

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

***Agenda***

***January 15, 2026***

# AGENDA

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

January 8, 2026

**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 **Thursday, January 15, 2026, at 3:00 PM at the Twin Lakes Clubhouse, 49231 Twin Lakes Blvd., St. Cloud, FL 34772.**

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/89001964564>

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

Zoom ID: 890-0196-4564

**Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Consent Agenda
  - A. Approval of Minutes of the November 20, 2025, Board of Supervisors Meeting
  - B. Approval of Check Register
4. Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Midge Treatment Report
  - D. District Manager's Report
    - i. Approval of Balance Sheet
6. Other Business
7. Supervisors Requests
8. Adjournment

## SECTION III

# 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 Thursday, **November 20, 2025**, at 2:00 p.m. at the Twin Lakes Clubhouse, 49231 Twin Lakes Blvd., St. Cloud, Florida.

Present and constituting a quorum:

Ned Bowman	Chairperson
Bob Holesko	Vice Chairperson
Andrea Stevens <i>by Zoom</i>	Assistant Secretary
Linda Warner	Assistant Secretary
Mel Gray Marshall <i>by Zoom</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Sarah Sandy	District Counsel, Kutak Rock
Nicole Stalder <i>by Zoom</i>	District Engineer
Jarrett Wright	Field Services, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period.

Resident (Rod Santomayn, 2607 Meadowedge Loop) introduced himself and thanked the Board members for volunteering their time and talents. He raised two landscaping concerns: first, he noted that the community had lost several palm trees during construction, and some of the stumps had remained in place for about two years without being removed or replaced. Second, he noted that the magnolia trees at the entrance appeared unhealthy and asked when they would be addressed. He closed by thanking the Board.

Resident (Nelson Mercurio, 2672 Redblush Ter.) expressed serious concerns about a severe insect problem in the community. He stated that current treatment methods, including spraying and pond stocking, were not working and that residents were being swarmed when going outside. He indicated he had photos showing heavy insect presence on his lanai the same day spraying occurred. He voiced frustration that the same unsuccessful methods continued to be used and questioned why aerators or fountains had not been installed in the affected ponds. He noted that areas with fountains did not seem to experience the same level of issues and urged the District to take additional action.

Resident (Daryl McIntyre, 2724 Redblush Ter.) stated that he had lived in the community for two years and initially believed the pest issue was small. He explained that it became clear the problem was beyond what any homeowner could handle. He expressed frustration that he could not walk outside the home he felt he had overpaid for. He emphasized that residents contribute significant money to the CDD and expected action. He said that something had to be done and believed a combination of fountains and increased spraying would be necessary. He stated the problem continued to worsen and that residents could not enjoy being outside their homes.

Resident (J.R. Wagner) expressed the same concerns of the previous speakers and stated that none of the mitigation efforts discussed at the last meeting, including the boulder system, had been done. He said nothing had improved and felt the situation may have worsened. He agreed that the District needed to take a different approach because the current efforts were not working. He also mentioned that residents had sent multiple emails about the issue. He questioned whether recent changes in surrounding foliage or differences between nearby properties and residents' yards might be contributing to the problem and thanked the Board.

Resident (Joe Geary, 5007 Dancy Lane) stated that online images showed grass heavily overgrown throughout the area. They said the grass had spread over the sidewalks and was no longer limited to just one corner. They also reported that the front door was essentially blocked, making it difficult to enter the home or have visitors.

Resident (Arlene McIntyre, 2724 Redblush Ter.) said she worked from home and stated that the spraying company was not actually coming out as claimed, or at least not often enough. She questioned the effectiveness of adding fish because alligators would eat them, and residents were fishing in the ponds. She stressed that the midge problem had become a full-blown infestation and was completely out of control, beyond what should be expected for a property near water.

**THIRD ORDER OF BUSINESS****Consent Agenda****A. Approval of Minutes of the September 18, 2025, Board of Supervisors Meeting****B. Approval of Check Register**

Ms. Adams presented the minutes from the September 18, 2025, meeting and asked for any questions or comments. The Board had no changes to the minutes or the consent agenda.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, the Consent Agenda, was approved.

**FOURTH ORDER OF BUSINESS****Ratification of OUC Utility Easement**

Ms. Adams reminded the Board that they had already approved of the OUC utility easement at a prior meeting. District counsel finalized the agreement and the Chairman signed it. The completed version was included in the agenda packet on page 18. The Board was asked to ratify the final agreement.

On MOTION by Ms. Warner, seconded by Mr. Holesko, with all in favor, the OUC Utility Easement, was ratified.

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

Ms. Sandy stated that the Board received an update regarding questions about whether interest earned on the trust estate accounts could be transferred to the District for general use. It was explained that the bond indentures had been reviewed with bond counsel, and under the current language, all interest must remain in the trust accounts and be used only for their designated purposes. While the interest could ultimately help pay down the bonds sooner, it cannot be transferred to the District. There was a brief discussion about whether the trust indenture could be changed and when a motion could be made to apply excess funds toward faster debt repayment. It was noted that this would depend on coordination with the trustee and the accumulation of sufficient funds, at which point an extraordinary mandatory redemption could occur.

