

*Live Oak Lake
Community Development District*

Agenda

August 9, 2023

AGENDA

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

August 2, 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, August 9, 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. Public Hearing on the Fiscal Year 2024 Budget
 - A. Public Comment
 - B. Consideration of Resolution 2023-08 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations
4. Public Hearing on Fiscal Year 2024 O&M Assessments
 - A. Public Comment
 - B. Consideration of Resolution 2023-09 Imposing Special Assessments and Certifying and Assessment Roll
 - C. Direct Collection Agreement with the Developer for FY 2023-2024
 - D. Deficit Funding Agreement with the Developer for FY 2023-2024
5. Approval of Minutes of the June 9, 2023 Board of Supervisors Meeting
6. Presentation of Fiscal Year 2022 Financial Audit Report
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Fourth Annual Conservation Area Monitoring Report
 - ii. Consideration of Proposal for Conservation Area Year 5 Consulting Services with Dewberry
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet
 - iii. Review of Fiscal Year 2024 Meeting Schedule
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

SECTION III

SECTION B

RESOLUTION 2023-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Live Oak Lake Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Live Oak Lake Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND (SERIES 2016)	\$_____
DEBT SERVICE FUND (SERIES 2020)	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of

the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF AUGUST 2023.

ATTEST:

**LIVE OAK LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2023/2024 Budget

***Proposed Budget
Fiscal Year 2024***

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

August 9, 2023



Live Oak Lake Community Development District

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Live Oak Lake

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Assessments - Tax Collector (Net)	\$303,577	\$304,505	\$0	\$304,505	\$357,293
Assessments - Off Roll (Unplatted)	\$163,143	\$163,143	\$0	\$163,143	\$85,657
Interest Income	\$0	\$44	\$6	\$50	\$0
Developer Deficit Funding	\$84,552	\$0	\$84,552	\$84,552	\$258,041
Carryforward Surplus	\$145,367	\$145,367	\$0	\$145,367	\$52,245
TOTAL REVENUES	\$696,639	\$613,059	\$84,558	\$697,617	\$753,236
Expenditures					
Administrative					
Supervisor Fees	\$9,600	\$1,600	\$2,400	\$4,000	\$9,600
FICA Expense	\$734	\$122	\$184	\$306	\$734
Engineering	\$15,000	\$2,555	\$852	\$3,407	\$15,000
Dissemination	\$5,000	\$3,850	\$1,250	\$5,100	\$5,000
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Property Appraiser	\$576	\$0	\$576	\$576	\$600
Arbitrage	\$1,100	\$600	\$600	\$1,200	\$1,150
Attorney	\$30,000	\$14,770	\$4,923	\$19,693	\$30,000
Annual Audit	\$5,700	\$5,000	\$0	\$5,000	\$5,100
Trustee Fees	\$8,500	\$8,081	\$0	\$8,081	\$8,100
Management Fees	\$36,750	\$27,563	\$9,188	\$36,750	\$38,588
Postage	\$1,450	\$1,118	\$373	\$1,491	\$1,450
Copies	\$250	\$72	\$24	\$96	\$250
Insurance	\$6,114	\$5,842	\$0	\$5,842	\$6,426
Legal Advertising	\$2,500	\$262	\$2,238	\$2,500	\$2,500
Other Current Charges	\$750	\$83	\$28	\$111	\$350
Office Supplies	\$150	\$3	\$1	\$4	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Hosting/Compliance	\$1,553	\$1,164	\$388	\$1,553	\$1,553
TOTAL ADMINISTRATIVE	\$130,902	\$77,861	\$23,023	\$100,885	\$131,676
Field					
Field Management	\$15,000	\$11,250	\$3,750	\$15,000	\$15,750
Property Insurance	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Aquatic Control	\$21,226	\$25,764	\$10,146	\$35,910	\$40,584
Mitigation Maintenance	\$13,000	\$519	\$12,250	\$12,769	\$7,100
Midge Management	\$0	\$0	\$0	\$0	\$25,000
Contingency	\$5,000	\$1,656	\$3,344	\$5,000	\$15,000
Landscape Maintenance	\$264,000	\$197,351	\$65,784	\$263,135	\$286,000
Landscaping Replacements	\$75,000	\$22,767	\$50,000	\$72,767	\$50,000
Pond Fountain Maintenance	\$5,000	\$5,999	\$12,842	\$18,841	\$15,000
Irrigation Consultant Services	\$6,000	\$4,500	\$1,500	\$6,000	\$6,000
Irrigation Repairs	\$20,000	\$1,256	\$5,000	\$6,256	\$15,000
General Repairs and Maintenance	\$13,660	\$4,640	\$5,000	\$9,640	\$15,000
Electricity-Street Lights	\$43,611	\$394	\$10,924	\$11,318	\$43,694
Water-Irrigation	\$60,991	\$48,555	\$16,045	\$64,601	\$64,182
Capital Reserve	\$18,250	\$0	\$18,250	\$18,250	\$18,250
TOTAL FIELD	\$565,737	\$324,653	\$219,835	\$544,487	\$621,560
TOTAL EXPENDITURES	\$696,639	\$402,514	\$242,858	\$645,372	\$753,236
EXCESS REVENUES (EXPENDITURES)	\$0	\$210,545	(\$158,300)	\$52,245	\$0

Net Assessment	\$442,950
Discounts & Collections 6%	\$28,273
Gross Assessment	\$471,223

		<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>Gross</u>
<u>Unit Type</u>		<u>Gross Per Unit</u>	<u>Gross Per Unit</u>	<u>Gross Per Unit</u>	<u>Total</u>
Duplex 35'	350	237.67	237.67	249.55	\$87,343.73
50' SF	656	339.52	339.52	356.50	\$233,861.38
70' SF	118	475.33	475.33	499.10	\$58,893.39
Unplatted	1,433	0.00	112.12	63.59	\$91,124.47
	2,557				\$471,222.96

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
Exhibit "A"
Allocation of Operating Reserve

Description		Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2022)		\$415,499
Estimated Excess Revenues over Expenditures		\$52,245
Less:		
Funding for First Quarter Operating Expenses	(\$188,309)	
Reserved for Capital Projects / Renewal and Replacement ⁽¹⁾	<u>(\$279,435)</u>	(\$467,744)
Total Undesignated Cash as of 09/30/2023		\$0

⁽¹⁾ Excess funds above first quarter operating capital will be transferred to the Capital Reserve Fund.

LIVE OAK LAKE

COMMUNITY DEVELOPMENT DISTRICT

PROPOSED GENERAL FUND BUDGET
FISCAL YEAR 2024

REVENUES:

Special Assessments

The District will levy a non ad-valorem special assessment on all assessable property within the District to fund a portion of the General Operating Expenditures for the fiscal year.

Developer Funding

The District will enter into an agreement with the Developer to fund General Fund expenditures and up to a certain deficit for the Fiscal Year.

Interest Income

The District earns interest on the monthly average collected balance for their money market accounts.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all 5 supervisors attending the estimated 12 meetings.

FICA Taxes

Related payroll taxes of 7.65% for above.

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Assessment Roll

The District has contracted with Governmental Management Services to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Property Appraiser

The District anticipates costs associated with services provided by the property appraiser's office.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 Capital Improvement Revenue Bonds and the Series 2020 Special Assessment Revenue Bonds.

LIVE OAK LAKE

COMMUNITY DEVELOPMENT DISTRICT

PROPOSED GENERAL FUND BUDGET FISCAL YEAR 2024

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District issued Series 2016 Capital Improvement Revenue Bonds and Series 2020 Special Assessment Revenue Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District has contracted with Governmental Management Services to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to recording and transcription of board meetings, budget preparation, financial reporting, annual audit, etc.

Postage

Mailings, overnight deliveries, and correspondence, etc.

Copies

Printing of computerized checks, stationary, envelopes, invoices, etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with The Florida Insurance Alliance. They specialize in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Website Hosting/Compliance

Represents the cost associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessment, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

LIVE OAK LAKE

COMMUNITY DEVELOPMENT DISTRICT

PROPOSED GENERAL FUND BUDGET
FISCAL YEAR 2024

Field

Field Management

Governmental Management Services provides onsite field management of contracts such as landscape and lake maintenance, fountain maintenance, etc. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings, receive and respond to property owner email and phone calls.

Property Insurance

The District will bind a Property Insurance policy with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Aquatic Control

Represents the cost for maintenance to the 23 stormwater ponds located within the District. Services include, but are not limited to, treatment of nuisance vegetation and algae treatment.

Mitigation, Monitoring, and Maintenance

Post permit and mitigation compliance, bi-annual maintenance events, time-zeroing monitoring and reporting and annual monitoring and reporting as defined in District Engineer's work authorizations.

Midge Management

Includes funding for deep water spray treatment, shoreline barrier and fogging to reduce midge population on an as needed basis.

Contingency-Field

Any unanticipated expenditure that may arise during the fiscal year.

Landscape Maintenance

The District contracts for landscape maintenance of certain common areas such as mowing, edging, blowing, fertilization, trimming and mowing around stormwater ponds.

Landscape Replacement

Replacement of plants needed throughout the District.

Pond Fountain Maintenance

Repairs and maintenance to the District's eight fountains.

Irrigation Consultant Services

The district has contracted with Irrigation Management Consulting to maintain the irrigation systems.

Irrigation Repairs

Represents funds needed for repairs to the irrigation system of the district.

Electricity-Streetlights

The cost of electricity for Live Oak Lake CDD.

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT

PROPOSED GENERAL FUND BUDGET
FISCAL YEAR 2024

Water-Irrigation

The cost of water, sewer, and irrigation services for Live Oak Lake CDD.

Live Oak Lake

Community Development District

Debt Service Fund

Series 2016 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Interest Income	\$0	\$37,259	\$12,420	\$49,678	\$5,000
Assessments - On Roll (Net)	\$956,239	\$957,915	\$0	\$957,915	\$954,993
Assessments - Prepayments	\$0	\$13,970	\$0	\$13,970	\$0
Carryforward Surplus ⁽¹⁾	\$390,493	\$396,337	\$0	\$396,337	\$439,975
TOTAL REVENUES	\$1,346,731	\$1,405,480	\$12,420	\$1,417,900	\$1,399,968
Expenditures					
Series 2016					
Interest - 11/01	\$324,188	\$324,188	\$0	\$324,188	\$316,763
Interest - 05/01	\$324,188	\$323,738	\$0	\$323,738	\$316,763
Principal - 05/01	\$315,000	\$310,000	\$0	\$310,000	\$325,000
Special Call - 11/01	\$20,000	\$20,000	\$0	\$20,000	\$15,000
TOTAL EXPENDITURES	\$983,375	\$977,925	\$0	\$977,925	\$973,525
EXCESS REVENUES	\$363,356	\$427,555	\$12,420	\$439,975	\$426,443

11/24 Interest \$309,450

Unit	No. of	Gross Assessment	
Type	Units	Per Unit Amount	Total
Duplex 35'	350	\$975.00	\$341,250.00
50' SF	507	\$1,025.00	\$519,675.00
70' SF	117	\$1,325.00	\$155,025.00
	974		\$1,015,950.00
		Less Discount/Collection Fees	(\$60,957.00)
		Net Assessment	\$954,993.00

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Live Oak Lake

Community Development District

Amortization Schedule

Series 2016, Capital Improvement Revenue Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$ 14,160,000	\$ 310,000.00	\$ 323,737.50	\$ -
11/01/23	\$ 13,850,000	\$ -	\$ 316,762.50	\$ 950,500.00
05/01/24	\$ 13,850,000	\$ 325,000.00	\$ 316,762.50	\$ -
11/01/24	\$ 13,525,000	\$ -	\$ 309,450.00	\$ 951,212.50
05/01/25	\$ 13,525,000	\$ 340,000.00	\$ 309,450.00	\$ -
11/01/25	\$ 13,185,000	\$ -	\$ 301,800.00	\$ 951,250.00
05/01/26	\$ 13,185,000	\$ 355,000.00	\$ 301,800.00	\$ -
11/01/26	\$ 12,830,000	\$ -	\$ 293,812.50	\$ 950,612.50
05/01/27	\$ 12,830,000	\$ 375,000.00	\$ 293,812.50	\$ -
11/01/27	\$ 12,455,000	\$ -	\$ 285,375.00	\$ 954,187.50
05/01/28	\$ 12,455,000	\$ 390,000.00	\$ 285,375.00	\$ -
11/01/28	\$ 12,065,000	\$ -	\$ 276,600.00	\$ 951,975.00
05/01/29	\$ 12,065,000	\$ 410,000.00	\$ 276,600.00	\$ -
11/01/29	\$ 11,655,000	\$ -	\$ 267,375.00	\$ 953,975.00
05/01/30	\$ 11,655,000	\$ 425,000.00	\$ 267,375.00	\$ -
11/01/30	\$ 11,230,000	\$ -	\$ 257,812.50	\$ 950,187.50
05/01/31	\$ 11,230,000	\$ 445,000.00	\$ 257,812.50	\$ -
11/01/31	\$ 10,785,000	\$ -	\$ 247,800.00	\$ 950,612.50
05/01/32	\$ 10,785,000	\$ 470,000.00	\$ 247,800.00	\$ -
11/01/32	\$ 10,315,000	\$ -	\$ 237,225.00	\$ 955,025.00
05/01/33	\$ 10,315,000	\$ 490,000.00	\$ 237,225.00	\$ -
11/01/33	\$ 9,825,000	\$ -	\$ 226,200.00	\$ 953,425.00
05/01/34	\$ 9,825,000	\$ 510,000.00	\$ 226,200.00	\$ -
11/01/34	\$ 9,315,000	\$ -	\$ 214,725.00	\$ 950,925.00
05/01/35	\$ 9,315,000	\$ 535,000.00	\$ 214,725.00	\$ -
11/01/35	\$ 8,780,000	\$ -	\$ 202,687.50	\$ 952,412.50
05/01/36	\$ 8,780,000	\$ 560,000.00	\$ 202,687.50	\$ -
11/01/36	\$ 8,220,000	\$ -	\$ 190,087.50	\$ 952,775.00
05/01/37	\$ 8,220,000	\$ 585,000.00	\$ 190,087.50	\$ -
11/01/37	\$ 7,635,000	\$ -	\$ 176,559.38	\$ 951,646.88
05/01/38	\$ 7,635,000	\$ 615,000.00	\$ 176,559.38	\$ -
11/01/38	\$ 7,020,000	\$ -	\$ 162,337.50	\$ 953,896.88
05/01/39	\$ 7,020,000	\$ 645,000.00	\$ 162,337.50	\$ -
11/01/39	\$ 6,375,000	\$ -	\$ 147,421.88	\$ 954,759.38
05/01/40	\$ 6,375,000	\$ 675,000.00	\$ 147,421.88	\$ -
11/01/40	\$ 5,700,000	\$ -	\$ 131,812.50	\$ 954,234.38
05/01/41	\$ 5,700,000	\$ 705,000.00	\$ 131,812.50	\$ -
11/01/41	\$ 4,995,000	\$ -	\$ 115,509.38	\$ 952,321.88
05/01/42	\$ 4,995,000	\$ 740,000.00	\$ 115,509.38	\$ -
11/01/42	\$ 4,255,000	\$ -	\$ 98,396.88	\$ 953,906.25
05/01/43	\$ 4,255,000	\$ 775,000.00	\$ 98,396.88	\$ -
11/01/43	\$ 3,480,000	\$ -	\$ 80,475.00	\$ 953,871.88
05/01/44	\$ 3,480,000	\$ 810,000.00	\$ 80,475.00	\$ -
11/01/44	\$ 2,670,000	\$ -	\$ 61,743.75	\$ 952,218.75
05/01/45	\$ 2,670,000	\$ 850,000.00	\$ 61,743.75	\$ -
11/01/45	\$ 1,820,000	\$ -	\$ 42,087.50	\$ 953,831.25
05/01/46	\$ 1,820,000	\$ 890,000.00	\$ 42,087.50	\$ -
11/01/46	\$ 930,000	\$ -	\$ 21,506.25	\$ 953,593.75
05/01/47	\$ 930,000	\$ 930,000.00	\$ 21,506.25	\$ 951,506.25
Total		\$ 14,160,000	\$ 9,633,356.25	\$ 22,863,356.25

Live Oak Lake
Community Development District

Debt Service Fund
Series 2020 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Interest Income	\$75	\$28,742	\$9,581	\$38,322	\$5,000
Assessments - On Roll (Net)	\$32,759	\$32,859	\$0	\$32,859	\$32,759
Assessments - Direct	\$957,179	\$644,269	\$312,910	\$957,179	\$957,179
Carryforward Surplus ⁽¹⁾	\$352,618	\$357,806	\$0	\$357,806	\$392,631
TOTAL REVENUES	\$1,342,631	\$1,063,676	\$322,490	\$1,386,166	\$1,387,569
Expenditures					
Series 2020					
Interest - 11/01	\$349,269	\$349,269	\$0	\$349,269	\$344,659
Interest - 05/01	\$349,269	\$349,269	\$0	\$349,269	\$344,659
Principal - 05/01	\$295,000	\$295,000	\$0	\$295,000	\$305,000
TOTAL EXPENDITURES	\$993,538	\$993,538	\$0	\$993,538	\$994,319
Other Financing Sources and Uses					
Bond Proceeds	\$0	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0	\$0
Interfund Transfer In ⁽²⁾	\$0	\$2	\$0	\$2	\$0
TOTAL OTHER FINANCING SOURCES AND USES	\$0	\$2	\$0	\$2	\$0
EXCESS REVENUES	\$349,093	\$70,141	\$322,490	\$392,631	\$393,250

11/24 Interest \$339,894

Unit	No. of	Gross Assessment	
Type	Units	Per Unit Amount	Total
Duplex 35 FT Lot	238	\$975.00	\$232,050.00
Single Family - 50'	739	\$1,025.00	\$757,475.00
Single Family - 70'	48	\$1,325.00	\$63,600.00
	1025		\$1,053,125.00
		Less Discount/Collection Fees	(\$63,187.50)
		Net Assessment	\$989,937.50

⁽¹⁾ Carry forward surplus is net of the reserve requirement
⁽²⁾ Interest income earned in the Construction account is transferred monthly to the Revenue Account.

