

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

Agenda

February 19, 2026

AGENDA

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

February 11, 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, February 19, 2026, at 2:00 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 January 15, 2026, Board of Supervisors Meeting
 - B. Approval of Check Register
4. Consideration of Agreement for Underwriting Services (Series 2016 Bond Issue)
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Midge Treatment Report
 - ii. Consideration of Steadfast Proposal of Skeeter Treatment (23 Ponds)
 - 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, **January 15, 2026**, 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
Linda Warner	Vice Chairperson
Bob Holesko	Assistant Secretary
Mel Gray Marshall <i>joined late by Zoom</i>	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order. Three Supervisors were present. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

Resident (Stuart Cowen) addressed the Board regarding ongoing midge issues within the community. He stated that he has raised concerns for approximately two and a half years and has been previously advised that limited mitigation options were available. Mr. Cowen noted that while some actions appear to be underway, residents continue to receive inconsistent information regarding planned treatments. He acknowledged recent spraying activity but reported continued significant midge activity in the neighborhood.

Resident (Sherry Payne Lewis) asked whether Del Webb contributes CDD assessments for unsold homes and whether Del Webb is funding any amenity buildouts. Ms. Adams noted that a combined balance sheet would be presented later in the meeting, at which time revenue details would be reviewed.

Resident (Max Lawson) questioned why vegetation in the pond on the south side near the villas was sprayed and killed. He stated that he contacted staff by email but did not receive a response and expressed concern that the pond now appears worse due to dead vegetation. He asked who authorized the spraying and the reason for it. Ms. Adams stated the matter would be addressed during the Field Manager's report.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the November 20, 2025, Board of Supervisors Meeting

B. Approval of Check Register

Ms. Adams presented the minutes from the November 20, 2025, meeting and asked for any questions or comments. She noted that the check register was in the agenda package for Board review and totaled \$1,443,977.17. The Board had no changes to the consent agenda.

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

FOURTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Ms. Adams presented an administrative item regarding ratification of the Data Sharing and Usage Agreement with the Osceola County Property Appraiser. The agreement provides that any confidential or exempt information shared with the District will be maintained as confidential and will not be disclosed.

On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated she had nothing to report but was happy to answer any questions.

B. Engineer

There was no report.

**Ms. Gray Marshall joined the meeting by Zoom at this time.*

C. Field Manager's Report

Mr. Wright addressed concerns regarding vegetation die-off in the pond. Mr. Wright reported that staff has consulted with Solitude and a site review will be conducted during shoreline planting activities to determine whether observed vegetation conditions are due to seasonal dormancy or treatment related impacts. If treatment related damage is confirmed, Solitude will replace affected plant material per contract requirements.

Landscape maintenance and fountain maintenance are proceeding as expected during the dormant season, with mowing occurring biweekly and detailed maintenance rotating through the property monthly. The tennis court fountain motor has been replaced under warranty and was scheduled for installation that day, pending final electrical connection.

Mr. Wright reported that staff evaluated the feasibility of installing additional fountains or pond agitators as a midge mitigation strategy. Based on professional assessments, the cost of extending electrical service and installing agitators across multiple ponds would be prohibitively expensive, with limited benefit relative to cost. The current strategy remains focused on plantings, treatments, and fish stocking.

Treatment reports from December 3 and December 18 were provided in the agenda. Updated treatment data will be distributed once received.

i. Midge Treatment Report

Mr. Wright reported that the Board approved midge treatment program commenced on December 2, 2025. Due to holiday related supply delays, the second treatment occurred on January 9, 2026, outside the intended 30-day interval. While some early improvement has been observed, residents and Board members have indicated that results are not yet at desired levels. Mr. Wright emphasized that midge control treatments do not provide immediate results and are designed to

reduce populations gradually over time. The goal is long term population management rather than elimination.

Mr. Wright reported the shoreline plantings for ponds 13, 14, and 15 are scheduled for February 2026, with agreements finalized and installation scheduling underway. Following plant installation, fish stocking will occur to support larval control. Based on further research, the originally proposed mixed fish species were revised, as certain species shift diets as they mature and could undermine larval control efforts. The revised plan includes stocking 54,000 Gambusia fish only, resulting in a cost savings of approximately \$19,000. Fish stocking is scheduled for February.

Beginning in February, the District will be fully engaged in its multi-pronged midge management approach, including monthly larvicide treatments, weekly barrier and spray treatments, ongoing treatment of 15 ponds, and shoreline planting and fish stocking.

Mr. Wright stated that the visible results from fish stocking and treatments typically take a minimum of 90 days and are intended to become self-sustaining over time.

Ms. Adams reopened the public hearing.

A resident questioned responsibility for landscape maintenance around pond areas, stating that residents had received conflicting information between the CDD and the HOA regarding hedge trimming and pond-edge maintenance. The resident explained that homeowners maintain grass up to six feet from the high-water mark expressed concern about clarity of responsibility between the CDD and HOA.