**B. Engineer**

Ms. Stalder stated that she did not have a specific report to present but was available to answer any questions.



**C. Field Manager's Report**

Mr. Wright presented the field report and said District mulching had been scheduled for December 15–16, noting it was later than usual due to the vendor's schedule. He explained that the plants had been removed from the pots along Nolte and toward Alligator Lake, and that blue daze hadn't held up well. He was evaluating sturdier replacement options that could withstand wind and irrigation-related issues. Since the community's mowing was limited to every other week, the crew had been focusing on detail work such as lifting tree canopies, resetting ornamentals, trimming hedges, and cleaning up beds to prepare for next season. He also reported that the tennis court fountain motor had been initially submitted for warranty replacement months earlier. It still hadn't been pulled because the Solitude staff member handling it went on leave without notice. The motor was finally removed the previous week and sent to the manufacturer, who was expediting the turnaround. Mr. Wright said he would confirm the exact date it was first reported and clarified that because the motor sits underwater, he wouldn't know it had been removed unless the vendor notified him. The repair was under warranty, so there were no costs to the District.

There was discussion on replacement of magnolia and palm trees at the entrance of the community. Mr. Wright explained the cost per tree and the effect on the landscape budget. Mr. Bowman stated that the community has been put on water restrictions for the last couple years which effects the grass and trees. He continued stating the midge budget as significantly increased and as a result the Board must pick and choose which projects to use the funds on.

**i. Midge Treatment Report**

Mr. Wright stated that the midge treatment had expanded from 5 ponds to 15 ponds following inspections in additional phases. All 23 ponds continued to receive routine aquatic maintenance monthly for algae blooms and invasive species. Previously the budget was \$25,000 or less, so the Board must determine the most cost-effective ways to treat the midges. The focus is on the ponds causing the most issue throughout the community. He explained that all fisheries recommend stocking the pond with gambusia that will eat the midge larva in the shoreline waters and in time they will duplicate. Adding fountains to ponds is not an effective approach to the midge issue due to the cost and repairs. Mr. Bowman mentioned the increased effect of midges when there is new development. Mr. Wright stated development activity and disturbed soils have

contributed to increased nutrient loads, particularly in newer phases, thereby elevating midge activity. Mr. Wright noted that midges could not be eradicated, only managed.

There was a brief discussion about the potential of getting water quality condition reports. Mr. Wright explained an alternative product, Skeeter, that has been successful used in addition to the larvicide treatments. The proposal was presented.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, the Steadfast Proposal for Skeeter Treatment \$4,580 Monthly for Three Months (amended), was approved.

A Public Comment Period (Questions) was opened by Mr. Bowman.

Resident (Daryl McIntyre, 2724 Redblush Ter.) requested a recap of what was just discussed regarding the discussed midge issue solution.

Resident: Asked what homeowners can do around their own properties to help mitigate the midge issue. Mr. Wright stated that Clarke Environmental is offering homeowners the opportunity to sign up to have their landscaping treated.

Resident (Nelson Mercurio, 2672 Redblush Ter.) gave suggestions on ways to kill the midges on patios.

Resident (John Curlew, 2679 Meadowedge Loop) requested clarification on the CDD boundaries around the ponds.

Resident (Sherry Payne- Lewis, 2724 Greenlands St.) suggested sending a request to the HOA to change the type of fertilizer used. Mr. Wright stated that any type of fertilizer used would pollute the water.

Resident (2632 Meadowedge Loop) stated concern for the CDD and HOA working together and not against each other on the midge issue.

Mr. Wright stated Aerators and fountains were discussed but considered extremely expensive, with limited benefit, requiring electrical service, incurring high operating costs, and requiring regular maintenance. Solar options were also reviewed but were not effective for large ponds.

**ii. Consideration of Midge Contract Amendments with Clarke Environmental**

Mr. Wright reviewed the amended midge-treatment program that began on October 1<sup>st</sup>. Initially focused on five ponds, but after Clarke Environmental inspected all ponds throughout the community, the number of affected ponds increased to fifteen, including several in the newer phases near the Alligator Lake entrance. He said a complete proposal package had been prepared and that he had already emailed the Board a summary so they wouldn't have to sort through each report individually. He also reported ongoing work at Meadow and Blue Pond, where sections of netting rising from the pond bottom were removed. Lower water levels were expected to allow the remaining areas near the park side to be cleared soon. Lastly, he noted that the crosswalks at the first roundabout had become grimy from irrigation runoff. Mr. Wright added that he was collecting pressure-washing quotes and recommended planning for annual cleaning of that main thoroughfare, with other areas addressed as needed.

**iii. Consideration of Proposals**

**a. Fish Stocking Proposals**

**i. Solitude Lake Management**

**ii. Steadfast Alliance**

Mr. Wright compared fish-stocking proposals from Solitude and Steadfast Alliance. Steadfast's \$29,536.65 proposal covered more pond acreage and included more bluegill than Solitude's \$32,027 proposal, making it the cheaper and more effective option. Mr. Wright recommended Steadfast based on updated pond data and overall value.

On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, the Fish Stocking Proposal from Steadfast Alliance for \$29,536.65, was approved.