Live Oak Lake

Community Development District

Amortization Schedule

Series 2020, Special Assessment Revenue Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$ 15,990,000	\$ 295,000.00	\$ 349,268.75	\$ -
11/01/23	\$ 15,695,000	\$ -	\$ 344,659.38	\$ 988,928.13
05/01/24	\$ 15,695,000	\$ 305,000.00	\$ 344,659.38	\$ -
11/01/24	\$ 15,390,000	\$ -	\$ 339,893.75	\$ 989,553.13
05/01/25	\$ 15,390,000	\$ 310,000.00	\$ 339,893.75	\$ -
11/01/25	\$ 15,080,000	\$ -	\$ 335,050.00	\$ 984,943.75
05/01/26	\$ 15,080,000	\$ 325,000.00	\$ 335,050.00	\$ -
11/01/26	\$ 14,755,000	\$ -	\$ 328,875.00	\$ 988,925.00
05/01/27	\$ 14,755,000	\$ 335,000.00	\$ 328,875.00	\$ -
11/01/27	\$ 14,420,000	\$ -	\$ 322,510.00	\$ 986,385.00
05/01/28	\$ 14,420,000	\$ 350,000.00	\$ 322,510.00	\$ -
11/01/28	\$ 14,070,000	\$ -	\$ 315,860.00	\$ 988,370.00
05/01/29	\$ 14,070,000	\$ 360,000.00	\$ 315,860.00	\$ -
11/01/29	\$ 13,710,000	\$ -	\$ 309,020.00	\$ 984,880.00
05/01/30	\$ 13,710,000	\$ 375,000.00	\$ 309,020.00	\$ -
11/01/30	\$ 13,335,000	\$ -	\$ 301,895.00	\$ 985,915.00
05/01/31	\$ 13,335,000	\$ 390,000.00	\$ 301,895.00	\$ -
11/01/31	\$ 12,945,000	\$ -	\$ 293,315.00	\$ 985,210.00
05/01/32	\$ 12,945,000	\$ 410,000.00	\$ 293,315.00	\$ -
11/01/32	\$ 12,535,000	\$ -	\$ 284,295.00	\$ 987,610.00
05/01/33	\$ 12,535,000	\$ 430,000.00	\$ 284,295.00	\$ -
11/01/33	\$ 12,105,000	\$ -	\$ 274,835.00	\$ 989,130.00
05/01/34	\$ 12,105,000	\$ 445,000.00	\$ 274,835.00	\$ -
11/01/34	\$ 11,660,000	\$ -	\$ 265,045.00	\$ 984,880.00
05/01/35	\$ 11,660,000	\$ 465,000.00	\$ 265,045.00	\$ -
11/01/35	\$ 11,195,000	\$ -	\$ 254,815.00	\$ 984,860.00
05/01/36	\$ 11,195,000	\$ 490,000.00	\$ 254,815.00	\$ -
11/01/36	\$ 10,705,000	\$ -	\$ 244,035.00	\$ 988,850.00
05/01/37	\$ 10,705,000	\$ 510,000.00	\$ 244,035.00	\$ -
11/01/37	\$ 10,195,000	\$ -	\$ 232,815.00	\$ 986,850.00
05/01/38	\$ 10,195,000	\$ 535,000.00	\$ 232,815.00	\$ -
11/01/38	\$ 9,660,000	\$ -	\$ 221,045.00	\$ 988,860.00
05/01/39	\$ 9,660,000	\$ 555,000.00	\$ 221,045.00	\$ -
11/01/39	\$ 9,105,000	\$ -	\$ 208,835.00	\$ 984,880.00
05/01/40	\$ 9,105,000	\$ 580,000.00	\$ 208,835.00	\$ -
11/01/40	\$ 8,525,000	\$ -	\$ 196,075.00	\$ 984,910.00
05/01/41	\$ 8,525,000	\$ 610,000.00	\$ 196,075.00	\$ -
11/01/41	\$ 7,915,000	\$ -	\$ 182,045.00	\$ 988,120.00
05/01/42	\$ 7,915,000	\$ 640,000.00	\$ 182,045.00	\$ -
11/01/42	\$ 7,275,000	\$ -	\$ 167,325.00	\$ 989,370.00
05/01/43	\$ 7,275,000	\$ 670,000.00	\$ 167,325.00	\$ -
11/01/43	\$ 6,605,000	\$ -	\$ 151,915.00	\$ 989,240.00
05/01/44	\$ 6,605,000	\$ 700,000.00	\$ 151,915.00	\$ -
11/01/44	\$ 5,905,000	\$ -	\$ 135,815.00	\$ 987,730.00
05/01/45	\$ 5,905,000	\$ 730,000.00	\$ 135,815.00	\$ -
11/01/45	\$ 5,175,000	\$ -	\$ 119,025.00	\$ 984,840.00
05/01/46	\$ 5,175,000	\$ 765,000.00	\$ 119,025.00	\$ -
11/01/46	\$ 4,410,000	\$ -	\$ 101,430.00	\$ 985,455.00
05/01/47	\$ 4,410,000	\$ 805,000.00	\$ 101,430.00	\$ -
11/01/47	\$ 3,605,000	\$ -	\$ 82,915.00	\$ 989,345.00
05/01/48	\$ 3,605,000	\$ 840,000.00	\$ 82,915.00	\$ -
11/01/48	\$ 2,765,000	\$ -	\$ 63,595.00	\$ 986,510.00
05/01/49	\$ 2,765,000	\$ 880,000.00	\$ 63,595.00	\$ -
11/01/49	\$ 1,885,000	\$ -	\$ 43,355.00	\$ 986,950.00
05/01/50	\$ 1,885,000	\$ 920,000.00	\$ 43,355.00	\$ -
11/01/50	\$ 965,000	\$ -	\$ 22,195.00	\$ 985,550.00
05/01/51	\$ 965,000	\$ 965,000.00	\$ 22,195.00	\$ 987,195.00
Total		\$ 15,990,000	\$ 12,634,245.00	\$ 28,624,245.00

SECTION IV

SECTION B

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Live Oak Lake Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance (“**O&M Assessments**”) in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service (“**Debt Service Assessments**”), which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are

due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: (i) for O&M Assessments, 34% due no later than October 15, 2023, 33% due no later than January 1, 2024 and 33% due no later than March 1, 2024; and (ii) for Debt Assessments, 67% due no later than April 1, 2024, and 33% due no later than October 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 9th day of August 2023.

ATTEST:

**LIVE OAK LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

Live Oak Lake CDD FY 24 Assessment Roll

ParcelID	Units	Type	FY 24 O&M	2016 Debt	2020 Debt	Total
17-26-31-0000-0050-0000						\$0.00
17-26-31-0000-0060-0000						\$0.00
17-26-31-0000-0140-0000						\$0.00
17-26-31-5261-0001-0010	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0020	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0030	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0040	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0050	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0060	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0070	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0080	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0090	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0100	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0110	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0120	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0130	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0140	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0150	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0160	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0170	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0180	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0190	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0200	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-0210	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0220	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0230	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0240	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0250	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0260	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0270	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0280	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0290	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0300	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0310	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0320	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0330	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0340	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0350	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0360	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0370	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0380	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0390	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0400	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0410	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0420	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0430	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0440	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0450	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0460	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0470	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0480	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0490	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0500	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0510	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0520	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-0530	1	50	\$356.50	\$1,025.00		\$1,381.50

[illegible]

[illegible]

ParcelID	Units	Type	FY 24 O&M	2016 Debt	2020 Debt	Total
17-26-31-5261-0001-1650	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-1660	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-1670	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-1680	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-1690	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-1700	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-1710	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-1720	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-1730	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-1740	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-1750	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-1760	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-1770	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-1780	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-1790	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-1800	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-1810	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-1820	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-1830	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-1840	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-1850	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-1860	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-1870	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-1880	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-1890	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-1900	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-1910	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-1920	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-1930	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-1940	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-1950	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-1960	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-1970	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-1980	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-1990	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-2000	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-2010	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-2020	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-2030	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-2040	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-2050	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-2060	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-2070	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-2080	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-2090	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-2110	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-2120	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-2130	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-2140	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-2150	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-2160	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5261-0001-2170	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-2180	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-2190	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5261-0001-2200	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-2210	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-2220	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-2230	1	35	\$249.55	\$975.00		\$1,224.55
17-26-31-5261-0001-DED1			\$0.00			\$0.00

ParcelID	Units	Type	FY 24 O&M	2016 Debt	2020 Debt	Total
17-26-31-5261-0001-FD01			\$0.00			\$0.00
17-26-31-5261-0001-OS01			\$0.00			\$0.00
17-26-31-5261-0001-OS02			\$0.00			\$0.00
17-26-31-5261-0001-OS03			\$0.00			\$0.00
17-26-31-5261-0001-OS04			\$0.00			\$0.00
17-26-31-5261-0001-OS05			\$0.00			\$0.00
17-26-31-5261-0001-OS06			\$0.00			\$0.00
17-26-31-5261-0001-OS07			\$0.00			\$0.00
17-26-31-5261-0001-OS08			\$0.00			\$0.00
17-26-31-5261-0001-OS09			\$0.00			\$0.00
17-26-31-5261-0001-OS10			\$0.00			\$0.00
17-26-31-5261-0001-OS11			\$0.00			\$0.00
17-26-31-5261-0001-OS12			\$0.00			\$0.00
17-26-31-5261-0001-OS13			\$0.00			\$0.00
17-26-31-5261-0001-OS14			\$0.00			\$0.00
17-26-31-5261-0001-OS15			\$0.00			\$0.00
17-26-31-5261-0001-OS16			\$0.00			\$0.00
17-26-31-5261-0001-OS17			\$0.00			\$0.00
17-26-31-5261-0001-OS2A			\$0.00			\$0.00
17-26-31-5261-0001-OS2B			\$0.00			\$0.00
17-26-31-5261-0001-SW01			\$0.00			\$0.00
17-26-31-5261-0001-SW02			\$0.00			\$0.00
17-26-31-5261-0001-SW03			\$0.00			\$0.00
17-26-31-5261-0001-SW04			\$0.00			\$0.00
17-26-31-5261-0001-SW05			\$0.00			\$0.00
17-26-31-5261-0001-SW06			\$0.00			\$0.00
17-26-31-5261-0001-SW07			\$0.00			\$0.00
17-26-31-5261-0001-SW08			\$0.00			\$0.00
17-26-31-5261-0001-WB01			\$0.00			\$0.00
17-26-31-5261-00LS-1040			\$0.00			\$0.00
17-26-31-5262-0001-OR80			\$0.00			\$0.00
17-26-31-5262-0001-6000	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6010	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6020	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6030	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6040	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6050	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6060	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6070	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6080	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6090	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6100	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6110	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6120	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6130	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6140	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6150	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6160	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6170	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6180	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6190	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6200	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6210	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6220	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6230	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6240	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6250	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6260	1	70	\$499.10	\$1,325.00		\$1,824.10
17-26-31-5262-0001-6270	1	70	\$499.10	\$1,325.00		\$1,824.10

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ParcelID	Units	Type	FY 24 O&M	2016 Debt	2020 Debt	Total
17-26-31-5262-0001-SW90			\$0.00			\$0.00
17-26-31-5262-0001-WB20			\$0.00			\$0.00
17-26-31-5263-0001-BN10			\$0.00			\$0.00
17-26-31-5263-0001-DN10			\$0.00			\$0.00
17-26-31-5263-0001-FD10			\$0.00			\$0.00
17-26-31-5263-0001-FD20			\$0.00			\$0.00
17-26-31-5263-0001-FD22			\$0.00			\$0.00
17-26-31-5263-0001-FD30			\$0.00			\$0.00
17-26-31-5263-0001-FD32			\$0.00			\$0.00
17-26-31-5263-0001-FD33			\$0.00			\$0.00
17-26-31-5263-00SN-0010			\$0.00			\$0.00
17-26-31-5263-00SN-0030			\$0.00			\$0.00
17-26-31-5263-00SN-0060			\$0.00			\$0.00
17-26-31-5263-00SN-0070			\$0.00			\$0.00
17-26-31-5263-00SN-0080			\$0.00			\$0.00
17-26-31-5263-00SN-0090			\$0.00			\$0.00
17-26-31-5263-00SN-0100			\$0.00			\$0.00
17-26-31-5263-00SN-0110			\$0.00			\$0.00
17-26-31-5263-00SN-0120			\$0.00			\$0.00
17-26-31-5263-00SN-0140			\$0.00			\$0.00
17-26-31-5263-00SN-0150			\$0.00			\$0.00
17-26-31-5263-00SN-0160			\$0.00			\$0.00
17-26-31-5263-00SN-0170			\$0.00			\$0.00
17-26-31-5263-0SWN-0160			\$0.00			\$0.00
17-26-31-5263-0SWN-0200			\$0.00			\$0.00
17-26-31-5263-0SWN-0250			\$0.00			\$0.00
17-26-31-5263-0SWN-0260			\$0.00			\$0.00
17-26-31-5264-0001-OR10			\$0.00			\$0.00
17-26-31-5264-0001-7900	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-7910	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-7920	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-7930	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-7940	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-7950	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-7960	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-7970	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-7980	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-7990	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8000	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8010	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8020	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8030	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8040	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8050	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8060	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8070	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8080	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8090	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8100	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8110	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8120	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8130	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8140	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8150	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8160	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8170	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8180	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8190	1	50	\$356.50	\$1,025.00		\$1,381.50
17-26-31-5264-0001-8200	1	50	\$356.50	\$1,025.00		\$1,381.50

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ParcelID	Units	Type	FY 24 O&M	2016 Debt	2020 Debt	Total
17-26-31-5264-000S-0300			\$0.00			\$0.00
17-26-31-5264-000S-0310			\$0.00			\$0.00
17-26-31-5264-000S-032A			\$0.00			\$0.00
17-26-31-5264-000S-032B			\$0.00			\$0.00
17-26-31-5264-000S-0330			\$0.00			\$0.00
17-26-31-5264-000S-0340			\$0.00			\$0.00
18-26-31-4383-0001-00A0			\$0.00			\$0.00
18-26-31-4383-0001-00B0			\$0.00			\$0.00
18-26-31-4383-0001-00D0			\$0.00			\$0.00
18-26-31-4383-0001-00E0			\$0.00			\$0.00
18-26-31-4383-0001-00F0			\$0.00			\$0.00
18-26-31-4383-0001-00G0			\$0.00			\$0.00
18-26-31-4383-0001-00M0			\$0.00			\$0.00
18-26-31-4383-0001-00N0			\$0.00			\$0.00
18-26-31-4383-0001-00P0			\$0.00			\$0.00
18-26-31-4383-0001-00Q0			\$0.00			\$0.00
18-26-31-4383-0001-00T0			\$0.00			\$0.00
18-26-31-4383-0001-00U0			\$0.00			\$0.00
18-26-31-4383-0001-0DD0			\$0.00			\$0.00
18-26-31-4383-0001-2500	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2510	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2520	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2530	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2540	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2550	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2560	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2570	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2580	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2590	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2600	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2610	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2620	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2630	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2640	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2650	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2660	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2670	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2680	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2690	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2700	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2710	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2720	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2730	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2740	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2750	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2760	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2770	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2780	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2790	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2800	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2810	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2820	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2830	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2840	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2850	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2860	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2870	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2880	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-2890	1	35	\$249.55	\$975.00		\$1,224.55