Staff explained that landscape and pond maintenance responsibilities are divided between the CDD and the HOA. Staff noted that the CDD and HOA coordinate regularly on maintenance issues, including maintenance and utilities. Residents experiencing uncertainty were encouraged to contact District staff directly so issues can be routed appropriately.

Staff clarified that, in most cases, hedges and landscaping beyond the pond bank are the responsibility of the HOA, with limited expectations where specific hedges are owned by the CDD. Staff offered to verify the specific location in question after the meeting to confirm ownership and, if applicable, arrange trimming.

D. District Manager's Report

i. Approval of Balance Sheet

Ms. Adams stated that, in addition to items listed on the agenda, the Board received an email from the bond underwriter for the Live Oak CDD. The correspondence outlined preliminary research being conducted regarding potential opportunities related to trust funds and outstanding bond debt.

The underwriter is reviewing whether the Series 2016 bonds, which carry a 30-year term, may be eligible for refunding beginning in May 2026. The underwriter noted that the bonds were issued at relatively low interest rate in 2016 and cautioned that savings may be limited; However, a full analysis is underway. Factors such as property ownership distribution and market conditions are being evaluated.

Ms. Adams stated additionally, the underwriter is reviewing trust account balances to determine whether interest earnings or excess funds could be directed in a manner beneficial to the District. The review is being conducted as a courtesy. The underwriter offered to attend a future Board meeting to present findings or alternatively provide a written report.

The Board expressed interest in having the underwriter attend a future meeting to present the analysis. A Board member also requested outreach to a resident with prior professional bond market experience to participate in the discussion if available.

Ms. Adams reviewed the combined balance sheet and unaudited financials through December 31. The combined balance sheet reflects the District's general fund unassigned balance available for operations. Budget-to-actual comparisons show revenues and expenditures tracking favorably, with variances noted.

As of the end of December, assessment receipts totaled \$651,679, reflecting a high collection rate. It was clarified that Pulte and Narcoossee Land Ventures are now paying full maintenance assessments on their owned properties, consistent with residential property owners, following Board action effective October 1.

Administrative expenses are reported to be approximately \$18,000 under budget for the first quarter of the fiscal year. Field operations expenditures were also slightly under budget.

Bond activity for the Series 2016 and Series 2020 issues was reviewed, confirming that scheduled interest payments were made in November in accordance with the amortization schedules. A special call payment was also noted for early debt retirement by a property owner.

On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, the Balance Sheet, was approved.

SIXTH ORDER OF BUSINESS**Other Business**

Ms. Adams opened the floor for other business.

A resident asked whether the CDD terminates after the 30-year bond period. Staff explained that this is a common misconception. While individual debt service assessments expire when the bonds are paid off, the CDD itself does not dissolve. The Series 2016 bonds retire in 2046 and the Series 2020 bonds retire in 2050. Property owners may either pay annual debt service assessments through their tax bill or pay off their remaining balance in a lump sum by contacting District staff.

Ms. Adams explained that the CDD exists in perpetuity as a special purpose local government established by Osceola County. The CDD remains responsible for owning, operating, and maintaining District infrastructure including stormwater systems and certain common area landscaping. Annual maintenance assessments are based on the budget adopted by the Board and may increase, decrease, or remain flat depending on operating needs. The recent increase in maintenance assessments was attributed primarily to expand midge management efforts.

A resident shared prior experience with bond refinancing in another community, noting that refinancing had reduced interest rates and generated savings for community improvements. Staff acknowledged the comment and reiterated that the Board is actively exploring refinancing opportunities with its bond underwriter.

Ms. Adams confirmed that regular Board meetings are held on the third Thursday of each month at 2:00 p.m., with any changes noticed in advance and posted on the Live Oak Lake CDD website. The underwriter's presentation regarding bond refinancing will be scheduled once availability is confirmed and included on a future agenda.

SEVENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' Requests, and the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Adams requested a motion to adjourn the meeting.

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

Chairman / Vice Chairman

SECTION B

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

February 19, 2026

GENERAL FUND

Date	Check Numbers	Amount
01/29/26	782-789	\$56,805.06
02/11/26	790-796	\$62,676.85
<u>AUTOPAY:</u>		
02/04/26	8013-8015	\$13,389.19
Total		\$132,871.10

