

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

Agenda

April 5, 2023

AGENDA

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

March 29, 2023

**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, April 5, 2023, at 2:30 PM at the West Osceola Branch Library, 305 Campus Street, Celebration, FL 34747.**

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/99200001236>

Zoom Call-In Information: 1-646-876-9923

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 4, 2023 Audit Committee & Board of Supervisors Meetings
4. Ratification of Audit Engagement Letter with Grau & Associates
5. Ratification of Special Warranty Deed Phase 4A & 7A
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Amendment to Juniper Maintenance Agreement with Addition of Three Ponds
 - ii. Consideration of Proposal from Juniper to Replace Plants at Roundabout Bed No. 1
 - iii. Consideration of Proposal from Juniper to Replace Plants at Roundabout Bed No. 2
 - iv. Consideration of Proposal from Juniper to Replace Plants at Roundabout in Small Bed
 - v. Consideration of Proposal from Juniper to Replace Plants at Roundabout in Center Island Bed
 - vi. Consideration of Proposal from Solitude to Repair Fountain No. 2

vii. Consideration of Proposal from Solitude to Repair Fountain No. 3

viii. Consideration of Proposal from Solitude to Repair Fountain No. 5

D. District Manager's Report

i. Check Run Summary

ii. Combined Balance Sheet

7. Other Business

8. Supervisors Requests and Audience Comments

9. Adjournment

MINUTES

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

The Audit Committee meeting of the Live Oak Lake Community Development District was held on Wednesday, **January 4, 2023** at 2:30 p.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida and via Zoom.

Present for the Audit Committee were:

Scott Stearns *via Zoom*
Andrea Stevens
Mel Gray-Marshall
Ned Bowman

Also present were:

Tricia Adams
Sarah Sandy *via Zoom*
Nicole Stalder
Clayton Smith
Jarrett Wright

District Manager/GMS
District Counsel, Kutak Rock
District Engineer, Dewberry
Field Operations Manager, GMS
Assistant Field Services Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order. Three Supervisors were present in person constituting a quorum, and one Supervisor participated via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened up the public comment period. No members of the public were participating during this time.

THIRD ORDER OF BUSINESS**Approval of Minutes of the November 2, 2022
Audit Committee Meeting**

Ms. Adams stated that the minutes from the November 2, 2022 Audit Committee meeting had been reviewed by District counsel as well as by District management staff. She noted that she would be happy to take any comments or corrections. Hearing none,

On MOTION by Ms. Stevens, seconded by Mr. Bowman, with all in favor, the Minutes of the November 2, 2022, Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS**Review of Proposals and Tally of Audit
Committee Members Rankings**

Ms. Adams explained to the Board their options stating that they had opportunity to rank these two proposals individually as Audit Committee members or they could do a consensus ranking where the Board comes to consensus on the number of points for each category. The Board members decided to move forward with consensus ranking rather than individual Board member ranking. Ms. Sandy stated that one of the main factors that they had was pricing, which is an easy comparison, but she wanted to make sure that the Board didn't rely solely on the pricing difference to make an award. Ms. Adams noted that the criteria included in the rankings was ability of personnel, proposer's experience, understanding of scope of work, ability to furnish the required services, and price. She also noted that the maximum point value was listed for each of those items, which is 20 points per criterion. Ms. Adams explained that each Community Development District was required to undergo an annual independent audit that must be filed with the State of Florida by June 30th each year. The first auditor that the Audit Committee selects would be working on would be the Fiscal Year 2022 audit, which was the financials that ended September 30th, 2022.

Mr. Bowman asked who did the audit last year. Ms. Adams responded that Grau & Associates had been doing work for the District and they were still performing arbitrage rebate calculations. She stated that DiBartolomeo, McBee, Hartley and Barns was a little bit newer in terms of providing proposals for CDDs and they had not done any work previous for this District. Mr. Stearns asked if staff had any guidance on the history with Grau & Associates. Ms. Adams responded that Grau & Associates was known to be an extremely reliable vendor. She noted that they probably do more CDD audits than any other CPA firm in central Florida. She explained that there was only a handful of firms that engage with the CDD audits. She further explained that Grau

& Associates was able to meet deadlines and was responsive to staff. She stated that they have had less experience as a vendor representing Districts with DiBartolomeo, McBee, Hartley and Barns. She noted that their accounting staff had indicated that there had been some struggles for that vendor to meet deadlines and there were also some challenges with getting communication back from that vendor.

A. Grau & Associates

Ms. Adams stated that on page 11 of the agenda package was a proposal from Grau & Associates. The Board decided to give Grau & Associates 20 points for ability of personnel, 20 points for proposer's experience, 20 points for understanding of scope of work, 20 points for ability to furnish the required services, and 15.53 points for price because their price was \$26,000. She tallied up that Grau & Associates totaled 95.53 points.

B. DiBartolomeo, McBee, Hartley and Barns

Ms. Adams stated that on page 35 of the agenda package was a proposal from DiBartolomeo, McBee, Hartley and Barns. The Board decided to give DiBartolomeo, McBee, Hartley and Barns 15 points for ability of personnel, 15 points for proposer's experience, 20 points for understanding of scope of work, 15 points for ability to furnish the required services, and 20 points for price because their price was \$20,200. She tallied up that DiBartolomeo, McBee, Hartley and Barns totaled 85 points.

Ms. Adams noted the rankings were as follows with Grau & Associates as the #1 choice and DiBartolomeo, McBee, Hartley and Barns as the #2 choice.

On MOTION by Mr. Bowman, seconded by Ms. Stevens, with all in favor, Ranking Grau & Associates #1 and DiBartolomeo, McBee, Hartley and Barns #2, was approved.
--

FIFTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Ms. Stevens, seconded by Mr. Bowman, with all in favor, the meeting was adjourned.

**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, **January 4, 2023** at 2:49 p.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida and via Zoom.

Present and constituting a quorum:

Scott Stearns *via Zoom*
Andrea Stevens
Mel Gray-Marshall
Ned Bowman

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Sarah Sandy *via Zoom*
Nicole Stalder *via Zoom*
Clayton Smith
Jarrett Wright

District Manager/GMS
District Counsel, Kutak Rock
District Engineer, Dewberry
Field Operations Manager, GMS
Assistant Field Services Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order. Three Supervisors were present in person constituting a quorum, and one Supervisor participated via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened up the public comment period. There were no public comments.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Elected Supervisors

Ms. Adams stated that they had already administered the oath to the newly elected Supervisors, Mel Gray-Marshall and Ned Bowman, before the Audit Committee meeting that was held prior to this Board of Supervisor's meeting.

B. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

Ms. Adams noted that they had an orientation for the newly appointed Board members which started on page 59 of the agenda packet. Ms. Sandy noted that the Board members should have received a new Supervisor notebook from her office, which had information regarding CDD's Chapter 190 of the Florida statutes. She noted that they were a governmental entity, special purpose taxing District that was established by the county. She discussed some of the main items that applied to them as a governmental entity, which included the Sunshine law and Code of Ethics. The Sunshine law provides that two or more members of the Board cannot discuss items that are reasonably anticipated to come before the Board outside of a publicly noticed meeting such as the one that they were holding at this time. She noted that this law applied to all forms of communication such as verbal, text, email, etc. She added that having a third party go in between Board members also was not allowed.

C. Membership, Obligations and Responsibilities

Ms. Sandy reviewed the public record statutes stating that any documents involving the District were public records and included all forms such as paper documents, emails, text, photos, etc. She noted that GMS was the District's record manager and they maintained all records for the District. She noted that the main item was usually regarding emails if they get a public records request. She explained that they tell Board members to set up a separate CDD related email that way if they do get a public records request, they could easily search within that email. She noted that if it was not possible to set up a separate CDD email to easily search, then they could create a separate folder for CDD related emails, which would help them avoid any kind of issues regarding public records request in the future.

D. Financial Disclosure Forms

Ms. Sandy reviewed the Form 1 stating that it had to be done within 30 days of being sworn in and, after the initial filing, an updated filing was due by July 1st of each year. Ms. Adams noted that since the new supervisors had to qualify for their seats the initial Form 1 filling may have already been completed by the Supervisors at the time of qualification. Ms. Sandy explained that this Form 1 is filed with their local Supervisor of Elections in whatever county they live in. She noted that they were supposed to contact them to request the updated form next year. She also noted that the fine for not filing the Form 1 timely could get expensive, so they strongly recommended them to get that Form 1 filed timely.

E. Consideration of Resolution 2023-05 Electing Officers

Ms. Adams noted that page 89 of the agenda packet included a listing of all the officers for the Board of Supervisors. She explained that the Community Development District had a Chair, Vice Chair, Secretary, Assistant Secretaries, Treasurer, and Assistant Treasurer. She noted that currently they had Scott Stearns serving as Chair, Kimberly Locher serving as Vice Chair, the remaining Board members serving as Assistant Secretaries, Jill Burns serving as Secretary, Tricia Adams serving as Assistant Secretary, George Flint serving as Treasurer, and Katie Costa serving as Assistant Treasurer. Ms. Adams asked the Board to consider the same staff personnel for the purpose of attesting the Chairman's signature, processing documents, processing accounts payable and the District's financial records.

On MOTION by Mr. Bowman, seconded by Ms. Gray-Marshall, with all in favor, Resolution 2023-05 Electing Officers Keeping the Same Existing Officers and Adding New Board Members as Assistant Secretaries, was approved.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the November 2, 2022
Board of Supervisors Meeting and Acceptance
of Minutes of the November 2, 2022
Landowners' Election**

Ms. Adams presented the November 2, 2022 Board of Supervisors and Landowners' Election meeting minutes. She asked if there were any comments or corrections. Hearing none, she asked for a motion to approve.

On MOTION by Ms. Stevens, seconded by Mr. Bowman, with all in favor, the Minutes of the November 2, 2022, Board of Supervisors Meeting and Accepting the November 2, 2022 Landowners' Election Minutes, were approved.

FIFTH ORDER OF BUSINESS**Acceptance of Rankings of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award**

Ms. Adams stated the Audit Committee recommended ranking Grau & Associates as #1 with the total of 95.53 points awarded and DiBartolomeo, McBee, Hartley and Barnes as #2 with the total of 85 points awarded.

On MOTION by Mr. Bowman, seconded by Ms. Stevens, with all in favor, Accepting the Ranking from the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award to Grau & Associates, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2023-04 Regarding State Board Administration**

Ms. Adams stated that this Resolution was included on page 104 of the agenda packet. She explained that this was a resolution to move surplus funds that were not needed for the immediate operation of the District, to an investment account that has a little higher yield than their current money market account. She noted that they currently had a money market account, which was earning less than 1% interest. She stated that in the State of Florida, per Florida statutes, special Districts were allowed to use only limited investment options with one being the State Board of Administration, which is a local government surplus trust fund and the current interest on that is 3.94%. She noted that their accounting staff discussed this with her, and they were recommending that they move the surplus funds to the higher interest earning account. She stated that she would be happy to answer any questions on this matter. Ms. Adams stated that the funds were available immediately and there was no penalty to withdraw at any time.

On MOTION by Mr. Bowman, seconded by Ms. Gray-Marshall, with all in favor, Resolution 2023-04 Regarding State Board Administration, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Acquisition of the Phase 4A and 7A Stormwater Ponds**

Ms. Adams stated that District Counsel had been working with the District Engineer regarding the bill of sale, the special warranty deed, and all of the legal descriptions. She explained that as the community was being developed, if it had been intended per the engineer's report Capital Improvement Plan and other development documents, the District would be the ultimate owner, operator, and permit holder for the stormwater system. She noted that as different ponds and different infrastructure were completed, it would then be turned over to the District to own and maintain in perpetuity. She explained that this was part of the process where as stormwater parcels get developed, they get turned over to the District. She noted that District counsel prepared the documents, and would walk the Board through the bill of sale as well as the special warranty deed.

Mr. Bowman asked who was responsible if something fails on the structure that was built and in place. Ms. Sandy responded that the District was accepting this for ownership and maintenance. She explained that as part of this process, they were getting assigned warranties that were provided to the developer from the contractor. She further explained that if it was something to do with the initial construction and they were still within the warranty period, then they could enforce those warranties assigning them to the District; however, if they were talking about down the road in the future, the District would be the owning and maintaining entity for these. She noted that the District was expected to pay for any maintenance of them such as aquatic maintenance or mowing of pond banks.

Ms. Sandy stated that both of these stormwater improvements were expected to be owned and maintained by the District. She explained that previously when they issued bond proceeds, the District would pay for the required improvements or construct the improvements itself. She further explained that the District ran out of those bond proceeds. She also stated that moving forward, they were continuing to go through the acquisition process because the District agreed to acquire all the improvements that were a part of their public improvement plans, but also because they had some funds in an impact fee credit account as well as the developer has an infrastructure contribution requirement that they wanted to be able to continue to accumulate the acquisition cost and make sure that they could account for those. She noted that these ponds were in Phase 4A and 7A, which were complete and currently going through the platting process. She explained that they

were wanting to move forward with acquiring them and making sure that they could get them on the District maintenance program. She stated that the District engineer had confirmed that these improvements were part of their Series 2020 Project, which was the project associated with the 2020 bonds. She noted that the total acquisition cost for these, which is based on the actual cost paid by the developer to the contractor, was a not to exceed of \$2,900,000. She explained that the District engineer had reviewed those costs and, as part of the acquisition, they would receive a certificate from the District engineering certifying as to those costs. She noted that the acquisition of the improvements would not be final until they received all the documentation that they require under the Acquisition Agreement. She stated that in addition to the bill of sale and the special warranty deed that were in the agenda packet, the bill of sale covers the actual improvements, and the special warranty deed covers the land that the ponds were on. She explained that they would also be looking for an affidavit of costs paid from the developer, an assignment of warranties from the contractor, and the engineer's certificate, which were the main items that they get in connection with an acquisition such as this. She concluded that at this time they were asking for the Board to approve the acquisition of the ponds at a not to exceed of \$2,900,000 subject to receipt and review by District counsel of the documentation required under the Acquisition Agreement.