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ParcelID	Units	Type	FY 24 O&M	2016 Debt	2020 Debt	Total
18-26-31-4383-0001-4080	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-4090	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-4100	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-4110	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-4120	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-4130	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-4140	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4383-0001-4150	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-00C0			\$0.00			\$0.00
18-26-31-4384-0001-00H0			\$0.00			\$0.00
18-26-31-4384-0001-00I0			\$0.00			\$0.00
18-26-31-4384-0001-00J0			\$0.00			\$0.00
18-26-31-4384-0001-00K0			\$0.00			\$0.00
18-26-31-4384-0001-00L0			\$0.00			\$0.00
18-26-31-4384-0001-00O0			\$0.00			\$0.00
18-26-31-4384-0001-00R0			\$0.00			\$0.00
18-26-31-4384-0001-00S0			\$0.00			\$0.00
18-26-31-4384-0001-4160	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4170	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4180	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4190	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4200	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4210	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4220	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4230	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4240	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4250	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4260	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4270	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4280	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4290	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4300	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4310	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4320	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4330	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4340	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4350	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4360	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4370	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4380	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4390	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4400	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4410	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4420	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4430	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4440	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4450	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4460	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4470	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4480	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4490	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4500	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4510	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4520	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4530	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4540	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4550	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4560	1	35	\$249.55	\$975.00		\$1,224.55
18-26-31-4384-0001-4570	1	35	\$249.55	\$975.00		\$1,224.55

[illegible]

[illegible]

[illegible]

[illegible]

ParcelID	Units	Type	FY 24 O&M	2016 Debt	2020 Debt	Total
20-26-31-5265-0001-1125	1	50	\$356.50	\$1,025.00		\$1,381.50
20-26-31-5265-0001-1126	1	50	\$356.50	\$1,025.00		\$1,381.50
20-26-31-5265-0001-1127	1	50	\$356.50	\$1,025.00		\$1,381.50
20-26-31-5265-0001-1128	1	50	\$356.50	\$1,025.00		\$1,381.50
20-26-31-5265-0001-1129	1	50	\$356.50	\$1,025.00		\$1,381.50
20-26-31-5265-0001-1130	1	50	\$356.50	\$1,025.00		\$1,381.50
20-26-31-5265-0001-1131	1	50	\$356.50	\$1,025.00		\$1,381.50
20-26-31-5265-0001-1132	1	50	\$356.50	\$1,025.00		\$1,381.50
20-26-31-5265-OLS8-0010						\$0.00
20-26-31-5265-OOS8-0010						\$0.00
20-26-31-5265-OOS8-0020						\$0.00
20-26-31-5265-OOS8-0030						\$0.00
20-26-31-5265-OOS8-0040						\$0.00
20-26-31-5265-OOS8-0050						\$0.00
20-26-31-5265-OOS8-0060						\$0.00
20-26-31-5265-OOS8-0070						\$0.00
20-26-31-5265-ERD8-0010						\$0.00
Total Gross Assessments	1009		\$339,102.80	\$1,015,950.00	\$34,850.00	\$1,389,902.80

Total Net Assessments			\$318,756.63	\$954,993.00	\$32,759.00	\$1,306,508.63
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Direct Billing	Acres					
17-26-31-5263-0001-FD10	227.80	Unplatted	\$95,022.37		\$732,345.28	\$827,367.65
17-26-31-5263-0001-FD20	25.44	Unplatted	\$10,611.80		\$81,786.06	\$92,397.86
17-26-31-5263-0001-FD30	46.68	Unplatted	\$19,471.66		\$150,069.70	\$169,541.36
17-26-31-0000-0050-0000	12.94	Unplatted	\$5,397.67		\$41,600.30	\$46,997.97
17-26-31-0000-0060-0000	1.86	Unplatted	\$775.86		\$5,979.64	\$6,755.50
20-26-31-4950-0001-0070	2.02	Unplatted	\$842.60		\$6,494.02	\$7,336.62
Total Gross Direct Billing	316.74		\$132,121.97	\$0.00	\$1,018,275.00	\$1,150,396.97

Total Net Direct Billing			\$124,194.65	\$0.00	\$957,178.50	\$1,081,373.15
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Total Gross Assessments			\$471,224.77	\$1,015,950.00	\$1,053,125.00	\$2,540,299.77
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Total Net Assessments			\$442,951.28	\$954,993.00	\$989,937.50	\$2,387,881.78
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SECTION C

**AGREEMENT BY AND BETWEEN THE LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT
AND NARCOOSSEE LAND VENTURES, LLC, REGARDING THE DIRECT COLLECTION OF SPECIAL
ASSESSMENTS FOR FISCAL YEAR 2023-2024**

This **Agreement** is made and entered into as of this ____ day of _____, 2023, by and between:

LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Osceola County, Florida (hereinafter “**District**”), and

NARCOOSSEE LAND VENTURES, LLC, a Florida limited liability company and the owner of a portion of the property located within the boundaries of the District (hereinafter, the “**Property Owner**”). For purposes of this agreement, Property Owner’s property is more particularly described in **Exhibit “A”** attached hereto (the “**Property**”).

RECITALS

WHEREAS, the District was established by an ordinance adopted by Osceola County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, pursuant to sections 190.021 and 190.022, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District (“**O&M Assessments**”), and, regardless of imposition method, and pursuant to sections 190.021, 190.022, and 190.026, and Chapters 170 and 197, *Florida Statutes*, the District may collect such O&M Assessments by direct bill or on the tax roll; and

WHEREAS, Property Owner agrees that the O&M Assessments, which were imposed on the lands within the District, including the Property, have been validly imposed and constitute valid, legal and binding liens upon the lands within the District; and

WHEREAS, pursuant to section 197.3632, *Florida Statutes*, the District intends to utilize the uniform method of levying, collecting and enforcing the O&M Assessments, and previously levied debt services assessments (“**Debt Assessments**”) if any (together, the “**Special Assessments**”), against the Property once platted and collect such Special Assessments on the Osceola County tax roll for platted lots; and

WHEREAS, the District and Property Owner desire to arrange for the direct collection of the District’s Special Assessments prior to platting of the Property; and

WHEREAS, Property Owner desires to provide for the direct payment of Special Assessments.

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

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

2. **VALIDITY OF SPECIAL ASSESSMENTS.** Property Owner agrees that the Special Assessments have been validly imposed and constitute valid, legal and binding liens upon the lands within the District. Property Owner hereby waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such Series Assessments.

3. **COVENANT TO PAY.** Property Owner agrees to pay the O&M Assessments and its previously levied debt service assessments attributable to the Property, regardless of whether Property Owner owns the Property at the time of such payment. Nothing herein shall prohibit Property Owner from prorating or otherwise collecting these Special Assessments from subsequent purchasers of the Property. The District shall send a bill to Property Owner on or about September 15, 2023, indicating the exact amount of the O&M Assessments and Debt Assessments being certified for collection in Fiscal Year 2023/2024. If Property Owner does not pay such invoice in full on or prior to December 1, 2023, then to the extent permitted by law, Property Owner may pay the Special Assessments in several partial, deferred payments and according to the following schedule: (i) for O&M Assessments, 34% due no later than October 15, 2023, 33% due no later than January 1, 2024 and 33% due no later than March 1, 2024; and (ii) for Debt Assessments, 67% due no later than April 1, 2024, and 33% due no later than October 1, 2024. The District's decision to collect Special Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Special Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

4. **ENFORCEMENT.** This Agreement shall serve as an alternative method for collection of the Special Assessments. This Agreement shall not affect the District's ability to collect and enforce its Special Assessments by any other method authorized by Florida law. Property Owner acknowledges that the failure to pay the Special Assessments may result in the initiation of a foreclosure action, or, at the District's sole discretion, delinquent assessments may be certified for collection on a future Osceola County tax bill. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for fiscal year 2023-2024, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the Special Assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate legal proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

5. **NOTICE.** All notices, payments and other communications hereunder (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

If to Property Owner:	Narcoossee Land Ventures, LLC 370 CenterPointe Circle, Suite 1136 Altamonte Springs, Florida 32701 Attn: Amanda Caruso
If to the District:	Live Oak Lake Community Development District 219 East Livingston Street Orlando, Florida 32801 Attn: District Manager
With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel

6. **AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions

contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

7. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

9. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Property Owner.

10. **ATTORNEYS' FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

12. **APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

14. **EFFECTIVE DATE.** The Agreement shall take effect as of October 1, 2023.

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

Attest:

LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____
Its: _____

NARCOOSSEE LAND VENTURES, LLC,
a Florida limited liability company

Witness

By: _____
Name: _____
Title: _____

EXHIBIT A
Description of the Property

SECTION D

FISCAL YEAR 2024 DEFICIT FUNDING AGREEMENT

This Agreement (“Agreement”) is made and entered into this ____ day of _____ 2023, by and between:

Live Oak Lake Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida (“**District**”), and

Narcoossee Land Ventures, LLC, a Florida limited liability company, the owner and primary developer of lands within the District, and whose address is 370 CenterPointe Circle, Suite 1136, Altamonte Springs, Florida 32701 (“**Developer**”).

Recitals

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Osceola County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District has adopted the District’s operations and maintenance budget (“**O&M Budget**”) for the fiscal year ending September 30, 2024 (“**FY 2024**”) in the amount of \$753,236 and is levying special assessments (“**O&M Assessments**”) in the amount of \$442,950 within the District and allocating \$52,245 in carryforward surplus (“**Carryforward Surplus**,” and together with the O&M Assessments, the “**O&M Revenues**”) to fund a portion of the O&M Budget; and

WHEREAS, in connection with the adoption of the O&M Budget and the levy and/or allocation of the O&M Revenues, the Developer has agreed to fund the difference, on an as-needed basis, between the amount of O&M Revenues and the lesser of (i) the amount of the actual O&M Budget; or (ii) \$258,041 (“**O&M Deficit**”); and

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

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

2. FUNDING OBLIGATION. The Developer agrees to make available to the District any monies necessary to fund any O&M Deficit for FY 2024, within thirty (30) days of written

request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District's O&M Budget. The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the lesser of (i) the total amount of the actual O&M Budget; or (ii) \$258,041; provided, however, that the Developer shall not be responsible for any O&M Deficit resulting from amendments to the O&M Budget, unless the Developer approves of such amendments. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District. If the Developer funds all of any portion of the O&M Deficit and subsequently it is determined that the O&M Deficit was less than the amount funded by the Developer, the District will reimburse the Developer for such overpayment not later than thirty (30) days following the end of FY 2024.

3. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

6. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

7. ATTORNEY'S FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

8. BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for Osceola County, Florida.

10. ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

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

Attest:

**LIVE OAK LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

NARCOOSSEE LAND VENTURES, LLC,
a Florida limited liability company

Witness

By: _____
Its: _____

EXHIBIT A: O&M Budget with Assessment Schedule

EXHIBIT A

O&M Budget with Assessment Schedule

MINUTES

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

The regular meeting of the Board of Supervisors of the Live Oak Lake Community Development District was held on Wednesday, **June 7, 2023** at 2:30 p.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida and via Zoom.

Present and constituting a quorum:

Scott Stearns
Andrea Stevens
Mel Gray Marshall
Ned Bowman

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

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

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened up the public comment period. No members of the public were present in person at the meeting. There was a member of the public joining via Zoom but did not raise hand for comment. Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS**Approval of Minutes of the April 5, 2023
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the Board of Supervisors meeting on April 5, 2023, which can be found in the agenda packet. She asked for any comments, corrections, or questions from the Board. There being no changes, she asked for a motion of approval.

On MOTION by Mr. Bowman, seconded by Ms. Stevens, with all in favor, the Minutes of the April 5, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2023-06
Approving Fiscal Year 2024 Proposed Budget
and Setting a Public Hearing**

Ms. Adams noted that this item was an administrative matter. She presented Resolution 2023-06 to the Board. She stated that this resolution was on page 13 of the agenda package. She explained that they would review the resolution, look at the proposed budget and then come back for Board action on the resolution. She also stated that once the Board approves this resolution, this approves their proposed budget. She noted that statutorily they were required to have the proposed budget approved by June 15th each year and this kicks off their budget cycle. She also noted that the budget was subject to revisions up through the Board adopting the budget. She explained that they were proposing that the Board adopts the budget on August 9th at 2:30 p.m. She wanted to bring this date to the Board's attention because this date was one week later than their regular meeting time. Statutorily they are required to have 60 days between the proposed budget meeting and their budget adoption, so they need to see if Board members are amenable to this date, and they can get a quorum for August 9th. She noted that the room they were in was available at 2:30 p.m., so if they have at least three Board members who can attend, they would look at that meeting date. Mr. Stearns asked if they could call into the meeting. Ms. Adams responded that they could call in and attend the meeting, but it didn't count toward the quorum. They need at least three Board members to be physically present. The Board agreed that they should be able to physically attend the August 9th date.

Ms. Adams stated that this resolution also allows for transmittal of the proposed budget. They are required to provide a copy to Osceola County, and they also notice the public hearings and publish the budget on the District's website. She explained that attached to the resolution as

an exhibit was the proposed budget for Fiscal Year 2024. On page 18 of the agenda packet, there were two categories of assessments, but several categories of revenue. She explained to the Board that the total revenues were \$696,639 for the overall adopted budget for Fiscal Year 2023. She stated that the total proposed revenues for Fiscal Year 2024 were \$753,236. She noted that at the bottom of page 18 was a table that showed the different product types and the assessments. She stated that the assessments for Fiscal Year 2022 and Fiscal Year 2023 were the same, but they were proposing a five percent increase for the operations and maintenance assessments for the duplexes, the 50' and the 70' product. She noted that the total proposed amount for the duplexes was \$249.55 annually. This is the amount that would be on the property tax bill and the non-ad valorem section of the tax bill. The 50' homes annual assessment would be \$356.50 and the 70' would be \$499.10. She also noted that if residents and property owners pay this in November, there is a discount that is factored in here.

Ms. Adams went back and reviewed the revenue section on page 18. She noted that the first line assessments, on roll, were the assessments in the non-ad valorem section that they just looked at. She stated that they had some unplatted property that would be assessed and a proposed amount. In addition to that, the developer was proposing that there were additional developer contributions as well as deficit funding in order to keep the assessment increase no more than five percent despite increased field expenses. Mr. Bowman asked if that would change if more houses were sold. Ms. Adams responded that they do the tax roll once a year. If parcels are generally platted by around June 1st, they become platted parcels in the budget. Mr. Stearns stated that the day the plat happens is when the assessments start to kick in, it's not when they sell the houses. Ms. Marshall asked how it was that the revenue for Fiscal Year 2024 was almost 50% of what it was in 2023. Ms. Adams asked if she was talking about the off roll unplatted. Ms. Marshall responded yes, from the 112.12 to the 63.59. Ms. Adams responded that was the actual amount that was based on the ERU factors and the unplatted property paying a portion of the budget related to the administration of the District, but that property owner, the developer, was increasing their contribution in this budget in the form of developer contributions. Ms. Sandy noted that some of the unplatted might have gone to platted for FY2024 budget. Ms. Adams responded that Ms. Sandy's statement was a good point. She clarified that what was platted in the future would impact future budgets. She noted that this was basically a snapshot of platted versus unplatted at this time,

but it would change in the future. As property gets platted, there will be more platted and less unplatted.