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/29/26	00045	12/01/25	182207	202512	320	53800	46200			*	21,700.00		
			LANDSCAPE MAINT 12/25										
		1/01/26	187019	202601	320	53800	46200			*	22,134.67		
			LANDSCAPE MAINT 01/26										
									BLADE RUNNERS COMMERCIAL			43,834.67	000782
1/29/26	00036	1/15/26	00103865	202601	320	53800	46801			*	1,295.27		
			SVCS 01/26										
									CLARKE ENVIRONMENTAL MOSQUITO			1,295.27	000783
1/29/26	00040	1/27/26	5	202601	310	51300	31300			*	100.00		
			AMORTIZATION SCHEDULE										
									DISCLOSURE SERVICES LLC			100.00	000784
1/29/26	00010	1/13/26	91374319	202601	310	51300	42000			*	111.25		
			DELIVERY THRU 01/07/26										
		1/20/26	91468298	202601	310	51300	42000			*	80.04		
			DELIVERY THRU 01/09/26										
									FEDEX			191.29	000785
1/29/26	00001	1/01/26	176	202601	320	53800	34000			*	1,447.08		
			FIELD MGMT 01/26										
		1/01/26	177	202601	310	51300	34000			*	3,647.92		
			MGMT FEE 01/26										
		1/01/26	177	202601	310	51300	35101			*	105.00		
			WEBSITE ADMIN 01/26										
		1/01/26	177	202601	310	51300	35101			*	162.25		
			INFO TECH 01/26										
		1/01/26	177	202601	310	51300	31300			*	450.67		
			DISSEMINATION AGENT SVCS										
		1/01/26	177	202601	310	51300	51000			*	.33		
			OFFICE SUPPLIES 01/26										
		1/01/26	177	202601	310	51300	42000			*	8.17		
			POSTAGE 01/26										
									GMS-CENTRAL FLORIDA, LLC			5,821.42	000786
1/29/26	00018	1/09/26	13099678	202601	310	51300	48000			*	189.42		
			NOTICE OF PUBLIC MEETING										
									ORLANDO SENTINEL			189.42	000787
1/29/26	00032	1/15/26	PSI23363	202601	320	53800	46800			*	792.99		
			SVCS/REPAIRS 01/26										
									SOLITUDE LAKE MANAGEMENT			792.99	000788
1/29/26	00046	1/16/26	SA-19153	202601	320	53800	46801			*	4,580.00		
			MIDGE FLY TREATMENTS										
									STEADFAST CONTRACTORS ALLIANCE LLC			4,580.00	000789
									LOKS LIVE OAK LAKES SHENNING				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/11/26	00045	2/01/26 189581	202602 320-53800-46200		*	22,134.67	
		FEB 26	LANDSCAPE MAINT.				
				BLADE RUNNERS COMMERCIAL			22,134.67 000790
2/11/26	00036	1/28/26 00103868	202601 320-53800-46801		*	400.00	
			BIOMIST 4+4 ATV/ULV				
		2/04/26 00103869	202602 320-53800-46801		*	400.00	
			BIOMIST 4+4 ATV/ULV				
				CLARKE ENVIRONMENTAL MOSQUITO			800.00 000791
2/11/26	00010	1/27/26 91556923	202601 310-51300-42000		*	55.91	
			DELIVERIES THRU 01/27/26				
				FEDEX			55.91 000792
2/11/26	00033	1/29/26 3690605	202512 310-51300-31500		*	383.00	
			LEGAL FEES THRU 12/31/25				
				KUTAK ROCK LLP			383.00 000793
2/11/26	00004	2/11/26 021126	202602 300-20700-10000		*	22,950.10	
			TRANSFER TAX RECEIPTS				
				LIVE OAK LAKE CDD			22,950.10 000794
2/11/26	00039	2/11/26 021126	202602 300-20700-10000		*	10,962.36	
			TRANSFER TAX RECEIPTS				
				LIVE OAK LAKE CDD			10,962.36 000795
2/11/26	00032	2/01/26 PSI23615	202602 320-53800-46800		*	1,474.00	
			FEB 26 LAKE MAINTENANCE				
		2/02/26 PSI23960	202602 320-53800-46800		*	3,017.22	
			FEB 26 LAKE MAINTENANCE				
		2/02/26 PSI23962	202602 320-53800-46810		*	899.59	
			FEB 26 FOUNTAINT MAINT.				
				SOLITUDE LAKE MANAGEMENT			5,390.81 000796
TOTAL FOR BANK B						119,481.91	

LOKS LIVE OAK LAKES SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/04/26	00035	1/12/26 02232634	202601 320-53800-43001 SVCS THRU 01/08/26		*	3,923.58	
		1/12/26 02232634	202601 320-53800-43000 SVCS THRU 01/08/26		*	28.71	
		1/12/26 02232634	202601 320-53800-43000 SVCS THRU 01/08/26		*	28.86	
ORLANDO UTILITIES COMMISSION							3,981.15 008013
2/04/26	00037	1/21/26 62619 01	202601 320-53800-43100 SVCS THRU 01/12/26		*	9,347.37	
TOHO WATER AUTHORITY							9,347.37 008014
2/04/26	00037	1/21/26 62746 01	202601 320-53800-43100 SVCS THRU 01/12/26		*	60.67	
TOHO WATER AUTHORITY							60.67 008015
TOTAL FOR BANK Z						13,389.19	
TOTAL FOR REGISTER						132,871.10	