**b. Shoreline Planting Proposal**

**i. Solitude Lake Management**

**ii. Steadfast Alliance**

Mr. Wright discussed the shoreline planting proposal for Ponds 13, 14, and 15 in the Greenland area. He explained that the earlier plantings had been installed in sections rather than fully around the ponds, so this add-on was intended to extend those areas and provide the fish with a better environment. The plan called for installing another 5,000 plants, pickerelweed, and Gulf Coast spikerush. These plants were expected to improve water quality and facilitate pollutant

uptake. The additional plantings would add about 50 feet of coverage on each side of the existing beds. A motion was then made to approve the Solitude proposal for \$7,800.

On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, the Solitude Lake Management for \$7,800, was approved.

**c. Skeeter Application Proposals- *this motion to approve was made above under the Midge Report***

- i. Aquatic Weed Control**
- ii. Steadfast Alliance**

**d. Aeration Proposals from Solitude Lake Management**

Mr. Wright reviewed a resident's question about how loud the proposed aeration compressors would be, noting they did not want noisy equipment near their homes. Staff said the compressors were loud, but no decibel reading had been taken yet. The Board explained that aerators had been budgeted initially, but electrical access issues delayed the plan; aeration was not entirely off the table, and they would follow up with the HOA. Residents expressed frustration that spraying, planting, and fish stocking were not resolving the midge problem. The Board said those were long-term approaches, and they were still exploring additional options and funding sources.

**D. District Manager's Report**

**i. Approval of Balance Sheet**

Ms. Adams presented the balance sheet was the first set of unaudited financials for the new fiscal year. The unaudited financials were through the end of October.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Ms. Marshall asked Ms. Adams to follow up again with Del Webb regarding contributions to help address the ongoing midge infestation. She noted that residents paying \$40–\$50k for lots were still facing significant issues despite the District's spending on fountains and aerators. Ms.

Adams replied that Del Webb had previously declined an additional contribution for the current fiscal year budget.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams requested a motion to adjourn the meeting.

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

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Chairman / Vice Chairman

## SECTION B

# LIVE OAK LAKE

## COMMUNITY DEVELOPMENT DISTRICT

### *Check Run Summary*

*January 15, 2026*

#### **GENERAL FUND**

Date	Check Numbers	Amount
12/05/25	762-766	\$32,890.61
12/15/25	767-772	\$20,649.23
12/17/25	773-774	\$1,262,816.57
01/06/26	775-781	\$96,383.69
<b><u>AUTOPAY:</u></b>		
12/31/25	8007-8010	\$19,861.13
01/08/26	8011-8012	\$11,375.94
<b>Total</b>		<b>\$1,443,977.17</b>

AP300R  
\*\*\* CHECK NOS. 000762-050000

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

RUN 1/08/26

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/05/25	00045	11/01/25 178269	202511 320-53800-46200	LANDSCAPE MAINT 11/25	*	21,700.00	
				BLADE RUNNERS COMMERCIAL			21,700.00 000762
12/05/25	00006	11/20/25 22470784	202510 310-51300-31100	SVCS 09/27-10/31/25	*	335.00	
				DEWBERRY ENGINEERS INC.			335.00 000763
12/05/25	00010	11/18/25 90721264	202511 310-51300-42000	DELIVERY THRU 11/13/25	*	52.28	
				FEDEX			52.28 000764
12/05/25	00033	11/28/25 3658911	202510 310-51300-31500	SVCS 10/25	*	931.00	
				KUTAK ROCK LLP			931.00 000765
12/05/25	00032	11/02/25 PSI21596	202511 320-53800-46800	MAINT 11/25	*	1,474.00	
		11/02/25 PSI21949	202511 320-53800-46800	MAINT 11/25	*	3,017.22	
		11/02/25 PSI21951	202511 320-53800-46810	MAINT 11/25	*	889.89	
		12/01/25 PSI22290	202512 320-53800-46800	MAINT 12/25	*	1,474.00	
		12/01/25 PSI22639	202512 320-53800-46800	MAINT 12/25	*	3,017.22	
				SOLITUDE LAKE MANAGEMENT			9,872.33 000766
12/15/25	00036	12/05/25 00103855	202512 320-53800-46801	MOSQUITO SVCS 12/25	*	3,529.28	
				CLARKE ENVIRONMENTAL MOSQUITO			3,529.28 000767
12/15/25	00010	12/02/25 90883859	202511 310-51300-42000	DELIVERY THRU 11/21/25	*	30.83	
				FEDEX			30.83 000768
12/15/25	00018	11/13/25 12766218	202511 310-51300-48000	FY26 MEETING #7895566	*	264.43	
				ORLANDO SENTINEL			264.43 000769
12/15/25	00032	12/08/25 WO-00921	202512 320-53800-46801	50% DEPOSIT 12/25 PLANTIN	*	7,800.00	
				SOLITUDE LAKE MANAGEMENT			7,800.00 000770
12/15/25	00046	11/30/25 SA-18178	202511 320-53800-46801	MIDGE FLY TREATMENT 11/25	*	4,580.00	
				STEADFAST CONTRACTORS ALLIANCE LLC			4,580.00 000771
				LOKS LIVE OAK LAKES SHENNING			