Ms. Adams continued reviewing the rest of the budget. She noted that the other portion that was comprising the revenue was recognition of a carry forward surplus to balance. The next section of the budget was the expenditure section. The administration is the operation of the District. Overall, the current adopted budget for Fiscal Year 2023 was at \$130,902. Their proposed amount for the upcoming fiscal year was \$131,676. She noted that they were proposing a five percent increase in management fees. She stated that there were not any other substantive changes in this section, but there were some amounts that were estimates at this time. For example, their insurance in this section is their liability insurance and their public official's liability insurance. She noted that they were working on an estimated amount from their insurance provider. She explained that by the time that they get to budget adoption, they may be able to fine-tune these numbers to what they expect the actual bill to be. She asked if anyone had any questions regarding the administration expenses of the District. Hearing none, she reviewed the next section which was the field expenses. She stated that this was where they start to see the most substantive changes because there was some new line items and some line items that had been combined. She explained that field management was proposed to increase from \$15,000 annually to \$15,750 annually, which represents a five percent increase. The next line item she reviewed was the aquatic maintenance. She explained that this was for the invasive and algae treatment on the ponds based on the agreements that the Board has approved, they're looking at \$40,584 for Fiscal Year 2024. They are fine-tuning some of the other numbers. She noted that she reached out to their District Engineer regarding properties that might be released from mitigation requirements. She stated that when the properties developed, the Water Management District required mitigation in certain conservation areas and eventually the District is relieved from that responsibility, so the estimated amount that they will need from mitigation the upcoming year is \$7,100 per the District Engineer. The item below this is the midge management, which is a brand-new line item. Currently, they are putting in an amount for the Board to consider. She explained that this amount could be increased or decreased based on Board member input. She noted that they were going to have a robust discussion on midge management and some options for the Board to consider today as part of the proposals for field management, but this amount allowed the Board some flexibility to address midge management should the Board choose to engage in a midge management program. They

have increased the contingency and increased landscape maintenance based on the current service areas. They decreased landscape replacements because there were quite a few things that were going in this year, and they are still leaving a healthy \$50,000 in the budget for next year. They are increasing fountain maintenance based on their actuals for their current year and on the service agreements as well as estimated additional repairs. She noted some slight adjustments to water irrigation based on their actuals. She asked if there were any questions regarding the field expenditures portion of the budget. Hearing none, she moved on with her review of the budget. She stated that there was a narrative section, which would be updated commensurate with their field and administrative items. She mentioned that there were also pages for the debt service fund. She noted on page 25 of the agenda packet showed the Series 2016 debt service. She explained that those amounts they see for proposed budget Fiscal Year 2024 in expenditures were based on the amortization schedules that they include in that as an attachment to this budget. She noted that they had flexibility within the budget, but the approval of this proposed budgets includes the assessment level. Whenever the CDD increases O&M assessments, it does require a mailed notice to all property owners. The mailed notice would notice the amount that's in the proposed budget, which is listed on the bottom of page 1 of the budget. They are putting a cap on the assessment amount. She asked if anyone had any questions.

On MOTION by Mr. Bowman, seconded by Mr. Stearns, with all in favor, Resolution 2023-06 Approving Fiscal Year 2024 Proposed Budget and Setting a Public Hearing, was approved.
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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-07 Appointing an Assistant Treasurer

Ms. Adams presented Resolution 2023-07 to the Board. She noted that this item was on page 30 of the agenda packet. She explained that this resolution appoints Darrin Mossing as Assistant Treasurer. She noted that Darrin Mossing was the President of their company and by trade is an accountant. This allows the District to have a stopgap if there is any changes of personnel in the accounting team and enables him to assist with the management of the financial records.

On MOTION by Mr. Stearns, seconded by Mr. Bowman, the Resolution 2023-07 Appointing an Assistant Treasurer, was approved.

SIXTH ORDER OF BUSINESS**Consideration of OUC Lighting Service Agreement**

Ms. Adams stated that this item was a status report on the OUC Lighting Service Agreement. She explained that they don't yet have the agreement in final form. The District will have an agreement with OUC to fund the streetlights within the District boundaries; however, this agreement is under review from District Counsel and not yet ready for Board presentations.

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

Ms. Sandy had nothing to report to the Board but stated that she was happy to answer any questions that the Board may have for her. Hearing none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

Mr. Wright presented the field manager's reports starting with the landscape items. He explained that they replaced some of the declining plants with new agave plants in the roundabout areas. Mr. Bowman noted that they couldn't see coming around the second roundabout because of the shrubs, which need to be cut down about a foot. Mr. Wright stated that the bushes that were at the first roundabout are being trimmed down. Mr. Bowman noted that they were done yesterday. He noted that they replaced some of the viburnum hedge plants and have them on a daily watering cycle for 30 days. He explained that he has been monitoring the bald cypress trees closely for the last couple of months since it was requested. He noted that they had a proposal from Juniper, which he would review after the field manager's report review. He stated that the water levels and the ponds were not high enough to reach the roots. Now that the water levels have been going up and they have been getting water, the ones that they thought were 100% dead, were starting to green out. He noted that he would like to monitor this for the next 30 days, but most of the bald cypress trees were starting to turn around. He noted that in the next section of the report showed pond 12 and there was a washout in the corner, and they have a proposal for the repairs for that. He explained that the far-left side that is closest to the houses has about a 3-foot erosion spot, and he wanted to get this addressed as soon as possible. He noted that it was a very simple fix and if they

work on it now and get it addressed, then there won't be any further issues or further damaged to that area. He stated that they had some concerns from residents about the southland's wetland area. He explained that they went and reviewed it and there are no trees or anything that pose imminent danger, so they don't recommend or suggest cutting anything else down. He stated that they would get all the overgrowth that was starting to encroach on the fence cut back and any damages from the storms or trees that have fallen will get that repaired. He noted that the biggest concern in terms of landscaping was obviously the quality of the turf that was along Nolte Boulevard. They have had a lot of water issued, lack of rain, etc. They are still working with Juniper and IMC to get as much water to the sod as possible. The fertilizer treatments have been done. Juniper did have a third party come out and do soil samples out there. One of the issues that they were seeing was the pH level of a lot of the soil is 7.7 and it needs to be either 7.5 or under to be considered healthy soil. This could take a year or two before they start seeing drops by .01. Ms. Stevens stated that part of this was just a new area and new soil, so they need to get all those nutrients packed in. Mr. Wright responded that this was a problem that would, over the next few years, correct itself and they will be in a lot better situation in terms of sod health. He explained that the biggest thing right now that Juniper was seeing and that he had personally saw himself was a lack of water. He noted that they just needed rain, but now that they are starting to get a little more consistent rain, he was hoping over the next month or two, it will green up nicely.

Mr. Wright reviewed the next section of his report which was the aquatic midge control. He explained that they were having a decent number of issues at ponds 13 and 14. He stated that they reached out and got quotes for spray treatments for the entirety of the property and what that would cost. He noted that they also got quotes if they were going to do anymore fish stockings because people have put fish in there. It was noted that they have talked about shoreline plantings before, and they do have a proposal for that, and they would like to get working on that as soon as possible.

Mr. Wright reviewed the completed items of his report starting with the pressure washing. He stated that GMS maintenance staff pressure washed the first roundabout and a lot of the sidewalks in that area. They will be doing the duration of most of the property and heavy areas that need it, but it would be on an as needed basis and scheduling month to month.

Mr. Wright reviewed the in-progress items of his report. In terms of fountains, the fountain lights have been sent to the factory for repairs. The motor for fountain five was ordered. The

fountain 2's control box needed to be replaced. The locking mechanism on the door was broken and water was getting into the system and was not working properly, so they replaced that too. He explained that once they get the lights back from the factory, which should be sometime next month, they will get those installed. He asked for any questions about the report before he moves on to the proposal presentations and discussions.

Mr. Stearns stated that there was one section on Nolte Road that he was having Jones put some sod and clean up a little bit. He explained that it was right next to the existing lift station on Nolte Road. He noted that area was the old construction entrance and now that the houses were all done in there, they want to help clean it up. Ms. Stevens noted that there was a fence situation there too where the fence needs to be readjusted. Mr. Stearns stated that they were handling all of that.

i. Consideration of Juniper Proposal to Replace Bald Cypress Trees

Ms. Adams presented this proposal to the Board stating that it was on page 42 of the agenda packet. She explained that based on the current situation and the cypress tree roots now getting water, Mr. Wright was seeing a lot of these trees start to green up. She stated that staff recommended at this time that this item be deferred and there be further analysis of the cypress trees to fine-tune this proposal because most of them may end up coming back as rainy season starts. The Board directed staff to defer this item.

ii. Consideration of Juniper Proposal to Repair Pond Bank Erosion

Mr. Wright presented this proposal to the Board, which was on page 45 of the agenda package. He explained that this was for the pond erosion on pond 12 and the total was \$3,449.93. Mr. Bowman asked if it would wash out again. Mr. Wright responded that it could, and erosion was very common. He added that the shoreline plants would help with this.

On MOTION by Mr. Bowman, seconded by Mr. Stearns, with all in favor, the Juniper Proposal to Repair Pond Bank Erosion, was approved.
--

iii. Consideration of Juniper Proposal to Add Sod to Nolte Blvd.

Mr. Wright presented this proposal to the Board. He explained that Juniper should be installing three pallets of sod today throughout the boulevard in the hot spots. He recommended that they also match that. He stated that the way that the water system works was that if they get sod down in these places, especially in areas where there was damaged sod that could be replaced,

they get 30 days of watering in that area. With six pallets, it would cover pretty much the entire boulevard. He noted that would not only help their current situation of replacing sod that needs to be replaced, but it would get water to other sections as well. He added that the total amount for that was \$1,709. Ms. Adams stated that there was plenty of funds available in the plant replacement line of the budget.

On MOTION by Mr. Stearns, seconded by Mr. Bowman, with all in favor, the Juniper Proposal to Add Sod to Nolte Boulevard, was approved.

**iv. Consideration of Clarke Environmental Mosquito Management
Proposals for Midge Spray Treatments**

Ms. Adams stated that they were going to be going through these next sets of proposals from Clarke and SiteX related to midge management. She noted that these were just reference proposals for the Board so that Board members could understand the cost for the deep-water midge treatment and the spraying of the adult midges. She stated that ultimately staff was going to recommend a more targeted approach based on certain ponds. Then, moving into the next fiscal year, they would have an allowance to treat as needed. She noted that this was a good discussion point and gives the Board a good reference point for the cost of the midge treatment.

**v. Consideration of SiteX Aquatics Proposals for Midge Spray
Treatments**

Mr. Wright stated that their main purpose for this was he wanted the Board to have an idea of what it cost if they were to treat the entirety of the facility. He noted that if they came up with a couple of different methods, one would be larvicide treatments only and the other was larvicide and the adulticide with the spraying trucks, the fogging methods, etc. He stated that at this time, he didn't think doing the entirety of the property was necessary. They are seeing more hot spot issues than anything else and most of their complaints were coming from Meadow Edge Loop and the pond across the street. He added that this was one of the reasons they had recommended having the midge management line added to the budget. He stated that on page 69 of the agenda packet, SiteX broke down the monthly larvicide treatment down by pond. He noted that they could work with them and get a targeted treatment for these specific ponds, and they were looking at them on a one-time basis, as needed. He recommended that if they were going to do a treatment like this to

do both larvicide and adulticide fogging because of the number of midges that were present. Ms. Stevens asked if Clarke and SiteX had two different kinds of treatments. Mr. Wright responded that each company provided a proposal, one for just larvicide and one for larvicide and adulticide and the fogging treatments. He explained that these companies had a slightly different method, so that was where they would see a variation of price. He noted that with SiteX it was \$77,000 and \$108,000 for Clarke, but SiteX would only do 10 months instead of the 12 months. He explained that the biggest things that they had saw long-term success with were the shoreline plantings and the fish stocking and that was still going to be their primary method. He noted that when they do a fish stocking, it takes 90 days before their cycles match up to the larva and then there would still be five or six months before they see any time of results. He added that this would act as a stopgap to help get rid of a lot of the numbers that were there now until their long-term solutions were in place and that was where the \$25,000 was going to come from. He stated that right now, this was more so for reference and if the Board was amenable to it, he would like to at least get ponds 13 and 14 treated with the larvicide and the fogging treatment. Ms. Adams stated that those were ponds that were denser residential population around it and there was more suffering with the midges and midge swarms currently present. She added that a not to exceed \$2,500 for this current budget year would allow for the full chemical treatment, the deep water, the adulticide and the spray fogging.

On MOTION by Mr. Bowman, seconded by Mr. Stearns, with all in favor, the Not to Exceed \$2,500 in Midge Treatment for the Current Fiscal Year, was approved.

vi. Consideration of Solitude Proposal for Shoreline Littoral Plantings

Mr. Wright presented the Solitude proposal for the shoreline plantings. He explained that this would cover ponds #10, #12, #13, #14, and #15. They have designed it in a way that it would be sporadic. Pond #3 has plantings that go around the entirety of the pond, and he didn't think that was necessary and most of their vendors didn't recommend having it like that. He stated that they have it broken down in a way to where they could move from parts of the pond to the other side and still have protection in those areas. Solitude's total for this proposal is \$5,572. He stated that he would like to get working on this as soon as possible.

On MOTION by Mr. Bowman, seconded by Mr. Stearns, with all in favor, the Solitude Proposal for Shoreline Littoral Plantings for \$5,572, was approved.

D. District Manager's Report

i. Check Run Summary

Ms. Adams reviewed the check run summary from April 14, 2023 through May 26, 2023 totaling \$108,542.28. Ms. Adams offered to answer any questions for the Board. Hearing none, she asked for a motion of approval.

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

ii. Balance Sheet

Ms. Adams stated that the financials were included in the agenda package. There was no action needed on this item.

iii. Presentation of Registered Voters – 1,154

Ms. Adams stated that on page 103 of the agenda packet was a letter from the elections office in Osceola County notifying the District that as of April 15th this calendar year there were 1,154 registered voters. This information was required to be presented to the District annually and was for informational purposes only.

iv. Reminder of Form 1 Filing Requirement Deadline – July 1, 2023

Ms. Adams stated that this was a friendly reminder to Board members. She explained that their Form 1 financial disclosure was required to be filed annually and there was a deadline for that. She noted that they would send more urgent reminders if they don't meet the deadline because the State of Florida actually imposes a fine for late filings and the fine goes to individual Board members and not to the District. She added that they have had Board members who had incurred fines before. Ms. Stevens, Mr. Bowman, and Ms. Marshall asked for the form and instructions.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION VI

**LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Live Oak Lake Community Development District
Osceola County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Live Oak Lake Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 14, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 14, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Live Oak Lake Community Development District, Osceola County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$4,182,582).
- The change in the District's total net position in comparison with the prior fiscal year was \$1,872,499, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$3,678,534, an increase of \$334,336 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, capital projects, assigned for impact fee and subsequent year's expenditures, non-spendable for prepaids and deposits and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments, Developer contributions and impact fees. The District does not have any business-type activities. The governmental activities of the District include general government (management), physical environment functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2022	2021
Assets, excluding capital assets	\$ 3,695,059	\$ 4,293,285
Capital assets, net of depreciation	22,754,657	21,806,128
Total assets	26,449,716	26,099,413
Current liabilities	577,739	1,519,637
Long-term liabilities	30,054,559	30,634,857
Total liabilities	30,632,298	32,154,494
Net Position		
Net investment in capital assets	(7,299,560)	(8,381,389)
Restricted	2,138,771	2,104,823
Unrestricted	978,207	221,485
Total net position	\$ (4,182,582)	\$ (6,055,081)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 2,674,740	\$ 1,240,590
Operating grants and contributions	6,588	152
Capital grants and contributions	1,140,486	505,736
General revenues		
Investment earnings	26	61
Total revenues	3,821,840	1,746,539
Expenses:		
General government	126,362	103,973
Physical environment	458,294	286,801
Bond issuance costs	-	521,225
Interest	1,364,685	1,324,514
Total expenses	1,949,341	2,236,513
Change in net position	1,872,499	(489,974)
Net position - beginning	(6,055,081)	(5,565,107)
Net position - ending	\$ (4,182,582)	\$ (6,055,081)

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2022 was \$1,949,341. The costs of the District's activities were primarily funded by program revenues. In total, expenses, including depreciation, decreased from the prior fiscal year. The majority of the change in expenses results from a decrease in bond issue costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$23,610,585 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$855,928 has been taken, which resulted in a net book value of \$22,754,657. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$30,170,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District anticipates the continuation of the infrastructure improvement project for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will continue to increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Live Oak Lake Community Development District's Finance Department at 219 E. Livingston St. Orlando, Florida 32801.

**LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 989,432
Assessments receivable	7,581
Interest receivable	2,200
Prepaid items	5,000
Deposits	480
Restricted assets:	
Investments	2,690,366
Capital assets:	
Nondepreciable	18,158,521
Depreciable, net	4,596,136
Total assets	<u>26,449,716</u>
LIABILITIES	
Accounts payable and accrued expenses	16,525
Accrued interest payable	561,214
Non-current liabilities:	
Due within one year	610,000
Due in more than one year	29,444,559
Total liabilities	<u>30,632,298</u>
NET POSITION	
Net investment in capital assets	(7,299,560)
Restricted for debt service	2,138,771
Unrestricted	978,207
Total net position	<u>\$ (4,182,582)</u>

See notes to the financial statements

**LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Program Revenues				Net (Expense)
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:					
Governmental activities:					
General government	\$ 126,362	\$ 126,362	\$ -	\$ -	\$ -
Physical environment	458,294	567,037	-	1,140,486	1,249,229
Interest on long-term debt	1,364,685	1,981,341	6,588	-	623,244
Total governmental activities	<u>1,949,341</u>	<u>2,674,740</u>	<u>6,588</u>	<u>1,140,486</u>	<u>1,872,473</u>
General revenues:					
Investment earnings					<u>26</u>
Total general revenues					<u>26</u>
Change in net position					1,872,499
Net position - beginning					(6,055,081)
Net position - ending					<u>\$ (4,182,582)</u>

See notes to the financial statements

**LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 989,432	\$ -	\$ -	\$ 989,432
Investments	-	2,690,024	342	2,690,366
Assessments receivable	1,741	5,840	-	7,581
Interest receivable	-	2,200	-	2,200
Due from other funds	-	1,921	-	1,921
Prepaid items	5,000	-	-	5,000
Deposits	480	-	-	480
Total assets	<u>\$ 996,653</u>	<u>\$ 2,699,985</u>	<u>\$ 342</u>	<u>\$ 3,696,980</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 16,525	\$ -	\$ -	\$ 16,525
Due to other funds	1,921	-	-	1,921
Total liabilities	<u>18,446</u>	<u>-</u>	<u>-</u>	<u>18,446</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	5,480	-	-	5,480
Restricted for:				
Debt service	-	2,699,985	-	2,699,985
Capital projects	-	-	342	342
Assigned to:				
Subsequent year's expenditures	145,367	-	-	145,367
Impact fee	568,504	-	-	568,504
Unassigned	258,856	-	-	258,856
Total fund balances	<u>978,207</u>	<u>2,699,985</u>	<u>342</u>	<u>3,678,534</u>
Total liabilities and fund balances	<u>\$ 996,653</u>	<u>\$ 2,699,985</u>	<u>\$ 342</u>	<u>\$ 3,696,980</u>

See notes to the financial statements

**LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Total fund balances - governmental funds \$ 3,678,534

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	23,610,585	
Accumulated depreciation	<u>(855,928)</u>	22,754,657

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(561,214)	
Bonds payable	<u>(30,054,559)</u>	<u>(30,615,773)</u>
Net position of governmental activities		<u><u>\$ (4,182,582)</u></u>

See notes to the financial statements

**LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 632,307	\$ 1,981,341	\$ -	\$ 2,613,648
Developer contributions	61,092	-	145,723	206,815
Impact fees	994,663	-	-	994,663
Interest income	26	6,588	100	6,714
Total revenues	<u>1,688,088</u>	<u>1,987,929</u>	<u>145,823</u>	<u>3,821,840</u>
EXPENDITURES				
Current:				
General government	117,353	9,009	-	126,362
Physical environment	301,799	-	-	301,799
Debt Service:				
Principal	-	585,000	-	585,000
Interest	-	1,369,319	-	1,369,319
Capital outlay	512,214	-	592,810	1,105,024
Total expenditures	<u>931,366</u>	<u>1,963,328</u>	<u>592,810</u>	<u>3,487,504</u>
Excess (deficiency) of revenues over (under) expenditures	756,722	24,601	(446,987)	334,336
OTHER FINANCING SOURCES (USES)				
Transfer in (out)	-	11	(11)	-
Total other financing sources (uses)	<u>-</u>	<u>11</u>	<u>(11)</u>	<u>-</u>
Net change in fund balances	756,722	24,612	(446,998)	334,336
Fund balances - beginning	<u>221,485</u>	<u>2,675,373</u>	<u>447,340</u>	<u>3,344,198</u>
Fund balances - ending	<u>\$ 978,207</u>	<u>\$ 2,699,985</u>	<u>\$ 342</u>	<u>\$ 3,678,534</u>

See notes to the financial statements

**LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ 334,336
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	1,105,024
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(156,495)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	585,000
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(4,702)
The change in accrued interest on long-term liabilities between the current and prior fiscal year recorded in the statement of activities but not in the governmental fund financial statements.	<u>9,336</u>
Change in net position of governmental activities	<u><u>\$ 1,872,499</u></u>

See notes to the financial statements

**LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Live Oak Lake Community Development District ("District") was established on October 13, 2015, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Osceola County Ordinance 2015-63, as amended by Ordinance 2016-20. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre with fractions thereof rounded upward to the nearest whole number. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, two of the Board members are affiliated with Narcoossee Land Ventures, LLC ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Infrastructure of the District is depreciated using the straight-line method over the following estimated useful life:

<u>Assets</u>	<u>Years</u>
Infrastructure	10-40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearing(s) are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, unless otherwise delegated by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

	Amortized Cost	Credit Risk	Maturities
U.S. Bank Commercial Paper	\$ 1,344,859	S&P A-1+	Open-ended
First American Government Class			Weighted average of the fund
Y	1,345,507	S&P AAAM	portfolio: 18 days
Total Investments	<u>\$ 2,690,366</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market type investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 17,053,497	\$ 1,105,024	\$ -	\$ 18,158,521
Total capital assets, not being depreciated	17,053,497	1,105,024	-	18,158,521
Capital assets, being depreciated				
Infrastructure	5,452,064	-	-	5,452,064
Total capital assets, being depreciated	5,452,064	-	-	5,452,064
Less accumulated depreciation for:				
Infrastructure	699,433	156,495	-	855,928
Total accumulated depreciation	699,433	156,495	-	855,928
Total capital assets, being depreciated, net	4,752,631	(156,495)	-	4,596,136
Governmental activities capital assets, net	\$ 21,806,128	\$ 948,529	\$ -	\$ 22,754,657

NOTE 5 – CAPITAL ASSETS (Continued)

The District's Capital Improvement Project (the "CIP") is estimated to cost approximately \$46 million and includes on-site and off-site public roadways, storm water management systems, electrical service systems, utility systems, conservations mitigation, landscaping, irrigation, hardscape, professional fees and contingency. The Capital improvements described are expected to be made in multiple phases over time. Initial infrastructure project of the CIP includes the public infrastructure components of Phases 1 & 2 of the Development in the approximate amount of \$13 million (the "Series 2016 Project"). Proceeds of the Series 2016 Bonds are being utilized to acquire, construct, install and/or equip the Series 2016 Project.

The District issued Series 2020 Bonds in order to provide additional funding for the project. The remainder of the CIP not funded with proceeds of the Series 2016 and 2020 Bonds or other financing sources will be funded by the Developer.

Depreciation was charged to physical environment.

NOTE 6 – LONG TERM LIABILITIES

Series 2016

In August 18 2016, the District issued \$15,550,000 of Capital Improvement Revenue Bonds. The Series 2016 consists of \$7,330,000 which is due on May 1, 2036 with fixed interest rate of 4.500% and \$8,220,000 due on May 1, 2047 with fixed interest rate of 4.625%. The Bonds were issued to provide funds for the costs of acquiring, constructing and equipping assessable improvements of the CIP. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2016. Principal on the Bonds is to be paid serially commencing May 1, 2018 through May 1, 2047.

The Series 2016 Bonds may be called for redemption prior to maturity as a whole or in part on or after May 1, 2026. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to certify for collection previously levied special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Series 2020

In October 22, 2020, the District issued \$16,275,000 of Capital Improvement Revenue Bonds. The Series 2020 consisting of Term Bonds due ranging from May 1, 2025 to May 1, 2051 and fixed interest rates ranging from 3.125% to 4.6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2021. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2020 Bonds may be called for redemption prior to maturity as a whole or in part on or after May 1, 2030. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to certify for collection previously levied special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2016	\$ 14,480,000	\$ -	\$ 300,000	\$ 14,180,000	\$ 315,000
Less Bond discount	101,400	-	4,056	97,344	-
Series 2020	16,275,000	-	285,000	15,990,000	295,000
Less Bond discount	18,743	-	646	18,097	-
Total	<u>\$ 30,634,857</u>	<u>\$ -</u>	<u>\$ 580,298</u>	<u>\$ 30,054,559</u>	<u>\$ 610,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 610,000	\$ 1,346,913	\$ 1,956,913
2024	630,000	1,323,519	1,953,519
2025	650,000	1,299,363	1,949,363
2026	680,000	1,274,375	1,954,375
2027	710,000	1,246,050	1,956,050
2028-2032	4,035,000	5,757,825	9,792,825
2033-2037	5,025,000	4,788,350	9,813,350
2038-2042	6,300,000	3,548,911	9,848,911
2043-2047	7,925,000	1,959,439	9,884,439
2048-2051	3,605,000	424,120	4,029,120
Total	<u>\$ 30,170,000</u>	<u>\$ 22,968,865</u>	<u>\$ 53,138,865</u>

NOTE 7 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. The Developer also contributed \$61,092 and \$145,723 to the general and capital projects fund, respectively.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which would have a material adverse effect on the District's operations.

NOTE 8 – IMPACT FEE CREDITS

The District, the Developer and the City of St. Cloud ("City") entered into line extension agreements relating to the upsizing of potable water and reuse water. As part of the project, mains need to be installed to extend utility service to the Improvement Areas. The City will need to upsize the mains to comply with the City's Utility Master Plan. The agreements provide for impact fee credits to be paid to the District to be used for certain improvements required by the District.

During the current fiscal year, the District received \$994,663 from a home builder for the sale of water and sewer credits. The amounts collected for impact fees are being used to acquire capital project improvements from the Developer. During the current fiscal year, the District reimbursed the Developer \$451,122. Subsequent to year end, the District reimbursed the Developer \$511,533.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$20,000 of the Series 2016 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 627,389	\$ 632,307	\$ 4,918
Impact fees	-	994,663	994,663
Interest	-	26	26
Developer contributions	-	61,092	61,092
Total revenues	<u>627,389</u>	<u>1,688,088</u>	<u>1,060,699</u>
EXPENDITURES			
Current:			
General government	126,314	117,353	8,961
Physical environment	501,075	301,799	199,276
Capital outlay	-	512,214	(512,214)
Total expenditures	<u>627,389</u>	<u>931,366</u>	<u>(303,977)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	<u>756,722</u>	<u>\$ 756,722</u>
Fund balance - beginning		<u>221,485</u>	
Fund balance - ending		<u>\$ 978,207</u>	

See notes to required supplementary information

**LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors.

**LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	2
Number of independent contractors compensated in September 2022	8
Employee compensation for FYE 9/30/2022 paid/accrued)	1800
Independent contractor compensation for FYE 9/30/2022	\$478,304.99
Construction projects to begin on or after October 1; (>\$65K)	
Series 2016	\$0
Series 2020	\$592,810
Impact Fee/Storm Warer System	\$451,122
Pond bank restoration	\$0
Budget variance report	See page 22 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$237.67-\$475.33 Debt service - \$975.00-\$1325.00
Special assessments collected FYE 9/30/2022	\$2,057,188.92
Outstanding Bonds:	
Series 2016, due May 1, 2047,	14,180,000
Series 2020, due May 1, 2051,	15,990,000



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Live Oak Lake Community Development District
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Live Oak Lake Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 14, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 14, 2023



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Live Oak Lake Community Development District
Osceola County, Florida

We have examined Live Oak Lake Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the most recent fiscal year. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Live Oak Lake Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 14, 2023



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Live Oak Lake Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Live Oak Lake Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 14, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 14, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Live Oak Lake Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Live Oak Lake Community Development District, Osceola County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 14, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

SECTION VII

SECTION B

SECTION 1

FOURTH ANNUAL CONSERVATION AREA MONITORING REPORT

Twin Lakes – Phase 2

JULY 2023



SUBMITTED BY
Dewberry Engineers Inc.
800 North Magnolia Avenue, Suite 1000
Orlando, Florida 32803

SUBMITTED TO
South Florida Water Management
District

INTRODUCTION

This report is submitted to fulfill the conservation area monitoring requirements of the South Florida Water Management District (SFWMD) for the Twin Lakes Phase 2 (otherwise known as Lakeside Groves) development (Permit Nos. 49-02389-P and 49-02449-P).

The Twin Lakes Phase 2 development consists of a single-family residential subdivision and associated amenities center, including a lakeside dock structure located within Osceola County, Florida. More specifically, the site is located within Sections 17, 18, and 20; Township 26 South; and Range 31 East. Authorized jurisdictional wetland or other surface water impacts associated with the subject development were offset through mitigation credit purchase at an approved mitigation bank, and also required the maintenance and monitoring of the preserved wetland (W2) conservation area. For the location of the on-site W2 conservation area, please refer to the enclosed **Regional Location Map, Site Plan, and Conservation Area Monitoring Plan** in **Appendix A**. As conditioned within the SFWMD permit, the on-site conservation area must be monitored until success criteria is achieved. This Fourth Annual Conservation Area Monitoring Report is provided to satisfy the conditioned monitoring requirements.

Submittal of this 2023 Fourth Conservation Area Monitoring Report shall satisfy the continuation of monitoring and reporting requirements for the subject permit. The Twin Lakes Phase 2 Fourth Annual Conservation Area Monitoring Report data provided was collected on July 20, 2023.

APPLICABLE PERMITS

South Florida Water Management District: Permit No. 49-02389-P (Application No. 140721-1) and Permit No. 49-02449-P (Application Nos. 151119-8 and 160603-22).

MITIGATION SUMMARY AND APPLICABLE CONSERVATION AREAS

The compensatory mitigation requirements, including the on-site monitoring and maintenance plan, for the Lakeside Groves project (Permit No. 49-02389-P; Application No. 140721-1) were transferred and updated through issuance of the Twin Lakes Phase 1 permit (Permit No. 49-02449-P; Application No. 151119-8) and subsequent modification known as the Phase 1 - Lakeside Improvements project (Permit No. 49-02449-P; Application No. 160603-22). Accordingly, the mitigation requirements associated with the Lakeside Groves and Twin Lakes Phase 2 permits are addressed in this Fourth Annual Conservation Area Mitigation Monitoring Report.

Mitigation Credit Purchase

Offsite mitigation associated with the subject permits included the purchase of 0.73 freshwater forested wetland credits from the Reedy Creek Mitigation Bank for the Lakeside Groves project (Permit No. 49-02389-P; Application No. 140721-1) and purchase of an additional 0.18 freshwater forested wetland credits from the Reedy Creek Mitigation Bank for the Twin Lakes Phase 1 project (Permit No. 49-02449-P; Application No. 151119-8). The subject 0.73 and additional 0.18 freshwater forested wetland credits have been purchased from the Reedy Creek Mitigation Bank and

documentation verifying the purchase and credit transfer previously provided to the SFWMD under separate cover.

On-Site Preservation

The preservation, maintenance, and monitoring of two on-site wetlands (W1 and W2) and associated 25-foot upland buffers was required by the subject permits. Wetland W1 is located within previously constructed Phase 1 and has been under monitoring protocol since April 2017. Whereas W2 is located within Phase 2 and monitoring was postponed until the start of Phase 2 construction. Monitoring of W2 was initiated with the Baseline Monitoring Report dated November 2018.

In total, Wetland 2 and associated 25-foot upland buffer comprise of 4.55 acres. The 4.55-acre conservation area is to be recorded under Conservation Easement (CE) and managed through exotic vegetative maintenance. The subject CE shall be recorded with Osceola County, and a copy of the recorded CE documents provided to the SFWMD under separate cover. The location of the on-site conservation area is depicted on the enclosed **Site Plan** and **Conservation Area Monitoring Plan** in **Appendix A**.

Implementation of a maintenance and monitoring program was required for the Wetland 2 conservation area to ensure the integrity and viability of this area, with the monitoring program required for a period of 5 years with annual reports submitted to the SFWMD.

MONITORING SCHEDULE

Activity	Date
Baseline Monitoring Report	November 2018 (completed)
First Annual Monitoring Report	October 2019 (completed)
Second Annual Monitoring Report	October 2020 (completed)
Third Annual Monitoring Report	October 2021 (completed)
Fourth Annual Monitoring Report	July 2023 (completed)
Fifth Annual Monitoring Report	October 2023

SUCCESS CRITERIA

The subject on-site conservation areas shall be considered successful and released from monitoring and reporting requirements when the permitted success criteria are met continuously for a period of at least one year without intervention in the form of supplemental irrigation, removal of undesirable vegetation, or supplemental planting of desirable vegetation. Further, the mitigation area may be released from monitoring and reporting requirements and be deemed successful at any time during the monitoring period if the Permittee demonstrates that the conditions in the subject mitigation area have adequately replaced wetland and surface water functions affected by the permitted activity and that the site conditions are sustainable. The specific success criteria for the subject mitigation areas is provided below.