LOKS LIVE OAK LAKES SHENNING

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

ASSESSMENTS - TAX COLLECTOR

							\$730,255.29 FY 2026 36300.10000 32.77%	\$1,013,900.00 FY 2026 36300.10000 45.50%	\$484,300.00 FY 2026 36300.10000 21.73%	\$2,228,455.29 TOTAL 100.00%
DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/PENALTIES	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	16 DSF Portion	20 DSF Portion	Total
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
01/12/26	INSTALLMENTS	\$9,295.00	\$268.51	\$180.51	\$0.00	\$8,845.98	\$2,898.79	\$4,024.73	\$1,922.46	\$8,845.98
01/12/26	CURRENT DISTRIBUTION	\$22,829.57	\$684.88	\$442.91	\$0.00	\$21,701.78	\$7,111.58	\$9,873.85	\$4,716.35	\$21,701.78
01/30/26	INTEREST	\$0.00	\$0.00	\$0.00	\$1,473.84	\$1,473.84	\$482.97	\$670.57	\$320.30	\$1,473.84
TOTAL		\$2,145,947.90	\$85,519.26	\$41,208.57	\$1,473.84	\$2,020,693.91	\$662,172.77	\$919,372.97	\$439,148.17	\$2,020,693.91

GROSS
96.30%

ASSESSMENTS-DIRECT

					\$296,858.99 FY 2026 36300.10100 34.29%	\$568,825.00 FY2026 36300.10100 65.71%	\$865,683.99 TOTAL
DATE	BILLED AMOUNT	AMOUNT RECEIVED	NET RECEIPTS		O&M	DSF Portion	Total
CK#95036408 PULTE GROUP	10/15/25	\$26,120.30	\$26,120.30	\$26,120.30	\$26,120.30	\$0.00	\$26,120.30
CK#5512 NLV 2026-01	10/24/25	\$68,755.84	\$68,755.84	\$68,755.84	\$68,755.84	\$0.00	\$68,755.84
CK#95037898 PULTE GROUP	12/22/25	\$25,352.05	\$25,352.05	\$25,352.05	\$25,352.05	\$0.00	\$25,352.05
CK#5536 NLV 2026-01 (2)	12/17/25	\$66,733.61	\$66,733.61	\$66,733.61	\$66,733.61	\$0.00	\$66,733.61
TOTAL		\$186,961.80	\$186,961.80	\$186,961.80	\$186,961.80	\$0.00	\$186,961.80

ASSESSMENTS COMBINED

	GROSS AMOUNT ASSESSED	TAX COLLECTOR RECEIVED	DIRECT RECEIVED	TOTAL COLLECTED	NET PERCENTAGE COLLECTED
O & M	\$1,027,114.28	\$662,172.77	\$186,961.80	\$849,134.57	82.67%
DEBT SERVICE	\$2,067,025.00	\$919,372.97	\$0.00	\$919,372.97	44.48%
TOTAL	\$3,094,139.28	\$1,581,545.74	\$186,961.80	\$1,768,507.54	

SECTION IV



MBS CAPITAL MARKETS, LLC

AGREEMENT FOR UNDERWRITING SERVICES LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT

February 19, 2026

Board of Supervisors
Live Oak Lake Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this agreement (the "Agreement") with the Live Oak Lake Community Development District (the "District") which, upon your acceptance of this offer, will be binding upon the District and the Underwriter. This agreement relates to the proposed issuance of bonds (the "Bonds") for the purpose of refunding the District's outstanding bonds (the "Prior Bonds"). This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
 - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
 - Preparation of rating strategies and presentations related to the issue being underwritten.
 - Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
 - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
 - Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
 - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
 - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
 - Preparation of post-sale reports for the issue, if any.
 - Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

Member: FINRA/SIPC

Tampa, FL Winter Park, FL Kingston, TN Nashville, TN



MBS CAPITAL MARKETS, LLC

2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of \$50,000 or 1.50% of the total par amount of Bonds issued.

The Underwriter shall also bear the cost of obtaining an investment grade rating, to the extent applicable, with the actual cost of the rating to be paid from the proceeds of the Bonds only to the extent Bonds are issued.

3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.
4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.



MBS CAPITAL MARKETS, LLC

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,
MBS Capital Markets, LLC

Brett Sealy
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____



MBS CAPITAL MARKETS, LLC

EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this



MBS CAPITAL MARKETS, LLC

new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

SECTION V

SECTION C

SECTION 1

Live Oak Lake CDD

Field Management Report

Roundabout Pressure Washing



Photo Description:

- ✚ Gathering proposal for pressure washing of CDD sidewalks and curbs.



Littoral Plant Installation

Photo Description:

- ✚ Scheduling plant installation in the next 30 days now that weather conditions have improved.



Tennis Court Fountain



Photo Description:

- ✚ The pump motor warranty replacement was completed, and the fountain is fully operational again.

Pond Bank Erosion

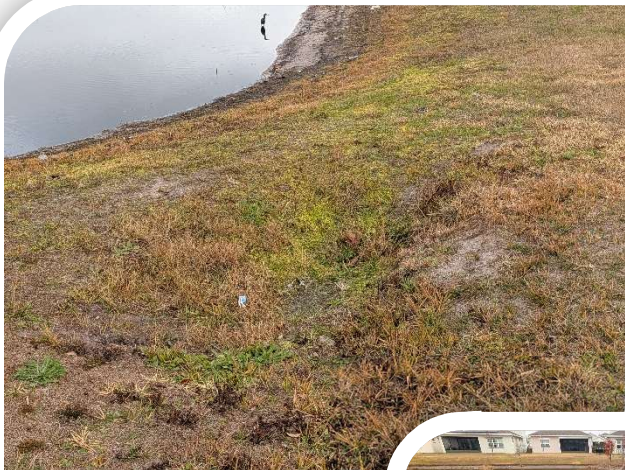


Photo Description:

- ✚ Gathering proposals to fill in erosion areas on ponds 15 and 18.

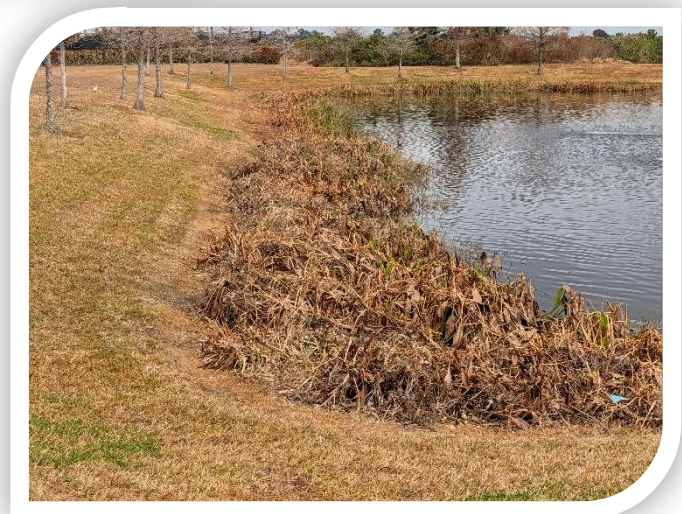


Plant Freeze Damage



Photo Description:

- ✚ Inventorying frost damaged plant material and monitoring for potential regrowth.
- ✚ Any plants that do not recover through the spring will be identified for replacement.





Printed: Feb 10, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Feb 7, 2026

Job: SE1712 Skeeter Midge Treatment RFP

Title:

Added By: Nicholes Holler

Log Notes:

Skeeter treatment dispersed at ponds:2,3,4,5,6,9,10,13,14,15,16,17,19,20,22.

Weather Conditions:

Sunny

Sat, Feb 7, 2026, 10:44 AM



67°F

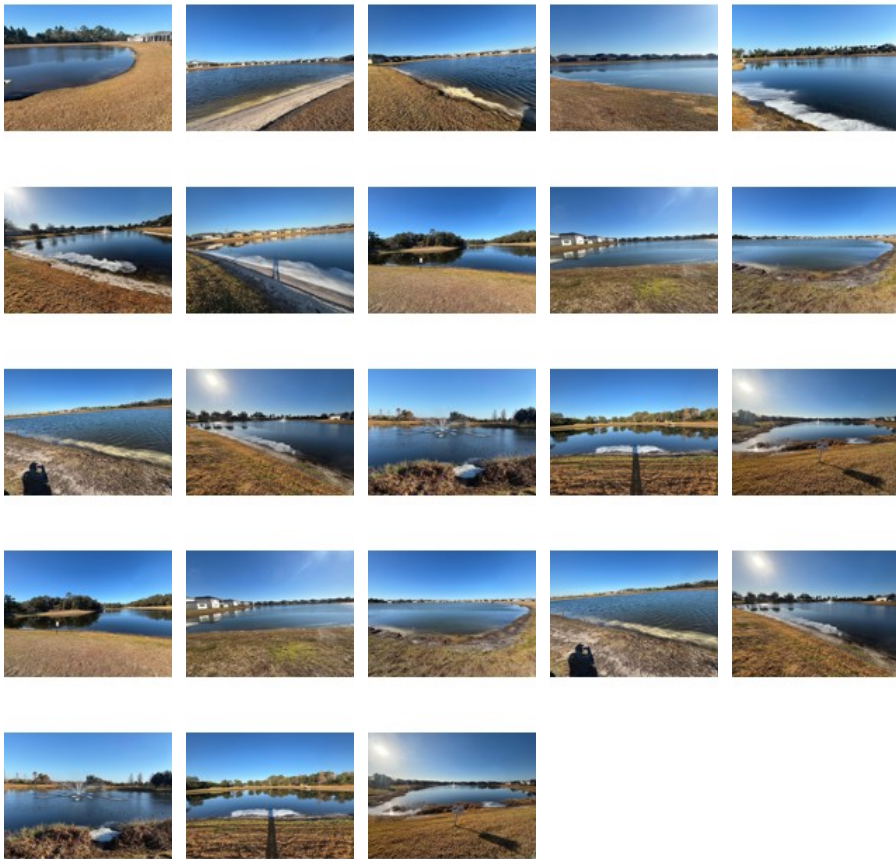
45°F

Wind: 11 mph

Humidity: 95%

Total Precip: 0"

Attachments: 23





Run By: kissasst

All Services By Customer Summary

Page 1 of 1
Monday, February 2, 2026
8:28:22 AM

Live Oak Lakes CDD (L02250)

Filter Date between 01/01/2026 and 01/31/2026

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		01/08/2026	01/08/2026	1.56	mi
L02250 - Live Oak Lakes CDD	Comfort Pack	KIS2911 - BP Barrier		01/13/2026	01/13/2026	1.64	mi
L02250 - Live Oak Lakes CDD	Municipal Back Pack	KIS1768 - Nat G30 10 lbs per acre		01/27/2026	01/27/2026	3.43	acr
L02250 - Live Oak Lakes CDD	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		01/08/2026	01/08/2026	1.70	mi
L02250 - Live Oak Lakes CDD	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		01/13/2026	01/13/2026	3.20	mi
L02250 - Live Oak Lakes CDD	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		01/20/2026	01/20/2026	2.30	mi
L02250 - Live Oak Lakes CDD	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		01/26/2026	01/26/2026	2.80	mi

SECTION 2



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
2/10/2026	3/12/2026	

BILL TO

Governmental Management
Services
Jarett Wright
219 East Livingston Street
Orlando FL 32801 USA

SHIP TO

49231 Twin Lakes Boulevard
St. Cloud FL 34772 USA

DESCRIPTION	QTY	RATE	AMOUNT
Midge fly treatments on lakes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 at Live Oak Lake CDD.			
Technician will apply SKEETER to listed ponds nine times per year, once per month, per label rate. For the months March-November. 25-30 day efficacy.	9.00	6,579.00	59,211.00
Estimated 72 AC. Est. Timeframe: 1 day per event. To be billed per event.			

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL	59,211.00
-------	-----------

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

SECTION D

SECTION 1

Live Oak Lake
Community Development District

Unaudited Financial Reporting
January 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Impact Fee Fund</u>
5	<u>Debt Service Fund Series 2016</u>
6	<u>Debt Service Fund Series 2020</u>
7	<u>Capital Projects Fund Series 2016</u>
8	<u>Capital Projects Fund Series 2020</u>
9-10	<u>Month to Month</u>
11	<u>Long Term Debt Report</u>
12-15	<u>Check Run Summary</u>
16	<u>Assessment Receipt Schedule</u>

Live Oak Lake
Community Development District
Combined Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Impact Fee Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
<u>Cash:</u>					
Operating Account	\$ 744,073	\$ 104,541	\$ -	\$ -	\$ 848,615
Due from Impact Fee Fund	\$ 42,802	\$ -	\$ -	\$ -	\$ 42,802
Due from General Fund	\$ -	\$ -	\$ 31,696	\$ -	\$ 31,696
Deposits	\$ 480	\$ -	\$ -	\$ -	\$ 480
<u>Investments:</u>					
Bank United	\$ 19,013	\$ -	\$ -	\$ -	\$ 19,013
<u>Series 2016</u>					
Reserve	\$ -	\$ -	\$ 476,288	\$ -	\$ 476,288
Revenue	\$ -	\$ -	\$ 1,183,590	\$ -	\$ 1,183,590
Construction	\$ -	\$ -	\$ -	\$ 53	\$ 53
<u>Series 2020</u>					
Reserve	\$ -	\$ -	\$ 989,370	\$ -	\$ 989,370
Revenue	\$ -	\$ -	\$ 619,462	\$ -	\$ 619,462
Prepayment	\$ -	\$ -	\$ 14,544	\$ -	\$ 14,544
Construction	\$ -	\$ -	\$ -	\$ 89	\$ 89
Total Assets	\$ 806,368	\$ 104,541	\$ 3,314,950	\$ 142	\$ 4,226,001
Liabilities:					
Accounts Payable	\$ 14,228	\$ -	\$ -	\$ -	\$ 14,228
Due to Debt Service	\$ 31,696	\$ -	\$ -	\$ -	\$ 31,696
Due to General Fund	\$ -	\$ 42,802	\$ -	\$ -	\$ 42,802
Total Liabilities	\$ 45,924.44	\$ 42,802	\$ -	\$ -	\$ 88,726
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 480	\$ -	\$ -	\$ -	\$ 480
Restricted for:					
Impact Fee	\$ -	\$ 61,740	\$ -	\$ -	\$ 61,740
Debt Service - Series 2016	\$ -	\$ -	\$ 1,684,615	\$ -	\$ 1,684,615
Debt Service - Series 2020	\$ -	\$ -	\$ 1,630,335	\$ -	\$ 1,630,335
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 89	\$ 89
Unassigned	\$ 759,963	\$ -	\$ -	\$ -	\$ 759,963
Total Fund Balances	\$ 760,443	\$ 61,740	\$ 3,314,950	\$ 142	\$ 4,137,275
Total Liabilities & Fund Balance	\$ 806,368	\$ 104,541	\$ 3,314,950	\$ 142	\$ 4,226,001

Live Oak Lake
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Collector (Net)	\$ 686,439	\$ 662,173	\$ 662,173	\$ -
Direct Assessment - Pulte	\$ 76,824	\$ 51,472	\$ 51,472	\$ -
Direct Assessment - NLV	\$ 202,223	\$ 135,489	\$ 135,489	\$ -
Interest Income	\$ -	\$ -	\$ 225	\$ 225
Total Revenues	\$ 965,487	\$ 849,135	\$ 849,360	\$ 225
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,600	\$ 2,400
FICA Expense	\$ 918	\$ 306	\$ 122	\$ 184
Engineering	\$ 15,000	\$ 5,000	\$ 670	\$ 4,330
Dissemination	\$ 5,408	\$ 1,803	\$ 1,803	\$ (0)
Dissemination-Amortization Schedules	\$ -	\$ -	\$ 200	\$ (200)
Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Property Appraiser	\$ 600	\$ 200	\$ -	\$ 200
Arbitrage	\$ 1,150	\$ 383	\$ -	\$ 383
Attorney	\$ 25,000	\$ 8,333	\$ 1,314	\$ 7,019
Annual Audit	\$ 5,300	\$ 1,767	\$ -	\$ 1,767
Trustee Fees	\$ 8,869	\$ 8,869	\$ 8,485	\$ 383
Management Fees	\$ 43,775	\$ 14,592	\$ 14,592	\$ (0)
Information Technology	\$ 1,947	\$ 649	\$ 649	\$ (0)
Postage	\$ 1,450	\$ 483	\$ 822	\$ (338)
Copies	\$ 250	\$ 83	\$ 2	\$ 82
Rentals and Leases	\$ 3,600	\$ 1,200	\$ 401	\$ 799
Insurance	\$ 7,814	\$ 7,814	\$ 6,893	\$ 921
Legal Advertising	\$ 2,500	\$ 833	\$ 454	\$ 379
Other Current Charges	\$ 350	\$ 117	\$ -	\$ 117
Office Supplies	\$ 100	\$ 33	\$ 1	\$ 32
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Website Hosting/Compliance	\$ 1,260	\$ 420	\$ 420	\$ -
Total General & Administrative	\$ 142,872	\$ 62,468	\$ 44,010	\$ 18,457

Live Oak Lake
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 17,365	\$ 5,788	\$ 5,788	\$ (0)
Property Insurance	\$ 4,374	\$ 4,374	\$ 3,764	\$ 610
Aquatic Control	\$ 55,000	\$ 18,333	\$ 18,642	\$ (308)
Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -
Midge Management	\$ 105,000	\$ 35,000	\$ 29,243	\$ 5,757
Contingency	\$ 29,384	\$ 9,795	\$ -	\$ 9,795
Landscape Maintenance	\$ 282,000	\$ 94,000	\$ 87,235	\$ 6,765
Landscaping Replacements	\$ 50,000	\$ 16,667	\$ -	\$ 16,667
Pond Fountain Maintenance	\$ 15,000	\$ 5,000	\$ 890	\$ 4,110
Irrigation Consultant Services	\$ 6,000	\$ 2,000	\$ -	\$ 2,000
Irrigation Repairs	\$ 15,000	\$ 5,000	\$ 9,718	\$ (4,718)
General Repairs and Maintenance	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Electricity-Street Lights	\$ 50,892	\$ 16,964	\$ 15,565	\$ 1,399
Electricity-Fountains	\$ 57,600	\$ 19,200	\$ 230	\$ 18,970
Water-Irrigation	\$ 100,000	\$ 33,333	\$ 41,774	\$ (8,441)
Capital Reserve	\$ 20,000	\$ 6,667	\$ -	\$ 6,667
Subtotal Field Expenditures	\$ 822,614	\$ 277,121	\$ 212,850	\$ 64,271
Total Operations & Maintenance	\$ 822,614	\$ 277,121	\$ 212,850	\$ 64,271
Total Expenditures	\$ 965,487	\$ 339,588	\$ 256,860	\$ 82,728
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 592,500	
Net Change in Fund Balance	\$ -		\$ 592,500	
Fund Balance - Beginning	\$ -		\$ 167,944	
Fund Balance - Ending	\$ -		\$ 760,443	

Live Oak Lake
Community Development District
Impact Fee Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Impact Fees	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Stormwater	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ 61,740	
Fund Balance - Ending	\$ -		\$ 61,740	

Live Oak Lake
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 954,030	\$ 919,373	\$ 919,373	\$ -
Interest	\$ 5,000	\$ 1,667	\$ 8,520	\$ 6,853
Total Revenues	\$ 959,030	\$ 921,040	\$ 927,893	\$ 6,853
Expenditures:				
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	\$ -	\$ -	\$ -
Total Expenditures	\$ 956,988	\$ 300,994	\$ 315,994	\$ (15,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,042		\$ 611,899	
Net Change in Fund Balance	\$ 2,042		\$ 611,899	
Fund Balance - Beginning	\$ 576,849		\$ 1,072,716	
Fund Balance - Ending	\$ 578,891		\$ 1,684,615	

Live Oak Lake
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 143,562	\$ 439,148	\$ 439,148	\$ -
Assessments - Direct	\$ 846,376	\$ -	\$ -	\$ -
Assessments - Ppmt	\$ -	\$ 14,361	\$ 14,361	\$ -
Interest	\$ 5,000	\$ 1,667	\$ 12,003	\$ 10,337
Total Revenues	\$ 994,938	\$ 455,175	\$ 465,512	\$ 10,337
Expenditures:				
Interest - 11/1	\$ 335,050	\$ 335,050	\$ 335,050	\$ -
Principal - 5/1	\$ 325,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 335,050	\$ -	\$ -	\$ -
Total Expenditures	\$ 995,100	\$ 335,050	\$ 335,050	\$ -
Excess (Deficiency) of Revenues over Expendit	\$ (163)		\$ 130,462	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 1	\$ 1
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 1	\$ 1
Net Change in Fund Balance	\$ (163)		\$ 130,463	
Fund Balance - Beginning	\$ 505,154		\$ 1,499,872	
Fund Balance - Ending	\$ 504,991		\$ 1,630,335	

Live Oak Lake
Community Development District
Capital Projects Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 0	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 52	
Fund Balance - Ending	\$ -		\$ 53	

Live Oak Lake
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (1)	\$ (1)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1)	\$ (1)
Net Change in Fund Balance	\$ -		\$ (0)	
Fund Balance - Beginning	\$ -		\$ 89	
Fund Balance - Ending	\$ -		\$ 89	

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
Revenues:													
Assessments - Tax Collector (Net)	\$ -	\$ 77,983	\$ 573,696	\$ 10,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 662,173
Direct Assessment - Pulte	\$ 26,120	\$ -	\$ -	\$ 25,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,472
Direct Assessment - NLV	\$ 68,756	\$ -	\$ -	\$ 66,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,489
Interest Income	\$ 59	\$ 56	\$ 55	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225
Total Revenues	\$ 94,936	\$ 78,039	\$ 573,752	\$ 102,634	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 849,360
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expense	\$ -	\$ 61	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ 670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 670
Dissemination	\$ 451	\$ 451	\$ 451	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,803
Dissemination-Amortization Schedules	\$ 100	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Assessment Roll	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 931	\$ -	\$ 383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,314
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,041	\$ 4,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,485
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,592
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Postage	\$ 101	\$ 91	\$ 375	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 822
Copies	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Rentals and Leases	\$ -	\$ -	\$ 401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 401
Insurance	\$ 6,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,893
Legal Advertising	\$ -	\$ 264	\$ -	\$ 189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 454
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Website Hosting/Compliance	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Total Administrative	\$ 22,687	\$ 10,027	\$ 5,524	\$ 5,772	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,010

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
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,788
Property Insurance	\$ 3,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,764
Aquatic Control	\$ 4,375	\$ 4,491	\$ 4,491	\$ 5,284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,642
Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Midge Management	\$ 3,529	\$ 4,580	\$ 14,859	\$ 6,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,243
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 21,700	\$ 21,700	\$ 21,700	\$ 22,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,235
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	\$ 3,924	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,565
Electricity-Fountains	\$ 58	\$ 58	\$ 57	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Water-Irrigation	\$ 9,012	\$ 11,978	\$ 11,376	\$ 9,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,774
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
													\$ -
Total Field	\$ 57,477	\$ 49,046	\$ 57,796	\$ 48,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 212,850
Total Expenditures	\$ 80,164	\$ 59,073	\$ 63,321	\$ 54,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256,860
Excess (Deficiency) of Revenues over Expenditures	\$ 14,772	\$ 18,966	\$ 510,431	\$ 48,331	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 592,500

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)
Current Bonds Outstanding		\$13,135,000.00
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
Current Bonds Outstanding		\$15,080,000.00
Total Current Bonds Outstanding		\$28,215,000.00