AP300R  
\*\*\* CHECK NOS. 000762-050000

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

RUN 1/08/26

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/15/25	00005	11/25/25 7977383	202511 310-51300-32300	ADMIN 11/01/25-10/31/26	*	4,444.69	
				US BANK			4,444.69 000772
12/17/25	00004	12/17/25 121725	202512 300-20700-10000	TRANSFER TAX RECEIPTS	*	854,605.34	
				LIVE OAK LAKE CDD			854,605.34 000773
12/17/25	00039	12/17/25 121725	202512 300-20700-10000	TRANSFER TAX RECEIPTS	*	408,211.23	
				LIVE OAK LAKE CDD			408,211.23 000774
1/06/26	00036	12/15/25 00103862	202512 320-53800-46801	SVCS 12/25	*	3,529.28	
				CLARKE ENVIRONMENTAL MOSQUITO			3,529.28 000775
1/06/26	00006	12/18/25 22474095	202511 310-51300-31100	SVCS 11/25	*	335.00	
				DEWBERRY ENGINEERS INC.			335.00 000776
1/06/26	00010	12/09/25 90958358	202512 310-51300-42000	DELIVERY THRU 12/01/25	*	79.16	
		12/16/25 91059409	202512 310-51300-42000	DELIVERY THRU 12/05/25	*	54.38	
		12/23/25 91132886	202512 310-51300-42000	DELIVERY THRU 12/18/25	*	235.37	
				FEDEX			368.91 000777
1/06/26	00001	12/01/25 172	202512 320-53800-34000	FIELD MGMT 12/25	*	1,447.08	
		12/01/25 173	202512 310-51300-34000	MGMT FEE 12/25	*	3,647.92	
		12/01/25 173	202512 310-51300-35101	WEBSITE ADMIN 12/25	*	105.00	
		12/01/25 173	202512 310-51300-35100	INFO TECH 12/25	*	162.25	
		12/01/25 173	202512 310-51300-31300	DISSEMINATION AGENT SVCS	*	450.67	
		12/01/25 173	202512 310-51300-42000	POSTAGE 12/25	*	5.70	
		12/01/25 173	202512 310-51300-44000	AMERICAN EXPRESS 12/25	*	401.00	
				GMS-CENTRAL FLORIDA, LLC			6,219.62 000778
1/06/26	00004	1/06/26 01062026	202601 300-20700-10000	TRANSFER OF TAX RECEIPTS	*	6,312.49	

LOKS LIVE OAK LAKES SHENNING

AP300R  
\*\*\* CHECK NOS. 000762-050000

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

RUN 1/08/26

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/06/26 010626	202601 300-20700-10000		*	50,198.48	
		TRANSFER OF TAX RECEIPTS					
				LIVE OAK LAKE CDD			56,510.97 000779
1/06/26 00039		1/06/26 01062026	202601 300-20700-10000		*	950.86	
		TRANSFER OF TAX RECEIPTS					
		1/06/26 010626	202601 300-20700-10000		*	23,977.83	
		TRANSFER OF TAX RECEIPTS					
				LIVE OAK LAKE CDD			24,928.69 000780
1/06/26 00032		1/01/26 PSI22963	202601 320-53800-46800		*	1,474.00	
		MAINT 01/26					
		1/02/26 PSI23325	202601 320-53800-46800		*	3,017.22	
		MAINT 01/26					
				SOLITUDE LAKE MANAGEMENT			4,491.22 000781
TOTAL FOR BANK B						1,412,740.10	
TOTAL FOR REGISTER						1,412,740.10	

LOKS LIVE OAK LAKES SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/31/25	00035	11/13/25 02232634	202511 320-53800-43001	SERVICE THRU 11/12/2025	*	3,902.08	
		11/13/25 02232634	202511 320-53800-43000	SERVICE THRU 11/12/2025	*	28.55	
		11/13/25 02232634	202511 320-53800-43000	SERVICE THRU 11/12/2025	*	28.99	
ORLANDO UTILITIES COMMISSION							3,959.62 008007
12/31/25	00035	12/10/25 02232634	202512 320-53800-43001	SERVICE THRU 12/10/2025	*	3,866.15	
		12/10/25 02232634	202512 320-53800-43000	SERVICE THRU 12/10/2025	*	28.71	
		12/10/25 02232634	202512 320-53800-43000	SERVICE THRU 12/10/2025	*	28.71	
ORLANDO UTILITIES COMMISSION							3,923.57 008008
12/31/25	00037	11/19/25 00062619	202511 320-53800-43100	SERVICE THRU 11/12/2025	*	7,661.67	
TOHO WATER AUTHORITY							7,661.67 008009
12/31/25	00037	11/19/25 00062746	202511 320-53800-43100	SERVICE THRU 11/11/2025	*	4,316.27	
TOHO WATER AUTHORITY							4,316.27 008010
1/08/26	00037	12/22/25 62619-12	202512 320-53800-43100	SERVICE THRU 12/22/2025	*	8,083.07	
TOHO WATER AUTHORITY							8,083.07 008011
1/08/26	00037	12/22/25 62746-12	202512 320-53800-43100	SERVICE THRU 12/10/2025	*	3,292.87	
TOHO WATER AUTHORITY							3,292.87 008012
TOTAL FOR BANK Z						31,237.07	
TOTAL FOR REGISTER						31,237.07	

LOKS LIVE OAK LAKES SHENNING

**LIVE OAK LAKE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts  
Fiscal Year 2026

ASSESSMENTS - TAX COLLECTOR

								\$730,255.29	\$1,013,900.00	\$484,300.00	\$2,228,455.29
								<b>FY 2026</b>	<b>FY 2026</b>	<b>FY 2026</b>	<b>TOTAL</b>
								<b>.36300.10000</b>	<b>.36300.10000</b>	<b>.36300.10000</b>	
								32.77%	45.50%	21.73%	100.00%
								<b>O&amp;M Portion</b>	<b>16 DSF Portion</b>	<b>20 DSF Portion</b>	<b>Total</b>
11/14/25	INSTALLMENTS	\$18,369.18	\$928.88	\$348.81	\$0.00	\$17,091.49		\$5,600.81	\$7,776.27	\$3,714.42	\$17,091.49
11/21/25	CURRENT DISTRIBUTION	\$234,782.18	\$9,391.10	\$4,507.81	\$0.00	\$220,883.27		\$72,382.51	\$100,497.21	\$48,003.55	\$220,883.27
12/11/25	CURRENT DISTRIBUTION	\$1,743,586.96	\$69,744.01	\$33,476.86	\$0.00	\$1,640,366.09		\$537,540.97	\$746,331.86	\$356,493.26	\$1,640,366.09
12/19/25	CURRENT DISTRIBUTION	\$117,085.01	\$4,501.88	\$2,251.67	\$0.00	\$110,331.46		\$36,155.15	\$50,198.48	\$23,977.83	\$110,331.46
	<b>TOTAL</b>	<b>\$2,113,823.33</b>	<b>\$84,565.87</b>	<b>\$40,585.15</b>	<b>\$0.00</b>	<b>\$1,988,672.31</b>		<b>\$651,679.43</b>	<b>\$904,803.82</b>	<b>\$432,189.06</b>	<b>\$1,988,672.31</b>

**GROSS**  
**94.86%**

ASSESSMENTS-DIRECT

					\$296,858.99	\$568,825.00	\$865,683.99
					<b>FY 2026</b>	<b>FY2026</b>	<b>TOTAL</b>
					<b>.36300.10100</b>	<b>.36300.10100</b>	
					34.29%	65.71%	
					<b>O&amp;M</b>	<b>DSF Portion</b>	<b>Total</b>
PULTE	10/1/25	\$26,120.30	\$26,120.30	\$26,120.30	\$26,120.30	\$0.00	\$26,120.30
NLV	10/1/25	\$68,755.84	\$68,755.84	\$68,755.84	\$68,755.84	\$0.00	\$68,755.84
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>TOTAL</b>	<b>\$94,876.14</b>	<b>\$94,876.14</b>	<b>\$94,876.14</b>	<b>\$94,876.14</b>	<b>\$0.00</b>	<b>\$94,876.14</b>

ASSESSMENTS COMBINED

	GROSS AMOUNT ASSESSED	TAX COLLECTOR RECEIVED	DIRECT RECEIVED	TOTAL COLLECTED	NET PERCENTAGE COLLECTED
O & M	\$1,027,114.28	\$651,679.43	\$94,876.14	\$746,555.57	72.68%
DEBT SERVICE	\$2,067,025.00	\$904,803.82	\$0.00	\$904,803.82	43.77%
<b>TOTAL</b>	<b>\$3,094,139.28</b>	<b>\$1,556,483.25</b>	<b>\$94,876.14</b>	<b>\$1,651,359.39</b>	

## SECTION IV



# KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

## Live Oak Lake CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Live Oak Lake CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

Please note the referenced statute was amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing addresses, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: \_\_\_\_\_

Print: Katrina S. Scarborough

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

Live Oak Lake CDD

Signature: Tricia L. Adams

Print: Tricia L. Adams

Title: District Manager

Date: 01/07/2026

Please return this signed **original copy** no later than January 31, 2026

## SECTION V

# SECTION C



# Live Oak Lake CDD

## Field Management Report

### Completed Items

- Skeeter application treatments of 15 CDD ponds to address Midge concerns were performed on 12/3/2025, and 1/9/2025. Initial inspections appear to be producing positive results. Clarke also performed larvicide treatments in accordance with the contract.

### Contracted Services

- Landscape maintenance, aquatics, and fountain maintenance are performing as expected.
- Bi-weekly mowing of the common areas will continue until April 1st. Fertilization treatments are being conducted in January to assist the turf health in the dormancy period.

### Site Items

- The littoral plantings contract with Solitude was executed and the deposit was sent. The planting installation is being scheduled.
- Fish installation proposal was modified to include only Gambusia fish and will be installed as soon as possible.
- Awaiting return of the tennis court fountain motor so that it can be restored to full operation.



# SECTION 1



Printed: Jan 8, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

---

Dec 3, 2025

**Job:** SE1712 Skeeter Midge Treatment RFP

**Title:**

**Added By:** Richard Perez

**Log Notes:**

treated ponds for skeeter

**Weather Conditions:**

Partly cloudy

Wed, Dec 3, 2025, 2:42 PM

Partly cloudy **74°F**  
**57°F**

Wind: 6 mph  
Humidity: 97%  
Total Precip: 0"

**Attachments:** 6





Run By: kissasst

## All Services By Customer Summary

Page 1 of 1  
Monday, January 5, 2026  
8:54:13 AM

Live Oak Lakes CDD (L02250)

Filter Date between 12/01/2025 and 12/31/2025

Customer	Work Type	Service Item	Service Item Description	Start Date	End Date	Used Quantity	Unit Of Measure
L02250 - Live Oak Lakes CDD	Comfort Pack	KIS2911 - BP Barrier		12/11/2025	12/11/2025	1.64	mi
L02250 - Live Oak Lakes CDD	Comfort Pack	KIS2911 - BP Barrier		12/18/2025	12/18/2025	0.00	mi
L02250 - Live Oak Lakes CDD	Municipal Back Pack	KIS1768 - Nat G30 10 lbs per acre		12/17/2025	12/17/2025	2.98	acr
L02250 - Live Oak Lakes CDD	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		12/11/2025	12/11/2025	2.50	mi
L02250 - Live Oak Lakes CDD	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		12/11/2025	12/11/2025	1.60	mi
L02250 - Live Oak Lakes CDD	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		12/18/2025	12/18/2025	2.50	mi
L02250 - Live Oak Lakes CDD	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		12/18/2025	12/18/2025	1.80	mi

## SECTION D

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

***Unaudited Financial Reporting***  
***December 31, 2025***



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**Live Oak Lake**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2025**

	<i>General Fund</i>	<i>Impact Fee Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
<u><b>Cash:</b></u>					
Operating Account	\$ 785,392	\$ 104,541	\$ -	\$ -	\$ 889,933
Due from Impact Fee Fund	\$ 42,802	\$ -	\$ -	\$ -	\$ 42,802
Due from General Fund	\$ -	\$ -	\$ 87,893	\$ -	\$ 87,893
Deposits	\$ 480	\$ -	\$ -	\$ -	\$ 480
<u><b>Investments:</b></u>					
Bank United	\$ 18,958	\$ -	\$ -	\$ -	\$ 18,958
<u><b>Series 2016</b></u>					
Reserve	\$ -	\$ -	\$ 476,288	\$ -	\$ 476,288
Revenue	\$ -	\$ -	\$ 1,124,130	\$ -	\$ 1,124,130
Construction	\$ -	\$ -	\$ -	\$ 53	\$ 53
<u><b>Series 2020</b></u>					
Reserve	\$ -	\$ -	\$ 989,370	\$ -	\$ 989,370
Revenue	\$ -	\$ -	\$ 590,723	\$ -	\$ 590,723
Prepayment	\$ -	\$ -	\$ 14,544	\$ -	\$ 14,544
Construction	\$ -	\$ -	\$ -	\$ 89	\$ 89
<b>Total Assets</b>	<b>\$ 847,632</b>	<b>\$ 104,541</b>	<b>\$ 3,282,948</b>	<b>\$ 142</b>	<b>\$ 4,235,263</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 43,529	\$ -	\$ -	\$ -	\$ 43,529
Due to Debt Service	\$ 91,608	\$ -	\$ -	\$ -	\$ 91,608
Due to General Fund	\$ -	\$ 42,802	\$ -	\$ -	\$ 42,802
<b>Total Liabilities</b>	<b>\$ 135,136.49</b>	<b>\$ 42,802</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 177,938</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 480	\$ -	\$ -	\$ -	\$ 480
Restricted for:					
Impact Fee	\$ -	\$ 61,740	\$ -	\$ -	\$ 61,740
Debt Service - Series 2016	\$ -	\$ -	\$ 1,667,097	\$ -	\$ 1,667,097
Debt Service - Series 2020	\$ -	\$ -	\$ 1,615,851	\$ -	\$ 1,615,851
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 89	\$ 89
Unassigned	\$ 712,015	\$ -	\$ -	\$ -	\$ 712,015
<b>Total Fund Balances</b>	<b>\$ 712,495</b>	<b>\$ 61,740</b>	<b>\$ 3,282,948</b>	<b>\$ 142</b>	<b>\$ 4,057,324</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 847,632</b>	<b>\$ 104,541</b>	<b>\$ 3,282,948</b>	<b>\$ 142</b>	<b>\$ 4,235,263</b>



**Live Oak Lake**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b><u>Revenues:</u></b>				
Assessments - Tax Collector (Net)	\$ 686,439	\$ 651,679	\$ 651,679	\$ -
Direct Assessment - Pulte	\$ 76,824	\$ 26,120	\$ 26,120	\$ -
Direct Assessment - NLV	\$ 202,223	\$ 68,756	\$ 68,756	\$ -
Interest Income	\$ -	\$ -	\$ 170	\$ 170
<b>Total Revenues</b>	<b>\$ 965,487</b>	<b>\$ 746,556</b>	<b>\$ 746,726</b>	<b>\$ 170</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 800	\$ 2,200
FICA Expense	\$ 918	\$ 230	\$ 61	\$ 168
Engineering	\$ 15,000	\$ 3,750	\$ 670	\$ 3,080
Dissemination	\$ 5,408	\$ 1,352	\$ 1,452	\$ (100)
Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Property Appraiser	\$ 600	\$ 150	\$ -	\$ 150
Arbitrage	\$ 1,150	\$ 288	\$ -	\$ 288
Attorney	\$ 25,000	\$ 6,250	\$ 931	\$ 5,319
Annual Audit	\$ 5,300	\$ 5,300	\$ -	\$ 5,300
Trustee Fees	\$ 8,869	\$ 8,869	\$ 8,485	\$ 383
Management Fees	\$ 43,775	\$ 10,944	\$ 10,944	\$ (0)
Information Technology	\$ 1,947	\$ 487	\$ 487	\$ (0)
Postage	\$ 1,450	\$ 363	\$ 566	\$ (204)
Copies	\$ 250	\$ 63	\$ 2	\$ 61
Rentals and Leases	\$ 3,600	\$ 900	\$ 401	\$ 499
Insurance	\$ 7,814	\$ 7,814	\$ 6,893	\$ 921
Legal Advertising	\$ 2,500	\$ 625	\$ 264	\$ 361
Other Current Charges	\$ 350	\$ 88	\$ -	\$ 88
Office Supplies	\$ 100	\$ 25	\$ 1	\$ 24
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Website Hosting/Compliance	\$ 1,260	\$ 315	\$ 315	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 142,872</b>	<b>\$ 56,392</b>	<b>\$ 37,855</b>	<b>\$ 18,537</b>

**Live Oak Lake**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management	\$ 17,365	\$ 4,341	\$ 4,341	\$ (0)
Property Insurance	\$ 4,374	\$ 4,374	\$ 3,764	\$ 610
Aquatic Control	\$ 55,000	\$ 13,750	\$ 13,358	\$ 392
Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -
Midge Management	\$ 105,000	\$ 26,250	\$ 22,968	\$ 3,282
Contingency	\$ 29,384	\$ 7,346	\$ -	\$ 7,346
Landscape Maintenance	\$ 282,000	\$ 70,500	\$ 65,100	\$ 5,400
Landscaping Replacements	\$ 50,000	\$ 12,500	\$ -	\$ 12,500
Pond Fountain Maintenance	\$ 15,000	\$ 3,750	\$ 890	\$ 2,860
Irrigation Consultant Services	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Irrigation Repairs	\$ 15,000	\$ 3,750	\$ 9,718	\$ (5,968)
General Repairs and Maintenance	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Electricity-Street Lights	\$ 50,892	\$ 12,723	\$ 11,642	\$ 1,081
Electricity-Fountains	\$ 57,600	\$ 14,400	\$ 173	\$ 14,227
Water-Irrigation	\$ 100,000	\$ 25,000	\$ 32,366	\$ (7,366)
Capital Reserve	\$ 20,000	\$ 5,000	\$ -	\$ 5,000
<b>Subtotal Field Expenditures</b>	<b>\$ 822,614</b>	<b>\$ 208,934</b>	<b>\$ 164,320</b>	<b>\$ 44,615</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 822,614</b>	<b>\$ 208,934</b>	<b>\$ 164,320</b>	<b>\$ 44,615</b>
<b>Total Expenditures</b>	<b>\$ 965,487</b>	<b>\$ 265,326</b>	<b>\$ 202,175</b>	<b>\$ 63,152</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 544,551</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 544,551</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 167,944</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 712,495</b>	

**Live Oak Lake**  
**Community Development District**  
**Impact Fee Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Revenues:</b>				
Impact Fees	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Stormwater	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 61,740</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 61,740</b>	

**Live Oak Lake**  
**Community Development District**  
**Debt Service Fund Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 954,030	\$ 904,804	\$ 904,804	\$ -
Interest	\$ 5,000	\$ 1,250	\$ 5,571	\$ 4,321
<b>Total Revenues</b>	<b>\$ 959,030</b>	<b>\$ 906,054</b>	<b>\$ 910,375</b>	<b>\$ 4,321</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 300,994	\$ 300,994	\$ 300,994	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Principal - 5/1	\$ 355,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 300,994	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 956,988</b>	<b>\$ 300,994</b>	<b>\$ 315,994</b>	<b>\$ (15,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,042</b>		<b>\$ 594,381</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 2,042</b>		<b>\$ 594,381</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 576,849</b>		<b>\$ 1,072,716</b>	
<b>Fund Balance - Ending</b>	<b>\$ 578,891</b>		<b>\$ 1,667,097</b>	

**Live Oak Lake**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 143,562	\$ 428,475	\$ 428,475	\$ -
Assessments - Direct	\$ 846,376	\$ -	\$ -	\$ -
Assessments - Ppmt	\$ -	\$ 14,361	\$ 14,361	\$ -
Interest	\$ 5,000	\$ 1,250	\$ 8,193	\$ 6,943
<b>Total Revenues</b>	<b>\$ 994,938</b>	<b>\$ 444,085</b>	<b>\$ 451,028</b>	<b>\$ 6,943</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 335,050	\$ 335,050	\$ 335,050	\$ -
Principal - 5/1	\$ 325,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 335,050	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 995,100</b>	<b>\$ 335,050</b>	<b>\$ 335,050</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expendit</b>	<b>\$ (163)</b>		<b>\$ 115,978</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 1	\$ 1
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Net Change in Fund Balance</b>	<b>\$ (163)</b>		<b>\$ 115,979</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 505,154</b>		<b>\$ 1,499,872</b>	
<b>Fund Balance - Ending</b>	<b>\$ 504,991</b>		<b>\$ 1,615,851</b>	

**Live Oak Lake**  
**Community Development District**  
**Capital Projects Fund Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 0</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 0</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 52</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 53</b>	

**Live Oak Lake**  
**Community Development District**  
**Capital Projects Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 1</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (1)	\$ (1)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1)</b>	<b>\$ (1)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (0)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 89</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 89</b>	

**Live Oak Lake**  
**Community Development District**  
Month to Month  
FY 2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
<b>Revenues:</b>													
Assessments - Tax Collector (Net)	\$ -	\$ 77,983	\$ 573,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 651,679
Direct Assessment - Pulte	\$ 26,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,120
Direct Assessment - NLV	\$ 68,756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,756
Interest Income	\$ 59	\$ 56	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170
<b>Total Revenues</b>	<b>\$ 94,936</b>	<b>\$ 78,039</b>	<b>\$ 573,752</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 746,726</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
FICA Expense	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Engineering	\$ 670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 670
Dissemination	\$ 551	\$ 451	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,452
Assessment Roll	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 931	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 931
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,041	\$ 4,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,485
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,944
Information Technology	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 487
Postage	\$ 101	\$ 91	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 566
Copies	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Rentals and Leases	\$ -	\$ -	\$ 401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 401
Insurance	\$ 6,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,893
Legal Advertising	\$ -	\$ 264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Website Hosting/Compliance	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315
<b>Total Administrative</b>	<b>\$ 22,687</b>	<b>\$ 10,027</b>	<b>\$ 5,141</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,855</b>



**Live Oak Lake**  
**Community Development District**  
Month to Month  
FY 2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Field Management	\$ 1,447	\$ 1,447	\$ 1,447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,341
Property Insurance	\$ 3,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,764
Aquatic Control	\$ 4,375	\$ 4,491	\$ 4,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,358
Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Midge Management	\$ 3,529	\$ 4,580	\$ 14,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,968
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ 21,700	\$ 21,700	\$ 21,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	65,100
Landscaping Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond Fountain Maintenance	\$ -	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	890
Irrigation Consultant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 9,718	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,718
General Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electricity-Street Lights	\$ 3,873	\$ 3,902	\$ 3,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,642
Electricity-Fountains	\$ 58	\$ 58	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	173
Water-Irrigation	\$ 9,012	\$ 11,978	\$ 11,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,366
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
													\$ -
<b>Total Field</b>	<b>\$ 57,477</b>	<b>\$ 49,046</b>	<b>\$ 57,796</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 164,320</b>
<b>Total Expenditures</b>	<b>\$ 80,164</b>	<b>\$ 59,073</b>	<b>\$ 62,938</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 202,175</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 14,772</b>	<b>\$ 18,966</b>	<b>\$ 510,814</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 544,551</b>

**LIVE OAK LAKE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Long Term Debt Report**  
**FY 2026**

Series 2016, Capital Improvement Revenue Bonds		
Interest Rate:	4.50%	
Maturity Date:	5/1/36	\$4,930,000.00
Interest Rate:	4.625%	
Maturity Date:	5/1/47	\$8,220,000.00
Excess Revenues:	Remain In Revenue Fund	
Reserve Fund Definition:	Maximum Annual Debt Assessments	
Reserve Fund Requirement:	\$955,025.00	
Reserve Fund Balance:	\$476,287.50	
Bonds outstanding - 9/30/2025		\$13,150,000.00
Less:	May 1, 2026 (Mandatory)	\$0.00
Less:	November 1, 2025 (Special Call)	(\$15,000.00)
<b>Current Bonds Outstanding</b>		<b>\$13,135,000.00</b>
Series 2020, Capital Improvement Revenue Bonds		
Interest Rate:	3.800%	
Maturity Date:	5/1/30	\$1,745,000.00
Interest Rate:	4.400%	
Maturity Date:	5/1/40	\$4,810,000.00
Interest Rate:	4.600%	
Maturity Date:	5/1/51	\$8,525,000.00
Excess Revenues:	Remain In Revenue Fund	
Reserve Fund Definition:	Maximum Annual Debt Assessments	
Reserve Fund Requirement:	\$989,553.13	
Reserve Fund Balance:	\$989,370.00	
Bonds outstanding - 9/30/2025		\$15,080,000.00
Less:	May 1, 2026 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$15,080,000.00</b>
<b>Total Current Bonds Outstanding</b>		<b>\$28,215,000.00</b>