Wetlands

1. Coverage by exotic vegetative species shall not exceed 5% of total cover;
2. Coverage of nuisance vegetative species, including cattail, shall not exceed 10% of total cover;

Upland Buffers

1. Coverage by exotic vegetative species shall not exceed 5% of total cover;
2. Coverage of nuisance vegetative species, including cattail, shall not exceed 10% of total cover;

Additional information regarding mitigation success criteria for the subject conservation area can be found within SFWMD Permit No. 49-02449-P; Application No. 160603-22.

CONSERVATION AND MAINTENANCE ACTIVITIES

All initial maintenance activities were completed in November 2018, prior to the baseline monitoring event. Initial preparation for restoration activities included treatment of exotic and nuisance vegetation, primarily Brazilian pepper (*Schinus terebinthifolia*) and creeping oxeye (*Sphagneticola trilobata*), with an approved herbicide to prevent regrowth of exotic/nuisance species. Native vegetation was left in place.

All portions of the project's conservation area will be managed for the benefit of wildlife and vegetative composition. A maintenance program shall be implemented to ensure the long-term integrity and viability of the subject conservation area. The maintenance program includes perpetual vegetative maintenance so that exotic (species currently identified as Category I by the Florida Exotic Pest Plant Council) and nuisance vegetative species do not exceed the limits stipulated by the SFWMD permit. A maintenance program shall ensure the subject conservation area continues to meet permitted success criteria in perpetuity.

It should be noted that during the 5-year monitoring period, maintenance is proposed to occur semi-annually for the first two years (4 events) and annually for the remaining three years (3 events). After that, maintenance will be on an as needed basis in perpetuity to maintain less than 15% total coverage of exotic/nuisance species.

MONITORING METHODOLOGY

The monitoring program is designed to evaluate the success of the implemented vegetative restoration/enhancement activities and vegetative maintenance program, and provide a tool for recommendation of any changes to the conservation and/or maintenance programs necessary to achieve the conservation objectives, as stipulated by the SFWMD permit. The conservation area shall be qualitatively monitored until success criteria is achieved.

Due to the relatively small size of the conservation area, it is concluded that the most representative evaluation of the conservation area would be achieved through meandering transects, separately within the wetland and upland buffer, to quantitatively sample vegetative cover and qualitatively assess relative function/health of the system. Therefore, meandering transects were performed within each specific assessment area (1. Wetland areas; 2. Upland buffer areas). Transects were established to visually inspect and sample approximately 50% or greater of each assessment area.

Vegetative Composition

Meandering vegetative sampling transects were established within the on-site conservation area to quantitatively assess the approximate percent coverage and relative abundance of vegetative species within the wetland and upland buffer conservation area. Sampling occurred for the entire length of each transect, and included all vegetation within the width of the inspector's line-of-sight centered along the subject transect. Collected data includes approximate percent coverage of vegetative strata occupied (canopy, mid-story, and groundcover), as well as approximate percent coverage of both desirable and exotic/nuisance vegetative species. Quantitative data reflecting the approximate percent coverage of vegetative species along each sampling transect is presented in the **Wetland 2 Vegetative Composition Table** and **Upland Buffer Vegetative Composition Table** in **Appendix B**.

Hydrologic Condition

Observation of hydrologic conditions within the on-site conservation area was noted during the vegetative sampling event. Evidence of hydrologic conditions was based on visual observation of water levels, soil conditions, and hydro-biologic indicators. Hydrologic conditions are discussed in the narrative summaries for the conservation area under the Results and Conclusions section of this report.

Wildlife Utilization

Observation of wildlife utilization within the on-site conservation area was noted during the vegetative sampling event. Evidence of wildlife utilization was based on visual observation, vocalization, and/or observation of signs such as burrows, nests, scat, etc. A list of wildlife species for which evidence of utilization was observed is enclosed in the **Wildlife Observation Table** in **Appendix B**.

Photographic Documentation

Two permanent photographic stations were established along each vegetative sampling transect to document the relative current condition of the conservation area. The locations of the permanent photographic stations are depicted on the enclosed **Conservation Area Monitoring Plan** in **Appendix A** and **Photographic Documentation** is in **Appendix B**.

RESULTS AND CONCLUSIONS

The following narratives provide a summary of the relative condition of the conservation area at the time of the monitoring event conducted in July 2023. The narratives also include a determination as to whether the conservation area meets the permitted success criteria. If the conservation area is determined to not meet the permitted success criteria, recommendations for supplemental maintenance and/or enhancement activities have been provided.

Wetland 2

Wetland Area 2 consists of a preserved freshwater forested wetland characteristic of a Hydric Pine Flatwoods system. At the time of the monitoring event, the wetland was inundated by approximately six inches. Hydrophytic vegetative composition was also relatively appropriate for this type of wetland system. Exotic/nuisance vegetative species comprise approximately 3% of the total vegetative coverage within Wetland 2.

Exotic/nuisance vegetation identified during the July 2023 site inspection consisted of Brazilian pepper (*Schinus terebinthifolia*) and creeping oxeye (*Sphagneticola trilobata*). Based on the current condition of Wetland 2, the conservation area is trending towards permitted success criteria. It is recommended that routine exotic/nuisance vegetative maintenance activities and annual monitoring continue, until acquiring further evidence that site conditions are sustainable. During future annual monitoring events/reports, this conservation area shall be evaluated to determine if further monitoring is necessary.

Upland Buffers

The Upland Buffer consists of preserved uplands characteristic of a transitional Pine Flatwoods community. At the time of the monitoring event, the upland buffer was inundated. No evidence of exotic/nuisance vegetative species was observed within the upland areas during the July 2023 site inspection. Based on the current condition of Upland 2, the conservation area is trending towards permitted success criteria. It is recommended that routine exotic/nuisance vegetative maintenance activities and annual monitoring continue, until acquiring further evidence that site conditions are sustainable. During future annual monitoring events/reports, this conservation area shall be evaluated to determine if further monitoring is necessary.

Based on current conditions, the on-site conservation area consisting of W2 and the Upland Buffer have met the required success criteria. Routine exotic/nuisance vegetative maintenance activities and annual monitoring will continue until acquiring further evidence that site conditions are sustainable. During future annual monitoring events/reports, the subject conservation areas shall be evaluated to determine if further monitoring is necessary. The Fifth Annual Monitoring Report is scheduled to be submitted to SFWMD in October 2023.

ATTACHEMENTS

Appendix A:

Regional Location Map

Site Plan

Conservation Area Monitoring Plan

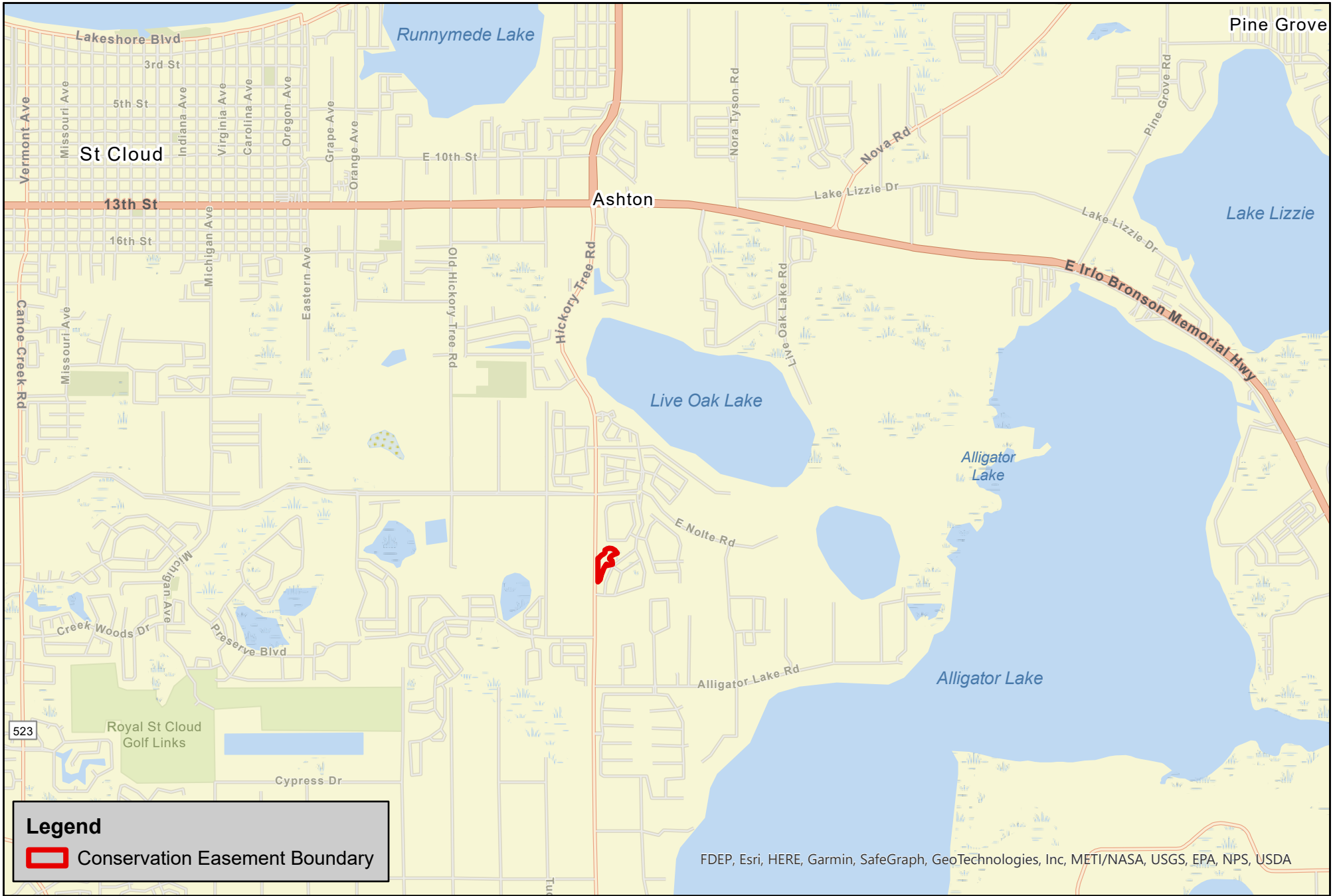
Appendix B:

Wetland 2 Vegetative Composition Table

Upland Buffer Vegetative Composition Table

Wildlife Observation Table

Photographic Documentation



Regional Location Map


Twin Lakes Phase 2

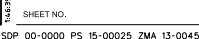
Osceola County, Florida

0 2,000 4,000 Feet

N

Data Source: Dewberry
Image Source: ESRI








NOTE: SIZE & CONFIGURATION OF TRACTS MAY VARY SLIGHTLY WITH FINAL SUBDIVISION PLANS.



Legend

-  Conservation Easement Boundary
-  Upland Photo Point
-  Wetland Photo Point

Conservation Area Monitoring Plan

Twin Lakes Phase 2

Osceola County, Florida

N

Data Source: Dewberry
Image Source: ESRI

0 85 170 Feet



Path: G:\MXD\County\Osceola\LakeSideGroves\BKNT Env. Considerations\Lakeside Improvement Exhibits\Conservation Area Monitoring\Phase 2\20230718_Updated_Conservation_Area_Monitoring_Map.aprx

APPENDIX B

Tables and Photographic Documentation



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TWIN LAKES - PHASE 2
2023 FOURTH CONSERVATION AREA MONITORING REPORT
WETLAND 2 VEGETATIVE COMPOSITION TABLE

WETLAND 2 Transect 1							
STRATUM	COMMON NAME	SCIENTIFIC NAME	2018 BASELINE % COVER	2019 ANNUAL % COVER	2020 ANNUAL % COVER	2021 ANNUAL % COVER	2023 ANNUAL % COVER
CANOPY	slash pine	<i>Pinus elliottii</i>	80	80	80	30	30
	Total vegetative cover		80	80	80	30	30
	Total open canopy		20	20	20	70	70
MID-STORY	slash pine	<i>Pinus elliottii</i>	8	8	8	8	5
	wax myrtle	<i>Myrica cerifera</i>	7	10	10	5	5
	dahoon holly	<i>Ilex cassine</i>	4	5	5	5	5
	Carolina willow	<i>Salix caroliniana</i>	2	2	5	10	15
	red bay	<i>Persea borbonia</i>	2	2	2	2	2
	Brazilian pepper	<i>Schinus terebinthifolia</i>	2	2	1	0	0
	saltbush	<i>Baccharis halimifolia</i>	2	2	2	0	0
	gallberry	<i>Ilex glabra</i>	2	2	2	0	0
	sweet bay	<i>Magnolia virginiana</i>	1	1	1	1	1
	Total vegetative cover		30	34	36	31	33
	Total open mid-story		70	66	64	69	67
GROUND COVER	maidencane	<i>Panicum hemitomon</i>	5	15	15	10	20
	broomsedge	<i>Andropogon spp.</i>	5	5	8	6	5
	beaked sedge	<i>Rhynchospora spp.</i>	5	3	0	0	5
	gallberry	<i>Ilex glabra</i>	2	2	5	0	0
	camphorweed	<i>Pluchea spp.</i>	2	2	0	0	0
	Virginia chainfern	<i>Woodwardia virginica</i>	2	2	2	12	8
	pepperweed	<i>Lepidium sp.</i>	2	2	0	2	0
	pipewort	<i>Eriocaulon spp.</i>	2	2	0	0	0
	Virginia buttonweed	<i>Diodia virginiana</i>	2	5	0	0	0
	creeping oxeye	<i>Sphagneticola trilobata</i>	2	2	2	0	1
	swamp fern	<i>Blechnum serrulatum</i>	2	10	10	11	3
	blackberry	<i>Rubus spp.</i>	2	5	3	2	0
	pennywort	<i>Hydrocotyle spp.</i>	1	1	0	9	0
	bog button	<i>Lachnocaulon spp.</i>	1	1	0	0	0
	little blue maidencane	<i>Amphicarpum muehlenbergianum</i>	1	1	0	0	0
	dogfennel	<i>Eupatorium spp.</i>	1	5	3	3	2
	red root	<i>Lachnanthes caroliniana</i>	1	1	5	11	0
	flattop goldenrod	<i>Euthamia caroliniana</i>	1	1	0	0	5
	Mexican primrose	<i>Ludwigia octovalvis</i>	1	1	2	5	0
	coinwort	<i>Centella asiatica</i>	1	7	0	0	0
	yellow-eyed grass	<i>Xyris spp.</i>	1	1	0	2	10
	wire grass	<i>Aristida stricta</i>	1	1	0	0	0
	carpet grass	<i>Axonopus sp.</i>	1	0	0	0	0
	shiny blueberry	<i>Vaccinium myrsinites</i>	1	1	1	0	0
	rush	<i>Juncus spp.</i>	1	1	0	1	10
	hempvine	<i>Mikania scandens</i>	1	0	0	0	0
	royal fern	<i>Osmunda regalis</i>	1	0	0	0	5
	flatsedge	<i>Cyperus spp.</i>	1	1	0	10	15
	water oak	<i>Quercus nigra</i>	0	2	0	0	0
	St. Johns wort	<i>Hypericum spp.</i>	0	1	0	0	0
	Cattail	<i>Typha latifolia</i>	0	0	0	6	8
	saw palmetto	<i>Serenoa repens</i>	1	5	3	0	0
	Total vegetative cover		50	86	59	90	97
	Total detritus cover, bare ground, and/or open water		50	13	41	10	3

