which, in the judgment of the GRANTEE, may endanger or interfere with the safe and efficient installation, use, operation or maintenance of the Facilities attached thereto; (b) the right to construct, locate, lay, maintain, operate, inspect, alter, improve, augment, repair, remove, replace, relocate and rebuild the Facilities; (c) the reasonable right of ingress and egress to, over and under the GRANTOR'S premises for the purpose of exercising the rights herein granted; (d) the right to do anything necessary, useful or convenient for the full enjoyment of the rights herein granted; and (e) the right to remove at any time any of said Facilities erected upon, under or over the GRANTOR'S premises. If fences and/or landscaping are located near the Facilities they shall be placed so as to allow ready access to the Facilities and provide a working space of at least twelve feet (12') on the opening side and three feet (3') on the other sides of any pad mounted Facilities.

IF this easement shall be abandoned by the GRANTEE or terminated in any manner, GRANTEE shall be allowed a reasonable period of time thereafter for the purpose of removing any of the Facilities supplied by GRANTEE and thereafter all rights and privileges hereunder shall cease and the easement privileges and rights herein granted shall revert to the GRANTOR.

GRANTOR covenants that it is the owner in fee simple of the premises in which the Facilities are located, and that GRANTOR has the right to grant the approvals, privileges and easements stated herein, and further covenants that the GRANTEE shall have quiet and peaceful possession, use and enjoyment of the rights herein granted. GRANTOR covenants not to interfere with the Facilities and GRANTOR further covenants to indemnify and hold GRANTEE harmless from any and all damages and injuries, whether to persons or property, resulting from interference with the Facilities by GRANTOR or by GRANTOR'S agents, invitees or employees.

All covenants, terms, provisions and conditions herein contained shall inure to and be binding upon the heirs and/or legal representatives, successors and assigns of the parties hereto, respectively.

IN WITNESS WHEREOF the GRANTOR has caused these presents to be executed in its name on the day and year first above written.

LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT,  
a local unit of special-purpose government organized under Chapter 190, *Florida Statutes*

\_\_\_\_\_  
Signature of Witness  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Signature of GRANTOR  
Print Name: \_\_\_\_\_  
As Its: \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_ the \_\_\_\_\_ of LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized under Chapter 190, *Florida Statutes*, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(Notary Stamp)

\_\_\_\_\_  
Signature of Notary Public  
Print Name: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

Exhibit "A"

Tract OSN-6, TWIN LAKES CONNECTOR ROAD, according to the plat thereof, as recorded in Plat Book 30, Pages 186 through 193, of the Public Records of Osceola County, Florida.

# SECTION VI

**PARTIAL ASSIGNMENT & CONSENT OF FINANCING DOCUMENTS**  
[SERIES 2020 BONDS – PHASES 2D, 3, & 4]

**THIS PARTIAL ASSIGNMENT & CONSENT OF FINANCING DOCUMENTS [SERIES 2020 BONDS]** (herein, the “**Assignment**”) is made on \_\_\_\_\_, 2024, by and between:

**NARCOOSSEE LAND VENTURES, LLC**, a Florida limited liability company (the “**Assignor**”) whose mailing address is 370 CenterPoint Circle, Suite 1136, Altamonte Springs, Florida 32701; and

**PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose address is 3350 PEACHTREE ROAD NORTHEAST, SUITE 1500, ATLANTA, GA 30326 (the “**Assignee**”);

and is joined by the **LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston St., Orlando, Florida ZIP (the “**District**”).

**RECITALS**

**WHEREAS**, the District previously issued its \$16,275,000 Capital Improvement Revenue Bonds, Series 2020 (“**Bonds**”) in order to finance certain infrastructure necessary for development within the District; and

**WHEREAS**, in connection with the issuance of the Bonds, the Assignor entered into the following Agreements (hereinafter defined) with the District and executed the following Declaration of Consent (hereinafter defined):

- (i) *Agreement Between the District and Assignor Regarding the True-Up and Payment of Series 2020 Assessments* dated October 30, 2020 (“**True-Up Agreement**”); and
- (ii) *Continuing Disclosure Agreement* dated October 30, 2020, by and between Assignor, District, and Governmental Management Services – Central Florida, LLC, a Florida limited liability company, as dissemination agent, and consented to and acknowledged by U.S. Bank Trust Company, National Association, as successor trustee, respectively (“**CDA**” and together with the True-Up Agreement, “**Agreements**”); and
- (iii) *Declaration of Consent to Jurisdiction of the District and to Imposition of Debt Special Assessments (Series 2020 Assessments)* dated October 30, 2020, by Assignor, on behalf of itself and its successors in interest and assigns (“**Declaration of Consent**,” and together with the Agreements, “**Financing Documents**”); and

**WHEREAS**, Assignor has conveyed to Assignee a portion of the 2020 Assessment Area (as defined in the True-Up Agreement) (“**Conveyed Property**”), as well as certain development rights associated with Conveyed Property, which Conveyed Property is located within the District and more particularly described in the attached **Exhibit A**; and

**WHEREAS**, Assignee plans to develop and construct on the Conveyed property not less than three hundred sixty-four (364) residential dwelling units consisting of (154) 35’ lots; (182) 50’ lots; and (28) 70’ lots (each being referred to as a “Unit” and collectively the “Units”), which anticipated development ; and

**WHEREAS**, pursuant to the terms of each of the Financing Documents and as further provided herein, Assignor wishes to partially assign to Assignee certain of Assignor’s rights and obligations under the Financing Documents as it pertains to the Conveyed Property, and Assignee desires to assume the same.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

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

**SECTION 2. DEFINED TERMS.** The Capitalized terms not otherwise defined herein shall have the meaning set forth in the respective Agreement.

**SECTION 3. PARTIAL ASSIGNMENT OF AGREEMENTS.** Pursuant to the terms of each Agreement, Assignor hereby assigns to Assignee and Assignee hereby assumes all of Assignor’s rights and obligations under the Agreements that pertain to the Conveyed Property. In addition to the prior sentence, Assignor, Assignee, and the District each acknowledge and agree the True-Up Agreement is a covenant running with title to the Conveyed Property and is binding upon Assignee, as Assignor’s successor in interest to Conveyed Property.

**SECTION 4. TRUE-UP AGREEMENTS.** Pursuant to the True-Up Agreement and the associated assessment methodology reports, as of the date of the True-Up Agreement, Assignor planned to develop and construct on the Conveyed property not less than three hundred sixty-four (364) residential dwelling units consisting of (154) 35’ lots; (182) 50’ lots; and (28) 70’ lots (each being referred to as a “Unit” and collectively the “Units”).

**SECTION 3. CDA DISCLOSURE OBLIGATIONS.** In addition to, and in furtherance of, Section 2, Assignee agrees to assume from Assignor and comply with the disclosure obligations of Assignor under the CDA for so long as Assignee is an “Obligated Person” under the CDA, to the same extent as if Assignee were an original party to the CDA. Assignee agrees its acquisition of the Conveyed Property represents a Transfer (as defined in the CDA) in whole and, upon such Transfer and the execution and delivery of this Assignment, Assignor shall be relieved of Assignor’s obligations under the CDA.

**SECTION 4. DECLARATION OF CONSENT.** Assignor and Assignee each acknowledge and agree the Declaration of Consent is a covenant running with title to the Conveyed Property and is binding upon Assignee, as successor in interest to the Conveyed Property. Further, Assignee, as Assignor’s successor in interest to Conveyed Property, hereby consents to the declarations, acknowledgements, and agreements contained in the Declaration of Consent.

**SECTION 5. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Assignment shall not affect the validity or enforceability of the remaining portions of this Assignment or the Financing Documents, or any part thereof.

**SECTION 6. COUNTERPARTS.** This Assignment may be signed in counterparts, which when taken together shall constitute one and the same instrument.



IN WITNESS WHEREOF, the parties execute this Assignment the day and year first written above.

**LANDOWNER:**

**WITNESSES**

**RYE RANCH, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Name: John Falkner  
Title: Manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of **September, 2023**, by **John Falkner, as Manager of Rye Ranch, LLC, on its behalf**. He [\_\_\_] is personally known to me or [\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida

**Exhibit A:** Legal Description of the Conveyed Property

[SIGNATURE PAGE FOR ASSIGNMENT]

**DEVELOPER:**

**WITNESSES**

**NORTHLAKE COMMUNITIES, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Scott Falkner  
Title: Vice President

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of **September, 2023**, by **Scott Falkner, as Vice President of North Lake Communities, Inc., on its behalf.** He [\_\_\_] is personally known to me or [\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida

[SIGNATURE PAGE FOR ASSIGNMENT]

ASSIGNEE:

**WITNESSES**

**LENNAR HOMES, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of September, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of Lennar Homes, LLC, on its behalf. He [\_\_\_] is personally known to me or [\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida

[SIGNATURE PAGE FOR ASSIGNMENT]

**CONSENTED TO AND JOINED BY:**  
**DISTRICT:**

**WITNESSES**

**RYE RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Stephen Cerven  
Title: Chairman

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of September, 2023, by Stephen Cerven, as Chairman of the Rye Ranch Community Development District, on its behalf. He [\_\_\_] is personally known to me or [\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida

**Exhibit A**  
**Legal Description of**  
**the Conveyed Property**  
**[Phases 2D, 3, & 4]**

TWIN LAKES PHASE 2D LEGAL DESCRIPTION:

A PORTION OF LANDS LYING IN SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST TOGETHER WITH A PORTION OF LOT 7, AND A PORTION OF THE UNNAMED PLATTED RIGHT-OF-WAY ADJACENT TO THE NORTH BOUNDARY OF SAID LOT 7, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 26 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN S89°43'11"E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 664.50 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°15'21"W, A DISTANCE OF 145.56 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°44'39"E, A DISTANCE OF 18.00 FEET; THENCE RUN N00°15'21"E, A DISTANCE OF 52.00 FEET; THENCE RUN S89°44'39"E, A DISTANCE OF 21.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 274.00 FEET, A CENTRAL ANGLE OF 34°38'17", A CHORD BEARING OF N72°56'13"E AND A CHORD DISTANCE OF 163.13 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 165.65 FEET TO A THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 676.00 FEET, A CENTRAL ANGLE OF 31°40'25", A CHORD BEARING OF N71°27'17"E AND A CHORD DISTANCE OF 368.96 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 373.70 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 124.00 FEET, A CENTRAL ANGLE OF 43°59'56", A CHORD BEARING OF N65°17'31"E AND A CHORD DISTANCE OF 92.90 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 95.22 FEET TO THE CUSP OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 716.00 FEET, A CENTRAL ANGLE OF 10°20'52", A CHORD BEARING OF S89°01'37"W AND A CHORD DISTANCE OF 129.14 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 129.31 FEET TO THE END OF SAID CURVE; THENCE ON A NON TANGENT BEARING OF N25°01'04"E A, DISTANCE OF 123.04 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 503.00 FEET, A CENTRAL ANGLE OF 39°25'28", A CHORD BEARING OF N00°58'01"E AND A CHORD DISTANCE OF 339.32 FEET; THENCE RUN NORTHERLY ALONG SAID CURVE A DISTANCE OF 346.11 FEET TO THE END OF SAID CURVE; THENCE ON A NON TANGENT BEARING OF N17°00'49"W, A DISTANCE OF 100.00 FEET; THENCE RUN N72°21'35"E, A DISTANCE OF 172.00 FEET; THENCE RUN N17°38'25"W, A DISTANCE OF 21.54 FEET; THENCE RUN N72°21'35"E, A DISTANCE OF 121.00 FEET; THENCE RUN S17°38'25"E, A DISTANCE OF 125.74 FEET; THENCE RUN S16°14'50"E, A DISTANCE OF 49.12 FEET; THENCE RUN N75°29'47"E, A DISTANCE OF 121.00 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 918.00 FEET, A CENTRAL ANGLE OF 11°08'20", A CHORD BEARING OF S08°56'02"E AND A CHORD DISTANCE OF 178.19 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 178.47 FEET TO THE END OF SAID CURVE; THENCE ON A NON TANGENT BEARING OF N86°38'08"E, A DISTANCE OF 52.00 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 05°22'49", A CHORD BEARING OF S00°40'27"E AND A CHORD DISTANCE OF 91.05 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE A DISTANCE OF 91.09 FEET TO THE END OF SAID CURVE; THENCE ON A NON TANGENT BEARING OF S89°43'11"E, A DISTANCE OF 613.23 FEET; THENCE RUN N00°16'49"E, A DISTANCE OF 45.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 474.00 FEET, A CENTRAL ANGLE OF 06°41'02", A CHORD BEARING OF N03°03'42"W AND A CHORD DISTANCE OF 55.26 FEET; THENCE RUN NORTHERLY ALONG SAID CURVE A DISTANCE OF 55.29 FEET TO THE END OF SAID CURVE; THENCE ON A NON

TANGENT BEARING OF N83°35'47"E, A DISTANCE OF 52.00 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 00°06'51", A CHORD BEARING OF N06°27'38"W AND A CHORD DISTANCE OF 1.05 FEET; THENCE RUN NORTHERLY ALONG SAID CURVE A DISTANCE OF 1.05 FEET TO THE END OF SAID CURVE; THENCE RUN N83°28'56"E, A DISTANCE OF 121.00 FEET; THENCE RUN S03°52'35"E, A DISTANCE OF 62.76 FEET; THENCE RUN S00°16'49"W, A DISTANCE OF 179.69 FEET; THENCE RUN S89°43'11"E, A DISTANCE OF 12.80 FEET; THENCE RUN S00°16'49"W, A DISTANCE OF 247.76 FEET; THENCE RUN N89°43'11"W, A DISTANCE OF 1208.70 FEET; THENCE RUN S00°25'24"W, A DISTANCE OF 99.44 FEET; THENCE RUN N89°34'36"W, A DISTANCE OF 95.16 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 503.00 FEET, A CENTRAL ANGLE OF 30°35'58", A CHORD BEARING OF S70°55'04"W AND A CHORD DISTANCE OF 265.45 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 268.63 FEET THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 447.00 FEET, A CENTRAL ANGLE OF 34°38'17", A CHORD BEARING OF S72°56'13"W AND A CHORD DISTANCE OF 266.14 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 270.23 FEET TO THE POINT OF TANGENCY; THENCE RUN N89°44'39"W, A DISTANCE OF 39.12 FEET; THENCE RUN N00°15'21"E, A DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 740,536 SQUARE FEET OR 17.00 ACRES, MORE OR LESS.

**ALSO INCLUDING**

TWIN LAKES PHASE 3 LEGAL DESCRIPTION

A PORTION OF TRACT FD-1, TWIN LAKES CONNECTOR ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 186-193, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING LOCATED IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 22, TWIN LAKES PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 172-178 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TWIN LAKE PHASE 1, N32°52'15"E, A DISTANCE OF 162.76 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF BULLIS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4900, PAGE 2827, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; S53°26'17"E A DISTANCE OF 895.13 FEET; THENCE S89°38'45"E, A DISTANCE OF 586.97 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE, RUN S00°04'08"E, A DISTANCE OF 40.00 FEET; THENCE S73°38'47"E, A DISTANCE OF 47.96 FEET; THENCE S16°21'13"W, A DISTANCE OF 124.52 FEET; THENCE S73°38'47"E, A DISTANCE OF 52.00 FEET; THENCE S16°21'13"W, A DISTANCE OF 16.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S28°38'47"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S16°21'13"W, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S61°21'13"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE S16°21'13"W, A DISTANCE OF 192.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S28°38'47"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S16°21'13"W, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A

CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S61°21'13"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE S16°21'13"W, A DISTANCE OF 192.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S28°38'47"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE S73°38'47"E, A DISTANCE OF 4.00 FEET; THENCE S16°21'13"W, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S61°21'13"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S16°21'13"W, A DISTANCE OF 4.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 13°07'26", A CHORD BEARING OF S09°47'30"W AND A CHORD DISTANCE OF 107.42 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 107.66 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE OF 04°09'23", A CHORD BEARING OF S01°09'06"W AND A CHORD DISTANCE OF 13.49 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 13.49 FEET TO THE END OF SAID CURVE; THENCE N89°04'25"E, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 181.00 FEET, A CENTRAL ANGLE OF 24°48'06", A CHORD BEARING OF S13°19'38"E AND A CHORD DISTANCE OF 77.74 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 27°54'35", A CHORD BEARING OF S11°46'24"E AND A CHORD DISTANCE OF 50.64 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.15 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 14°10'20", A CHORD BEARING OF S09°16'03"W AND A CHORD DISTANCE OF 138.16 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.52 FEET TO THE POINT OF TANGENCY; THENCE S16°21'13"W, A DISTANCE OF 16.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 06°51'37", A CHORD BEARING OF S12°55'25"W AND A CHORD DISTANCE OF 21.54 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.55 FEET TO THE END OF SAID CURVE; THENCE N81°01'00"W, A DISTANCE OF 4.80 FEET; THENCE N80°31'11"W, A DISTANCE OF 56.94 FEET; THENCE N73°38'47"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF TRACT SWN-16, OF AFOREMENTIONED PLAT OF TWIN LAKES CONNECTOR ROAD; THENCE ALONG THE EAST LINE OF TRACT SWN-16 AND THE NORTH LINE OF TRACT SWN-16 AND OSN-1 THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES; N16°21'13"E, A DISTANCE OF 45.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 12°15'31", A CHORD BEARING OF N10°13'27"E AND A CHORD DISTANCE OF 93.96 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 94.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 18°46'59", A CHORD BEARING OF N13°29'11"E AND A CHORD DISTANCE OF 34.27 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 181.00 FEET, A CENTRAL ANGLE OF 24°21'49", A CHORD BEARING OF N10°41'46"E AND A CHORD DISTANCE OF 76.39 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 76.97 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 07°47'20", A CHORD BEARING OF N02°24'32"E AND A CHORD DISTANCE OF 72.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.73 FEET TO THE END OF SAID CURVE; THENCE N83°10'01"W, A DISTANCE OF 40.81 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 693.81 FEET, A CENTRAL ANGLE OF 19°48'38", A CHORD BEARING OF N89°41'35"W AND A CHORD DISTANCE OF 238.70 FEET;

THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 239.89 FEET TO THE END OF SAID CURVE; THENCE S82°47'19"W, A DISTANCE OF 17.84 FEET; THENCE S82°43'26"W, A DISTANCE OF 343.79 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 758.58 FEET, A CENTRAL ANGLE OF 47°37'36", A CHORD BEARING OF N73°42'33"W AND A CHORD DISTANCE OF 612.56 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 630.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 651.03 FEET, A CENTRAL ANGLE OF 23°00'28", A CHORD BEARING OF N58°09'04"W AND A CHORD DISTANCE OF 259.67 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 261.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 666.00 FEET, A CENTRAL ANGLE OF 34°06'36", A CHORD BEARING OF N52°36'00"W AND A CHORD DISTANCE OF 390.66 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 396.49 FEET TO THE END OF SAID CURVE; THENCE N35°32'41"W, A DISTANCE OF 115.95 FEET TO THE EASTERLY LINE OF AFOREMENTIONED TWIN LAKE PHASE 1; THENCE RUN ALONG THE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY LINES OF SAID TWIN LAKES PHASE 1 THE FOLLOWING TWENTY THREE (23) COURSES AND DISTANCES: N54°27'19"E, A DISTANCE OF 126.00 FEET; THENCE S35°32'41"E, A DISTANCE OF 41.69 FEET; THENCE N54°27'19"E, A DISTANCE OF 52.00 FEET; THENCE N35°32'41"W, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N09°27'19"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N54°27'19"E, A DISTANCE OF 77.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 02°04'18", A CHORD BEARING OF N53°25'10"E AND A CHORD DISTANCE OF 19.02 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 19.02 FEET TO THE POINT OF TANGENCY; THENCE S35°32'41"E, A DISTANCE OF 113.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 352.00 FEET, A CENTRAL ANGLE OF 34°18'54", A CHORD BEARING OF S52°42'08"E AND A CHORD DISTANCE OF 207.68 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 210.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 948.00 FEET, A CENTRAL ANGLE OF 21°38'03", A CHORD BEARING OF S59°02'34"E AND A CHORD DISTANCE OF 355.83 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 357.95 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 452.00 FEET, A CENTRAL ANGLE OF 28°59'20", A CHORD BEARING OF S62°43'12"E AND A CHORD DISTANCE OF 226.26 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 228.69 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 11°30'30", A CHORD BEARING OF N25°21'30"E AND A CHORD DISTANCE OF 105.47 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 574.00 FEET, A CENTRAL ANGLE OF 16°04'29", A CHORD BEARING OF N23°04'31"E AND A CHORD DISTANCE OF 160.51 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 161.04 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 726.00 FEET, A CENTRAL ANGLE OF 15°04'21", A CHORD BEARING OF N22°34'27"E AND A CHORD DISTANCE OF 190.43 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 190.98 FEET TO THE END OF SAID CURVE; THENCE N49°11'17"W, A DISTANCE OF 303.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 748.00 FEET, A CENTRAL ANGLE OF 26°59'21", A CHORD BEARING OF N51°51'30"W AND A CHORD DISTANCE OF 349.10 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 352.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 452.00 FEET, A CENTRAL ANGLE OF 18°05'43", A CHORD BEARING OF N47°24'40"W AND A CHORD DISTANCE OF 142.16 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.75 FEET TO THE END OF SAID CURVE;



THENCE N32°52'15"E, A DISTANCE OF 96.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°09'45", A CHORD BEARING OF N79°27'08"E AND A CHORD DISTANCE OF 36.32 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.65 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 574.00 FEET, A CENTRAL ANGLE OF 00°56'48", A CHORD BEARING OF S53°29'35"E AND A CHORD DISTANCE OF 9.48 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.48 FEET TO THE END OF SAID CURVE; THENCE N36°58'49"E, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 626.00 FEET, A CENTRAL ANGLE OF 04°06'33", A CHORD BEARING OF N55°04'28"W AND A CHORD DISTANCE OF 44.89 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.90 FEET TO THE END OF SAID CURVE; THENCE N57°07'45"W, A DISTANCE OF 1.97 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,512,660 SQUARE FEET OR 34.73 ACRES MORE OR LESS.

**ALSO INCLUDING**

TWIN LAKES PHASE 4A LEGAL DESCRIPTION:

A PORTION OF LANDS LYING IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF TRACT FD-2, TWIN LAKES CONNECTOR ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 186-193 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 2512.32 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN, N00°16'49"E, A DISTANCE OF 247.76 FEET; THENCE N89°43'11"W, A DISTANCE OF 12.80 FEET; THENCE N00°16'49"E, A DISTANCE OF 179.69 FEET; THENCE N03°52'35"W, A DISTANCE OF 62.76 FEET TO THE SOUTHEAST CORNER OF LOT 841, TWIN LAKES PHASE 2C ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 2-7 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 10°56'36", A CHORD BEARING OF N11°59'22"W AND A CHORD DISTANCE OF 123.39 FEET; THENCE RUN ALONG THE EASTERLY LINE OF SAID TWIN LAKES PHASE 2C THE FOLLOWING THREE (3) COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 123.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 15°26'18", A CHORD BEARING OF N09°44'31"W AND A CHORD DISTANCE OF 173.81 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.33 FEET THE END OF SAID CURVE; THENCE ON A NON-TANGENT BEARING OF N00°16'49"E, A DISTANCE OF 52.00 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN S89°43'11"E, A DISTANCE OF 97.84 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°41'21", A CHORD BEARING OF N47°56'08"E AND A CHORD DISTANCE OF 33.68 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.95 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 02°11'24", A CHORD BEARING OF N06°41'10"E AND A CHORD DISTANCE OF 20.10 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.11 FEET TO THE END OF SAID CURVE; THENCE ON A NON-TANGENT BEARING OF S82°13'08"E, A DISTANCE OF 172.00 FEET; THENCE N13°17'32"E, A DISTANCE OF 67.99 FEET; THENCE N24°18'51"E, A DISTANCE OF 67.99 FEET; THENCE N35°22'43"E, A DISTANCE OF 67.77 FEET; THENCE N55°38'00"E, A DISTANCE OF 74.49 FEET; THENCE

N83°50'15"E, A DISTANCE OF 80.48 FEET; THENCE S81°52'33"E, A DISTANCE OF 73.18 FEET; THENCE S77°14'29"E, A DISTANCE OF 85.31 FEET; THENCE S69°25'58"E, A DISTANCE OF 78.65 FEET; THENCE S60°07'47"E, A DISTANCE OF 74.19 FEET; THENCE S10°27'14"E, A DISTANCE OF 81.78 FEET; THENCE S06°30'21"W, A DISTANCE OF 76.03 FEET; THENCE S03°22'05"W, A DISTANCE OF 76.03 FEET; THENCE S00°13'50"W, A DISTANCE OF 76.03 FEET; THENCE N88°39'42"E, A DISTANCE OF 120.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1268.00 FEET, A CENTRAL ANGLE OF 00°17'39", A CHORD BEARING OF N01°11'28"W AND A CHORD DISTANCE OF 6.51 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 6.51 FEET TO THE END OF SAID CURVE; THENCE ON A NON-TANGENT BEARING OF N88°57'21"E, A DISTANCE OF 176.50 FEET TO A POINT ON THE WEST LINE OF TRACT OSN-3 OF THE AFORESAID TWIN LAKE CONNECTOR ROAD PLAT, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1091.50 FEET, A CENTRAL ANGLE OF 01°17'42", A CHORD BEARING OF S01°41'30"E AND A CHORD DISTANCE OF 24.67 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.67 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OSN-3 BEING THE END OF SAID CURVE; THENCE ON A NON-TANGENT BEARING OF N84°46'21"E ALONG THE SOUTH LINE OF SAID TRACT OSN-3, A DISTANCE OF 38.15 FEET TO A POINT ON THE WEST LINE OF SAID TRACT DEDN-2 OF THE AFORESAID TWIN LAKES CONNECTOR ROAD PLAT; THENCE S05°13'39"E ALONG SAID WESTERLY LINE OF SAID TRACT DEDN-2, A DISTANCE OF 110.00 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT OSN-6 OF THE AFORESAID TWIN LAKES CONNECTOR ROAD PLAT; THENCE S84°46'21"W ALONG THE NORTH LINE OF SAID TRACT OSN-6, A DISTANCE OF 34.65 FEET TO THE NORTHWEST CORNER OF SAID TRACT OSN-6, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1088.00 FEET, A CENTRAL ANGLE OF 08°34'08", A CHORD BEARING OF S12°24'34"E AND A CHORD DISTANCE OF 162.57 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID TRACT OSN-6 THE FOLLOWING SEVEN (7) COURSES: A DISTANCE OF 162.72 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 912.00 FEET, A CENTRAL ANGLE OF 11°27'26", A CHORD BEARING OF S10°57'55"E AND A CHORD DISTANCE OF 182.07 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 182.37 FEET TO THE END OF SAID CURVE; THENCE ON A NON-TANGENT BEARING OF S89°10'35"E, A DISTANCE OF 30.28 FEET; THENCE S00°49'25"W, A DISTANCE OF 62.00 FEET; THENCE N89°10'35"W, A DISTANCE OF 15.00 FEET; THENCE S00°49'25"W, A DISTANCE OF 117.65 FEET; THENCE S89°33'33"E, A DISTANCE OF 38.30 FEET; THENCE S00°29'57"W, A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT FD-2 BEING ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE N89°33'33"W ALONG THE SOUTH LINE OF SAID TRACT FD-2 ALSO BEING SAID SOUTH SECTION LINE, A DISTANCE OF 1046.57 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE CONTINUE N89°43'11"W ALONG SAID SOUTH LINE OF SAID TRACT FD-2, AND THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 17, A DISTANCE OF 129.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,014,088 SQUARE FEET OR 23.28 ACRES MORE OR LESS.

**ALSO INCLUDING**

TWIN LAKES PHASE 4B LEGAL DESCRIPTION:

A PORTION OF TRACT FD-2, TWIN LAKES CONNECTOR ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 186-193 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA; THENCE S89°43'11"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A

DISTANCE OF 2512.32 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, N00°16'49E, A DISTANCE OF 247.76 FEET; THENCE N89°43'11"W, A DISTANCE OF 12.80 FEET; THENCE N00°16'49"E, A DISTANCE OF 179.69 FEET; THENCE N03°52'35"W, A DISTANCE OF 62.76 FEET TO THE SOUTHEAST CORNER OF LOT 841, TWIN LAKES PHASE 2C ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 2-7 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA POINT BEING ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 10°56'36", A CHORD BEARING OF N11°59'22"W AND A CHORD DISTANCE OF 123.39 FEET; THENCE RUN ALONG THE EASTERLY LINE OF SAID TWIN LAKES PHASE 2C THE FOLLOWING THREE (3) COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 123.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 15°26'18", A CHORD BEARING OF N09°44'31"W AND A CHORD DISTANCE OF 173.81 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.33 FEET TO A POINT OF NON-TANGENCY; THENCE N00°16'49"E, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 18°19'10", A CHORD BEARING OF N11°44'35"E AND A CHORD DISTANCE OF 205.99 FEET; THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID TWIN LAKES PHASE 2C THE FOLLOWING FIVE (5) COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 206.87 FEET TO A POINT OF NON-TANGENCY; THENCE N19°48'38"E, A DISTANCE OF 186.31 FEET; THENCE N66°43'12"E, A DISTANCE OF 64.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 447.00 FEET, A CENTRAL ANGLE OF 31°36'09", A CHORD BEARING OF N58°14'17"E AND A CHORD DISTANCE OF 243.44 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 246.55 FEET TO A POINT OF NON-TANGENCY; THENCE N18°45'58"E, A DISTANCE OF 6.07 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT OSN-3 OF AFORESAID TWIN LAKES CONNECTOR ROAD AND ALSO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 452.00 FEET, A CENTRAL ANGLE OF 13°22'45", A CHORD BEARING OF N81°10'01"E AND A CHORD DISTANCE OF 105.31 FEET; THENCE ALONG THE SOUTHERLY AND WESTERLY LINE OF TRACT OSN-3 THE FOLLOWING TEN (10) COURSES: RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.55 FEET TO A POINT OF NON-TANGENCY; THENCE N87°51'23"E, A DISTANCE OF 53.60 FEET; THENCE S81°10'15"E, A DISTANCE OF 109.91 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 901.00 FEET, A CENTRAL ANGLE OF 20°37'11", A CHORD BEARING OF S70°51'40"E AND A CHORD DISTANCE OF 322.51 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 324.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1599.00 FEET, A CENTRAL ANGLE OF 08°56'13", A CHORD BEARING OF S65°01'11"E AND A CHORD DISTANCE OF 249.16 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 249.41 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S20°41'28"W, A DISTANCE OF 122.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1721.00 FEET, A CENTRAL ANGLE OF 00°28'16", A CHORD BEARING OF S69°42'40"E AND A CHORD DISTANCE OF 14.15 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.15 FEET TO A POINT OF NON-TANGENCY; THENCE S20°13'11"W, A DISTANCE OF 51.97 FEET; THENCE RUN S70°10'34"E, A DISTANCE OF 23.89 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1091.50 FEET, A CENTRAL ANGLE OF 15°13'01", A CHORD BEARING OF S06°33'52"W AND A CHORD DISTANCE OF 289.03 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 289.89 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID WESTERLY LINE OF TRACT OSN-3, RUN S88°57'21"W, A DISTANCE OF 176.50 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1268.00 FEET, A CENTRAL ANGLE OF 00°17'39", A CHORD BEARING OF S01°11'28"E AND A CHORD DISTANCE OF 6.51 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 6.51 FEET TO THE END OF SAID CURVE; THENCE S88°39'42"W, A DISTANCE OF 120.52 FEET; THENCE N00°13'50"E, A DISTANCE OF 76.03 FEET; THENCE N03°22'05"E, A DISTANCE OF 76.03 FEET; THENCE N06°30'21"E, A DISTANCE OF 76.03 FEET; THENCE N10°27'14"W, A DISTANCE OF 81.78 FEET; THENCE N60°07'47"W, A DISTANCE OF 74.19 FEET; THENCE N69°25'58"W, A DISTANCE OF 78.65 FEET; THENCE

N77°14'29"W, A DISTANCE OF 85.31 FEET; THENCE N81°52'33"W, A DISTANCE OF 73.18 FEET; S83°50'15"W, A DISTANCE OF 80.48 FEET, THENCE S55°38'00"W, A DISTANCE OF 74.49 FEET; THENCE S35°22'43"W, A DISTANCE OF 67.77 FEET; THENCE S24°18'51"W, A DISTANCE OF 67.99 FEET; THENCE S13°17'32"W, A DISTANCE OF 67.99 FEET; THENCE N82°13'08"W, A DISTANCE OF 172.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 02°11'24", A CHORD BEARING OF S06°41'10"W AND A CHORD DISTANCE OF 20.10 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°41'21", A CHORD BEARING OF S47°56'08"W AND A CHORD DISTANCE OF 33.68 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.95 FEET TO A POINT OF TANGENCY; THENCE N89°43'11"W, A DISTANCE OF 97.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 444,428 SQUARE FEET OR 10.20 ACRES MORE OR LESS.

# SECTION VII

**RESOLUTION 2024-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN CERTAIN SEATS ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, on November 5, 2024, two (2) members of the Board of Supervisors (“**Board**”) were to be elected by the “**Qualified Electors**” of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

**WHEREAS**, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

**WHEREAS**, at the close of the qualifying period there were no Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

**WHEREAS**, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seats vacant, effective the second Tuesday following the general election; and

**WHEREAS**, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT:**

**1. DECLARATION OF VACANT BOARD SUPERVISOR SEATS.** The following seats are hereby declared vacant effective as of November 19, 2024:

Seat #1 (currently held by Scott Stearns)  
Seat #2 (currently held by Andrea Stevens)

**2. INCUMBENT BOARD SUPERVISORS.** Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent

Board Supervisors of those respective seats shall remain in office.

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

**4. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 4th day of September 2024.

ATTEST:

**LIVE OAK LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Chairperson, Board of Supervisors

# SECTION VIII



# SECTION C

# Live Oak Lake CDD

## Field Management Report



September 4th, 2024

Jarett Wright

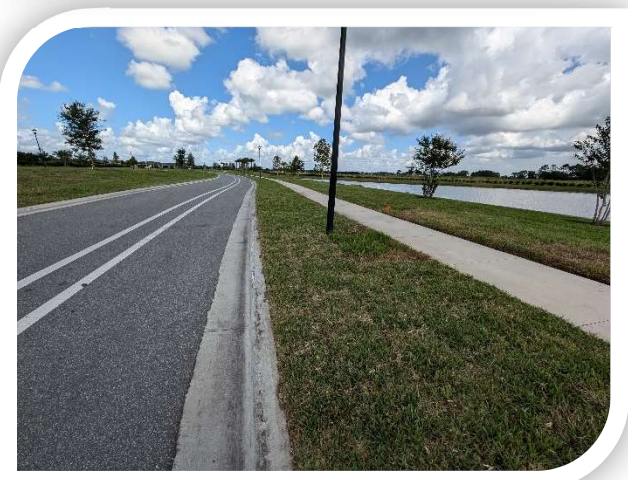
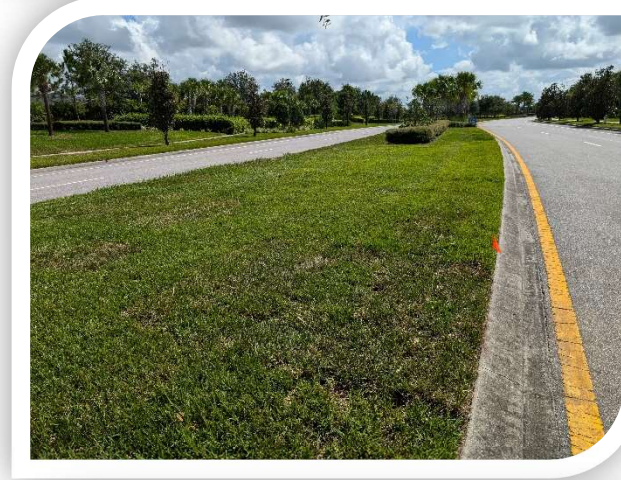
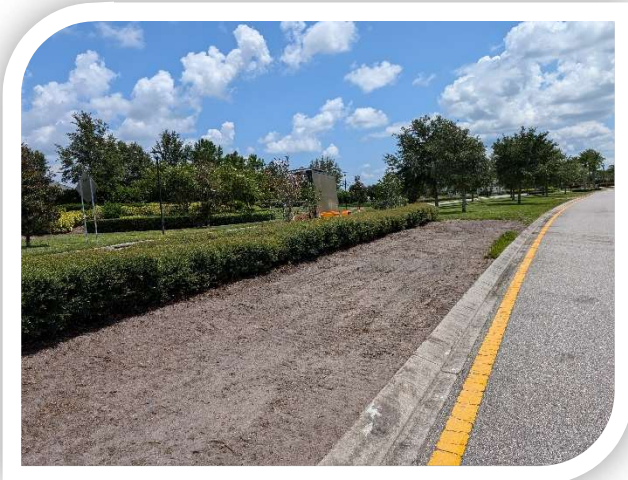
Field Manager

GMS

# Landscaping Update

## Landscape Items

- ✚ New sod is currently being installed.
- ✚ Extra watering schedules for these areas have already been programmed to accommodate.
- ✚ We will continue to monitor the overall health of the new sections.



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at [JWright@gmscfl.com](mailto:JWright@gmscfl.com). Thank you.

Respectfully,  
Jarett Wright

# SECTION D

# SECTION 1

# LIVE OAK LAKE

## COMMUNITY DEVELOPMENT DISTRICT

### *Check Run Summary*

*September 4, 2024*

#### **GENERAL FUND**

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
07/11/24	537-543	\$34,860.52
07/15/24	544-546	\$4,248.59
07/23/24	547-551	\$12,004.37
08/15/24	552-561	\$68,458.70
08/26/24	562	\$36,028.16
08/27/24	563-565	\$7,552.07
<b>Total</b>		<b>\$163,152.41</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/11/24	00006	7/28/24 22411981	202405 310-51300-31100	SERVICE THRU 05/31/2024 DEWBERRY ENGINEERS INC.	*	2,140.00	2,140.00 000537
7/11/24	00010	6/11/24 85271270	202406 310-51300-42000	DELIVERIES THRU 06/11/24	*	46.77	
		7/02/24 85480961	202406 310-51300-42000	DELIVERIES THRU 07/02/24 FEDEX	*	27.30	74.07 000538
7/11/24	00001	6/01/24 98	202406 310-51300-34000	JUNE 24 MGMT FEES	*	3,215.67	
		6/01/24 98	202406 310-51300-35101	WEBSITE ADMIN	*	129.42	
		6/01/24 98	202406 310-51300-31300	DISSEMINATION	*	416.67	
		6/01/24 98	202406 310-51300-51000	OFFICE SUPPLIES	*	.27	
		6/01/24 98	202406 310-51300-42000	POSTAGE	*	5.79	
		6/01/24 98	202406 310-51300-42500	COPIES	*	69.00	
		6/01/24 99	202406 320-53800-34000	JUNE 24 FIELD MGMT SVCS.	*	1,312.50	
		7/01/24 101	202407 310-51300-34000	JULY 24 MGMT FEES	*	3,215.67	
		7/01/24 101	202407 310-51300-35101	WEBSITE ADMIN	*	129.42	
		7/01/24 101	202407 310-51300-31300	DISSEMINATION	*	416.67	
		7/01/24 101	202407 310-51300-51000	OFFICE SUPPLIES	*	.30	
		7/01/24 101	202407 310-51300-42000	POSTAGE	*	6.43	
		7/01/24 101	202407 310-51300-42500	COPIES	*	17.55	
		7/01/24 102	202407 320-53800-34000	JULY 24 FIELD MGMT FEES	*	1,312.50	
		7/01/24 102	202407 310-51300-44000	ROOM DEPOSIT	*	30.00	
				GMS-CENTRAL FLORIDA, LLC			10,277.86 000539
7/11/24	00030	7/01/24 27717-21	202407 320-53800-35000	JULY 23 MGMT FEES	*	500.00	
		7/08/24 27717-22	202407 320-53800-35001	SIM CARD SERVICE	*	330.00	
				IRRIGATION MANAGEMENT CONSULTING			830.00 000540
				LOKS LIVE OAK LAKES SHENNING			



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/11/24	00024	6/30/24	270896	202406	320	53800	35001		CENTER ISLAND-RAIN BIRD	*	7,425.00		
		6/30/24	270897	202406	320	53800	35001		RAIN BIRD 5006	*	7,470.00		
JUNIPER LANDSCAPING OF FLORIDA, LLC												14,895.00	000541
7/11/24	00033	6/27/24	3411372	202405	310	51300	31500		GENERAL COUNSEL-MAY 2024	*	1,876.00		
		6/27/24	3411373	202405	310	51300	31500		SERIES 2020 PROJECT CONST	*	504.00		
KUTAK ROCK LLP												2,380.00	000542
7/11/24	00032	7/01/24	PSI08590	202407	320	53800	46800		JULY 24 LAKE MAINT.	*	2,789.59		
		7/02/24	PSI08905	202407	320	53800	46800		JULY 24 LAKE MAINTENANCE	*	1,474.00		
SOLITUDE LAKE MANAGEMENT												4,263.59	000543
7/15/24	00035	6/12/24	02232634	202406	320	53800	43000		SERVICE THRU 6/12/2024	*	52.33		
ORLANDO UTILITIES COMMISSION												52.33	000544
7/15/24	00037	6/20/24	62619-06	202406	320	53800	43100		SERVICE THRU 6/12/2024	*	2,191.37		
TOHO WATER AUTHORITY												2,191.37	000545
7/15/24	00037	6/20/24	62746-06	202406	320	53800	43100		SERVIE THRU 6/12/2024	*	2,004.89		
TOHO WATER AUTHORITY												2,004.89	000546
7/23/24	00036	6/28/24	8025107	202406	320	53800	46801		MIDGE CONTROL	*	2,130.71		
CLARKE ENVIRONMENTAL MOSQUITO												2,130.71	000547
7/23/24	00010	7/16/24	85612523	202407	310	51300	42000		DELIVERIES THRU 7/16/24	*	51.97		
FEDEX												51.97	000548
7/23/24	00039	7/23/24	072324	202407	300	20700	10000		TRANSFER TAX RECEIPTS	*	326.06		
LIVE OAK LAKE CDD												326.06	000549
7/23/24	00004	7/23/24	072324	202407	300	20700	10000		TRANSFER TAX RECEIPTS	*	9,495.63		
LIVE OAK LAKE CDD												9,495.63	000550

LOKS LIVE OAK LAKES SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/23/24	00035	6/12/24 55046169	202406 320-53800-43001	SERVICE THRU 6/12/2024	*	32,199.19	
		7/11/24 55046169	202406 320-53800-43001	SERVICE THRU 07/11/2024	*	3,828.97	
ORLANDO UTILITIES COMMISSION							36,028.16 000551
8/26/24	00035	6/12/24 55046169	202406 320-53800-43001	SERVICE THRU 6/12/2024	V	32,199.19-	
		7/11/24 55046169	202406 320-53800-43001	SERVICE THRU 07/11/2024	V	3,828.97-	
ORLANDO UTILITIES COMMISSION							36,028.16-000551
8/15/24	00036	7/31/24 00103447	202407 320-53800-46801	SVCS 07/24	*	2,130.71	
CLARKE ENVIRONMENTAL MOSQUITO							2,130.71 000552
8/15/24	00006	7/26/24 22414614	202406 310-51300-31100	SERVICE THRU 6/28/2024	*	1,562.50	
DEWBERRY ENGINEERS INC.							1,562.50 000553
8/15/24	00010	7/30/24 85751044	202407 310-51300-42000	DELIVERY THRU 07/23/24	*	46.97	
FEDEX							46.97 000554
8/15/24	00001	8/01/24 104	202408 310-51300-34000	MGMT FEE 08/24	*	3,215.67	
		8/01/24 104	202408 310-51300-35101	WEBSITE ADMIN 08/24	*	129.42	
		8/01/24 104	202408 310-51300-31300	DISSEMINATION AGENT SVCS	*	416.67	
		8/01/24 104	202408 310-51300-51000	OFFICE SUPPLIES 08/24	*	.30	
		8/01/24 104	202408 310-51300-42000	POSTAGE 08/24	*	6.43	
		8/01/24 105	202408 320-53800-34000	FIELD MGMT 08/24	*	1,312.50	
GMS-CENTRAL FLORIDA, LLC							5,080.99 000555
8/15/24	00030	8/01/24 27717-23	202408 320-53800-35000	MGMT FEE 08/24	*	500.00	
IRRIGATION MANAGEMENT CONSULTING							500.00 000556
8/15/24	00024	7/01/24 273120	202407 320-53800-46200	MAINT 07/24	*	22,585.75	
		8/01/24 277267	202408 320-53800-46200	MAINT08/24	*	22,585.75	
JUNIPER LANDSCAPING OF FLORIDA, LLC							45,171.50 000557
-----							
LOKS LIVE OAK LAKES SHENNING							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/15/24	00033	6/30/24	3425535	202406	310-51300	31500	LEGAL FEES THRU 6/30/2024	*	4,581.50		
		7/29/24	3425538	202406	300-13100	10000	SVCS 07/24	*	2,677.50		
		7/29/24	3425538	202406	310-51300	31500	SVCS 07/24	*	2,677.50		
		7/29/24	3425538	202406	300-20700	10000	SVCS 07/24	*	2,677.50		
KUTAK ROCK LLP										7,259.00	000558
8/15/24	00018	7/15/24	09690336	202407	310-51300	48000	LEGAL ADS #7662151	*	631.86		
ORLANDO SENTINEL										631.86	000559
8/15/24	00025	3/13/23	2018677	202408	310-51300	31200	2022 TAX ROLL YEAR	*	505.10		
		2/01/24	2018821	202408	310-51300	31200	2023 TAX ROLL YEAR	*	474.48		
OSCEOLA COUNTY PROPERTY APPRAISER										979.58	000560
8/15/24	00032	8/01/24	PS109458	202408	320-53800	46800	MAINT 08/24	*	2,789.59		
		8/01/24	PS109495	202408	320-53800	46810	MAINT 08/24	*	832.00		
		8/01/24	PS109770	202408	320-53800	46800	MAINT 08/24	*	1,474.00		
SOLITUDE LAKE MANAGEMENT										5,095.59	000561
8/26/24	00015	8/26/24	082624	202406	320-53800	43100	REIMBURSE-OCU STREET LGHT	*	36,028.16		
NARCOOSSEE LAND VENTURES, LLC										36,028.16	000562
8/27/24	00035	7/11/24	02232634	202407	320-53800	43000	SERVICE THRU 07/11/2024	*	52.45		
ORLANDO UTILITIES COMMISSION										52.45	000563
8/27/24	00037	7/24/24	62619-07	202407	320-53800	43100	SERVICE THRU 07/11/2024	*	3,989.57		
TOHO WATER AUTHORITY										3,989.57	000564
8/27/24	00037	7/24/24	62746-07	202407	320-53800	43100	SERVICE THRU 7/11/2024	*	3,510.05		
TOHO WATER AUTHORITY										3,510.05	000565
TOTAL FOR BANK B									163,152.41		
LOKS LIVE OAK LAKES SHENNING											

**LIVE OAK LAKE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts  
Fiscal Year 2024

ASSESSMENTS - TAX COLLECTOR

							\$339,102.80	\$1,014,925.00	\$34,850.00	\$1,388,877.80
							<b>FY 2024</b>	<b>FY 2024</b>	<b>FY 2024</b>	<b>TOTAL</b>
							<b>.36300.10000</b>	<b>.36300.10000</b>	<b>.36300.10000</b>	
							24.42%	73.08%	2.51%	100.00%
<i>DATE</i>	<i>DESCRIPTION</i>	<i>GROSS AMOUNT</i>	<i>DISCOUNTS/PENALTIES</i>	<i>COMMISSIONS</i>	<i>INTEREST</i>	<i>NET RECEIPTS</i>	<i>O&amp;M Portion</i>	<i>16 DSF Portion</i>	<i>20 DSF Portion</i>	<i>Total</i>
11/10/23	INSTALLMENTS	\$10,050.53	\$517.15	\$190.67	\$0.00	\$9,342.71	\$2,281.08	\$6,827.20	\$234.43	\$9,342.71
11/24/23	CURRENT DISTRIBUTION	\$191,722.35	\$7,668.73	\$3,681.07	\$0.00	\$180,372.55	\$44,039.03	\$131,807.57	\$4,525.94	\$180,372.55
12/08/23	CURRENT DISTRIBUTION	\$891,942.35	\$35,677.07	\$17,125.31	\$0.00	\$839,139.97	\$204,881.03	\$613,203.07	\$21,055.87	\$839,139.97
12/21/23	CURRENT DISTRIBUTION	\$203,499.35	\$8,061.71	\$3,908.74	\$0.00	\$191,528.90	\$46,762.92	\$139,960.10	\$4,805.88	\$191,528.90
01/10/24	INSTALLMENTS	\$5,957.21	\$178.71	\$115.58	\$0.00	\$5,662.92	\$1,382.64	\$4,138.19	\$142.10	\$5,662.92
01/10/24	CURRENT DISTRIBUTION	\$31,718.00	\$951.59	\$615.33	\$0.00	\$30,151.08	\$7,361.57	\$22,032.96	\$756.56	\$30,151.08
01/31/24	INTEREST	\$0.00	\$0.00	\$0.00	\$1,325.75	\$1,325.75	\$323.69	\$968.79	\$33.27	\$1,325.75
02/07/24	CURRENT DISTRIBUTION	\$11,309.40	\$252.24	\$221.14	\$0.00	\$10,836.02	\$2,645.68	\$7,918.44	\$271.90	\$10,836.02
02/08/24	INSTALLMENTS	\$430.89	\$12.93	\$8.36	\$0.00	\$409.60	\$100.01	\$299.32	\$10.28	\$409.60
03/08/24	CURRENT DISTRIBUTION	\$9,199.65	\$133.45	\$181.32	\$0.00	\$8,884.88	\$2,169.30	\$6,492.64	\$222.94	\$8,884.88
04/08/24	CURRENT DISTRIBUTION	\$13,786.75	\$0.00	\$275.74	\$0.00	\$13,511.01	\$3,298.79	\$9,873.20	\$339.02	\$13,511.01
04/08/24	INSTALLMENTS	\$6,388.02	\$0.00	\$127.76	\$0.00	\$6,260.26	\$1,528.48	\$4,574.70	\$157.08	\$6,260.26
04/19/24	INTEREST	\$0.00	\$0.00	\$0.00	\$92.41	\$92.41	\$22.56	\$67.53	\$2.32	\$92.41
05/07/24	DELINQUENT DISTRIBUTION	\$3,987.55	(\$119.63)	\$82.14	\$0.00	\$4,025.04	\$982.74	\$2,941.31	\$101.00	\$4,025.04
06/07/24	DELINQUENT DISTRIBUTION	\$3,987.55	(\$119.63)	\$82.15	\$0.00	\$4,025.03	\$982.74	\$2,941.30	\$101.00	\$4,025.03
06/18/24	DELINQUENT DISTRIBUTION	\$4,898.20	(\$146.96)	\$100.90	\$0.00	\$4,944.26	\$1,207.17	\$3,613.03	\$124.06	\$4,944.26
07/19/24	INTEREST	\$0.00	\$0.00	\$0.00	\$29.10	\$29.10	\$7.10	\$21.26	\$0.73	\$29.10
<b>TOTAL</b>		<b>\$1,388,877.80</b>	<b>\$53,067.36</b>	<b>\$26,716.21</b>	<b>\$1,447.26</b>	<b>\$1,310,541.49</b>	<b>\$319,976.52</b>	<b>\$957,680.60</b>	<b>\$32,884.37</b>	<b>\$1,310,541.49</b>
							318756.63			<b>GROSS 100.00%</b>

ASSESSMENTS-DIRECT

					\$132,121.97	\$1,018,275.00	\$1,150,396.97
					<b>FY 2024</b>	<b>FY2024</b>	<b>TOTAL</b>
					<b>.36300.10100</b>	<b>.36300.10100</b>	
					11.48%	88.52%	
<i>DUE DATE</i>	<i>DATE</i>	<i>BILLED AMOUNT</i>	<i>AMOUNT RECEIVED</i>	<i>NET RECEIPTS</i>	<i>O&amp;M</i>	<i>DSF Portion</i>	<i>Total</i>
10/15/23	10/11/23	\$29,123.38	\$29,123.38	\$29,123.38	\$29,123.38	\$0.00	\$29,123.38
10/15/23	11/6/23	\$13,102.80	\$13,102.80	\$13,102.80	\$13,102.80	\$0.00	\$13,102.80
1/1/24	12/27/23	\$28,266.81	\$28,266.81	\$28,266.81	\$28,266.81	\$0.00	\$28,266.81
1/1/24	11/6/23	\$12,717.42	\$12,717.42	\$12,717.42	\$12,717.42	\$0.00	\$12,717.42
3/1/24	2/23/24	\$28,266.81	\$28,266.81	\$28,266.81	\$28,266.81	\$0.00	\$28,266.81
3/1/24	11/6/23	\$12,717.42	\$12,717.42	\$12,717.42	\$12,717.42	\$0.00	\$12,717.42
4/1/24	3/19/24	\$567,071.92	\$567,071.92	\$567,071.92	\$0.00	\$567,071.92	\$567,071.92
4/1/24	11/6/23	\$74,237.68	\$74,237.68	\$74,237.68	\$0.00	\$74,237.68	\$74,237.68
10/1/24		\$279,304.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10/1/24	11/6/23	\$36,564.83	\$36,564.83	\$36,564.83	\$0.00	\$36,564.83	\$36,564.83
<b>TOTAL</b>		<b>\$1,081,373.15</b>	<b>\$802,069.07</b>	<b>\$802,069.07</b>	<b>\$124,194.64</b>	<b>\$677,874.43</b>	<b>\$802,069.07</b>

ASSESSMENTS COMBINED

	<i>GROSS AMOUNT ASSESSED</i>	<i>TAX COLLECTOR RECEIVED</i>	<i>DIRECT RECEIVED</i>	<i>TOTAL COLLECTED</i>	<i>NET PERCENTAGE COLLECTED</i>
O & M	\$471,224.77	\$319,976.52	\$124,194.64	\$444,171.16	94.26%
DEBT SERVICE	\$2,068,050.00	\$957,680.60	\$677,874.43	\$1,635,555.03	79.09%
<b>TOTAL</b>	<b>\$2,539,274.77</b>	<b>\$1,277,657.12</b>	<b>\$802,069.07</b>	<b>\$2,079,726.19</b>	

# SECTION 2

***Live Oak Lake***  
***Community Development District***

***Unaudited Financial Reporting***  
***July 31, 2024***



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**Live Oak Lake**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2024**

	General Fund	Impact Fee Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 213,454	\$ 104,541	\$ -	\$ -	\$ 317,996
Due from Impact Fee Fund	\$ 30,043	\$ -	\$ -	\$ -	\$ 30,043
Due from General Fund	\$ -	\$ -	\$ 10,190	\$ -	\$ 10,190
Deposits	\$ 480	\$ -	\$ -	\$ -	\$ 480
<b>Investments:</b>					
Bank United	\$ 17,893	\$ -	\$ -	\$ -	\$ 17,893
<b>Series 2016</b>					
Reserve	\$ -	\$ -	\$ 953,675	\$ -	\$ 953,675
Revenue	\$ -	\$ -	\$ 487,409	\$ -	\$ 487,409
Prepayment	\$ -	\$ -	\$ 14,992	\$ -	\$ 14,992
Construction	\$ -	\$ -	\$ -	\$ 273	\$ 273
<b>Series 2020</b>					
Reserve	\$ -	\$ -	\$ 989,553	\$ -	\$ 989,553
Revenue	\$ -	\$ -	\$ 163,675	\$ -	\$ 163,675
Construction	\$ -	\$ -	\$ -	\$ 89	\$ 89
<b>Total Assets</b>	<b>\$ 261,870</b>	<b>\$ 104,541</b>	<b>\$ 2,619,494</b>	<b>\$ 362</b>	<b>\$ 2,986,268</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 45,407	\$ -	\$ -	\$ -	\$ 45,407
Due to Debt Service	\$ 10,190	\$ -	\$ -	\$ -	\$ 10,190
Due to General Fund	\$ -	\$ 30,043	\$ -	\$ -	\$ 30,043
<b>Total Liabilities</b>	<b>\$ 55,597</b>	<b>\$ 30,043</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 85,640</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 480	\$ -	\$ -	\$ -	\$ 480
Restricted for:					
Impact Fee	\$ -	\$ 74,499	\$ -	\$ -	\$ 74,499
Debt Service - Series 2016	\$ -	\$ -	\$ 1,466,266	\$ -	\$ 1,466,266
Debt Service - Series 2020	\$ -	\$ -	\$ 1,153,229	\$ -	\$ 1,153,229
Capital Projects - Series 2016	\$ -	\$ -	\$ -	\$ 273	\$ 273
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 89	\$ 89
Unassigned	\$ 205,793	\$ -	\$ -	\$ -	\$ 205,793
<b>Total Fund Balances</b>	<b>\$ 206,273</b>	<b>\$ 74,499</b>	<b>\$ 2,619,494</b>	<b>\$ 362</b>	<b>\$ 2,900,628</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 261,870</b>	<b>\$ 104,541</b>	<b>\$ 2,619,494</b>	<b>\$ 362</b>	<b>\$ 2,986,268</b>



**Live Oak Lake**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Collector (Net)	\$ 318,757	\$ 318,757	\$ 319,977	\$ 1,220
Assessments - Off Roll (Unplatted)	\$ 124,193	\$ 124,195	\$ 124,195	\$ -
Developer Deficit Funding	\$ 258,041	\$ 215,034	\$ -	\$ (215,034)
Interest Income	\$ -	\$ -	\$ 726	\$ 726
<b>Total Revenues</b>	<b>\$ 700,990</b>	<b>\$ 657,985</b>	<b>\$ 444,897</b>	<b>\$ (213,088)</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 9,600	\$ 8,000	\$ 1,800	\$ 6,200
FICA Expense	\$ 734	\$ 612	\$ 138	\$ 474
Engineering	\$ 15,000	\$ 12,500	\$ 8,050	\$ 4,450
Dissemination	\$ 5,000	\$ 4,167	\$ 4,267	\$ (100)
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Property Appraiser	\$ 600	\$ 500	\$ -	\$ 500
Arbitrage	\$ 1,150	\$ 958	\$ 500	\$ 458
Attorney	\$ 30,000	\$ 25,000	\$ 17,143	\$ 7,858
Annual Audit	\$ 5,100	\$ 5,100	\$ 5,100	\$ -
Trustee Fees	\$ 8,100	\$ 8,100	\$ 8,081	\$ 19
Management Fees	\$ 38,588	\$ 32,156	\$ 32,157	\$ (0)
Postage & Delivery	\$ 1,450	\$ 1,208	\$ 1,115	\$ 93
Copies	\$ 250	\$ 208	\$ 123	\$ 85
Insurance	\$ 6,426	\$ 6,426	\$ 6,076	\$ 350
Legal Advertising	\$ 2,500	\$ 2,083	\$ 1,215	\$ 868
Other Current Charges	\$ 350	\$ 292	\$ 30	\$ 262
Office Supplies	\$ 100	\$ 83	\$ 3	\$ 80
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Website Hosting/Compliance	\$ 1,553	\$ 1,164	\$ 1,165	\$ (0)
<b>Total General &amp; Administrative</b>	<b>\$ 131,676</b>	<b>\$ 113,734</b>	<b>\$ 92,137</b>	<b>\$ 21,597</b>

# Live Oak Lake

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Field Management	\$ 15,750	\$ 13,125	\$ 13,125	\$ -
Property Insurance	\$ 5,000	\$ 5,000	\$ 3,879	\$ 1,121
Aquatic Control	\$ 40,584	\$ 33,820	\$ 42,529	\$ (8,709)
Mitigation Maintenance	\$ 7,100	\$ 5,917	\$ 1,695	\$ 4,222
Midge Management	\$ 25,000	\$ 20,833	\$ 12,393	\$ 8,440
Contingency	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Landscape Maintenance	\$ 286,000	\$ 238,333	\$ 225,858	\$ 12,476
Landscaping Replacements	\$ 50,000	\$ 41,667	\$ -	\$ 41,667
Pond Fountain Maintenance	\$ 15,000	\$ 12,500	\$ 2,751	\$ 9,749
Irrigation Consultant Services	\$ 6,000	\$ 5,000	\$ 5,000	\$ -
Irrigation Repairs	\$ 15,000	\$ 12,500	\$ 18,681	\$ (6,181)
General Repairs and Maintenance	\$ 15,000	\$ 12,500	\$ 3,604	\$ 8,896
Electricity-Street Lights	\$ 43,694	\$ 36,412	\$ 36,558	\$ (146)
Water-Irrigation	\$ 64,182	\$ 53,485	\$ 44,072	\$ 9,413
Capital Reserve	\$ 18,250	\$ 15,208	\$ -	\$ 15,208
<b>Subtotal Field Expenditures</b>	<b>\$ 621,560</b>	<b>\$ 518,800</b>	<b>\$ 410,144</b>	<b>\$ 108,656</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 621,560</b>	<b>\$ 518,800</b>	<b>\$ 410,144</b>	<b>\$ 108,656</b>
<b>Total Expenditures</b>	<b>\$ 753,236</b>	<b>\$ 632,534</b>	<b>\$ 502,281</b>	<b>\$ 130,253</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (52,245)</b>		<b>\$ (57,384)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (52,245)</b>		<b>\$ (57,384)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 52,245</b>		<b>\$ 263,657</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 206,273</b>	

**Live Oak Lake**  
**Community Development District**  
**Impact Fee Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Impact Fees	\$ -	\$ -	\$ 74,928	\$ 74,928
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 74,928</b>	<b>\$ 74,928</b>
<b>Expenditures:</b>				
Stormwater	\$ -	\$ -	\$ 81,982	\$ (81,982)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 81,982</b>	<b>\$ (81,982)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (7,054)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (7,054)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 81,552</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 74,499</b>	

# Live Oak Lake

## Community Development District

### Debt Service Fund Series 2016

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 954,993	\$ 954,993	\$ 957,681	\$ 2,688
Assessments - Prepayments	\$ -	\$ -	\$ 13,642	\$ 13,642
Interest	\$ 5,000	\$ 4,167	\$ 59,146	\$ 54,980
<b>Total Revenues</b>	<b>\$ 959,993</b>	<b>\$ 959,160</b>	<b>\$ 1,030,469</b>	<b>\$ 71,310</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 316,763	\$ 316,763	\$ 316,763	\$ -
Special Call - 11/1	\$ 15,000	\$ 15,000	\$ 20,000	\$ (5,000)
Principal - 5/1	\$ 325,000	\$ 325,000	\$ 325,000	\$ -
Interest - 5/1	\$ 316,763	\$ 316,763	\$ 316,303	\$ 459
<b>Total Expenditures</b>	<b>\$ 973,525</b>	<b>\$ 973,525</b>	<b>\$ 978,066</b>	<b>\$ (4,541)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (13,532)</b>		<b>\$ 52,404</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (13,532)</b>		<b>\$ 52,404</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 439,975</b>		<b>\$ 1,413,862</b>	
<b>Fund Balance - Ending</b>	<b>\$ 426,443</b>		<b>\$ 1,466,266</b>	

**Live Oak Lake**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 32,759	\$ 32,759	\$ 32,884	\$ 125
Assessments - Direct	\$ 957,179	\$ 677,874	\$ 677,874	\$ -
Interest	\$ 5,000	\$ 4,167	\$ 45,934	\$ 41,767
<b>Total Revenues</b>	<b>\$ 994,938</b>	<b>\$ 714,800</b>	<b>\$ 756,692</b>	<b>\$ 41,892</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 344,659	\$ 344,659	\$ 344,659	\$ (0)
Principal - 5/1	\$ 305,000	\$ 305,000	\$ 305,000	\$ -
Interest - 5/1	\$ 344,659	\$ 344,659	\$ 344,659	\$ (0)
<b>Total Expenditures</b>	<b>\$ 994,319</b>	<b>\$ 994,319</b>	<b>\$ 994,319</b>	<b>\$ (0)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 619</b>		<b>\$ (237,626)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 4	\$ 4
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4</b>	<b>\$ 4</b>
<b>Net Change in Fund Balance</b>	<b>\$ 619</b>		<b>\$ (237,623)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 392,631</b>		<b>\$ 1,390,852</b>	
<b>Fund Balance - Ending</b>	<b>\$ 393,250</b>		<b>\$ 1,153,229</b>	

**Live Oak Lake**  
**Community Development District**  
**Capital Projects Fund Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 10	\$ 10
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10</b>	<b>\$ 10</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 263</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 273</b>	

# Live Oak Lake

## Community Development District

### Capital Projects Fund Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 3	\$ 3
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3</b>	<b>\$ 3</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 3</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (4)	\$ (4)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4)</b>	<b>\$ (4)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (0)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 89</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 89</b>	

**Live Oak Lake**  
**Community Development District**  
 Month to Month  
 FY 2024

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Total
<b>Revenues:</b>													
Assessments - Tax Collector (Net)	\$ -	\$ 46,320	\$ 251,644	\$ 9,068	\$ 2,746	\$ 2,169	\$ 4,850	\$ 983	\$ 2,190	\$ 7	\$ -	\$ -	\$ 319,977
Assessments - Off Roll (Unplatted)	\$ 29,123	\$ -	\$ 66,804	\$ -	\$ 28,267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,195
Developer Deficit Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 39	\$ 71	\$ 74	\$ 74	\$ 70	\$ 75	\$ 73	\$ 102	\$ 73	\$ 76	\$ -	\$ -	\$ 726
<b>Total Revenues</b>	<b>\$ 29,162</b>	<b>\$ 46,391</b>	<b>\$ 318,522</b>	<b>\$ 9,142</b>	<b>\$ 31,082</b>	<b>\$ 2,244</b>	<b>\$ 4,922</b>	<b>\$ 1,085</b>	<b>\$ 2,263</b>	<b>\$ 83</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 444,897</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ 1,800
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ 46	\$ 46	\$ -	\$ -	\$ -	\$ 138
Engineering	\$ -	\$ -	\$ 63	\$ 368	\$ 2,193	\$ 1,038	\$ 688	\$ 2,140	\$ 1,563	\$ -	\$ -	\$ -	\$ 8,050
Dissemination	\$ 517	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ 4,267
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Attorney	\$ 870	\$ -	\$ 673	\$ 1,291	\$ 1,754	\$ 3,977	\$ 1,618	\$ 2,380	\$ 4,582	\$ -	\$ -	\$ -	\$ 17,143
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 2,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100
Trustee Fees	\$ 4,041	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,081
Management Fees	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ -	\$ -	\$ 32,157
Postage & Delivery	\$ 82	\$ 58	\$ 217	\$ 159	\$ 56	\$ 106	\$ 108	\$ 143	\$ 80	\$ 105	\$ -	\$ -	\$ 1,115
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33	\$ -	\$ 4	\$ 69	\$ 18	\$ -	\$ -	\$ 123
Insurance	\$ 6,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,076
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 583	\$ -	\$ -	\$ 632	\$ -	\$ -	\$ 1,215
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ 30
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Website Hosting/Compliance	\$ 388	\$ -	\$ -	\$ 388	\$ -	\$ -	\$ -	\$ 129	\$ 129	\$ 129	\$ -	\$ -	\$ 1,165
<b>Total Administrative</b>	<b>\$ 20,365</b>	<b>\$ 7,732</b>	<b>\$ 4,585</b>	<b>\$ 5,837</b>	<b>\$ 11,281</b>	<b>\$ 11,387</b>	<b>\$ 6,629</b>	<b>\$ 9,074</b>	<b>\$ 10,701</b>	<b>\$ 4,547</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 92,137</b>



**Live Oak Lake**  
**Community Development District**  
 Month to Month  
 FY 2024

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Expenditures</b>													
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ 13,125
Property Insurance	\$ 3,879	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,879
Aquatic Control	\$ 4,156	\$ 4,264	\$ 4,264	\$ 4,264	\$ 4,264	\$ 4,264	\$ 4,264	\$ 4,264	\$ 4,264	\$ 4,264	\$ -	\$ -	\$ 42,529
Mitigation Maintenance	\$ 1,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,695
Midge Management	\$ 2,033	\$ 2,033	\$ 2,033	\$ 2,033	\$ -	\$ -	\$ -	\$ -	\$ 2,131	\$ 2,131	\$ -	\$ -	\$ 12,393
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ -	\$ -	\$ 225,858
Landscaping Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Fountain Maintenance	\$ -	\$ 832	\$ -	\$ -	\$ 1,087	\$ -	\$ -	\$ 832	\$ -	\$ -	\$ -	\$ -	\$ 2,751
Irrigation Consultant Services	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ 5,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 3,456	\$ -	\$ -	\$ -	\$ 14,895	\$ 330	\$ -	\$ -	\$ 18,681
General Repairs and Maintenance	\$ 1,951	\$ -	\$ -	\$ -	\$ 285	\$ -	\$ 1,368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,604
Electricity-Street Lights	\$ 54	\$ 55	\$ 53	\$ 52	\$ 52	\$ 54	\$ 52	\$ 52	\$ 36,080	\$ 52	\$ -	\$ -	\$ 36,558
Water-Irrigation	\$ 3,826	\$ 3,750	\$ 1,288	\$ 1,169	\$ 3,620	\$ 6,014	\$ 4,756	\$ 7,953	\$ 4,196	\$ 7,500	\$ -	\$ -	\$ 44,072
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Field</b>	<b>\$ 41,993</b>	<b>\$ 35,332</b>	<b>\$ 32,036</b>	<b>\$ 31,916</b>	<b>\$ 37,162</b>	<b>\$ 34,730</b>	<b>\$ 34,838</b>	<b>\$ 37,499</b>	<b>\$ 85,964</b>	<b>\$ 38,675</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 410,144</b>
<b>Total Expenditures</b>	<b>\$ 62,358</b>	<b>\$ 43,063</b>	<b>\$ 36,620</b>	<b>\$ 37,753</b>	<b>\$ 48,443</b>	<b>\$ 46,117</b>	<b>\$ 41,466</b>	<b>\$ 46,573</b>	<b>\$ 96,665</b>	<b>\$ 43,221</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 502,281</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (33,195)</b>	<b>\$ 3,328</b>	<b>\$ 281,902</b>	<b>\$ (28,612)</b>	<b>\$ (17,361)</b>	<b>\$ (43,873)</b>	<b>\$ (36,544)</b>	<b>\$ (45,488)</b>	<b>\$ (94,402)</b>	<b>\$ (43,138)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (57,384)</b>

**LIVE OAK LAKE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Long Term Debt Report**  
**FY 2024**

Series 2016, Capital Improvement Revenue Bonds		
Interest Rate:	4.50%	
Maturity Date:	5/1/36	\$5,630,000.00
Interest Rate:	4.625%	
Maturity Date:	5/1/47	\$8,220,000.00
Excess Revenues:	Remain In Revenue Fund	
Reserve Fund Definition:	Maximum Annual Debt Assessments	
Reserve Fund Requirement:	\$955,025.00	
Reserve Fund Balance:	\$953,675.00	
Bonds outstanding - 9/30/2023		\$13,850,000.00
Less:	May 1, 2024 (Mandatory)	(\$325,000.00)
Less:	November 1, 2023 (Special Call)	(\$20,000.00)
<b>Current Bonds Outstanding</b>		<b>\$13,505,000.00</b>
Series 2020, Capital Improvement Revenue Bonds		
Interest Rate:	3.125%	
Maturity Date:	5/1/25	\$615,000.00
Interest Rate:	3.800%	
Maturity Date:	5/1/30	\$1,745,000.00
Interest Rate:	4.400%	
Maturity Date:	5/1/40	\$4,810,000.00
Interest Rate:	4.600%	
Maturity Date:	5/1/51	\$8,525,000.00
Excess Revenues:	Remain In Revenue Fund	
Reserve Fund Definition:	Maximum Annual Debt Assessments	
Reserve Fund Requirement:	\$989,553.13	
Reserve Fund Balance:	\$989,553.13	
Bonds outstanding - 9/30/2023		\$15,695,000.00
Less:	May 1, 2024 (Mandatory)	(\$305,000.00)
<b>Current Bonds Outstanding</b>		<b>\$15,390,000.00</b>
<b>Total Current Bonds Outstanding</b>		<b>\$28,895,000.00</b>