Ms. Gray-Marshall noted concerns and asked why if it was in the platting progress and there was no revenue coming from that, would there be an Acquisition Agreement for something that did not generate any funds. She continued asking what the reasoning was for the District to pay for something that had no revenue. She asked why once everything was platted and there was an agreement to sell the homes or land, would this \$2,900,000 cost be then spread from that process. She noted concern that she didn't understand why the developer wouldn't keep it until there was some way to actually pay for what he is trying to give over to the District. Ms. Sandy responded that previously when there were bond proceeds when they issued the bonds and they did have proceeds from those to acquire improvements from the developer or to directly contract and do the construction themselves, which the District did do, they used the construction proceeds to pay for that. She explained that anything above and beyond that in which they didn't have bond proceeds for, the District had funds from selling impact fee credits that had generated and it used those funds to acquire improvements. She further explained that after that, the District was not obligated to pay the developer for these improvements, but they were obligated to take the improvements into their ownership and maintenance because they were public improvements that were benefiting the

community as a whole and were necessary in order to develop the community. She stated that in order to build the houses, they had to have certain drainage in place and a stormwater system, which was all a part of permitting. She noted that the District existed for the purpose of building, owning, and maintaining those improvements or they would construct the improvements and pass them along to another governmental entity. Ms. Gray-Marshall noted that she understood what Ms. Sandy explained but asked if there was a date on when all the platting was supposed to be done and when they would need these improvements. She also asked why wouldn't paying the \$2,900,000 go along with when the date was set. She further explained her concern stating that it seemed like a large amount for the District to handle and to pass along when there was no platting, no home ownership, and nothing set on what the income was to pay for it. Ms. Adams responded to Ms. Gray-Marshall's questions and concerns on the benefit for the constituents within the District, those who live within the District and how this benefited them stating that the stormwater system was there to control flooding and manage stormwater, so there was benefit to residential homes. Ms. Sandy clarified that the stormwater system was interconnected as a whole, and they didn't treat it separate for each phase. Ms. Gray-Marshall noted that they were saying this was to the benefit of everyone but asked how this was going to make everyone else's ownership in this required. She noted that this was just required for the new platting phases that were not there yet. Ms. Adams explained that property within the District was assessed maintenance fees that contributed to the ongoing maintenance of the District assets. She noted that there was a direct bill assessment going to the landowner for unplatted parcels. Ms. Gray-Marshall stated that they were asking the District to pay \$2,900,000 and asked who owned that. Ms. Sandy responded that prior to acquisition, Narcoossee Land Ventures owned the property. She clarified that on the \$2,900,000, the only portion of that that would be paid was from the impact fee credit funds that the District already had. She further explained that if the District doesn't have funds currently to pay the remainder of the \$2,900,000, then the District would not be paying the Developer for that. She stated that they were tracking the amounts instead of just taking the improvements and saying that they were accepting them because the developer does have an infrastructure contribution requirement, which means that they had to contribute a certain amount of infrastructure and they wanted to track those amounts. She further explained that if they only had a million dollars in impact fee credit revenue that they were able to pay to the developer, the additional \$1,900,000 would apply to their credit and they would not actually be paying those funds out to the developer.

She clarified again that they were not having to assess residents to pay the \$2,900,000. Ms. Gray-Marshall noted that she didn't understand if there was no revenue coming from it, why would they acquire it and why would the developer not just keep it until they had developed something where the people would be able to use it for their storm drainage or use it for their sewer systems or their streets. Ms. Adams responded that it was typical that when the improvement is completed, it would then be considered for conveyance to the District. She added that they wanted to receive the improvements in good condition and to maintain the parcels in accordance with District standards. Ms. Gray-Marshall clarified that her concern was that the platting was in process, which could mean an unknown amount of time depending on the economic condition, and she wanted to know why they would acquire something so far in advance and why Narcoossee Land Ventures wouldn't just keep it until later. Ms. Sandy responded that because of their engineer report, they set forth a Capital Improvement Plan that states the improvements that the District planned to construct, acquire, own or maintain. She further explained that these were improvements that were part of that engineering plan. She noted their Acquisition Agreement provided that upon completion. She also noted that if they were acquiring these improvements, they would take them upon being notified that they were complete from the developer, which they had been notified of that. She also noted that if they don't take them at the time of completion, then they don't have the ability to control the maintenance of the item, so they would not necessarily be receiving them in their top condition. If they receive them later, they will have to take them on an as-is basis. She explained that often the District liked to take it into their ownership and maintenance at completion so that they could make sure that they were maintaining it as the District sees fit from the start. Mr. Stearns added that there was flood control that was a part of this and part of the master permit for the entire property that the CDD maintained. He explained that the property had been masqueraded and the roads were almost constructed and paved. He noted that there was a need for flood control and maintenance actively today at this point even though it has not been platted yet. He stated that until such time, the developer would be paying their dues based on the acreage. He also noted that after it's platted, the developer would also be paid based on platted lots. He stated that there was always a transition period where they go through this process of handing over these type of infrastructure items to the CDD. Ms. Gray-Marshall stated that she understood but didn't agree with it.

On MOTION by Mr. Bowman, seconded by Mr. Stearns, with Mr. Bowman, Mr. Stearns, and Ms. Stevens in favor and Ms. Gray-Marshall opposed, Accepting the Acquisition of Phase 4A and 7A Stormwater Ponds in an amount Not to Exceed \$2,900,000 Subject to Receipt and Review by District Counsel, was approved 3-1.

EIGHTH ORDER OF BUSINESS**Consideration of Data Sharing and Usage Agreement with Osceola County Property Appraiser**

Ms. Adams stated that Florida had a very broad public record laws, but there were some exemptions for certain classifications of citizens. She further explained that citizens such as judges, law enforcement personnel, etc. could request that their records be exempt from public disclosure. She stated that this agreement with Osceola County was saying that the records that they hold exempt, the CDD would hold those same records exempt from public disclosure. She added that the county makes it very easy for them because they redact the information before they provide it to the District. She stated that this would be an agreement Board members consider annually as it is a twelve month agreement.

On MOTION by Ms. Stevens, seconded by Mr. Stearns, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Sandy had nothing further to report to the Board.

B. Engineer**i. Ratification of Engineering Services Work Authorization for Phase 4 and 7 Property Conveyance**

Ms. Stalder stated she had nothing further to report to the Board. Ms. Adams stated that the work authorization had been approved by the Chairman to get the work started and on behalf of the District, they were looking for a motion to ratify. She added that the total estimated budget was \$3,400.

On MOTION by Ms. Stevens, seconded by Mr. Bowman, with all in favor, the Engineering Services Work Authorization for Phase 4 and 7 Property Conveyance, was ratified.

C. Field Manager's Report

i. Consideration of Proposal to Install Planter Pots with Juniper

Mr. Wright reviewed the Field Manager's report starting with the landscaping items. He noted that the drip line along the viburnum hedge was installed. He stated that they originally planned to replace 4 dead palms. He added that as they were removing them, they noticed a fifth dead palm as well, so they removed it for free and they just had to pay for the replacement. He stated that they were all installed and looked great. He noted that the remaining healthy Japanese Blueberry trees would stay in place. He explained that the ones that were too far gone, they removed all of them with exception to one, which they have a plan to replace four trees. He noted that all of that was in process of being ordered and would be taken care of next month.

Mr. Wright reviewed the proposal for the replacement of 16 planter pots stating that they wanted to remove the current plants that were all dead, verify all the irrigation was still working and add a couple of new holes to the pots to make sure it is good. He explained that they were looking to have one uniform look across the property. He stated that there was one planter pot that was on the HOA side, which was a double pot, and they were trying to have that same style plant so that everything looked uniform.

Mr. Wright discussed more of the in-progress items stating that they went through and inspected the Meadowedge Loop to see if they could see any signs of fish that they had installed, but the water level was way too high to see any of the minnows. He stated that they would continue to monitor that area. He reviewed the next in-progress item stating that they inspected all the trees along the drainage canal on the backside by the pond and most of the trees were still healthy despite appearances. He stated that there was one tree that they were keeping an eye on, which they would have to remove, but not replace. He explained that when they were installed, they were too tight together. He noted that once the dead trees were removed, some of the trees would be relocated to alleviate spacing concerns. The next item reviewed was the fountain repairs. Mr. Wright stated that they had been working closely with SOLitude over the last month on the fountain near the amenity center, which wasn't working properly. He also discussed that the lights were tripping the breakers at the two fountains over on the west side of the property across the street, so SOLitude

was preparing a proposal to replace and fix any other repairs with the lighting. He reviewed the irrigation repairs stating that at the second roundabout there was a main line break detected and it was fixed. He stated that in the same area along the pond headed down toward the drainage canal and lift station had sod damage from construction crews driving in and out. He noted that they were going to keep an eye on it for now. Mr. Stearns responded that the construction crews shouldn't be driving anywhere near this sod location. Mr. Wright stated that he wasn't sure what day it happened, but they could very clearly see the tracks of the vehicle that they used. Mr. Stearns responded that it didn't make sense and he wanted to make sure because that was something that should be back charged to the contractor, so he wanted to identify the correct person. He asked how long ago this was. Mr. Wright noted it was roughly two months ago. Mr. Stearns stated that they would review this to see what condition it was in now. He asked them to alert Ms. Stevens or himself immediately upon this type of discovery because they could get these issues fixed sooner.

Ms. Gray-Marshall noted that she sent in pictures a while ago about the missing palms. She asked if they replaced those palms. Mr. Smith responded that those palms were significantly more expensive. He also noted that they removed all the dead ones but haven't replaced any yet because of their susceptibility to disease. He noted that they could review further. Ms. Gray-Marshall asked if Mr. Smith was saying that aesthetic wise it was missing, but because it was expensive, it was not going to be replaced as it was. She also asked about the replacement of the two missing on the corner being too expensive to replace. Mr. Smith responded that the District had a budget that they tried to work with the best that they possibly could and all those replacements may not be within their budget now especially for the fact that they were susceptible to disease. Ms. Gray-Marshall stated that this issue had been going on for over a year. Mr. Smith stated that it was not that they were trying to ignore or selectively pick what they were working on, but that it was a budget that they worked within, and they try to prioritize things the best they can. He noted that when it came to plant replacement, sometimes things don't get replaced because of the cost, etc. He added that if Ms. Gray-Marshall would like to see those palms replaced, then they could start looking into some options, bring back pricing and go from there. Mr. Bowman stated that a couple of months ago they were going to come up with some protocols to send to all the homeowners. Mr. Smith identified steps that homeowners could take in terms of reducing exterior lights, etc. to deter midge presence. Mr. Smith would send the midge management information through the HOA electronic mail messaging system in coordination with Supervisor Stevens.

On MOTION by Mr. Stearns, seconded by Mr. Bowman, with all in favor, the Proposal to Install Planter Pots with Juniper, was approved.

D. District Manager's Report

i. Check Run Summary

Ms. Adams reviewed the check run summary from November through December dated January 4, 2023. She stated that the total was \$183,782.81. She added that it was included in the agenda package. She explained that she would be happy to answer any questions that they may have about the check run summary. She noted some large transfers of the CDD fees over to the trustee for debt service. She asked the Board if they wanted her to explain that to them. Hearing nothing,

On MOTION by Mr. Bowman, seconded by Ms. Stevens, with all in favor, the Check Run Summary, was approved.

ii. Combined Balance Sheet

Ms. Adams stated that the financials were included in the agenda package. There was no action needed on this item. She explained that overall, the prorated spending was below the budgeted amount.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Adams asked if there were any comments for anything that was not on the agenda. Mr. Bowman asked how often Juniper cut around ponds. Mr. Smith stated that it was every other week right now.

TWELFTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Ms. Stevens, seconded by Mr. Bowman, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

January 6, 2023

Board of Supervisors
Live Oak Lake Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Live Oak Lake Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2022, with an option for four (4) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Live Oak Lake Community Development District as of and for the fiscal year ended September 30, 2022, with an option for four (4) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$5,000 for the September 30, 2022 audit. The fees for the fiscal years 2023, 2024, 2025 and 2026 will not exceed \$5,100, \$5,200, \$5,300 and \$5,400, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2022 must be provided to us no later than February 1, 2023, in order for us to complete the engagement by March 31, 2023.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by March 15, 2023 for the District's review, and a final draft audit report by March 31, 2023 for the District's review and approval.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Live Oak Lake Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

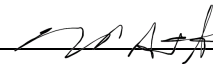
Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Live Oak Lake Community Development District.

By:  _____

Title: Chairman

Date: 3/28/2023 | 2:23 PM EDT



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION V

This instrument was prepared by and
upon recording should be returned to:

Sarah R. Sandy, Esq.
KUTAK ROCK LLP
P.O. Box 10230
Tallahassee, Florida 32302

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this 28th day of February, 2023, by **Narcoossee Land Ventures, LLC**, a Florida limited liability company, whose address is 370 CenterPointe Circle, Suite 1136, Altamonte Springs, Florida 32701, hereinafter called the “**Grantor**,” to **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, Orlando, Florida 32801, hereinafter called the “**Grantee**” (Grantor and Grantee are sometimes together referred to herein as the “**Parties**”, and separately as the “**Party**”):

(Wherever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of the Property (as hereinafter defined) located in Osceola County, Florida; and

WHEREAS, Grantee owns and maintains certain improvements located on the Property (collectively, the “**Improvements**”) and Grantor desires to additionally convey the Property to Grantee in accordance with the terms hereinafter provided; and

WHEREAS, Grantor desires to retain a perpetual, non-exclusive Easement (hereinafter defined) on the Property in accordance with such terms and provisions as more particularly set forth herein in order to maintain its ability to fully develop the residential development known as Twin Lakes and/or Northwest Lakeside Groves in which the Property is located.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee to Grantor, the mutual covenants and agreements herein set forth, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference.

4869-1282-2088.1

2. **Conveyance of Property.** The Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Osceola County, Florida, as depicted and described in **Composite Exhibit A**, attached hereto and incorporated by reference herein (collectively, the "Property").

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

3. **Grant of Easement.** Grantor hereby reserves and excepts from the conveyance of the Property, and which, by its acceptance of this Deed, Grantee hereby grants and conveys to Grantor, a perpetual, non-exclusive easement on the Property in favor of Grantor (and its agents, employees and contractors) to construct, install, repair, maintain, relocate and replace driveways, curb cuts, irrigation facilities, landscaping improvements, signage, lighting facilities, drainage facilities, entry features, decorative improvements, fencing, walls, sidewalks, equipment, utility lines and facilities and other improvements of any kind or nature (the foregoing list being intended only to illustrate, and not to limit, the types of such facilities) (collectively the "**Additional Improvements**") over, under, upon and across the Property in such locations as Grantor may from time-to-time deem necessary or desirable; subject to Grantor first obtaining written confirmation from the Grantee's engineer that such construction, installation, repair, maintenance, relocation and/or replacement of the Additional Improvements will not: (i) materially and adversely impact the Improvements, (ii) materially and adversely impact the functionality of the Property's wetland mitigation system, or (iii) increase Grantee's maintenance or repair costs of the Improvements (the "**Easement**"). Grantor shall have no obligation to construct or install any such Additional Improvements. The Easement shall further include the right of vehicular and pedestrian ingress and egress to and from public rights-of-way adjacent to the Property over, upon and across the Property to adjoining lands, and the right to include the Property or any part thereof in applications for permits and approvals submitted by Grantor in connection with the development of adjoining lands.

4. **Use of the Easement.** The Parties acknowledge and agree that use of the Easement shall not be inconsistent with Grantee's use, occupation or enjoyment of the Property. Notwithstanding the uses referenced herein, any construction or development occurring on the Property or pursuant to the Easement remains subject to all applicable government regulations.

5. **Beneficiaries of Easement Rights; Assignment.** Except as hereinafter provided, the Easement and other rights herein reserved by Grantor and granted by Grantee shall not inure to the benefit of any subsequent owners of lands adjoining the Property or to any successors or assigns of Grantor unless (and then only to the extent) specifically assigned as provided herein.

Grantor shall have the right from time to time to assign to third parties all or part of its rights under the Easement only upon the prior written consent of the Grantee, in the Grantee's sole discretion (which approved assignee is hereinafter referred to as an "**Approved Assignee**"). Notwithstanding the foregoing, if Grantor hereafter installs any landscaping, infrastructure improvements or signage on any of the Property pursuant to the Easement rights herein reserved by Grantor and granted by Grantee (hereinafter "**Grantor Improvements**"), Grantor may, without Grantee's consent, convey ownership of the Grantor Improvements, together with the Grantor's Easement rights to access, maintain, repair and replace (with reasonably equivalent landscaping, signage or improvements) such Grantor Improvements, to any municipality, district or other governmental entity, utility company or a property owners association (collectively, a "**Permitted Assignee**" and together with an Approved Assignee, an "Assignee"). In order to assign all or a portion of Grantor's rights hereunder to an Assignee, Grantor and the Assignee shall execute and record (with a copy of same provided to Grantee), an Assignment Agreement which specifies the rights being specifically assigned to such Assignee and provides that such Assignee assumes repair, maintenance and the other obligations of Grantor with respect to the portion of the Easement rights so assigned and otherwise incorporates the provisions of Section 6 below. Upon an Assignee assuming such obligations, Grantor shall no longer have such obligations with respect to the Easement rights so assigned.

6. **Repair and Maintenance.**

a. Grantor, or an Assignee, shall repair and maintain the Additional Improvements to keep the same in good order and repair in accordance with all applicable permits and other governmental requirements and good and sound engineering and construction practices; provided, that if such entity is charged with repair and maintaining such Additional Improvements but is not assigned the ownership thereof as provided in Section 5 above, then as a condition of assigning such obligations to such entity, the municipality, district or other governmental entity, utility company or property owners association must assume such obligations in writing for the benefit of Grantee in a form and content reasonably acceptable to Grantee, which shall not be unreasonably withheld, conditioned or delayed). In the event Grantor or an Assignee, as applicable, shall perform any repair, maintenance or other obligations, Grantor or Assignee, as applicable, shall diligently thereafter restore the surface of the Property to as near as practicable the condition which existed prior to such activities.

b. In the event that any required repair is not performed by Grantor or an Assignee hereunder, Grantee may deliver a notice to Grantor or such Assignee setting forth the deficiencies whereupon Grantor or such Assignee shall have a period of thirty (30) days to remedy the deficiencies, or forty-eight (48) hours in the case of an emergency. In the event that the deficiencies are not remedied in a commercially reasonable fashion within such thirty (30) day period, or forty-eight (48) hours in the case of an emergency, Grantee shall have the right, in Grantee's sole discretion, to either remove such Additional Improvements or undertake all reasonably necessary maintenance and repair itself and recover from Grantor (or the Assignee if such rights were previously assigned) the fees, costs and expenses incurred in connection therewith.

c. Grantor (or an Assignee) shall promptly repair any damage to the Property, Improvements, and any other property not owned by Grantor or such Assignee, caused by Grantor

or the Assignee, as appropriate, exercising its rights under the Easement including without limitation, any landscaping, hardscaping, ground cover, planting, roadways, driveways, sidewalks, walkways, pedestrian trails, signage, drainage and utility lines, and parking areas. In the event that Grantor (or an Assignee) causes damage to the Property, Improvements, or any other property not owned by Grantor or an Assignee, in the exercise of the privilege granted herein, Grantor, or the Assignee as appropriate, shall be obligated to restore the Property, Stormwater Improvements, or any other property not owned by Grantor or such Assignee, so damaged to its original condition and grade existing prior to such damage. In the event that any required repair is not performed by Grantor or the Assignee, as appropriate, hereunder, Grantee may deliver a notice to Grantor or the Assignee setting forth the deficiencies whereupon Grantor or the Assignee, if assigned, shall have a period of thirty (30) days to remedy the deficiencies, or forty-eight (48) hours in the case of an emergency. In the event that the deficiencies are not remedied in a commercially reasonable fashion within such thirty (30) day period, or forty-eight (48) hours in the case of an emergency, Grantee shall have the right to undertake all reasonably necessary maintenance and repair itself and recover from Grantor or the Assignee, if assigned, the fees, costs and expenses incurred in connection therewith.

7. Insurance and Indemnity.

a. Grantor (which for purposes of this Section 7, shall include and mean, as to a particular Easement right assigned, any Assignee of Grantor if, as and when all or a portion of the Easement rights are assigned to an Assignee in accordance with Section 5 hereof) hereby agrees to indemnify and hold harmless Grantee from and against any and all actions, causes of action, claims, demands, liabilities, judgments, costs, expenses whatsoever (including, without limitation attorneys' fees at trial and appellate levels) to the extent arising out of the acts or omissions of Grantor and Grantor's officers, staff, or employees or the exercise by Grantor or its agents, employees, consultants, representatives, contractors (and their subcontractors, employees, and materialmen). Grantor agrees that nothing contained in this Deed shall constitute or be construed as a waiver of immunity or limits of liability of the Grantee beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Deed shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

b. Grantor, its agents, employees, consultants, representatives, contractors (and their subcontractors, employees, and materialmen) performing work for Grantor on the Property shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Grantee as an insured, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage. Said insurance shall also be primary, and not contributory, as to any insurance coverage maintained by Grantee. Grantor hereby agrees to indemnify and hold harmless Grantee from and against any and all actions, causes of action, claims, demands, liabilities, judgments, costs, expenses whatsoever (including, without limitation attorneys' fees at trial and appellate levels) to the extent arising out of the acts or omissions of Grantor and Grantor's

officers, staff, or employees or the exercise by Grantor or its agents, employees, consultants, representatives, contractors (and their subcontractors, employees, and materialmen).

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

NARCOOSSEE LAND VENTURES, LLC,
a Florida limited liability company

Witnessed:

Heather Field
Print Name: Heather Field

Meredith Gibson Zornek
Print Name: Meredith Gibson Zornek

By Sharon L. Thomas
Print Name: Sharon L. Thomas
Print Title: Vice President

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged, before me, by means of ☒ physical presence or ☐ online notarization, this 1st day of February, 2023, by Sharon L. Thomas as Vice President of Narcoossee Land Ventures, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

Witness my hand and official seal this 1st day of February, 2023.

(NOTARY SEAL)

Meredith Gibson Zornek

Notary Public, State of Florida

My commission expires: _____



IN WITNESS WHEREOF, the Grantee has hereunto set its hand and seal the day and year first above written.

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

Witnessed:

Print Name: Michelle L. Dillon

Print Name: Meridith Gibson Zornek

By: M. Scott Stearns

Print Name: M. Scott Stearns

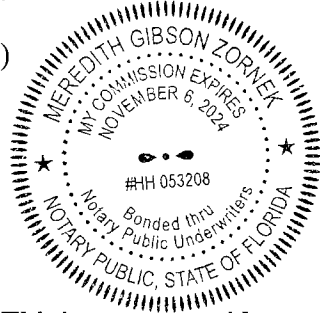
Print Title: Chairperson

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged, before me, by means of ☒ physical presence or ___ online notarization, this 27th day of January, 2023, by M. Scott Stearns as Chairperson of Live Oak Lake Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of the District, who is personally known to me or produced _____ as identification.

Witness my hand and official seal this 27th day of January, 2023

(NOTARY SEAL)



Meridith Gibson Zornek
Notary Public

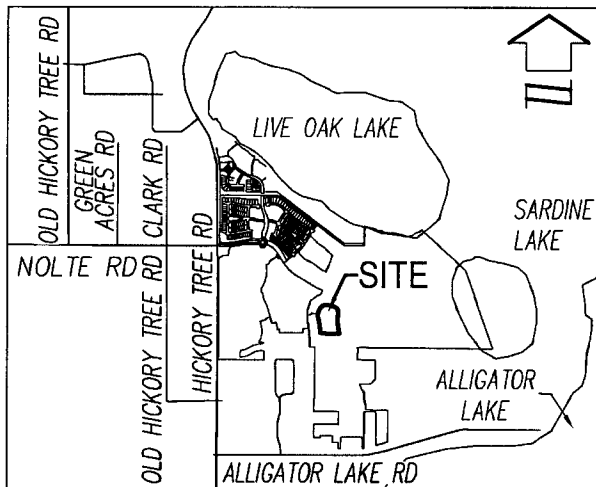
My commission expires: _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

COMPOSITE EXHIBIT A

4869-1282-2088.1

Drawing name: C:\Users\wsamalot\appdata\local\temp\AcPublish_18408\Twin Lakes Phase 4A_sursketch_Ponds.dwg Sheet 1 Nov 22, 2022 8:35am by: wsamalot



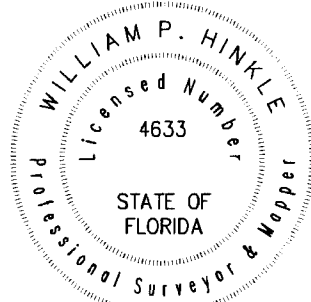
VICINITY MAP
(NOT TO SCALE)

LEGEND:

—	LINE BREAK
○	CHANGE OF DIRECTION
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
SF	SQUARE FEET
AC	ACRES
SEC	SECTION

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, LS 4633, ON 11/22/2022 PER FAC 5J-17.062(2).



WILLIAM P. HINKLE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 4633
DATE
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 3

(SEE SHEET 2 FOR LEGAL DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

— OF —

**TWIN LAKES PHASE 4A
POND**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND
VENTURE, LLC**

DATE: 11/18/22
REV DATE:
SCALE: N/A

PROJ: 50156581
DRAWN BY: WS
CHECKED BY: WPH

Drawing name: C:\Users\wsamuel\appdata\local\temp\AcPublish_18408\Twin Lakes Phase 4A_sursketch_Ponds.dwg Sheet 2 Nov 22, 2022 8:35am by wsamuel

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; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 2512.32 FEET; 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 TO A POINT ON NON-TANGENCY; THENCE 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 S82°13'08"E, A DISTANCE OF 172.00 FEET TO THE POINT OF BEGINNING; 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 TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1388.52 FEET, A CENTRAL ANGLE OF 09°26'38", A CHORD BEARING OF S06°03'37"E AND A CHORD DISTANCE OF 228.61 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 228.87 FEET TO THE END OF SAID CURVE; THENCE S11°51'35"E, A DISTANCE OF 114.16 FEET; THENCE N89°10'35"W, A DISTANCE OF 320.00 FEET; THENCE N85°01'54"W, A DISTANCE OF 191.65 FEET; THENCE N00°16'49"E, A DISTANCE OF 73.37 FEET; THENCE N88°31'44"E, A DISTANCE OF 0.40 FEET; THENCE N03°53'09"W, A DISTANCE OF 79.29 FEET; THENCE N08°42'57"W, A DISTANCE OF 79.29 FEET; THENCE N13°32'45"W, A DISTANCE OF 79.29 FEET; THENCE N15°34'32"W, A DISTANCE OF 68.97 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 354.00 FEET, A CENTRAL ANGLE OF 18°03'15", A CHORD BEARING OF N01°14'46"W AND A CHORD DISTANCE OF 111.09 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 350,481 SQUARE FEET OR 8.05 ACRES MORE OR LESS.

SHEET 2 OF 3

(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

**TWIN LAKES PHASE 4A
POND**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

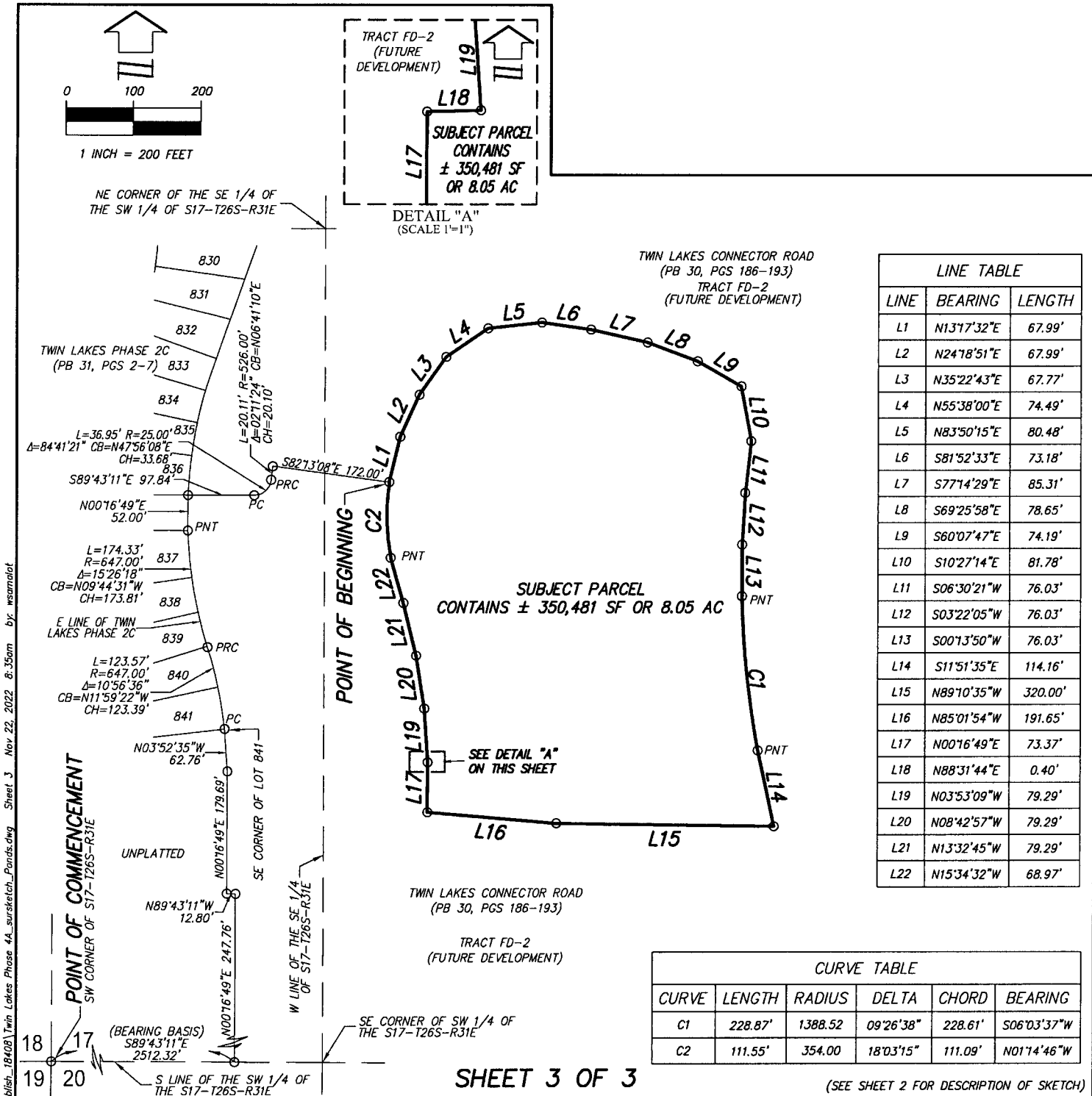
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND
VENTURE, LLC**