* wetland inundated <6" as of 7/20/2023

TWIN LAKES - PHASE 2
2023 FOURTH CONSERVATION AREA MONITORING REPORT UPLAND
BUFFER VEGETATIVE COMPOSITION TABLE

UPLAND BUFFER 2 Transect 1							
STRATUM	COMMON NAME	SCIENTIFIC NAME	2018 BASELINE % COVER	2019 ANNUAL % COVER	2020 ANNUAL % COVER	2021 ANNUAL % COVER	2023 ANNUAL % COVER
CANOPY	slash pine	<i>Pinus elliotti</i>	55	55	55	30	25
	Total vegetative cover		55	55	55	30	25
	Total open canopy		45	45	45	70	75
MID-STORY	gallberry	<i>Ilex glabra</i>	17	15	9	5	0
	dahoon holly	<i>Ilex cassine</i>	8	8	10	10	5
	lyonia	<i>Lyonia spp.</i>	3	3	3	3	0
	red bay	<i>Persea borbonia</i>	2	2	2	2	10
	saltbush	<i>Baccharis halimifolia</i>	1	1	1	0	0
	sweet bay	<i>Magnolia virginiana</i>	1	1	1	1	10
	winged sumac	<i>Rhus copallinum</i>	1	0	0	0	0
	Brazilian pepper	<i>Schinus terebinthifolia</i>	1	1	1	0	0
	chinese tallow	<i>Triadica sebifera</i>	0	2	2	0	0
	slash pine	<i>Pinus elliotti</i>	0	5	5	5	3
	water oak	<i>Quercus nigra</i>	0	1	1	0	0
	wax myrtle	<i>Myrica cerifera</i>	1	5	5	5	25
	Total vegetative cover		35	44	40	31	53
	Total open mid-story		65	56	60	69	47
GROUND COVER	saw palmetto	<i>Serenoa repens</i>	8	8	5	5	5
	broomsedge	<i>Andropogon spp.</i>	8	12	11	10	8
	little blue maidencane	<i>Amphicarpum muehlenbergianum</i>	4	10	9	8	5
	gallberry	<i>Ilex glabra</i>	4	4	7	0	0
	shiny blueberry	<i>Vaccinium myrsinites</i>	2	2	2	0	0
	dogfennel	<i>Eupatorium spp.</i>	2	15	5	1	0
	blackberry	<i>Rubus spp.</i>	2	13	2	0	0
	grapevine	<i>Vitis sp.</i>	2	5	8	5	2
	flattop goldenrod	<i>Euthamia caroliniana</i>	2	0	0	0	0
	pepperweed	<i>Lepidium sp.</i>	2	2	3	5	0
	creeping oxeye	<i>Sphagneticola trilobata</i>	1	1	8	2	0
	yellow-eyed grass	<i>Xyris spp.</i>	1	1	0	0	15
	ragweed	<i>Ambrosia artemisiifolia</i>	1	1	0	0	0
	Virginia chainfern	<i>Woodwardia virginica</i>	1	1	3	0	0
	greenbrier	<i>Smilax spp.</i>	1	1	0	0	0
	red root	<i>Lachnanthes caroliniana</i>	1	0	5	35	35
	slash pine	<i>Pinus elliotti</i>	1	5	10	5	0
	lyonia	<i>Lyonia spp.</i>	1	0	0	0	0
	sweet bay	<i>Magnolia virginiana</i>	0	2	0	2	2
	Mexican primrose	<i>Ludwigia octovalis</i>	0	2	2	5	0
	swamp fern	<i>Blechnum serrulatum</i>	1	10	9	0	0
	beaksedge	<i>Ryncosphora tracyi</i>					25
	Total vegetative cover		45	95	89	83	97
	Total detritus cover, bare ground, and/or open water		55	5	11	17	3

TWIN LAKES PHASE 1 - LAKESIDE IMPROVEMENTS
2023 FOURTH ANNUAL CONSERVATION AREA MONITORING REPORT
WILDLIFE OBSERVATION TABLE

TAXA	COMMON NAME	SCIENTIFIC NAME	2018 BASELINE SPECIES OBSERVED	2019 ANNUAL SPECIES OBSERVED	2020 ANNUAL SPECIES OBSERVED	2021 ANNUAL SPECIES OBSERVED	2023 ANNUAL SPECIES OBSERVED
BIRDS	Barred Owl	<i>Strix varia</i>	x				
	Red Shoulder Hawk	<i>Buteo lineatus</i>	x			x	
	Red Bellied Woodpecker	<i>Melanerpes carolinus</i>	x				
	Turkey Vulture	<i>Cathartes aura</i>			x		
	Limpkin	<i>Aramus guarauna</i>					x
	Crow	<i>C.b. pascuus</i>					x
	Mourning Dove	<i>Zenaida macroura</i>	x	x			
	Total		4	1	1	1	2
MAMMALS							
	Total		0	0	0	0	0
REPTILES & AMPHIBIANS	Black Racer	<i>Coluber constrictor priapus</i>			x		
	Gopher Tortoise	<i>Gopherus polyphemus</i>			x		
	American Bullfrog	<i>Lithobates catesbeianus</i>			x		x
	Total		0	0	3	0	1
FISH & INVERTEBRATES	Apple snail	<i>Pomacea sp.</i>				x	x
	Total		0	0	0	1	1

TWIN LAKES PHASE 2
2023 FOURTH ANNUAL CONSERVATION AREA MONITORING REPORT
PHOTOGRAPHIC DOCUMENTATION



Wetland 2 – Photo 1 – **east**

TWIN LAKES PHASE 2
2023 FOURTH ANNUAL CONSERVATION AREA MONITORING REPORT
PHOTOGRAPHIC DOCUMENTATION



Upland Buffer 2 – Photo 1 – south

SECTION 2



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jburns@gmscfl.com

July 26, 2023

Live Oak Lake Community Development District
c/o Ms. Jillian Burns
Governmental Management Services
219 E. Livingston Street
Orlando, Florida 32801

Subject: **Proposal to Provide Professional Consulting Services
Twin Lakes Phases 1 and 2B –Wetland 2
Mitigation Area Compliance, Monitoring, and Exotic Maintenance
Year 5 of 5
Osceola County, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this proposal to provide professional consulting services for the Twin Lakes Phases 1 and 2B Lakeshore Conservation Easement maintenance and Wetland 2 maintenance and monitoring. The project is located at the intersection of Hickory Tree Road and Nolte Road in Section 17, Township 26 South, Range 31 East, Osceola County, Florida.

This proposal is provided to include maintenance of exotic species in the Lakeshore Wetland (Phase 1) and one (1) additional monitoring and maintenance event for the Wetland 2 Mitigation Area required by the project's South Florida Water Management District (SFWMD) Permit No. 49-02449-P (Application No. 160603-22).

This proposal includes the environmental services required by the SFWMD to facilitate the successful establishment, maintenance, and internal monitoring of the required mitigation areas as well as coordination, as necessary, to bring the mitigation into compliance with the SFWMD permit(s). Per the SFWMD permit conditions, preservation and maintenance of the mitigation areas are required in perpetuity. This proposal offers services for year 5 only.

With this information in mind, we propose the following tasks and corresponding fees:

I. Consultant Coordination and Mitigation Compliance Coordination

As necessary, we will coordinate with you and the agencies regarding the mitigation status. If necessary, we will meet with staff and attend field inspections. This task includes items that are not detailed in the following tasks but are requested of us regarding mitigation and permitting. This task includes up to ten (10) hours of coordination.

This task does not include securing new permits, if required, from applicable agencies, or resolution of specific compliance violations not related to the permitted mitigation special conditions.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. We estimate a budget of \$1,500, plus other direct costs.

II. Semi-Annual Maintenance Events

We will coordinate and subcontract with the environmental consultant, EarthBalance, to provide maintenance of the conservation areas located within Phases 1 and 2B, which includes up to three (3) hand removal events and utilization of herbicide to eliminate exotic/nuisance vegetative species, as needed to maintain compliance with SFWMD permit requirements.

Our fee for this task will be a fixed fee of \$1,900, plus other direct costs.

III. Fifth Annual Monitoring and Reporting

This task includes performing environmental monitoring and reporting in accordance with the applicable agency permits. Completion of monitoring and reporting includes one (1) annual site monitoring inspection followed by production and submittal of the associated monitoring report to applicable agencies and minor coordination with agency staff to ensure continued mitigation compliance.

Our fee for this task will be a fixed fee of \$3,200, plus other direct costs

IV. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We recommend that a budget for these costs be established in an amount estimated to be \$500.

V. Additional Services

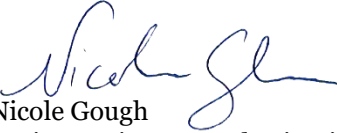
Any Additional Services requested that are not a part of this proposal will be invoiced either on a time and materials basis, in accordance with the enclosed Schedule of Charges or on a mutually agreed-upon fee. Authorization under this task must be in writing.

This proposal, and the attached Standard Terms and Conditions, both of which have been reviewed and are fully understood, represent the entire understanding between Live Oak Lake Community Development District and Dewberry Engineers Inc. with regard to the referenced project. This proposal shall remain in effect for acceptance for a period of thirty (30) days from the date thereof, after which time Dewberry Engineers Inc. reserves the right to review and revise its proposal. Once accepted, this proposal may only be modified in writing with the consensus of both parties. If you wish to accept this proposal, please sign and date where indicated and return one complete copy to Aimee Powell, Administrative Assistant, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Ms. Jillian Burns
Twin Lakes Phase 2B - Wetland 2
July 26, 2023

Thank you for considering Dewberry Engineers Inc. We look forward to helping you create a quality project.

Sincerely,



Nicole Gough
Senior Environmental Scientist



Nicole P. Stalder, P.E., LEED-AP
Vice President
Department Manager, Site/Civil Services

NPS:ap

*J:\Live Oak Lakes CDD\Live Oak Lakes CDD\Project Management\Contract CDD\WO\Twin Lakes Ph 2B Wetland 2 Year 7- 26--
2023*

Enclosures

APPROVED AND ACCEPTED

By: _____

Authorized Representative of
Live Oak Lake Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$170.00, \$195.00, \$225.00
Engineer VII, VIII, IX	\$250.00, \$275.00, \$305.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$150.00
Senior Environmental Scientist IV, V, VI	\$170.00, \$190.00, \$210.00
Planner I, II, III	\$105.00, \$125.00, \$150.00
Senior Planner IV, V, VI	\$170.00, \$190.00, \$210.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$150.00
Senior Landscape Architect IV, V, VI	\$170.00, \$190.00, \$210.00
Principal	\$350.00
Technical	
CADD Technician I, II, III, IV, V	\$80.00, \$100.00, \$120.00, \$140.00, \$175.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$200.00, \$220.00
Construction	
Construction Professional I, II, III	\$125.00, \$155.00, \$185.00
Construction Professional IV, V, VI	\$215.00, \$240.00, \$285.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$98.00
Surveyor IV, V, VI	\$115.00, \$125.00, \$145.00
Surveyor VII, VIII, IX	\$160.00, \$190.00, \$235.00
Senior Surveyor IX	\$290.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$175.00, \$230.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$95.00, \$115.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SECTION C

Live Oak Lake CDD

Field Management Report



August 9th, 2023
Jarett Wright
Assistant Field Manager
GMS

Landscaping Update

Landscape Items

- ✚ Removed firebush plants at the roundabout to improve sightlines.
- ✚ Pond bank erosion was repaired.
- ✚ Overall quality of the sod along Nolte BLVD has improved. Iron fertilization treatments were performed, and extra watering cycles were conducted in areas with new plantings. Juniper is providing a plan for replacing any remaining dead sod areas. This will include a map that breaks the BLVD into sections. Each section will be done individually to verify results.



Completed

Fountain Repairs

✚ The fountain repairs have been completed and all fountains are now fully operational.



Aquatic Midge Control

Midge Treatments

- ✚ Littoral planting installations for midge management have begun to be installed. Working with vendor to finalize the process.
- ✚ Midge spray treatments were conducted at ponds 13 and 14 including both larvicide and adulticide fogging / barrier treatments.



Conclusion

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

Respectfully,
Jarett Wright

SECTION D

SECTION 1

LIVE OAK LAKE

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

August 9, 2023

GENERAL FUND

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
6/9/2023	381-386	\$60,900.44
7/11/2023	387-394	\$43,466.96
6/30/2023	395-397	\$6,176.18
7/12/2023	398-400	\$6,814.47
8/1/2023	401-407	\$30,395.22
Total		<u><u>\$147,753.27</u></u>

AP300R
*** CHECK NOS. 000381-050000

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

RUN 8/02/23

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/09/23	00006	5/24/23 2281756	202304 310-51300-31100	SERVICE THRU 04/28/2023	*	127.50	
				DEWBERRY ENGINEERS INC.			127.50 000381
6/09/23	00010	5/16/23 96507458	202304 310-51300-42000	SVCS-04/23	*	2.98	
		5/30/23 81472272	202304 310-51300-42000	DELIVERIES THRU 05/24/23	*	104.46	
				FEDEX			107.44 000382
6/09/23	00001	6/01/23 65	202306 310-51300-34000	MGMT FEES-06/23	*	3,062.50	
		6/01/23 65	202306 310-51300-31300	DISSEMINATION AGT SVCS	*	416.67	
		6/01/23 65	202306 310-51300-51000	OFFICE SUPPLIES	*	.18	
		6/01/23 65	202306 310-51300-42000	POSTAGE	*	3.60	
		6/01/23 66	202306 320-53800-34000	FIELD SVCS-06/23	*	1,250.00	
		6/01/23 66	202306 310-51300-42500	STAPLES-COPIES FOR MEETIN	*	8.65	
		6/01/23 67	202304 320-53800-46000	GENERAL MAINT-04/23	*	3,245.25	
				GMS-CENTRAL FLORIDA, LLC			7,986.85 000383
6/09/23	00024	4/28/23 211396	202304 320-53800-46205	MAINT-4/23	*	1,067.30	
		5/01/23 212212	202305 320-53800-46200	MAINT-05/23	*	21,927.92	
		5/25/23 214835	202305 320-53800-46205	SVC-05/23 HEDGE REPLACEME	*	1,137.00	
		5/30/23 215259	202305 320-53800-46205	SVCS-05/23	*	1,750.00	
		6/01/23 217061	202306 320-53800-46200	MAINT-06/23	*	21,927.93	
				JUNIPER LANDSCAPING OF FLORIDA, LLC			47,810.15 000384
6/09/23	00033	5/31/23 3225767	202304 310-51300-31500	SVCS-04/23	*	1,486.50	
				KUTAK ROCK LLP			1,486.50 000385
6/09/23	00032	6/01/23 PSI79092	202306 320-53800-46800	MAINT-06/23	*	1,908.00	
		6/01/23 PSI82968	202306 320-53800-46800	MAINT-06/23	*	1,474.00	
				SOLITUDE LAKE MANAGEMENT			3,382.00 000386
				LOKS LIVE OAK LAKES SHENNING			

AP300R
*** CHECK NOS. 000381-050000

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

RUN 8/02/23

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/11/23	00036	6/23/23 00102939	202306 320-53800-49100	LARVICIDE/ADULTICIDE SVCS	*	997.00	
				CLARKE ENVIRONMENTAL MOSQUITO			997.00 000387
7/11/23	00010	6/20/23 81685365	202306 310-51300-42000	DELIVERIES THRU 6/20/23	*	54.87	
		6/27/23 81751547	202306 310-51300-42000	DELIVERIES THRU 06/27/23	*	122.22	
				FEDEX			177.09 000388
7/11/23	00016	6/02/23 24244	202305 310-51300-32200	FY22 AUDIT FEES	*	5,000.00	
				GRAU & ASSOCIATES			5,000.00 000389
7/11/23	00014	7/01/23 21485	202307 310-51300-35101	JULY 23 WEBSITE/COMPLIANC	*	388.13	
				INNERSYNC			388.13 000390
7/11/23	00030	7/03/23 27717-65	202307 320-53800-35000	IRR MGMT FEES	*	500.00	
				IRRIGATION MANAGEMENT CONSULTING			500.00 000391
7/11/23	00024	6/21/23 218671	202307 320-53800-46205	SOD FOR NOLTE ROAD	*	1,709.89	
		6/30/23 220082	202306 320-53800-46205	POND BANK REPAIR	*	3,449.93	
		6/30/23 220083	202306 320-53800-46205	SOD INSTALL	*	1,030.00	
		6/30/23 220084	202306 320-53800-35001	RAINBIRD IQ ANTENNA	*	492.00	
		7/01/23 221688	202307 320-53800-46200	JULY 23 LANDSCAPE MAINT.	*	21,927.92	
				JUNIPER LANDSCAPING OF FLORIDA, LLC			28,609.74 000392
7/11/23	00033	6/21/23 3238041	202305 310-51300-31500	LEGAL FEES THRU 5/31/2023	*	852.70	
				KUTAK ROCK LLP			852.70 000393
7/11/23	00032	7/01/23 PSI-9274	202307 320-53800-46800	JULY 23 LAKE MGMT SVCS.	*	1,474.00	
		7/01/23 PSI-9445	202307 320-53800-46800	JULY 23 LAKE MGMT SVCS.	*	2,682.30	
		7/06/23 WO-00295	202307 320-53800-46205	50%DEP PLANTINGS	*	2,786.00	
				SOLITUDE LAKE MANAGEMENT			6,942.30 000394
				LOKS LIVE OAK LAKES SHENNING			