DATE: 11/18/22
REV DATE:
SCALE: N/A

PROJ: 50156581
DRAWN BY: WS
CHECKED BY: WPH



LINE TABLE		
LINE	BEARING	LENGTH
L1	N13°17'32"E	67.99'
L2	N24°18'51"E	67.99'
L3	N35°22'43"E	67.77'
L4	N55°38'00"E	74.49'
L5	N83°50'15"E	80.48'
L6	S81°52'33"E	73.18'
L7	S77°14'29"E	85.31'
L8	S69°25'58"E	78.65'
L9	S60°07'47"E	74.19'
L10	S10°27'14"E	81.78'
L11	S06°30'21"W	76.03'
L12	S03°22'05"W	76.03'
L13	S00°13'50"W	76.03'
L14	S11°51'35"E	114.16'
L15	N89°10'35"W	320.00'
L16	N85°01'54"W	191.65'
L17	N00°16'49"E	73.37'
L18	N88°31'44"E	0.40'
L19	N03°53'09"W	79.29'
L20	N08°42'57"W	79.29'
L21	N13°32'45"W	79.29'
L22	N15°34'32"W	68.97'

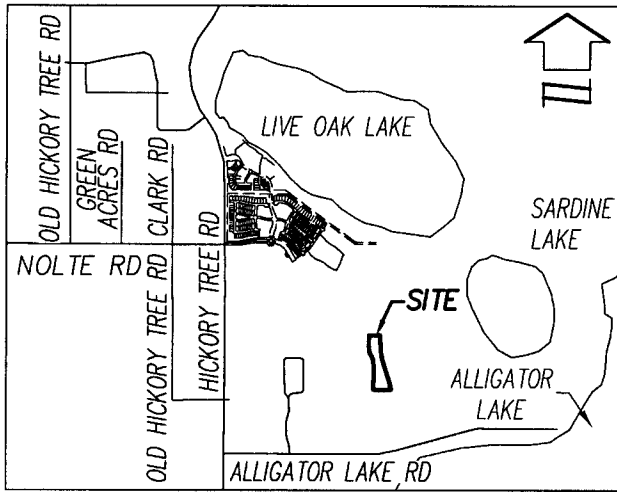
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	228.87'	1388.52	09°26'38"	228.61'	S06°03'37"W
C2	111.55'	354.00	18°03'15"	111.09'	N01°14'46"W

SKETCH OF DESCRIPTION
-OF-
TWIN LAKES PHASE 4A
POND
SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST
OSCEOLA COUNTY FLORIDA

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:
NARCOOSSEE LAND
VENTURE, LLC
DATE: 11/18/22
REV DATE:
SCALE 1" = 200'
PROJ: 50156581
DRAWN BY: WS
CHECKED BY: WPH

Drawing name: C:\Users\wsamuel\appdata\local\temp\AcPublish_18408\Twin Lakes Phase 7A_sursketch_Ponds.dwg Sheet 1 Pond 1 Nov 22, 2022 8:48am by wsamuel



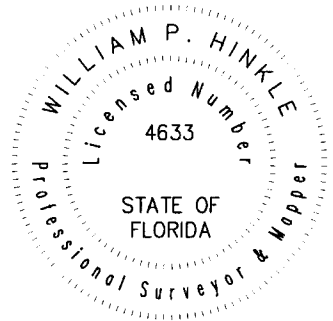
VICINITY MAP
(NOT TO SCALE)

LEGEND:

—	LINE BREAK
○	CHANGE OF DIRECTION
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
SF	SQUARE FEET
AC	ACRES
SEC	SECTION

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, LS 4633, ON 11/22/2022 PER FAC 5J-17.062(2).



WILLIAM P. HINKLE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 4633
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE

SHEET 1 OF 4

(SEE SHEET 2 FOR LEGAL OF DESCRIPTION
(SEE SHEET 3-4 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

TWIN LAKES PHASE 7A
POND #1

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

NARCOOSSEE LAND
VENTURE, LLC

DATE: 11/18/22
REV DATE:
SCALE: N/A

PROJ: 50156581
DRAWN BY: WS
CHECKED BY: WPH

Drawing name: C:\Users\wsamuel\appdata\local\temp\AcPublish_18408\Twin Lakes Phase 7A_sursketch_Ponds.dwg Sheet 2 Pond 1 Nov 22, 2022 8:48am by: wsamuel

LEGAL DESCRIPTION:

A PORTION OF TRACT FD-3, 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 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, 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 SOUTH 89°43'11" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 2642.23 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN SOUTH 89°33'33" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 1046.57 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°26'14" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 15.24 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 173.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°24'50", A CHORD BEARING OF SOUTH 80°21'21" EAST AND A CHORD DISTANCE OF 8.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 8.03 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 118.72 FEET TO THE POINT OF BEGINNING; THENCE S00°29'57"W, A DISTANCE OF 116.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1547.00 FEET, A CENTRAL ANGLE OF 23°12'21", A CHORD BEARING OF S11°06'13"E AND A CHORD DISTANCE OF 622.29 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 626.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1353.00 FEET, A CENTRAL ANGLE OF 13°16'52", A CHORD BEARING OF S16°03'58"E AND A CHORD DISTANCE OF 312.92 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 313.63 FEET TO THE END OF SAID CURVE; THENCE S80°04'59"W, A DISTANCE OF 43.83 FEET; THENCE N89°33'46"W, A DISTANCE OF 289.88 FEET; THENCE N00°26'14"E, A DISTANCE OF 400.00 FEET; THENCE N01°51'04"E, A DISTANCE OF 50.02 FEET; THENCE N03°49'14"W, A DISTANCE OF 66.41 FEET; THENCE N12°18'20"W, A DISTANCE OF 65.94 FEET; THENCE N20°47'26"W, A DISTANCE OF 66.41 FEET; THENCE N29°18'20"W, A DISTANCE OF 58.28 FEET; THENCE N21°15'35"W, A DISTANCE OF 46.67 FEET; THENCE N03°49'39"W, A DISTANCE OF 47.73 FEET; THENCE N00°26'14"E, A DISTANCE OF 250.00 FEET; THENCE S89°33'46"E, A DISTANCE OF 211.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 238,842 SQUARE FEET OR 5.48 ACRES MORE OR LESS.

SHEET 2 OF 4

(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

TWIN LAKES PHASE 7A
POND #1

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

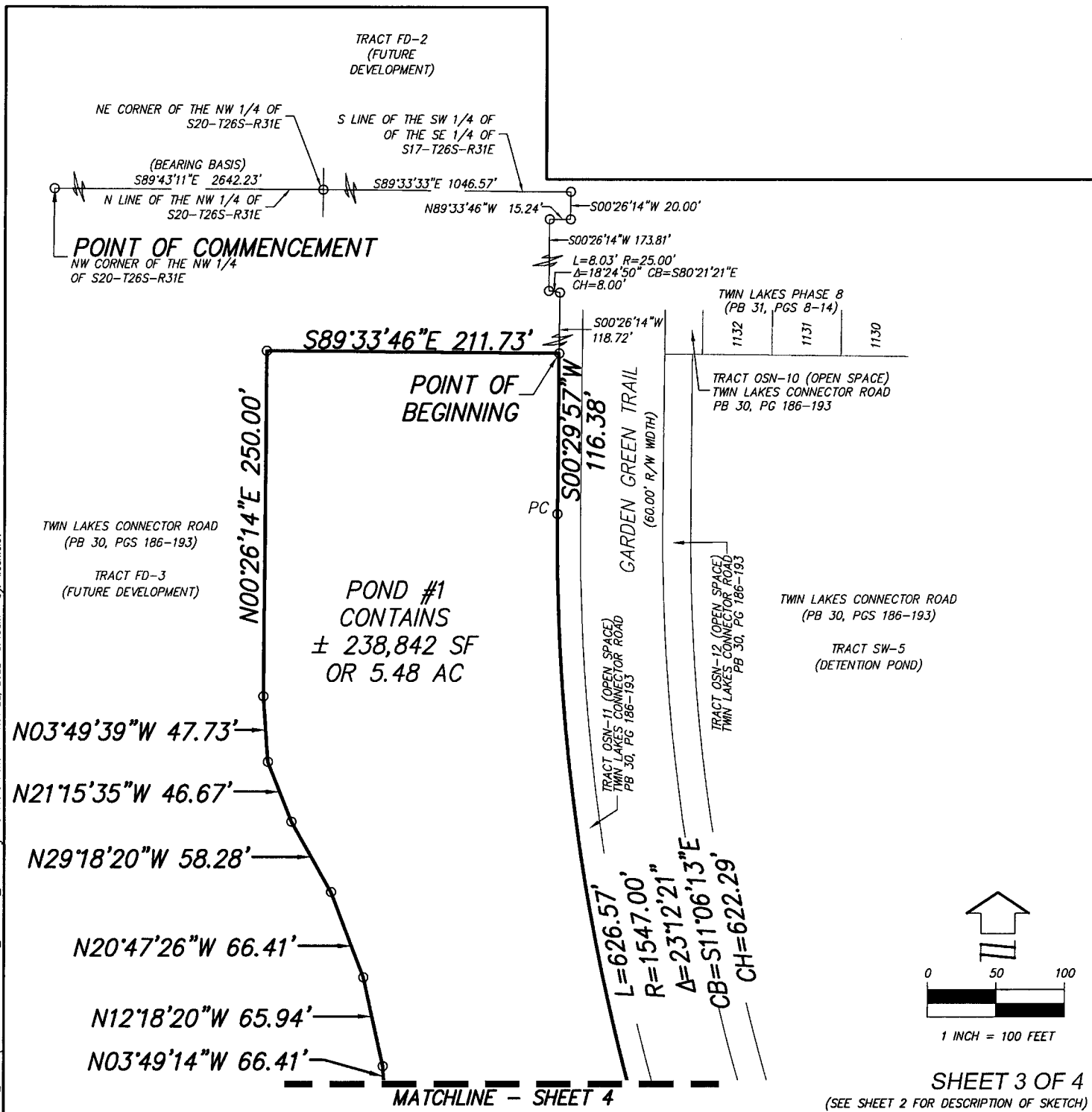
PREPARED FOR:

NARCOOSSEE LAND
VENTURE, LLC

DATE: 11/18/22
REV DATE:
SCALE: N/A

PROJ: 50156581
DRAWN BY: WS
CHECKED BY: WPH

Drawing name: C:\Users\wsamuel\appdata\local\temp\AcPublish_18408\Twin Lakes Phase 7A_sursketch_Ponds.dwg Sheet 3 of 4 Nov 22, 2022 8:48am by: wsamuel



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

TWIN LAKES PHASE 7A
POND #1

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

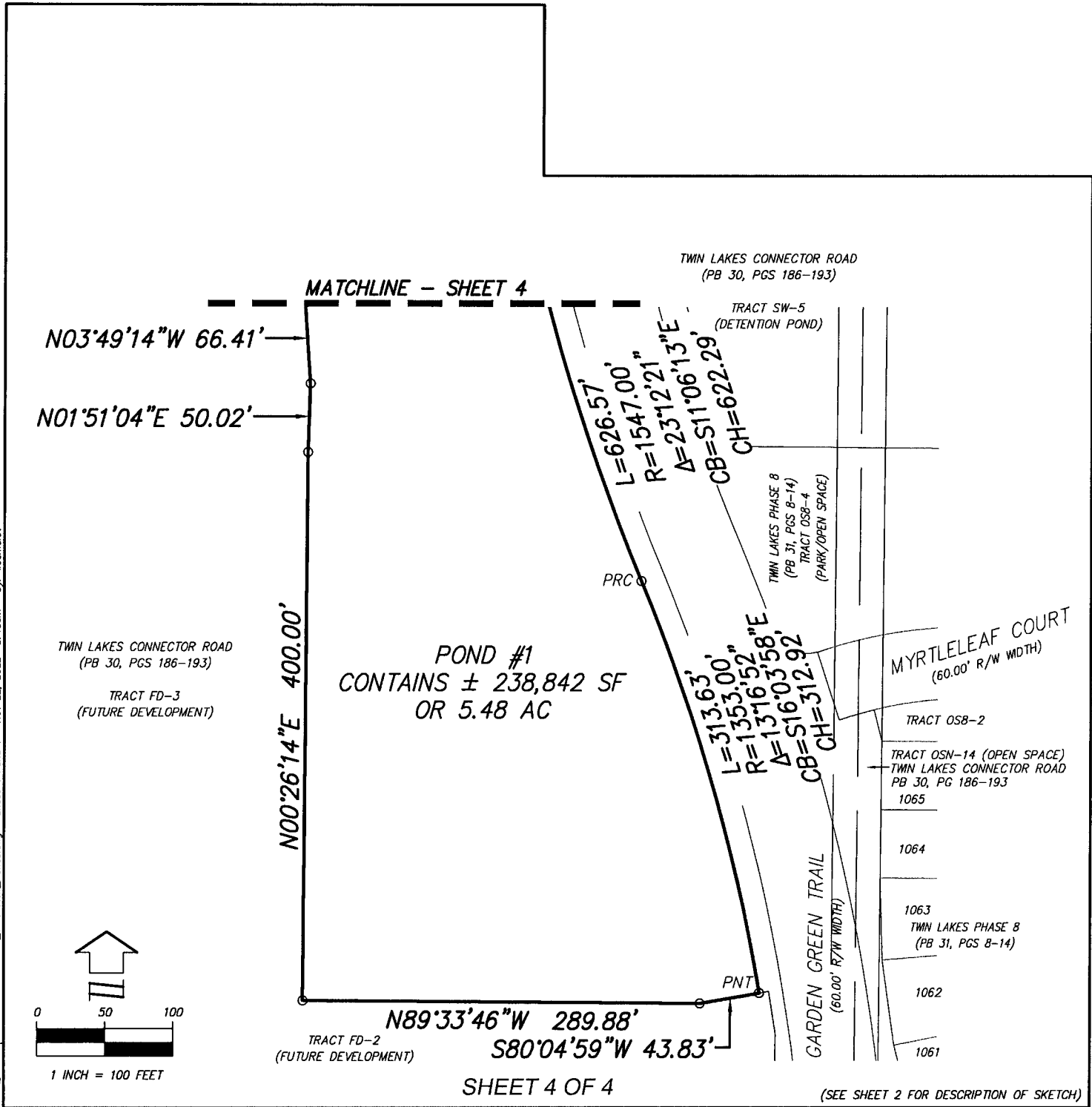
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

NARCOOSSEE LAND
VENTURE, LLC

DATE: 11/18/22
REV DATE:
SCALE 1" = 100'

PROJ: 50156581
DRAWN BY: WS
CHECKED BY: WPH



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

*TWIN LAKES PHASE 7A
POND #1*

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

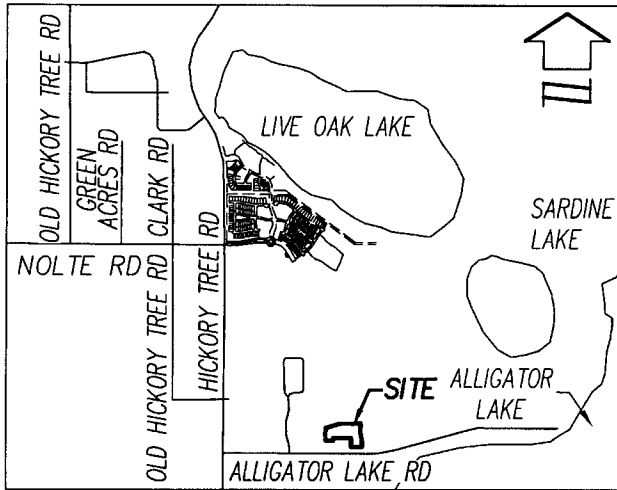
PREPARED FOR:

*NARCOOSSEE LAND
VENTURE, LLC*

DATE: 11/18/22
REV DATE:
SCALE 1" = 100'

PROJ: 50156581
DRAWN BY: WS
CHECKED BY: WPH

Drawing name: C:\Users\wsamalat\appdata\local\temp\AcPublish\184081\Twin Lakes Phase 7A_sursketch_Ponds.dwg Sheet 1 Pond 2 Nov 22, 2022 8:53am by: wsamalat



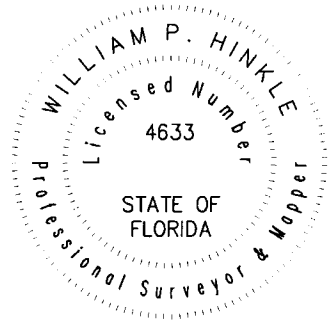
VICINITY MAP
(NOT TO SCALE)

LEGEND:

—	LINE BREAK
○	CHANGE OF DIRECTION
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
SF	SQUARE FEET
AC	ACRES
SEC	SECTION

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, LS 4633, ON 11/22/2022 PER FAC 5J-17.062(2).



WILLIAM P. HINKLE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 4633
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE

SHEET 1 OF 3

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**TWIN LAKES PHASE 7A
POND #2**

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND
VENTURE, LLC**

DATE: 11/18/22
REV DATE:
SCALE: N/A

PROJ: 50156581
DRAWN BY: WS
CHECKED BY: WPH

Drawing name: C:\Users\wsamola\appdata\local\temp\AcPublish_184081\Twin Lakes Phase 7A_sursketch_Ponds.dwg Sheet 2 Pond 2 Nov 22, 2022 8:53am by: wsamola

LEGAL DESCRIPTION:

A PORTION OF TRACT FD-3, 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 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, 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 SOUTH 89°43'11" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 2642.23 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE S00°26'14"W, ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 20, A DISTANCE OF 2087.50; THENCE DEPARTING SAID WEST LINE, RUN S89°33'46"E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE N77°27'37"E, A DISTANCE OF 72.19 FEET; THENCE N70°05'43"E, A DISTANCE OF 196.91 FEET; THENCE N89°29'07"E, A DISTANCE OF 352.01 FEET; THENCE N83°27'01"E, A DISTANCE OF 58.49 FEET; THENCE S00°26'14"W, A DISTANCE OF 172.00 FEET; THENCE S09°09'19"E, A DISTANCE OF 121.70 FEET; THENCE S27°08'04"E, A DISTANCE OF 21.58 FEET; THENCE S00°28'13"W, A DISTANCE OF 140.46 FEET; THENCE N89°31'47"W, A DISTANCE OF 60.00 FEET; THENCE N89°55'10"W, A DISTANCE OF 150.00 FEET; THENCE N00°28'13"E, A DISTANCE OF 170.00 FEET; THENCE N89°55'10"W, A DISTANCE OF 335.29 FEET; THENCE S00°26'14"W, A DISTANCE OF 50.00 FEET; THENCE N89°55'10"W, A DISTANCE OF 150.00 FEET; THENCE N00°26'14"E, A DISTANCE OF 237.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 213,746 SQUARE FEET OR 4.91 ACRES MORE OR LESS.

SHEET 2 OF 3

(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

TWIN LAKES PHASE 7A
POND #2

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

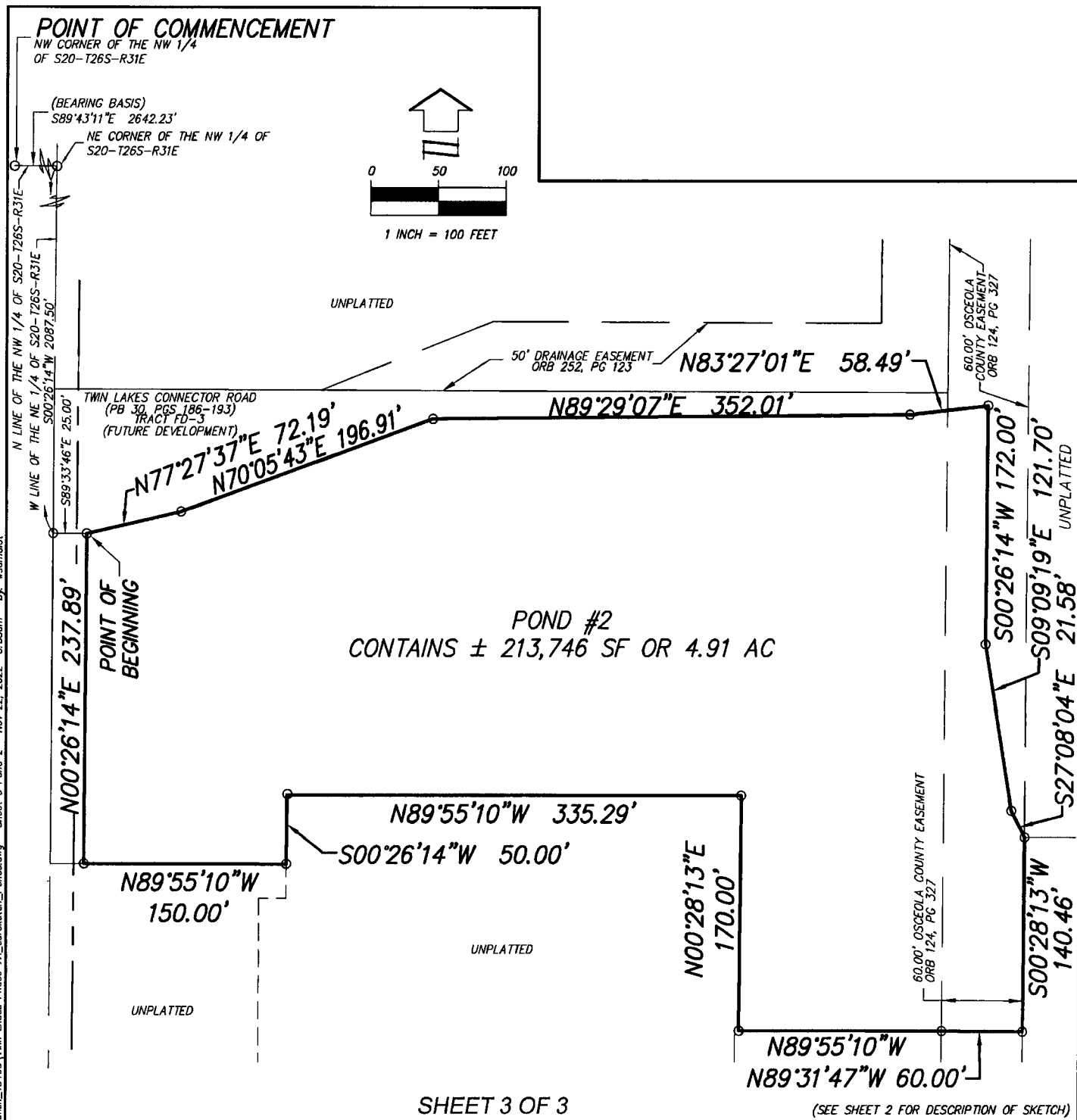
PREPARED FOR:

NARCOOSSEE LAND
VENTURE, LLC

DATE: 11/18/22
REV DATE:
SCALE: N/A

PROJ: 50156581
DRAWN BY: WS
CHECKED BY: WPH

Drawing name: C:\Users\wsamola\appdata\local\temp\AcPublish_18408\Twin Lakes Phase 7A_sursketch_Ponds.dwg Sheet 3 Pond 2 Nov 22, 2022 8:53am by wsamola



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

TWIN LAKES PHASE 7A
POND #2

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

NARCOOSSEE LAND
VENTURE, LLC

DATE: 11/18/22
REV DATE:
SCALE 1" = 100'

PROJ: 50156581
DRAWN BY: WS
CHECKED BY: WPH

SECTION VI

SECTION C

Live Oak Lake CDD

Field Management Report



April 5th, 2023
Clayton Smith
Assistant Field Manager
GMS

Completed

Landscape Items

- ✚ All planter pots had the new plants installed. Juniper will be making plant changes for free due to storm damage.
- ✚ Removed dead plants from the roundabout and will be trimming remaining plants to improve sightlines.
- ✚ Conducted review of the 3 new ponds with the landscaper to prepare to assume maintenance responsibilities.
- ✚ 2nd round of Medjool injections is complete.



Completed

Landscape Items cont.

- ✚ Irrigation running at 100%, and both liquid fertilization and pellet treatments have been conducted to recover the sod and plants from dormancy. Overall quality has significantly increased, and Juniper will be replacing sections that cannot be salvaged.
- ✚ Nolte viburnum hedge that was installed suffered due to lack of water. These have been fertilized, irrigation heads in the area have also been relocated to provide better coverage. Some plants will need to be replaced.
- ✚ Contract mulch has been completed.



InProgress

Roundabout Sightline Review

- Received proposals from Juniper to replace plants in the roundabout area for improved sightlines.
- Most areas have clear visibility and will not require changes.



In Progress

Midge Swarm Mitigation

- ✚ Conducted review of all ponds maintained by the CDD. Working with vendor for annual treatment cost options.
- ✚ Installed 3000 Gambusia and 1500 Ghost Shrimp in both ponds along Corina Dr.
- ✚ Recommend installing shoreline aquatic plants before any more fish are installed for their protection.



Site Items

Site items

- ✚ Fountain motor at amenity center needs to be replaced, and both fountains along Corina Dr need their lights replaced. Received proposals from Solitude for the repairs.
- ✚ 2 leaning light poles were reported to OUC and repaired.
- ✚ GMS staff conducted trash and debris cleanup of all ponds.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION 1



Live Oak Lake CDD

3-6-23

Attn: Mr. Clayton Smith

Re: 2023 contract amendment, 3 ponds addition

Hello Clayton,

It is a true pleasure to be a resource for you and we thank you for your business. We are looking at adding in those 3 new ponds to our regularly scheduled and completed maintenance services starting April 1st, 2023. This service comprises thirty-eight (38) visits annually while we are accomplishing mowing and maintenance in the other pond and bahia service areas, same scope of services, at \$570 per occurrence, for a total of \$21,660 annually or \$1,805 monthly. This letter serves as an amendment to our existing agreement to start services for these areas April 1st, 2023. The monthly billing amount will increase \$1,805 starting April 1st. Please let me know should you have any questions. Thank you Clayton.

Sincerely,

Mark Bradley
Branch Manager - South Orlando
Juniper Landscaping
689-245-6462

Approved and Accepted by:

_____/____/____
Signature Date

SECTION 2



Proposal

Proposal No.: 189259

Proposed Date: 11/18/22

PROPERTY:	FOR:
Live Oak Lake CDD - Maintenance Jill Burns Nolte Rd St. Cloud , FL	Round-a-bout on Nolte bed #1

ITEM	QTY	UOM	TOTAL
Plant Material			\$2,125.07
Maintenance Division Labor	12.00	HR	
Big Blue Liriope, 01 gallon - 01G	60.00	01g	
Pringles Podocarpus, 03 gallon - 03G	50.00	03g	
Mulch			\$108.64
Cocobrown Mulch, 03CF bag - 03CF	14.00	03CF	
Enhancement Irrigation			\$197.86
Irrigation Repairs and Upgrades	1.00	HR	
Misc Irrigation Parts	4.00	EA	
Fuel Surcharge 3.9%			\$39.00
Fuel Surcharge	1000.00	EA	
Total:			\$2,470.57

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

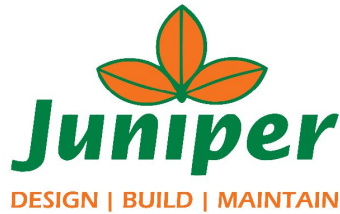
Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

SECTION 3



Proposal

Proposal No.: 189260

Proposed Date: 11/29/22

PROPERTY:	FOR:
Live Oak Lake CDD - Maintenance Jill Burns Nolte Rd St. Cloud , FL	Nolte Rd round a bout bed #2

ITEM	QTY	UOM	TOTAL
Plant Material			\$1,664.39
Maintenance Division Labor	10.00	HR	
Pringles Podocarpus, 03 gallon - 03G	30.00	03g	
Emerald Green Goddess, Liriope, 01 gallon - 01G	60.00	01g	
Mulch			\$246.60
Cocobrown Mulch, 03CF bag - 03CF	30.00	03CF	
Enhancement Irrigation			\$145.71
Irrigation Repairs and Upgrades	2.00	HR	
Misc Irrigation Parts	1.00	EA	
Fuel Surcharge 3.9%			\$39.00
Fuel Surcharge	1000.00	EA	
Total:			\$2,095.70

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date

SECTION 4



Proposal

Proposal No.: 203101

Proposed Date: 02/20/23

PROPERTY:	FOR:
Live Oak Lake CDD - Maintenance Jill Burns Nolte Rd St. Cloud , FL	Round-a-bout Nolte Rd small bed

ITEM	QTY	UOM	TOTAL
Plant Material			\$1,494.51
Maintenance Division Labor	8.00	HR	
Emerald Green Goddess, Liriope, 01 gallon - 01G	30.00	01g	
Pringles Podocarpus, 03 gallon - 03G	25.00	03g	
False Agave, 15 gallon - 15G	1.00	15g	
Enhancement Irrigation			\$288.57
Irrigation Repairs and Upgrades	2.00	HR	
Misc Irrigation Parts	5.00	EA	
Total:			\$1,783.08

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

SECTION 5



Proposal

Proposal No.: 198996

Proposed Date: 02/22/23

PROPERTY:	FOR:
Live Oak Lake CDD - Maintenance Jill Burns Nolte Rd St. Cloud , FL	Live Oak CDD center island round-a-bout Nolte Rd

ITEM	QTY	UOM	TOTAL
Plant Material			\$3,641.00
Maintenance Division Labor	15.00	HR	
Dwarf Ixora, 03 gallon - 03G	80.00	03g	
Pringles Podocarpus, 03 gallon - 03G	80.00	03g	
Mulch			\$266.40
Cocobrown Mulch, 03CF bag - 03CF	30.00	03CF	
Enhancement Irrigation			\$307.86
Irrigation Repairs and Upgrades	3.00	HR	
Misc Irrigation Parts	4.00	EA	
Total:			\$4,215.26

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

SECTION 6



Property Name Live Oak Lake CDD

Fountain #2

Jarett Wright

Created Date 2/2/2023

Quote Number 00001435

Prepared By GREGORY BAXTER

Email gbaxter@solitudelake.com

Product		Quantity	Sales Price	Total Price
Freight	Lights to Factory	1.00	\$75.00	\$75.00
General Cost	Lights to Factory for Repair	1.00	\$810.00	\$810.00
General Cost	Power Cable	1.00	\$326.70	\$326.70
General Cost	Epoxy Splice	1.00	\$65.00	\$65.00
General Cost	Shipping for Power Cable	1.00	\$35.00	\$35.00

Taxes may be applicable

Total Price \$1,311.70

Quote Acceptance Information

Signature _____

Name _____

Title _____

Date _____

SECTION 7



Property Name Live Oak Lake CDD
Jarett Wright
JWright@gmscfl.com

Created Date	1/31/2023
Quote Number	00001414

Prepared By GREGORY BAXTER
Email gbaxter@solitudelake.com

Product	Quantity	Sales Price	Total Price
Freight	1.00	\$75.00	\$75.00
Labor Fee	2.00	\$107.00	\$214.00
LED 3-9 Watt Light Set w/200' cable (19 Watt)	1.00	\$2,570.25	\$2,570.25
Service Fee	1.00	\$82.00	\$82.00

The lights have a 3 year manufacturer warranty.

Taxes may be applicable	Total Price	\$2,941.25
-------------------------	-------------	------------

Quote Acceptance Information

Signature _____

Name _____

Title _____

Date _____

SECTION 8



Property Name Live Oak Lake CDD
 Fountain #5
 Jarett Wright
 JWright@gmscfl.com

Prepared By GREGORY BAXTER

Email gbaxter@solitudelake.com

Created Date 2/2/2023

Quote Number 00001413

Revised Quote

Product	Quantity	Sales Price	Total Price
5.1 J, 240V, No Float, No Control Panel, 3'Cord Replacement Motor	1.00	\$5,402.70	\$5,402.70
Freight for Motor and Lights	1.00	\$150.00	\$150.00
Freight for Power Cable	1.00	\$60.00	\$60.00
General Cost Lights to Factory for Repair	1.00	\$810.00	\$810.00
General Cost 8 gauge - 200' Power Cable	1.00	\$723.60	\$723.60
General Cost Epoxy Splice	1.00	\$95.00	\$95.00
Labor Fee	8.00	\$107.00	\$856.00
Service Fee	1.00	\$82.00	\$82.00

The motor has a 5 year manufacturer warranty.

Taxes may be applicable

Total Price \$8,179.30

Quote Acceptance Information

Signature _____

Name _____

Title _____

Date _____

SECTION D

SECTION 1

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

April 5, 2023

GENERAL FUND

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
1/5/2022	319	\$43.63
1/6/2023	320-327	\$833,047.81
1/24/2023	328-336	\$39,058.59
2/15/2023	337-346	\$55,287.52
3/14/2023	347-357	\$45,074.51
Total		<u><u>\$972,512.06</u></u>

AP300R
*** CHECK NOS. 000319-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LIVE OAK LAKES-GENERAL FUND
BANK B LOL-GENERAL FUND

RUN 3/28/23

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/05/23	00035	12/12/22 02232634	202212 320-53800-43000	SERVICE THRU 12/12/2022	*	43.63	
							43.63 000319
ORLANDO UTILITIES COMMISSION							
1/06/23	00010	12/27/22 79909369	202212 310-51300-42000	DELIVERIES THRU 12/16/22	*	44.64	
							44.64 000320
FEDEX							
1/06/23	00001	11/30/22 52	202211 320-53800-46000	MAINT-11/22 TRAFFIC SIGNS	*	332.34	
							332.34 000321
GMS-CENTRAL FLORIDA, LLC							
1/06/23	00014	1/01/23 21004	202301 310-51300-35101	WEBISTE SVCS-01/2023	*	388.13	
							388.13 000322
INNERSYNC							
1/06/23	00030	1/02/23 27708	202301 320-53800-35000	MGMT FEES-01/2023	*	500.00	
							500.00 000323
IRRIGATION MANAGEMENT CONSULTING							
1/06/23	00024	12/20/22 192164	202212 320-53800-46205	SVCS-12/22	*	843.76	
		12/26/22 193302	202212 320-53800-35001	SVCS-12/22	*	764.28	
							1,608.04 000324
JUNIPER LANDSCAPING OF FLORIDA, LLC							
1/06/23	00033	12/22/22 3156609	202211 310-51300-31500	SVCS-11/22	*	1,251.14	
							1,251.14 000325
KUTAK ROCK LLP							
1/06/23	00039	1/06/23 01062023	202301 300-20700-10000	TXFER OF TAX RECEIPTS	*	27,571.26	
							27,571.26 000326
LIVE OAK LAKE CDD							
1/06/23	00004	1/06/23 01062023	202301 300-20700-10000	TXFER OF TAX RECEIPTS	*	803,759.43	
		1/06/23 01062023	202301 300-20700-10000	TXFER OF TAX RECEIPTS	*	2,407.17-	
							801,352.26 000327
LIVE OAK LAKE CDD							
1/24/23	00040	9/30/22 1	202211 310-51300-31300	AMORT SCHEDULE 11/1/2022	*	100.00	
							100.00 000328
DISCLOSURE SERVICES LLC							
1/24/23	00010	1/17/23 80098988	202301 310-51300-42000	DELIVERIES THRU 01/17/23	*	81.77	
							81.77 000329
FEDEX							
LOKS LIVE OAK LAKES SHENNING							

AP300R
*** CHECK NOS. 000319-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LIVE OAK LAKES-GENERAL FUND
BANK B LOL-GENERAL FUND

RUN 3/28/23

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/24/23	00001	1/01/23 53	202301 310-51300-34000		*	3,062.50	
		JAN 23	MGMT FEES				
1/01/23		53	202301 310-51300-31300		*	416.67	
		JAN 23	DISSEMINATION				
1/01/23		53	202301 310-51300-51000		*	.24	
			OFFICE SUPPLIES				
1/01/23		53	202301 310-51300-42000		*	4.56	
			POSTAGE				
1/01/23		53	202301 310-51300-42500		*	6.00	
			COPIES				
1/01/23		54	202301 320-53800-34000		*	1,250.00	
		JAN 23	FIELD MGMT FEES				
1/01/23		54	202301 320-53800-46000		*	19.67	
			MAINTENANCE MATERIALS				
				GMS-CENTRAL FLORIDA, LLC			4,759.64 000330
1/24/23	00024	1/01/23 195054	202301 320-53800-46200		*	21,927.92	
		JAN 23	LANDSCAPE MAINT.				
1/24/23		196239	202301 320-53800-46205		*	2,098.14	
			PLANT MATERIAL/IRRIGATION				
				JUNIPER LANDSCAPING OF FLORIDA, LLC			24,026.06 000331
1/24/23	00033	1/18/23 3168544	202212 310-51300-31500		*	570.00	
			LEGAL FEES THRU 12/31/22				
1/18/23		3168545	202212 310-51300-31500		*	831.50	
			LEGAL FEES THRU 12/31/22				
				KUTAK ROCK LLP			1,401.50 000332
1/24/23	00019	12/14/22 9B727754	202212 310-51300-48000		*	65.34	
			LEGAL AD NOTICE				
				OSCEOLA NEWS GAZETTE			65.34 000333
1/24/23	00032	1/05/23 PSI-3859	202301 320-53800-46800		*	1,474.00	
		JAN 23	LAKE MAINTENANCE				
1/05/23		PSI-3867	202301 320-53800-46800		*	1,908.00	
		JAN 23	LAKE MAINTENANCE				
				SOLITUDE LAKE MANAGEMENT			3,382.00 000334
1/24/23	00037	12/21/22 62619-12	202212 320-53800-43100		*	3,373.39	
			SERVICE THRU 12/12/2022				
				TOHO WATER AUTHORITY			3,373.39 000335
1/24/23	00037	12/21/22 62746-12	202212 320-53800-43100		*	1,868.89	
			SERVICE THRU 12/12/2022				
				TOHO WATER AUTHORITY			1,868.89 000336
				LOKS LIVE OAK LAKES SHENNING			

AP300R
*** CHECK NOS. 000319-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LIVE OAK LAKES-GENERAL FUND
BANK B LOL-GENERAL FUND

RUN 3/28/23

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/15/23	00041	1/10/23 10457	202301 300-13100-10000		*	16,564.00	
			MAINTENANCE BOND				
		1/10/23 10457	202301 320-56400-45000		*	16,564.00	
			MAINTENANCE BOND				
		1/10/23 10457	202301 300-20700-10000		*	16,564.00-	
			MAINTENANCE BOND				
				DBL SURETY, LLC			16,564.00 000337
2/15/23	00006	1/23/23 2228498	202212 310-51300-31100		*	382.50	
			SERVICE THRU 12/30/2022				
				DEWBERRY ENGINEERS INC.			382.50 000338
2/15/23	00010	1/31/23 80243633	202301 310-51300-42000		*	90.54	
			DELIVERIES THRU 1/31/2023				
				FEDEX			90.54 000339
2/15/23	00001	2/01/23 55	202302 310-51300-34000		*	3,062.50	
			FEB 23 MGMT FEES				
		2/01/23 55	202302 310-51300-31300		*	416.67	
			FEB 23 DISSEMINATION				
		2/01/23 55	202302 310-51300-51000		*	.45	
			FEB 23 OFFICE SUPPLIES				
		2/01/23 55	202302 310-51300-42000		*	9.00	
			FEB 23 POSTAGE				
		2/01/23 55	202302 310-51300-42500		*	.15	
			FEB 23 COPIES				
		2/01/23 56	202302 320-53800-34000		*	1,250.00	
			FEB 23 FIELD MGMT FEES				
				GMS-CENTRAL FLORIDA, LLC			4,738.77 000340
2/15/23	00030	2/03/23 27717-6	202302 320-53800-35000		*	500.00	
			IRR MGMT FEES				
				IRRIGATION MANAGEMENT CONSULTING			500.00 000341
2/15/23	00024	1/27/23 197208	202301 320-53800-46205		*	2,170.31	
			ADD TREE ON NOLTE ROAD				
		2/01/23 199021	202302 320-53800-46200		*	21,927.92	
			FEB 23 LANDSCAPE MAINT.				
				JUNIPER LANDSCAPING OF FLORIDA, LLC			24,098.23 000342
2/15/23	00032	2/01/23 PSI-4669	202302 320-53800-46800		*	1,908.00	
			FEB 23 LAKE MAINTENANCE				
		2/01/23 PSI-4803	202302 320-53800-46810		*	800.00	
			FEB 23 FOUNTAIN MAINT.				
		2/01/23 PSI-5090	202302 320-53800-46800		*	1,474.00	
			FEB 23 LAKE MAINTENANCE				
				SOLITUDE LAKE MANAGEMENT			4,182.00 000343
				LOKS LIVE OAK LAKES SHENNING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/15/23	00037	1/19/23 62619-01 SERVICE	202301 320-53800-43100 THRU 01/12/2023	TOHO WATER AUTHORITY	*	2,193.39	2,193.39 000344
2/15/23	00037	1/19/23 62746-01 SERVICE	202301 320-53800-43100 THRU 01/12/2023	TOHO WATER AUTHORITY	*	2,494.29	2,494.29 000345
2/15/23	00035	1/12/23 02232634 SERVICE	202301 320-53800-43000 THRU 01/12/2023	ORLANDO UTILITIES COMMISSION	*	43.80	43.80 000346
3/14/23	00035	2/10/23 02232634 SERVICE	202302 320-53800-43000 THRU 02/10/2023	ORLANDO UTILITIES COMMISSION	*	43.64	43.64 000347
3/14/23	00037	2/15/23 62619-02 SERVICE	202302 320-53800-43100 THRU 02/10/2023	TOHO WATER AUTHORITY	*	3,090.19	3,090.19 000348
3/14/23	00037	2/15/23 62746-02 SEERVICE	202302 320-53800-43100 THRU 02/10/2023	TOHO WATER AUTHORITY	*	2,688.99	2,688.99 000349
3/15/23	00006	2/10/23 2241220 SVCS-01/23	202301 310-51300-31100	DEWBERRY ENGINEERS INC.	*	892.50	892.50 000350
3/15/23	00010	2/21/23 80456705 DELIVERIES	202302 310-51300-42000 THRU 02/15/23		*	45.37	
		2/28/23 80531224 DELIVERIES	202302 310-51300-42000 THRU 02/21/23		*	26.24	
				FEDEX			71.61 000351
3/15/23	00001	3/01/23 57 MGMT FEES-03/23	202303 310-51300-34000		*	3,062.50	
		3/01/23 57 DISSEMINATION AGT SVCS	202303 310-51300-31300		*	416.67	
		3/01/23 57 OFFICE SUPPLIES	202303 310-51300-51000		*	.21	
		3/01/23 57 POSTAGE	202303 310-51300-42000		*	4.20	
		3/01/23 58 FIELD MGMT-03/23	202303 320-53800-34000		*	1,250.00	
				GMS-CENTRAL FLORIDA, LLC			4,733.58 000352

LOKS LIVE OAK LAKES SHENNING

AP300R
*** CHECK NOS. 000319-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LIVE OAK LAKES-GENERAL FUND
BANK B LOL-GENERAL FUND

RUN 3/28/23

PAGE 5

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/15/23	00030	3/02/23 27717-19	202303 320-53800-35000	IRRI MGMT FEES-03/23	*	500.00	
							500.00 000353
IRRIGATION MANAGEMENT CONSULTING							
3/15/23	00024	2/28/23 202046	202302 320-53800-46205	SVCS-02/23 PLANT REPLACEM	*	770.00	
		3/01/23 203798	202303 320-53800-46200	MAINT-03/23	*	21,927.92	
JUNIPER LANDSCAPING OF FLORIDA, LLC							22,697.92 000354
3/15/23	00033	2/20/23 3182043	202301 310-51300-31500	SVCS-01/23	*	1,359.45	
		2/20/23 3182044	202301 310-51300-31500	SVCS-01/23	*	1,574.00	
KUTAK ROCK LLP							2,933.45 000355
3/15/23	00032	3/01/23 PSI55702	202303 320-53800-46800	MAINT-03/23	*	1,908.00	
		3/02/23 PSI57887	202303 320-53800-46800	MAINT-03/23	*	1,474.00	
SOLITUDE LAKE MANAGEMENT							3,382.00 000356
3/15/23	00005	11/25/22 6742600	202211 310-51300-32300	TRUSTEE FEES	*	4,040.63	
US BANK							4,040.63 000357
TOTAL FOR BANK B						972,512.06	
TOTAL FOR REGISTER						972,512.06	

LOKS LIVE OAK LAKES SHENNING

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

ASSESSMENTS - TAX COLLECTOR

							\$322,953.76	\$1,015,950.00	\$34,850.00	\$1,373,753.76
							FY 2023	FY 2023	FY 2023	TOTAL
							-.36300.10000	-.36300.10000	-.36300.10000	
							23.51%	73.95%	2.54%	100.00%
							O&M Portion	16 DSF Portion	20 DSF Portion	Total
11/18/22	INSTALLMENTS	\$5,435.16	\$285.34	\$103.00	\$0.00	\$5,046.82	\$1,186.45	\$3,732.34	\$128.03	\$5,046.82
11/22/22	CURRENT DISTRIBUTION	\$139,265.79	\$5,570.67	\$2,673.90	\$0.00	\$131,021.22	\$30,801.59	\$96,895.83	\$3,323.80	\$131,021.22
12/07/22	CURRENT DISTRIBUTION	\$1,093,004.25	\$43,720.35	\$20,985.68	\$0.00	\$1,028,298.22	\$241,741.12	\$760,470.77	\$26,086.33	\$1,028,298.22
12/22/22	CURRENT DISTRIBUTION	\$62,138.69	\$2,409.78	\$1,194.57	\$0.00	\$58,534.34	\$13,760.75	\$43,288.66	\$1,484.93	\$58,534.34
01/07/23	INSTALLMENTS	\$3,043.14	\$91.30	\$59.04	\$0.00	\$2,892.80	\$680.06	\$2,139.35	\$73.39	\$2,892.80
01/07/23	CURRENT DISTRIBUTION	\$24,237.92	\$740.81	\$469.94	\$0.00	\$23,027.17	\$5,413.42	\$17,029.58	\$584.16	\$23,027.17
01/24/23	INTEREST	\$0.00	\$0.00	\$0.00	\$835.14	\$835.14	\$196.33	\$617.62	\$21.19	\$835.14
02/08/23	CURRENT DISTRIBUTION	\$19,367.50	\$441.94	\$378.52	\$0.00	\$18,547.04	\$4,360.20	\$13,716.33	\$470.51	\$18,547.04
TOTAL							\$298,139.93	\$937,890.49	\$32,172.33	\$1,268,202.75

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$322,953.76	23.5089%	\$298,139.93	(\$298,139.93)	(\$298,139.93)	\$0.00
2016 DEBT SERVICE FUND	\$1,015,950.00	73.9543%	\$937,890.49	(\$937,890.49)	\$0.00	\$937,890.49
2020 DEBT SERVICE FUND	\$34,850.00	2.5368%	\$32,172.33	(\$32,172.33)	\$0.00	\$32,172.33
TOTAL	\$1,373,753.76	100.00%	\$1,268,202.75	(\$1,268,202.75)	(\$298,139.93)	\$970,062.82

**GROSS
98.02%**

ASSESSMENTS-DIRECT

					\$163,142.70	\$957,178.50	\$1,120,321.20
					FY 2023	FY2023	TOTAL
					-.36300.10100	-.36300.10100	
					14.56%	85.44%	
DUE DATE	DATE	BILLED AMOUNT	AMOUNT RECEIVED	NET RECEIPTS	O&M	20 DSF Portion	Total
10/1/22	10/5/22	\$55,468.52	\$55,468.52	\$55,468.52	\$55,468.52	\$0.00	\$55,468.52
1/1/23	1/24/23	\$53,837.09	\$53,837.09	\$53,837.09	\$53,837.09	\$0.00	\$53,837.09
3/1/23		\$53,837.09		\$0.00			\$0.00
4/1/23		\$644,268.75		\$0.00			\$0.00
10/1/23		\$312,909.75		\$0.00			\$0.00
TOTAL					\$109,305.61	\$0.00	\$109,305.61

ASSESSMENTS COMBINED

	NET AMOUNT ASSESSED	TAX COLLECTOR RECEIVED	DIRECT RECEIVED	TOTAL COLLECTED	NET PERCENTAGE COLLECTED
O & M	\$466,719.23	\$298,139.93	\$109,305.61	\$407,445.54	87.30%
DEBT SERVICE	\$1,912,171.50	\$937,890.49	\$0.00	\$937,890.49	49.05%
TOTAL	\$2,378,890.73	\$1,236,030.42	\$109,305.61	\$1,345,336.03	

SECTION 2

LIVE OAK LAKE

Community Development District

Unaudited Financial Statements

as of

February 28, 2023

Board of Supervisors Meeting

April 5, 2023

TABLE OF CONTENTS

I.	Financial Statements - February 28, 2023
II.	Construction Reconciliation Schedule - February 28, 2023
III.	Check Run Summary- April 05, 2023
IV.	Special Assessment Report - February 28, 2023

LIVE OAK LAKE

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

February 28, 2023

	Major Funds				Total
	General	Impact Fee Fund	Debt Service Fund	Capital Project Fund	Governmental Funds
ASSETS:					
Cash - Valley 2860	\$566,914	---	---	---	\$566,914
Cash - Suntrust	---	\$111,834	---	---	\$111,834
Due From Other Funds	\$77,828	---	\$44,820	---	\$122,648
Investment - Bank United	\$17,179	---	---	---	\$17,179
Investments - Series 2016:					
Reserve A	---	---	\$956,288	---	\$956,288
Revenue A	---	---	\$1,013,578	---	\$1,013,578
Construction	---	---	---	\$255	\$255
Investments - Series 2020:					
Reserve A	---	---	\$989,553	---	\$989,553
Revenue A	---	---	\$51,555	---	\$51,555
Construction	---	---	---	\$89	\$89
Utility Deposits	\$480	---	---	---	\$480
Total Assets	\$662,400	\$111,834	\$3,055,794	\$344	\$3,830,371
LIABILITIES:					
Accounts Payable	\$14,746	---	---	---	\$14,746
Due to Other Funds	\$44,820	\$22,359	\$55,469	---	\$122,648
Total Liabilities	\$59,567	\$22,359	\$55,469	\$0	\$137,394
FUND BALANCES:					
Nonspendable:					
Prepaid items	\$480	---	---	---	\$480
Restricted for:					
Debt Service	---	---	\$3,000,325	---	\$3,000,325
Impact Fee	---	\$89,475	---	---	\$89,475
Capital Projects	---	---	---	\$344	\$344
Assigned	\$35,000	---	---	---	\$35,000
Unassigned	\$567,353	---	---	---	\$567,353
Total Fund Balances	\$602,833	\$89,475	\$3,000,325	\$344	\$3,692,977
TOTAL LIABILITIES AND FUND BALANCES	\$662,400	\$111,834	\$3,055,794	\$344	\$3,830,371

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending February 28, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/23	ACTUAL THRU 02/28/23	VARIANCE
<u>REVENUES:</u>				
Assessments - Tax Collector ⁽¹⁾	\$303,577	\$298,140	\$298,140	\$0
Assessments - Off Roll	\$163,143	\$109,306	\$109,306	\$0
Contributions	\$84,552	\$35,230	\$0	(\$35,230)
Interest Income	\$0	\$0	\$11	\$11
TOTAL REVENUES	\$551,272	\$442,676	\$407,456	(\$35,220)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$9,600	\$4,000	\$600	\$3,400
FICA Expense	\$734	\$306	\$46	\$260
Engineering	\$15,000	\$6,250	\$1,675	\$4,575
Dissemination	\$5,000	\$2,083	\$2,183	(\$100)
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Property Appraiser	\$576	\$240	\$0	\$240
Arbitrage	\$1,100	\$600	\$600	\$0
Attorney	\$30,000	\$12,500	\$9,408	\$3,092
Annual Audit	\$5,700	\$2,375	\$0	\$2,375
Trustee Fees	\$8,500	\$8,500	\$8,081	\$419
Management Fees	\$36,750	\$15,313	\$15,313	\$0
Postage	\$1,450	\$604	\$689	(\$85)
Printing & Binding	\$250	\$104	\$62	\$43
Insurance	\$6,114	\$6,114	\$5,842	\$272
Legal Advertising	\$2,500	\$1,042	\$262	\$780
Other Current Charges	\$750	\$313	\$68	\$245
Office Supplies	\$150	\$63	\$2	\$60
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Hosting/Compliance	\$1,553	\$647	\$776	(\$129)
TOTAL ADMINISTRATIVE	\$130,902	\$66,228	\$50,782	\$15,445
<u>FIELD:</u>				
Field Management	\$15,000	\$6,250	\$6,250	\$0
Property Insurance	\$5,000	\$2,083	\$0	\$2,083
Aquatic Control	\$21,226	\$8,844	\$11,186	(\$2,342)
Mitigation Maintenance	\$13,000	\$5,417	\$519	\$4,898
Contingency	\$5,000	\$2,083	\$1,013	\$1,070
Landscape Maintenance	\$264,000	\$110,000	\$109,640	\$360
Landscaping Replacements	\$75,000	\$31,250	\$11,526	\$19,724
Pond Fountain Maintenance	\$5,000	\$2,083	\$3,158	(\$1,075)
Irrigation Consultant Services	\$6,000	\$2,500	\$2,500	\$0
Irrigation Repairs	\$20,000	\$8,333	\$764	\$7,569
Pressure Wash Cleaning	\$13,660	\$5,692	\$0	\$5,692
Electricity-Street Lights	\$43,611	\$18,171	\$218	\$17,953
Water-Irrigation	\$60,991	\$25,413	\$22,565	\$2,848
Capital Outlay	\$0	\$0	\$0	\$0
Capital Reserve	\$18,250	\$7,604	\$0	\$7,604
TOTAL FIELD	\$565,737	\$235,724	\$169,339	\$66,385
TOTAL EXPENDITURES	\$696,639	\$301,951	\$220,121	\$81,830
Excess (deficiency) of revenues over (under) expenditures	(\$145,367)	\$140,724	\$187,335	\$46,611
Net change in fund balance	(\$145,367)	\$140,724	\$187,335	\$46,611
FUND BALANCE - Beginning	\$145,367		\$415,499	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$602,833</u>	

⁽¹⁾ Represents gross amount collected.

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
IMPACT FEE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending February 28, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/23	ACTUAL THRU 02/28/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$0	\$0
Impact Fees	\$0	\$0	\$54,864	\$54,864
TOTAL REVENUES	\$0	\$0	\$54,864	\$54,864
<u>EXPENDITURES:</u>				
Stormwater	\$0	\$0	\$528,097	(\$528,097)
TOTAL EXPENDITURES	\$0	\$0	\$528,097	(\$528,097)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	(\$473,234)	(\$473,234)
Net change in fund balance	\$0	\$0	(\$473,234)	(\$473,234)
FUND BALANCE - Beginning	\$0		\$562,708	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$89,475</u>	

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016
DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending February 28, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/23	ACTUAL THRU 02/28/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$11,740	\$11,740
Assessments - On Roll	\$956,239	\$937,890	\$937,890	\$0
TOTAL REVENUES	<u>\$956,239</u>	<u>\$937,890</u>	<u>\$949,631</u>	<u>\$11,740</u>
<u>EXPENDITURES:</u>				
<u>Series 2016</u>				
Interest - 11/1	\$324,188	\$324,188	\$324,188	\$0
Interest - 05/1	\$324,188	\$0	\$0	\$0
Principal - 05/01	\$315,000	\$0	\$0	\$0
Special Call - 11/1	\$20,000	\$20,000	\$20,000	\$0
TOTAL EXPENDITURES	<u>\$983,375</u>	<u>\$344,188</u>	<u>\$344,188</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$27,137)</u>	<u>\$593,703</u>	<u>\$605,443</u>	<u>\$11,740</u>
Net change in fund balance	<u>(\$27,137)</u>	<u>\$593,703</u>	<u>\$605,443</u>	<u>\$11,740</u>
FUND BALANCE - Beginning	\$390,493		\$1,352,625	
FUND BALANCE - Ending	<u>\$363,356</u>		<u>\$1,958,068</u>	

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020
DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending February 28, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/23	ACTUAL THRU 02/28/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$75	\$31	\$11,994	\$11,962
Assessments - On Roll	\$32,759	\$32,172	\$32,172	\$0
Assessments - Direct	\$957,179	\$0	\$0	\$0
Assessments - Discounts	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$990,013</u>	<u>\$32,204</u>	<u>\$44,166</u>	<u>\$11,962</u>
<u>EXPENDITURES:</u>				
<u>Series 2020</u>				
Interest - 11/1	\$349,269	\$349,269	\$349,269	\$0
Interest - 05/1	\$349,269	\$0	\$0	\$0
Principal - 05/01	\$295,000	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$993,538</u>	<u>\$349,269</u>	<u>\$349,269</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$3,525)</u>	<u>(\$317,065)</u>	<u>(\$305,103)</u>	<u>\$11,962</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$1	\$1
TOTAL OTHER FINANCING SOURCES/(USES)	<u>\$0</u>	<u>\$0</u>	<u>\$1</u>	<u>\$1</u>
Net change in fund balance	<u>(\$3,525)</u>	<u>(\$317,065)</u>	<u>(\$305,102)</u>	<u>\$11,964</u>
FUND BALANCE - Beginning	\$352,618		\$1,347,359	
FUND BALANCE - Ending	<u>\$349,093</u>		<u>\$1,042,258</u>	

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2023

Series 2016, Capital Improvement Revenue Bonds		
Interest Rate:	4.50%	
Maturity Date:	5/1/36	\$5,960,000.00
Interest Rate:	4.625%	
Maturity Date:	5/1/47	\$8,220,000.00
Reserve Fund Requirement:	Maximum Annual Debt Assessments	
Bonds outstanding - 9/30/2022		\$14,180,000.00
Less:	May 1, 2023 (Mandatory)	\$0.00
Less:	November 1, 2022 (Special Call)	(\$20,000.00)
Current Bonds Outstanding		\$14,160,000.00
Series 2020, Capital Improvement Revenue Bonds		
Interest Rate:	3.125%	
Maturity Date:	5/1/25	\$910,000.00
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
Reserve Fund Requirement:	Maximum Annual Debt Assessments	
Bonds outstanding - 9/30/2022		\$15,990,000.00
Less:	May 1, 2023 (Mandatory)	\$0.00
Current Bonds Outstanding		\$15,990,000.00
Total Current Bonds Outstanding		\$30,150,000.00

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending February 28, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/23	ACTUAL THRU 02/28/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$2	\$2
Developer Contributions	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$2	\$2
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$2	\$2
Net change in fund balance	\$0	\$0	\$2	\$2
FUND BALANCE - Beginning	\$0		\$253	
FUND BALANCE - Ending	\$0		\$255	

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending February 28, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/23	ACTUAL THRU 02/28/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$1	\$1
Developer Contributions	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$1	\$1
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$1	\$1
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In / (Out)	\$0	\$0	(\$1)	(\$1)
TOTAL OTHER FINANCING SOURCES/(USES)	\$0	\$0	(\$1)	(\$1)
Net change in fund balance	\$0	\$0	(\$0)	(\$0)
FUND BALANCE - Beginning	\$0		\$89	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$89</u>	

**LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT**

General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance (Month by Month)
FY 2023

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	TOTAL
<i>Revenues</i>													
Assessments - Tax Collector	\$0	\$31,988	\$255,502	\$6,290	\$4,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$298,140
Assessments - Off Roll	\$55,469	\$0	\$0	\$53,837	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,306
Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$2	\$2	\$2	\$2	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11
Total Revenues	\$55,471	\$31,990	\$255,504	\$60,129	\$4,362	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$407,456
<i>Expenditures</i>													
<u><i>Administrative</i></u>													
Supervisor Fees	\$0	\$200	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
FICA Expense	\$0	\$15	\$0	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
Engineering	\$0	\$0	\$383	\$893	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,675
Dissemination	\$417	\$517	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,183
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Property Appraiser	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Attorney	\$3,822	\$1,251	\$1,402	\$2,933	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,408
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$4,041	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,081
Management Fees	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,313
Travel & Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$275	\$8	\$149	\$177	\$81	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$689
Printing & Binding	\$26	\$5	\$24	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62
Insurance	\$5,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,842
Legal Advertising	\$58	\$139	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262
Other Current Charges	\$40	\$28	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website Hosting/Compliance	\$388	\$0	\$0	\$388	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$776
Total Administrative	\$23,147	\$9,866	\$5,502	\$8,307	\$3,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,782
<u><i>Field Expenditures</i></u>													
Field Management	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,250
Property Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Aquatic Control	\$1,474	\$1,474	\$1,474	\$3,382	\$3,382	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,186
Landscape Maintenance-Pond Areas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mitigation Maintenance	\$519	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$519
Contingency	\$659	\$334	\$0	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,013
Landscape Maintenance	\$21,928	\$21,928	\$21,928	\$21,928	\$21,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,640
Landscaping Replacements	\$0	\$5,644	\$844	\$4,268	\$770	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,526
Pond Fountain Maintenance	\$450	\$0	\$1,908	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,158
Irrigation Consultant Services	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Irrigation Repairs	\$0	\$0	\$764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$764
Pressure Wash Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electricity-Street Lights	\$44	\$44	\$44	\$44	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$218
Water-Irrigation	\$2,015	\$4,841	\$5,242	\$4,688	\$5,779	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,565
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field Expenses	\$28,839	\$36,014	\$33,954	\$36,080	\$34,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$169,339
Subtotal Operating Expenditures	\$51,986	\$45,881	\$39,455	\$44,386	\$38,413	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,121
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$3,485	(\$13,891)	\$216,049	\$15,743	(\$34,051)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$187,335

**LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds, Series 2020

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2021				
10/30/20	1	NARCOOSSEE LAND VENTURES, LLC	ACQUISITION COSTS	\$ 1,896,992.98
12/1/20	2	DEWBERRY ENGINEERS INC.	ENGINEERING FEES-INV#1895901	\$ 4,735.00
12/1/20	3	HOPPING GREEN & SAMS	LEGAL FEES-INV#18103	\$ 1,350.50
12/1/20	4	DEWBERRY ENGINEERS INC.	ENGINEERING FEES-INV#1885506	\$ 4,765.00
12/1/20	5	DBL SURETY, LLC	PERFORMANCE BONDS	\$ 123,316.41
12/8/20	6	NARCOOSSEE LAND VENTURES, LLC	ACQUISITION COSTS-NORTHWEST LAKESIDE GROVES PHASE 2 UTILITY AND ELECTRICAL IMPROVEMENTS	\$ 811,140.98
12/9/20	7	HOPPING GREEN & SAMS	LEGAL FEES	\$ 1,647.00
12/9/20	8	DEWBERRY ENGINEERS INC.	ENGINEERING FEES	\$ 7,482.50
12/10/20	9	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #1 - SPINE ROAD IMPROVEMENTS	\$ 80,162.53
12/24/20	10	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #2 - SPINE ROAD IMPROVEMENTS	\$ 28,203.75
12/24/20	11	DEWBERRY ENGINEERS INC.	ENGINEERING FEES-INV#1906348	\$ 5,899.92
12/24/20	12	EGIS INSURANCE ADVISORS, LLC	INSURANCE ON STORED CONSTRUCTION MATERIALS	\$ 7,065.00
1/26/21	13	LIVE OAK LAKE CDD	COST OF ISSUANCE INVOICES DUE BACK TO GENERAL FUND FROM ADVANCE PAYMENT	\$ 22,865.22
1/26/21	14	NARCOOSSEE LAND VENTURES, LLC	TWIN LAKES SPINE ROAD	\$ 817,767.16
2/23/21	15	DEWBERRY ENGINEERS INC.	ENGINEERING FEES-INV#1916511	\$ 10,670.26
2/23/21	16	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #3 - SPINE ROAD IMPROVEMENTS	\$ 865,656.50
2/23/21	17	HOPPING GREEN & SAMS	LEGAL FEES INV#119475	\$ 7,084.00
2/23/21	18	HOPPING GREEN & SAMS	LEGAL FEES INV#119912	\$ 3,195.70
2/18/21	19	ARMOROCK LLC	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 38,664.00
2/18/20	20	DEL ZOTTO PRODUCTS OF FLORIDA	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 90,430.08
2/18/21	21	FORTUNE WATERWORKS	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 381,928.34
3/15/21	22	ALLIED PRECAST	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 83,147.15
3/15/21	23	FORTUNE WATERWORKS	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 10,729.12
3/15/21	24	DEL ZOTTO PRODUCTS OF FLORIDA	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 99,423.60
3/15/21	25	DEL ZOTTO PRODUCTS OF FLORIDA	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 25,782.26
3/15/21	26	FORTUNE WATERWORKS	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 2,746.76
3/15/21	27	HOPPING GREEN & SAMS	LEGAL FEES INV#120455	\$ 667.00
3/15/21	28	DEWBERRY ENGINEERS INC.	ENGINEERING FEES INV#1926625	\$ 5,145.00
3/15/21	29	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #4 - SPINE ROAD IMPROVEMENTS	\$ 973,889.26
3/29/21	30	ALLIED PRECAST	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 28,871.66
3/29/21	31	DEL ZOTTO PRODUCTS OF FLORIDA	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 44,824.04
3/29/21	32	FORTUNE WATERWORKS	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 23,840.54
3/29/21	33	DEL ZOTTO PRODUCTS OF FLORIDA	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 32,093.36
3/29/21	34	FORTUNE WATERWORKS	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 5,966.96
3/29/21	35	DEL ZOTTO PRODUCTS OF FLORIDA	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 35,197.28
3/29/21	36	FORTUNE WATERWORKS	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 108,366.00
3/29/21	37	DEWBERRY ENGINEERS INC.	ENGINEERING FEES-INV#1937240	\$ 5,470.00
4/26/21	38	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #5 - SPINE ROAD IMPROVEMENTS	\$ 1,332,630.97
4/26/21	39	ALLIED PRECAST	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 2,692.74
4/26/21	40	DEL ZOTTO PRODUCTS OF FLORIDA	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 11,298.72
4/26/21	41	FORTUNE WATERWORKS	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 95,197.85
4/26/21	42	HOPPING GREEN & SAMS	LEGAL FEES INV#121209	\$ 81.00
5/14/21	43	ALLIED PRECAST	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 2,392.74
5/14/21	44	FORTUNE WATERWORKS	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 98,679.09
5/14/21	45	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #6 - SPINE ROAD IMPROVEMENTS	\$ 625,015.73
5/14/21	46	ALLIED PRECAST	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 2,692.74
5/14/21	47	FORTUNE WATERWORKS	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 5,469.89
5/14/21	48	ALLIED PRECAST	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 8,975.80
5/14/21	49	DEL ZOTTO PRODUCTS OF FLORIDA	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 3,517.92
6/2/21	50	NARCOOSSEE LAND VENTURES, LLC	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 101,712.79
6/2/21	51	DEWBERRY ENGINEERS INC.	ENGINEERING FEES-INV#1948237	\$ 8,747.50
6/2/21	52	HOPPING GREEN & SAMS	LEGAL FEES INV#122248	\$ 441.00
6/2/21	53	ALLIED PRECAST	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 6,283.06
6/3/21	54	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #7 - SPINE ROAD IMPROVEMENTS	\$ 1,034,545.36
6/3/21	55	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #8 - SPINE ROAD IMPROVEMENTS	\$ 274,450.23
6/3/21	56	DEWBERRY ENGINEERS INC.	ENGINEERING FEES-INV#1959766	\$ 10,417.50
9/16/21	57	HOPPING GREEN & SAMS	LEGAL FEES INV#123274	\$ 945.50
VOID	58	DRIGGERS ENGINEERING SERVICES	VOID	\$ -
9/16/21	59	DEWBERRY ENGINEERS INC.	ENGINEERING FEES-INV#1971464	\$ 922.50
7/12/21	60	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #9 - SPINE ROAD IMPROVEMENTS	\$ 1,046,720.08
7/29/21	61	FORTUNE WATERWORKS	DIRECT PURCHASES FOR TWIN LAKES CONNECTOR ROAD	\$ 3,799.00
7/29/21	62	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #10 - SPINE ROAD IMPROVEMENTS	\$ 352,999.47
7/29/21	63	DEWBERRY ENGINEERS INC.	ENGINEERING FEES-INV#1984730	\$ 5,162.22
9/16/21	64	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #11 - SPINE ROAD IMPROVEMENTS	\$ 894,632.99
9/16/21	65	DEWBERRY ENGINEERS INC.	ENGINEERING FEES INV#1998609	\$ 4,525.00
10/29/21	66	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #12 - SPINE ROAD IMPROVEMENTS	\$ 319,632.70
10/29/21	67	DEWBERRY ENGINEERS INC.	ENGINEERING FEES INV#2011769	\$ 5,399.94
10/29/21	68	HOPPING GREEN & SAMS	LEGAL FEES INV#124227,124966,125078	\$ 7,178.96
10/29/21	69	NARCOOSSEE LAND VENTURES, LLC	TWIN LAKES SPINE ROAD COSTS	\$ 42,691.21
10/29/21	70	HOPPING GREEN & SAMS	LEGAL FEES INV#125556	\$ 762.52
10/29/21	71	DEWBERRY ENGINEERS INC.	ENGINEERING FEES INV#2024742	\$ 5,033.11
12/10/21	72	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #13 (REVISED) - SPINE ROAD IMPROVEMENTS	\$ 93,072.91
11/29/21	73	DBL SURETY LLC	SURETY BOND	\$ 21,543.00
11/29/21	74	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #14 - SPINE ROAD IMPROVEMENTS	\$ 18,057.03
11/29/21	75	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #15 - SPINE ROAD IMPROVEMENTS	\$ 151,655.43
12/14/21	76	DEWBERRY ENGINEERS INC.	ENGINEERING FEES INV#2037986	\$ 14,417.50
12/14/21	77	HOPPING GREEN & SAMS	LEGAL FEES INV#126109	\$ 798.00
12/29/21	78	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #16 - SPINE ROAD IMPROVEMENTS	\$ 37,252.29
12/29/21	79	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #17 - SPINE ROAD IMPROVEMENTS	\$ 2,069.57
1/20/22	80	DEWBERRY ENGINEERS INC.	ENGINEERING FEES INV#2052193	\$ -
1/20/22	81	IRRIGATION MANAGEMENT CONSULTING LLC	INV#27657 SPRINKLER SYSTEM	\$ 1,175.00
1/27/22	82	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #18 - SPINE ROAD IMPROVEMENTS	\$ 10,791.90
1/27/22	83	NARCOOSSEE LAND VENTURES, LLC	TWIN LAKES SPINE ROAD COSTS	\$ 351,792.97
1/27/22	84	DEWBERRY ENGINEERS INC.	ENGINEERING FEES INV#2065461	\$ 72.50
2/25/22	85	IRRIGATION MANAGEMENT CONSULTING LLC	INV#27641 AND INV#27667 SPRINKLER SYSTEM	\$ 3,875.00
2/28/22	86	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #19 - SPINE ROAD IMPROVEMENTS	\$ 17,262.58
2/28/22	87	DEWBERRY ENGINEERS INC.	ENGINEERING FEES INV#2078468	\$ 2,032.50
3/31/22	88	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #20 - SPINE ROAD IMPROVEMENTS	\$ 2,013.66
3/31/22	89	HUGHES BROTHERS CONSTRUCTION	PAY APPLICATION #21 - SPINE ROAD IMPROVEMENTS	\$ 430,995.85
TOTAL				\$ 14,171,708.34
Project (Construction) Fund at 11/30/2020				\$ 14,021,149.14
Transfer from Cost of Issuance Account				\$ 3,647.78
Interfund Transfers				\$ 88.82
Contributions				\$ 145,723.44
Interest Income				\$ 487.55
Requisitions Paid thru 11/30/22				\$ (14,171,708.34)
OUTSTANDING REQUISITIONS				\$ -
Remaining Project (Construction) Fund				\$ (611.61)
Total Unassigned				\$ (611.61)