AP300R
*** CHECK NOS. 000381-050000

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

RUN 8/02/23

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/30/23	00035	5/11/23 02232634	202305 320-53800-43000		*	43.80	
		5/11/23 02232634	202305 300-36100-10000		*	24.40-	
				ORLANDO UTILITIES COMMISSION			19.40 000395
6/30/23	00037	5/24/23 62619-05	202305 320-53800-43100		*	3,880.79	
				TOHO WATER AUTHORITY			3,880.79 000396
6/30/23	00037	5/24/23 62746-05	202305 320-53800-43100		*	2,275.99	
				TOHO WATER AUTHORITY			2,275.99 000397
7/12/23	00035	6/12/23 02232634	202306 320-53800-43000		*	44.09	
				ORLANDO UTILITIES COMMISSION			44.09 000398
7/12/23	00037	6/21/23 62619-06	202306 320-53800-43100		*	4,995.89	
				TOHO WATER AUTHORITY			4,995.89 000399
7/12/23	00037	6/21/23 62746-06	202306 320-53800-43100		*	1,774.49	
				TOHO WATER AUTHORITY			1,774.49 000400
8/01/23	00042	7/19/23 9075576	202307 310-51300-42000		*	415.89	
		7/19/23 9075576	202307 310-51300-51000		*	126.46	
		7/19/23 9075576	202307 310-51300-42500		*	369.72	
				ACTION MAIL SERVICES			912.07 000401
8/01/23	00010	7/18/23 81954945	202307 310-51300-42000		*	54.99	
				FEDEX			54.99 000402
8/01/23	00001	7/01/23 68	202307 310-51300-34000		*	3,062.50	
		7/01/23 68	202307 310-51300-31300		*	416.67	
		7/01/23 68	202307 310-51300-51000		*	.24	
		7/01/23 68	202307 310-51300-42000		*	4.80	

LOKS LIVE OAK LAKES SHENNING

AP300R
*** CHECK NOS. 000381-050000

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

RUN 8/02/23

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/01/23 68	202307 310-51300-42500		*	41.55	
		COPIES					
		7/01/23 69	202307 320-53800-34000		*	1,250.00	
		FIELD SVCS-07/23					
				GMS-CENTRAL FLORIDA, LLC			4,775.76 000403
8/01/23 00033		7/24/23 3252914	202306 310-51300-31500		*	1,642.00	
		SVCS-06/23					
				KUTAK ROCK LLP			1,642.00 000404
8/01/23 00039		7/31/23 08012023	202307 300-20700-10000		*	329.07	
		TXFER OF TAX RECEIPTS					
				LIVE OAK LAKE CDD			329.07 000405
8/01/23 00004		7/31/23 08012023	202307 300-20700-10000		*	9,592.92	
		TXFER OF TAX RECEIPTS					
				LIVE OAK LAKE CDD			9,592.92 000406
8/01/23 00032		7/24/23 PSI96072	202307 320-53800-46810		*	3,030.25	
		SVC-07/23 FOUNTAIN 03					
		7/24/23 PSI96074	202307 320-53800-46810		*	8,591.58	
		SVC-07/23 FOUNTAIN 05					
		7/24/23 PSI96080	202307 320-53800-46810		*	1,466.58	
		SVC-07/23 FOUNTAIN 02					
				SOLITUDE LAKE MANAGEMENT			13,088.41 000407
				TOTAL FOR BANK B		147,753.27	
				TOTAL FOR REGISTER		147,753.27	

LOKS LIVE OAK LAKES SHENNING

SECTION 2

LIVE OAK LAKE

Community Development District

Unaudited Financial Statements

as of

June 30, 2023

Board of Supervisors Meeting

August 9, 2023

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LIVE OAK LAKE

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

June 30, 2023

	Major Funds				Total
	General	Impact Fee Fund	Debt Service Fund	Capital Project Fund	Governmental Funds
ASSETS:					
Cash - Valley 2860	\$504,054	---	---	---	\$504,054
Cash - Suntrust	---	\$182,059	---	---	\$182,059
Due From Other Funds	---	---	\$20,090	---	\$20,090
Investment - Bank United	\$17,187	---	---	---	\$17,187
Investments - Series 2016:					
Reserve A	---	---	\$955,025	---	\$955,025
Revenue A	---	---	\$393,825	---	\$393,825
Prepayment A	---	---	\$15,232	---	\$15,232
Construction	---	---	---	\$259	\$259
Investments - Series 2020:					
Reserve A	---	---	\$989,553	---	\$989,553
Revenue A	---	---	\$69,812	---	\$69,812
Construction	---	---	---	\$89	\$89
Utility Deposits	\$480	---	---	---	\$480
Total Assets	\$521,722	\$182,059	\$2,443,537	\$348	\$3,147,665
LIABILITIES:					
Accounts Payable	\$20,955	---	---	---	\$20,955
Due to Other Funds	\$20,090	---	---	---	\$20,090
Total Liabilities	\$41,045	\$0	\$0	\$0	\$41,045
FUND BALANCES:					
Nonspendable:					
Prepaid items	\$480	---	---	---	\$480
Restricted for:					
Debt Service	---	---	\$2,443,537	---	\$2,443,537
Impact Fee	---	\$182,059	---	---	\$182,059
Capital Projects	---	---	---	\$348	\$348
Assigned	\$35,000	---	---	---	\$35,000
Unassigned	\$445,196	---	---	---	\$445,196
Total Fund Balances	\$480,676	\$182,059	\$2,443,537	\$348	\$3,106,620
TOTAL LIABILITIES AND FUND BALANCES	\$521,722	\$182,059	\$2,443,537	\$348	\$3,147,665

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending June 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>REVENUES:</u>				
Assessments - Tax Collector ⁽¹⁾	\$303,577	\$303,577	\$304,505	\$929
Assessments - Off Roll	\$163,143	\$163,143	\$163,143	\$0
Contributions	\$84,552	\$63,414	\$0	(\$63,414)
Interest Income	\$0	\$0	\$44	\$44
TOTAL REVENUES	\$551,272	\$530,134	\$467,692	(\$62,442)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$9,600	\$7,200	\$1,600	\$5,600
FICA Expense	\$734	\$551	\$122	\$428
Engineering	\$15,000	\$11,250	\$2,555	\$8,695
Dissemination	\$5,000	\$3,750	\$3,850	(\$100)
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Property Appraiser	\$576	\$432	\$0	\$432
Arbitrage	\$1,100	\$600	\$600	\$0
Attorney	\$30,000	\$22,500	\$14,770	\$7,730
Annual Audit	\$5,700	\$4,275	\$5,000	(\$725)
Trustee Fees	\$8,500	\$8,500	\$8,081	\$419
Management Fees	\$36,750	\$27,563	\$27,563	\$0
Postage	\$1,450	\$1,088	\$1,118	(\$31)
Printing & Binding	\$250	\$188	\$72	\$116
Insurance	\$6,114	\$6,114	\$5,842	\$272
Legal Advertising	\$2,500	\$1,875	\$262	\$1,613
Other Current Charges	\$750	\$563	\$83	\$480
Office Supplies	\$150	\$113	\$3	\$109
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Hosting/Compliance	\$1,553	\$1,164	\$1,164	\$0
TOTAL ADMINISTRATIVE	\$130,902	\$102,898	\$77,861	\$25,037
<u>FIELD:</u>				
Field Management	\$15,000	\$11,250	\$11,250	\$0
Property Insurance	\$5,000	\$3,750	\$0	\$3,750
Aquatic Control	\$21,226	\$15,919	\$25,764	(\$9,845)
Mitigation Maintenance	\$13,000	\$9,750	\$519	\$9,231
Contingency	\$5,000	\$3,750	\$6,296	(\$2,546)
Landscape Maintenance	\$264,000	\$198,000	\$197,351	\$649
Landscaping Replacements	\$75,000	\$56,250	\$22,767	\$33,483
Pond Fountain Maintenance	\$5,000	\$3,750	\$5,999	(\$2,249)
Irrigation Consultant Services	\$6,000	\$4,500	\$4,500	\$0
Irrigation Repairs	\$20,000	\$15,000	\$1,256	\$13,744
Pressure Wash Cleaning	\$13,660	\$10,245	\$0	\$10,245
Electricity-Street Lights	\$43,611	\$32,708	\$394	\$32,314
Water-Irrigation	\$60,991	\$45,743	\$48,555	(\$2,812)
Capital Outlay	\$0	\$0	\$0	\$0
Capital Reserve	\$18,250	\$13,688	\$0	\$13,688
TOTAL FIELD	\$565,737	\$424,303	\$324,653	\$99,650
TOTAL EXPENDITURES	\$696,639	\$527,201	\$402,514	\$124,688
Excess (deficiency) of revenues over (under) expenditures	(\$145,367)	\$2,932	\$65,178	\$62,246
Net change in fund balance	(\$145,367)	\$2,932	\$65,178	\$62,246
FUND BALANCE - Beginning	\$145,367		\$415,499	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$480,676</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 June 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$0	\$0
Impact Fees	\$0	\$0	\$147,448	\$147,448
TOTAL REVENUES	\$0	\$0	\$147,448	\$147,448
<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	(\$380,649)	(\$380,649)
Net change in fund balance	\$0	\$0	(\$380,649)	(\$380,649)
FUND BALANCE - Beginning	\$0		\$562,708	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$182,059</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 June 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$37,259	\$37,259
Assessments - On Roll	\$956,239	\$956,239	\$957,915	\$1,676
Assessments - Prepayments	\$0	\$0	\$13,970	\$13,970
TOTAL REVENUES	<u>\$956,239</u>	<u>\$956,239</u>	<u>\$1,009,143</u>	<u>\$52,904</u>
<u>EXPENDITURES:</u>				
<u>Series 2016</u>				
Interest - 11/1	\$324,188	\$324,188	\$324,188	\$0
Interest - 05/1	\$324,188	\$324,188	\$323,738	\$450
Principal - 05/01	\$315,000	\$315,000	\$310,000	\$5,000
Special Call - 11/1	\$20,000	\$20,000	\$20,000	\$0
TOTAL EXPENDITURES	<u>\$983,375</u>	<u>\$983,375</u>	<u>\$977,925</u>	<u>\$5,450</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$27,137)</u>	<u>(\$27,137)</u>	<u>\$31,218</u>	<u>\$58,354</u>
Net change in fund balance	<u>(\$27,137)</u>	<u>(\$27,137)</u>	<u>\$31,218</u>	<u>\$58,354</u>
FUND BALANCE - Beginning	\$390,493		\$1,352,625	
FUND BALANCE - Ending	<u>\$363,356</u>		<u>\$1,383,843</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 June 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$75	\$56	\$28,742	\$28,686
Assessments - On Roll	\$32,759	\$32,759	\$32,859	\$100
Assessments - Direct	\$957,179	\$644,269	\$644,269	\$0
TOTAL REVENUES	<u>\$990,013</u>	<u>\$677,084</u>	<u>\$705,870</u>	<u>\$28,786</u>
<u>EXPENDITURES:</u>				
<u>Series 2020</u>				
Interest - 11/1	\$349,269	\$349,269	\$349,269	\$0
Interest - 05/1	\$349,269	\$349,269	\$349,269	\$0
Principal - 05/01	\$295,000	\$295,000	\$295,000	\$0
TOTAL EXPENDITURES	<u>\$993,538</u>	<u>\$993,538</u>	<u>\$993,538</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$3,525)</u>	<u>(\$316,454)</u>	<u>(\$287,668)</u>	<u>\$28,786</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$2	\$2
TOTAL OTHER FINANCING SOURCES/(USES)	<u>\$0</u>	<u>\$0</u>	<u>\$2</u>	<u>\$2</u>
Net change in fund balance	<u>(\$3,525)</u>	<u>(\$316,454)</u>	<u>(\$287,665)</u>	<u>\$28,788</u>
FUND BALANCE - Beginning	\$352,618		\$1,347,359	
FUND BALANCE - Ending	<u>\$349,093</u>		<u>\$1,059,694</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)	(\$310,000.00)
Less:	November 1, 2022 (Special Call)	(\$20,000.00)
Current Bonds Outstanding		\$13,850,000.00
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)	(\$295,000.00)
Current Bonds Outstanding		\$15,695,000.00
Total Current Bonds Outstanding		\$29,545,000.00

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending June 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$6	\$6
Developer Contributions	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$6	\$6
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$6	\$6
Net change in fund balance	\$0	\$0	\$6	\$6
FUND BALANCE - Beginning	\$0		\$253	
FUND BALANCE - Ending	\$0		\$259	

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending June 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/23	ACTUAL THRU 06/30/23	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
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$2	\$2
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In / (Out)	\$0	\$0	(\$2)	(\$2)
TOTAL OTHER FINANCING SOURCES/(USES)	\$0	\$0	(\$2)	(\$2)
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	\$998	\$2,317	\$1,251	\$1,799	\$0	\$0	\$0	\$304,505
Assessments - Off Roll	\$55,469	\$0	\$0	\$53,837	\$0	\$53,837	\$0	\$0	\$0	\$0	\$0	\$0	\$163,143
Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$27	\$2	\$0	\$0	\$0	\$44
Total Revenues	\$55,471	\$31,990	\$255,504	\$60,129	\$4,362	\$54,838	\$2,320	\$1,277	\$1,801	\$0	\$0	\$0	\$467,692
<i>Expenditures</i>													
<u><i>Administrative</i></u>													
Supervisor Fees	\$0	\$200	\$0	\$400	\$0	\$0	\$600	\$0	\$400	\$0	\$0	\$0	\$1,600
FICA Expense	\$0	\$15	\$0	\$31	\$0	\$0	\$46	\$0	\$31	\$0	\$0	\$0	\$122
Engineering	\$0	\$0	\$383	\$893	\$400	\$880	\$0	\$0	\$0	\$0	\$0	\$0	\$2,555
Dissemination	\$417	\$517	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$3,850
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	\$500	\$881	\$1,487	\$853	\$1,642	\$0	\$0	\$0	\$14,770
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$5,000
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	\$3,063	\$3,063	\$3,063	\$3,063	\$0	\$0	\$0	\$27,563
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	\$84	\$31	\$207	\$7	\$181	\$0	\$0	\$0	\$1,118
Printing & Binding	\$26	\$5	\$24	\$6	\$0	\$0	\$0	\$2	\$9	\$0	\$0	\$0	\$72
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	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$83
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	\$3
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	\$388	\$0	\$0	\$0	\$0	\$0	\$1,164
Total Administrative	\$23,147	\$9,866	\$5,502	\$8,307	\$4,464	\$5,286	\$6,207	\$9,340	\$5,741	\$0	\$0	\$0	\$77,861
<u><i>Field Expenditures</i></u>													
Field Management	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$11,250
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	\$4,432	\$3,382	\$3,382	\$3,382	\$3,382	\$0	\$0	\$0	\$25,764
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	\$1,041	\$3,245	\$0	\$997	\$0	\$0	\$0	\$6,296
Landscape Maintenance	\$21,928	\$21,928	\$21,928	\$21,928	\$21,928	\$21,928	\$21,928	\$21,928	\$21,928	\$0	\$0	\$0	\$197,351
Landscaping Replacements	\$0	\$5,644	\$844	\$4,268	\$770	\$2,807	\$1,067	\$2,887	\$4,480	\$0	\$0	\$0	\$22,767
Pond Fountain Maintenance	\$450	\$0	\$1,908	\$0	\$800	\$0	\$0	\$2,841	\$0	\$0	\$0	\$0	\$5,999
Irrigation Consultant Services	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$4,500
Irrigation Repairs	\$0	\$0	\$764	\$0	\$0	\$0	\$0	\$0	\$492	\$0	\$0	\$0	\$1,256
Pressure Wash Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electricity-Street Lights	\$44	\$44	\$44	\$44	\$44	\$44	\$44	\$44	\$44	\$0	\$0	\$0	\$394
Water-Irrigation	\$2,015	\$4,841	\$5,242	\$4,688	\$5,779	\$5,348	\$7,714	\$6,157	\$6,770	\$0	\$0	\$0	\$48,555
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	\$35,503	\$36,301	\$39,131	\$38,989	\$39,843	\$0	\$0	\$0	\$324,653
Subtotal Operating Expenditures	\$51,986	\$45,881	\$39,455	\$44,386	\$39,967	\$41,587	\$45,338	\$48,329	\$45,585	\$0	\$0	\$0	\$402,514
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	(\$35,605)	\$13,251	(\$43,019)	(\$47,052)	(\$43,784)	\$0	\$0	\$0	\$65,178

**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)

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES
LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024**

The Board of Supervisors of the Live Oak Lake Community Development District will hold their regular meetings for Fiscal Year 2023-2024 at the West Osceola Branch Library, 305 Campus Street, Celebration, FL 34747 at 2:30 p.m. on the 1st Wednesday of each month, unless otherwise indicated as follows:

**October 4, 2023
November 1, 2023
December 6, 2023
January 3, 2024
February 7, 2024
March 6, 2024
April 3, 2024
May 1, 2024
June 5, 2024
July 3, 2024
August 7, 2024
September 4, 2024**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager