

Live Oak No. 1 Community Development District

Board of Supervisors

Michael Ceparano, Chairman
Jim Hurley, Vice Chairman
Nilesh Patel, Assistant Secretary
Gerald Woods, Assistant Secretary
VACANT, Assistant Secretary

Mark Vega, District Manager
Tracy Robin, District Counsel
Stephen Brletic, District Engineer

Meeting Agenda

Tuesday, August 19, 2025 - 10:00 a.m.
Live Oak Clubhouse
9401 Oak Preserve Blvd., Tampa, FL

1. **Call to Order**
2. **Public Comments on Agenda Items**
3. **Discussion of District Management Services RFP Responses**
 - A. Inframark
 - B. Kai
5. **Consent Agenda**
 - A. Approval of the Minutes of the June 17, 2025 Meeting
 - B. Approval of the July 2025 Financial Report
6. **Staff Reports**
 - A. Engineer's Report
 - B. Attorney's Report
 - C. Manager's Report
 - i. Consideration of Resolution 2025-06, Meeting Schedule for 2026
 - ii. Goals and Objectives
 - iii. FY 2026 Final Adopted Budget
7. **Supervisors' Requests**
8. **Audience Comments**
9. **Adjournment**

Note: The next meeting is scheduled for Tuesday, October 21, 2025 at 10:00 a.m.

District Office:

Inframark
11555 Heron Bay Blvd, Suite 201,
Coral Springs, FL 33076
954-603-0033

Meeting Location:

Live Oak Clubhouse
9401 Oak Preserve Boulevard
Tampa, Florida

**SECOND AMENDMENT TO THE MANAGEMENT
ADVISORY SERVICES AGREEMENT BETWEEN
LIVE OAK NO.1 COMMUNITY DEVELOPMENT DISTRICT
AND INFRAMARK, LLC**

THIS SECOND AMENDMENT is entered into and effective on August 19, 2025, as set forth by and between Live Oak No.1 Community Development District (“DISTRICT”) and Inframark, LLC (“MANAGER”) formerly known as Severn Trent Environmental Services, Inc.

WHEREAS, the DISTRICT and MANAGER entered into a Management Advisory Services Agreement with an effective date of June 5, 2002, whereby MANAGER would provide non-exclusive management, financial and accounting services for the DISTRICT (the “Original Agreement”);

WHEREAS, the DISTRICT and MANAGER entered into a First Amendment to the Original Agreement to update Exhibit A Pricing Schedule (this First Amendment and the Original Agreement are hereinafter collectively referred to as the “Agreement”).

WHEREAS the DISTRICT and MANAGER now wish to amend the Agreement by adjusting the compensation and term as follows; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. Both parties agree that Exhibit A to the Agreement shall be replaced in its entirety with the Exhibit A attached to this Second Amendment.
2. Except as provided in this Second Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this Second Amendment and terms of the Agreement, the terms of this Second Amendment shall prevail.
3. This Second Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have duly executed this Second Amendment as of this 19th day of August 2025.

Inframark, LLC

Live Oak No.1 Community Development
District

By: _____

Name: Chris Tarase

Title: President

By: _____

Name: _____

Title: Chairperson

Exhibit A

Scope of Services

All services required for the management of a community development district under Chapter 189, Florida Statutes, Chapter 190, Florida Statutes and all other applicable Federal, Florida, and local laws (including the ordinance(s) and resolution(s) relating to the District and any interlocal agreements). All services should be completed on a timely basis.

Specifically, the MANAGER shall provide the following services to, for, and on behalf of the District:

A- FINANCIAL ACCOUNTING SERVICES

- Prepare the District's budget at the District's direction.
- Implement the District's budget directives.
- Preparation of monthly financial reports for the regular District meetings.
- Submit preliminary budget to the District as required under applicable law or District policy.
- Modify preliminary budget for consideration by the District at the District's advertised Public Hearing.
- Coordinate budget preparation with District's Board, Engineer, and Attorney.
- Prepare the budget resolution approving the District's budget and authorization to set public hearing.
- Prepare budget and assessment resolutions as required by applicable law.
- Prepare annual financial report for units of local government.
- Prepare of Public Depositor's Report and distribution to State Treasurer.
- Provide all required annual disclosure information to the local government in the county in which the District resides.
- Coordinate and distribute Annual Public Facilities Report and distribute to appropriate agencies.
- Prepare all required schedules for year-end audit.
- Oversee capital and general fund accounts.
- Prepare required investment policies and procedures at the District's direction.
- Administer purchase order system, periodic payment of invoices.
- Coordinate tax collection and miscellaneous receivables.
- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).
- Prepare and coordinate applications for federal ID numbers and tax exemption certificates.

B- MANAGEMENT AND RECORDING SERVICES

- Attend up to 8 meetings/workshops of the District Board of Supervisors and provide meaningful dialogue on the issues before the District Board of Supervisors for action.

- Record all meetings of the District.
- Organize, conduct, and provide summary minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, providing agenda packages and meeting materials in the form requested by the Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices as directed by the District; for avoidance of doubt, the Service Company does not provide any legal advice and does not make any recommendations as to how to apply with applicable laws.
- Consult with the Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.
- Provide Oath of Office and Notary Public for all newly elected members of the District Board of Supervisors.
- Prepare agenda for budget hearings.
- Prepare all the meeting agendas and coordination of receipt of sufficient material for the District's Board of Supervisors to make informed policy decisions.
- Prepare and advertise all notices of meetings as required.
- Maintain the District's seal.
- Act as the primary point of contact for District-related matters
- Ensure all required procedures for the District are properly followed and executed, including provision of required compliance and disclosure information to local governments; Service Company shall work with the District as need be to ensure all required procedures are properly followed and executed.
- Solicit bids for the District's contract services for the District's approval and serve as a liaison between the District and contractors to observe the monthly performance of the work of companies supplying the services related to the operation and maintenance of the District's public infrastructure
- Make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance of expiration of contracts, the Service Company shall advise the District as to need for renewal or additional procurement activities and implement same. The Service Company shall work with the District's attorney and engineer in fulfilling these requirements. The Service Company's project management (the onsite management of specific large maintenance and/or capital projects) will require an additional project management fee. Any such project management fee must be approved in advance the District; provided, however, that in the event of an emergency, the Service Company may provide project management services for a reasonable project management fee.
- Coordinate and provide contract administration for any services provided to the District by outside vendors. Contract administration will not require any "project management" (i.e. oversight of construction and/or engineering work that may require professional certifications or other expertise that the Service Company's personnel may not possess).
- If required, provide day-to-day management of in-house operations by performing the following:
 - Prepare and implement operating schedules.
 - Prepare and implement operating policies.
 - Interface with residents to ensure anticipated levels of service are being met.
 - Implement internal purchasing policies.
 - Prepare and bid services and commodities as necessary.
 - Coordinate with the District's residents to determine the services and levels of service to be provided as part of the District's budget preparations.

- Preparation of specifications and coordination for insurance and independent auditor services.
- Process and assist in investigation of insurance claims, in coordination with District Counsel.
- Responding to any community complaints or requests for service from residents.
- Monitor certificates of insurance as needed per contracts.
- Follow risk management policies and procedures.
- Procure, renew, or maintain all necessary insurance for the District as directed and authorized by the District
- Maintain an action item list of tasks and follow ups from meetings.
- Coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.

C- SPECIAL ASSESSMENT SERVICES

- Prepare assessment resolution levying the assessments on the property in the District and prepare assessment rolls.
- Prepare and maintain a property database by using information obtained by local Property Appraiser's secured roll.
- Review and compare information received from the Property Appraiser to prior years' rolls, to ensure that the District rolls are in compliance with the law and that the Service Company has obtained all the pertinent information to prepare accurate assessments.
- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. and provide pay off information upon request to property owner.
- Upon adoption of the budget and assessments, coordinate with the office of the Property Appraiser and Tax Collector to ensure correct application of assessments and receipt of District funds.
- Act as primary contact to answer property owners' questions regarding the Capital Assessment.

D- FIELD SERVICES (Available upon request and at mutually agreed upon scope)

- Perform a monthly inspection of the District's property and maintenance responsibilities.
- Provide monthly inspection report with pictures and recommendations for repairs to the District; provided however, the Service Company shall not be responsible for performing such repairs unless otherwise agreed to by the parties in writing; and
- Notify the District about deficiencies in the services performed by its vendors.

Rate Schedule

I. ANNUAL BASE FEE

The Base Fee for the shall be \$3,750.00 per month (\$45,000.00 per year). Base fee includes District Management, Accounting and Recording services. **The new base fee will take effect on October 1, 2025. Manager shall begin monthly base billing per Exhibit B effective October 1, 2025 and will consider the period of October 1, 2025 through November 30, 2025 a transition period and provide district management base fee service at \$0.00 during this time. Base fee pricing shall remain locked through September 31, 2027.**

II. MISCELLANEOUS SCHEDULE OF CHARGES

Special Meetings - Beyond those defined in the negotiated agreement	\$125.00 per hour
Dissemination Services	\$1,000.00 per filing
Assessment Roll Services	\$5,000.00 Annually
Mail Distribution	
General Distribution- Includes label, folding, insertion of up to two items and delivery to the post office	\$0.35 per piece
General Distribution - Additional inserts over two	\$0.03 per additional page
Labels	\$0.07 each
Certified Mail	Current rate charged by postmaster plus handling charge of \$5.00
Postage	Current rate charged by postmaster (no add on }
Copies	
Black and white, single sided	\$0.18 per copy, up to 100 copies \$0.10 per copy thereafter
Color (single sided)	\$0.50 per copy
Black and white, duplex (two-sided)	\$0.21 per duplex copy
Special Services - incudes court appearances, performance of tasks other than contract schedule(s), requested attendance for special committee functions and research for special projects	\$125.00 per hour
File Storage - Records preceding those included in base fee (current year records plus two years previous) (Any boxes may be transferred to the District upon the request of the District)	\$15.00 per box per month
Notary service	Included
Estoppel letters for Sellers of Property-the Service Company will charge the seller directly	Per market rates



*Say hi to
happy living*

Page #7

Introducing, **Live Oak No. 1 CDD**, to a new approach to district management—**reinvented, reimaged, & uniquely designed** for you.





Live Oak No. 1 Community Development District

May 16, 2025

Kai is pleased to submit our proposal to provide District Management Services for the Saddle Creek Preserve of Polk County Community Development District (CDD). With deep experience in CDD and HOA management, our team of skilled professionals is committed to delivering efficient, high-quality service that meets your operational, financial, and regulatory goals.

As a recognized leader in the industry, Kai currently manages 42 CDDs and 46 HOAs throughout Florida. We pride ourselves on offering tailored solutions that align with statutory requirements while respecting the goals and priorities of each Board of Supervisors. Our approach emphasizes transparency, accountability, and proactive communication.

Our proven approach ensures seamless transitions, operational excellence, and long-term success. We understand the complexities of management transitions and have a refined process in place to ensure a smooth handoff with minimal disruption. Your district will be supported by a seasoned team led by Lauren Parsons, with Brian Quillen and Andy Mendenhall providing additional guidance and oversight.

At Kai, we operate with a philosophy of continuous improvement and client-centered service. We are confident in our ability to deliver exceptional results and long-term value to your district.

Thank you for considering our proposal. We welcome the opportunity to discuss our qualifications further and answer any questions you may have.

Kind regards,
Lauren Parsons, Vice President



Introducing **kai***

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Five years ago we set out to do community management differently—people-first, community-driven, and always focused on maximizing happiness.

Kai stands for **kindness, action, and innovation**— the values that guide how we show up, connect, and make a difference every day.

Kindness.



We're a happiness company.

Community management is our business, but our mission is all about happy communities.

- * Unique activations and community events.
- * Where tropical ease meets genuine care —making each day lighter and brighter.
- * Friendly communications, on-site support, and signature touches.

Action.



We go above and beyond — with a smile.

We put resident satisfaction first.

- * We strive to make every resident interaction positive — that's the pledge behind our Happiness Promise.
- * We respond within 24 business hours.
- * We make it right when things go wrong — with gift cards, personal visits, and a culture of kindness.

Innovation.



We invest in smart solutions.

We pride ourselves on balancing our human-centric approach with innovative technology.

- * Systems that keep communities running smoothly.
- * Community dashboards that make it easy to track key metrics.
- * Proactive teams of people who truly care.

Kai is dedicated to **transforming community management** with exceptional service, financial transparency, and community engagement.

Backed by a **passionate team with diverse expertise**, we simplify complex processes and tailor solutions to meet each client's unique needs. From managing budgets to enhancing engagement, ~~we handle every aspect of community management,~~ **allowing residents and board members to focus on what matters most.**

Choosing **Kai** means partnering with a team **committed to your community's success** and **providing peace of mind** every step of the way.

42
Community
Development
Districts

Say Hi to Happy Living
Less hassle, more happy.

46
Homeowners
Associations

Mission: To Maximize Happiness

Starting with you...



Response, Guaranteed

We guarantee a response within **24 hours**.
If we don't meet this, you'll receive a \$5
gift card, no questions asked.

Happiness, Promised

After each interaction with Kai, we'll send a
quick satisfaction survey.
If you're not happy, we'll make it right!



Meet the Collective



Lauren Parsons, Vice President

Lauren brings over 10 years of experience in property management, beginning in short-term vacation rentals and advancing quickly in her career. She holds a bachelor's degree in hospitality management from Johnson and Wales University.

With extensive expertise in community management, Lauren ensures efficient operations, transparency, and accurate data reporting, providing clients with exceptional service and industry insights.

Brian Quillen, Head of Operations

Brian brings over 20 years of diverse community management experience, where he joins us from his previous role as Regional Director.

Brian's passion for serving others dates to his early days in hospitality management as a restaurant manager. He is committed to ongoing learning and professional growth. When not working, Brian can be found on the golf course or spending time with his wife of 29 years and his dog, Izzy.



Andy Mendenhall, VP of District Management

With 20 years of experience in district management, Andy brings a deep understanding of CDD operations, Board expectations, and compliance requirements. He ensures our accounting strategies remain aligned with your District's broader goals.

Heather Dilley, Proposed District Manager

Heather is a Community Development District Manager with 15+ years of experience and a business degree. She's skilled in accounting, budgeting, and strategic planning, with a reputation for organization and clear communication. Heather manages 9 districts, including top communities like Asturia, K-Bar Ranch, and Union Park.



***Our leadership is the driving force behind kai's success—
experience, and integrity shape who we are and where we're headed.***

District Management

Kai's District management team prioritizes ethics, accountability, and efficiency, ensuring trust with residents and Supervisors. Our managers are well-versed in Florida Statutes and help the Board develop balanced budgets, focusing on both current needs and future growth.

Budgeting & Long-Term Growth Planning

We assist Districts in addressing budgeting challenges, especially with aging infrastructure and growing demands. Partnering with the Board, we create innovative, sustainable solutions and provide transparent, tailored strategies for long-term success.

Assessments & Roll Certifications

With over a decade of experience, **Kai** manages assessments, including certifying annual rolls, collecting payments, and coordinating with trustees, title companies, and other stakeholders. Our team integrates assessments into the budget, ensuring transparency for residents.

Records Custodian & Administration

The records clerk manages all District records, including Board meeting minutes, resolutions, contracts, and public records requests. They ensure compliance with Florida Statutes and maintain an ADA-compliant website. The role is integral to District operations, providing transparency and accountability.

Accounting

Kai provides comprehensive District accounting services, delivering accurate financial data, variance analysis, and strategic planning to support Boards. We track revenues, customize dashboards, and ensure effective budgeting and reporting. Leveraging Avidxchange, we streamline bill payments and paperless options like Mastercard, direct deposit, or checks. This software simplifies invoice management and offers real-time status updates, enhancing efficiency and transparency.

Meet Kerri Roberston, Director of Treasury & Finance



Kerri is a Certified Treasury Professional (CTP) with dual MBAs in Management and Finance. With over 20 years of experience in banking, treasury, and finance, she leads our cash management, disbursements, and treasury functions with precision and insight.

Field Services

We solve problems, before you know they exist



Kai will manage amenities through contractor supervision, estimate retrieval, negotiate pricing, and presentation to the Board for review.

We'll assist with contract prep, oversee contractor work, inspect projects before payment, and maintain records of contracts and payments.

Any scope or cost changes will be Board-approved, and major issues will be reported promptly with recommended solutions.

Proactive, Not Reactive.

Quality Control & Quality Assurance

Our Field Service Director and Operations Directors ensure that each **Kai** community meets high standards through regular training, site visits, and transparent reporting.

**Proposed management includes 2 site visits per month.*

We minimize errors and costly repairs by maintaining quality control metrics. We keep communities informed with newsletters and regular communication, and our strong vendor relationships ensure top-quality service.

Meet **Michael Sakellarides**, Field Service Director

Michael oversees field services for property and infrastructure maintenance at CDDs and community associations.



With experience leading teams of over 25 employees, he excels in training, process implementation, and building strong Board and vendor relationships. A problem solver with unmatched attention to detail, Michael holds a master's in business management from the University of Alabama.

His adaptability, communication skills, and responsiveness make him an invaluable leader to the field service team.

Happiness Promised

Meet **Maria Elia**, Director of Communications



Maria is a skilled communications professional with a bachelor's degree in communication from The University of Tampa and over eight years of experience in communications and marketing. With expertise in public relations, copywriting, and customer service, she leads the Community Experience team, ensuring exceptional service for all residents. Maria has built a talented, collaborative team, fostering innovation and excellence, making her a valuable asset to **Kai**.



Connect@HiKai.com



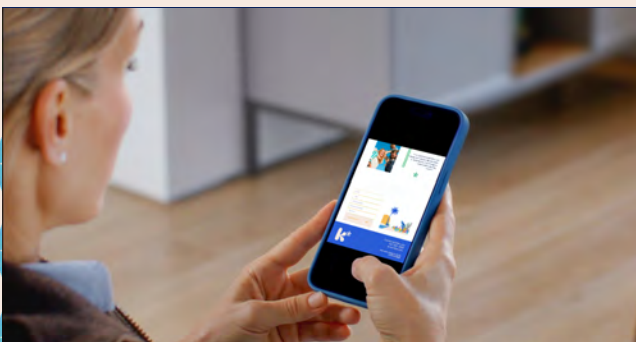
813-565-4663



www.HiKai.com

We know life can get busy, so we're here to simplify things. With multiple ways to communicate, choose the most convenient option for you to connect with us!

At **Kai, communication is the foundation of how we build connected communities. Our customizable newsletters keep residents informed, engaged, and in the loop. Clear, consistent, and fun—just the way it should be.**



Response Guarantee

In case of an after-hours emergency, **Kai's** phone system directs calls to the on-call team member, who assesses the situation and takes action, including contacting emergency services or vendors. Non-emergency issues are forwarded to the appropriate team member for resolution during business hours. Board Members also have direct contact information for our executive team to ensure timely and efficient issue resolution.

Happiness Promised

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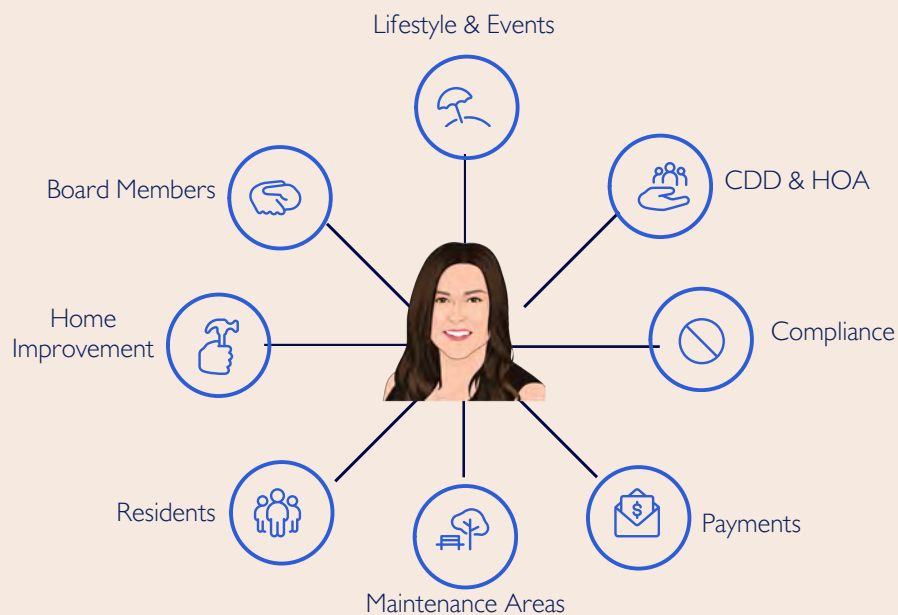
Community management is our business, but our mission is all about happy communities.

Meet **Kaylee Roach**, Happiness Manager

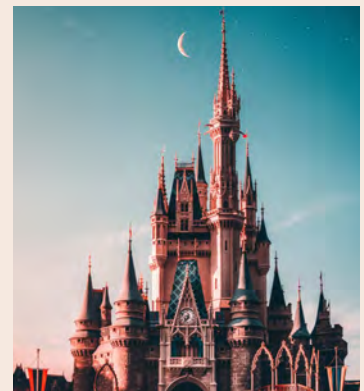


Kaylee plays a key role in cultivating a positive and productive workplace as **Kai's** Happiness Manager. From planning engaging events to coordinating team trainings, she ensures employees have the tools, resources, and support they need to thrive. Her focus is on empowering our people—so they can be their best for your community.

Our **Community Experience Team** is the heart of **Kai**, dedicated to providing exceptional service and quick responses. We're always available to answer questions, keep you informed, and deliver solutions until you're satisfied.



Creating unforgettable resident experiences is our top priority! Every member of our Community Experience Team is Disney Certified, ensuring we build loyalty, exceed expectations, and bring a touch of magic to every interaction.



Let us make your community's dreams come true!

Innovative technology is transforming the property management industry by streamlining property inspections through advanced tools like AI-powered reporting, mobile apps, and smart sensors, enhancing efficiency, accuracy, and transparency.



**Landscape
360™**



**Compliance
View 360™**

***Kai** is designed to enhance communication, transparency, and record-keeping while revolutionizing asset management for your community. This cutting-edge property inspection software leverages efficiency and improve the accuracy of inspections. **Kai** streamlines the entire inspection process, allowing your team to stay focused on delivering an exceptional resident experience. We're committed to leading the industry with innovation, bringing you a seamless and highly effective property management solution.*

FRONTSTEPS

FRONTSTEPS for Homeowner Engagement is the most trusted software partner for everyone who calls an association home. Our unified software platform allows property managers and board members to focus on what truly matters—building thriving and harmonious community associations.

Proposed District Management Services

kai Services	Proposed kai Management Fee (Annual)
District Management	\$45,000
Assessment Administration	\$5,000
Total	\$50,000

What to Expect!

To ensure a smooth transition for Live Oak No. 1 CDD, we've created a comprehensive training plan for the **Kai** team. This includes classroom and on-site training, coordination with vendors on ongoing projects, and specialized training for the Community Experience Team to address both CDD and non-CDD-related resident concerns. Our team undergoes regular training to stay updated on industry trends and community management, with multiple community visits and ongoing education to provide the best service possible.



HEATHER DILLEY

1048 40th Ave NE, St Petersburg, FL 33703 813-625-9231
Heather@hikai.com

Profile

I am a highly motivated, analytical professional offering excellent organizational and leadership capability. Very detail oriented, has great communication skills and the ability to forge and retain new relationships with Board members, residents, clients and staff. I have spent much of my career working with the public as a Community Development District Manager. Owning a Homeowners Association company has provided me with a comprehensive planning background. As a Florida Realtor, I am familiar with the county regulations and Florida Statutes pertaining to districts, board ethics and responsibilities.

Experience

KAI

COMMUNITY DEVELOPMENT DISTRICT MANAGER | MAY 2023 – PRESENT

- Act as a liaison between the Board, committees, and residents, ensuring effective communication and collaboration.
- Schedule, coordinate, and conduct Board meetings, workshops, and public hearings.
- Prepare agendas, minutes, and other necessary documentation.
- Prepare and manage annual budgets, ensuring fiscal responsibility and adherence to financial guidelines.
- Provide monthly financial reports to the Board, stakeholders, and relevant county and state authorities.
- Oversee the maintenance of community infrastructure such as roads, parks, drainage systems, and recreational facilities.
- Plan and execute capital improvement projects, ensuring efficient use of resources.
- Ensure the District's compliance with local, state, and federal regulations. Stay informed about changes in laws affecting Community Development Districts.
- Foster positive relationships with residents, property owners, staff, and Board members.
- Facilitate the bidding process for services and construction projects.
- Maintain accurate records and documents related to the Community Development District's activities, meetings, and financial transactions.
- Ensure the community has appropriate insurance coverage for liabilities and property.
- Develop and implement emergency response plans for the community.

INFRAMARK**COMMUNITY DEVELOPMENT DISTRICT MANAGER | JUNE 2020 – MAY 2022**

- Skilled at building and nurturing long term partnerships with District Boards.
- Conduct Board meetings providing proposals, recommendations, and historical knowledge on issues for the Board of Supervisors' review and approvals.
- Facilitate aspects of operations and maintenance: insurance, counsel, engineering, inspections, meeting books, vendors and budgeting.
- Set high expectations of services when soliciting bids and monitors with inspections and reports.
- Understand Florida laws pertaining to CDD business as a public entity.
- Negotiate vendors and ensure contractual specifications are executed.
- Attend turnover walk-throughs: landscaping, facilities, amenity centers etc.
- Prepare proposed and adopted budgets aligning the Boards future goals and objectives.
- Ability to navigate new developments: Issuance of bonds, engineering, methodology, validation reports public hearings, and organizational criteria.
- Interface with residents and provide quick resolutions to urgent matters.

**OWNER | LOLA BEACH PROPERTIES | COMMUNITY ASSOCIATION MANAGER
JUNE 2007 – OCTOBER 2019**

- Ensured staff service levels met the community's goals within the operating budget.
- Prepared association meetings and continued direct communication with the Boards.
- Developed annual operating budgets and created sales and marketing plans.
- Supervised a staff of Managers and motivated professional growth.
- Worked with diverse and international clients.
- Maximized rental income while minimizing expenses and exploring new avenues of revenue.
- Evaluated and recommended changes in rental pricing strategies.
- Arranged for tours and activities as well as housing needs for clients.
- Completed administrative duties with great customer service.

REALTOR | CENTURY 21 REAL ESTATE CHAMPIONS | JULY 2004 – PRESENT

- Communicate with clients to understand their property needs and preferences.
- Present purchase offers and proposals to sellers for consideration.
- Work closely with clients to get the appropriate loans, inspections, and credit reports.
- Negotiate contracts on behalf of clients and monitor the due diligence of the sale.
- Responsible for marketing and producing sales leads.
- Develop and maintain relationships with clients through networking, postcards, cold calling and databases.

Education

BACHELOR OF SCIENCE IN INTERNATIONAL BUSINESS | DAEMEN COLLEGE | BUFFALO, NEW YORK

ASSOCIATES OF SCIENCE IN BUSINESS ADMINISTRATION AND ACCOUNTING |
ERIE COMMUNITY COLLEGE | BUFFALO, NEW YORK

LICENSED FLORIDA COMMUNITY ASSOCIATION MANAGER & REALTOR

**PMP PROJECT MANAGEMENT PROFESSIONAL
ORGANIZATIONAL BEHAVIOR MANAGEMENT CERTIFICATE
LEADERSHIP CERTIFICATE**

SKILLS, ABILITIES & LICENSES

- Active Pinellas Realtors Org. member
- Accounting & Budgeting
- Microsoft Office
- Strategic & Contingency Planning
- Adverse in Sunshine Law
- Notary Public & Administers Oath of Office
- Ability to communicate with patience & attentiveness
- Problem solving skills with a positive attitude, poised under pressure
- Self-motivated and team player

Personal Information

Current documentation for travel: Florida Driver's License, Valid Passport

KERRIAN ROBERTSON, MBA, CTP

LEADERSHIP | TREASURY | AP/AR/ACCOUNTING OPERATIONS

(954) 304-4519 • kerriancr@yahoo.com • Margate FL

PROFESSIONAL SUMMARY

Experienced Certified Treasury Professional with over 20 years finance and CDD expertise, known for the ability to adapt seamlessly to modern technologies and thrive in dynamic environments. Seeking to leverage a proven track record into a stimulating and diverse career opportunity.

EDUCATION AND TRAINING

Master of Business Administration – Management

Master of Business Administration – Finance

Certified Treasury Professional – CTP

Teaching Credentials – Business, Management, Finance, Real Estate

Notary Public

WORK EXPERIENCE

Kai Connected, LLC – Community Management Service

2025 to Present

Director of Treasury & Finance

- Oversee all treasury functions, including cashflow forecasting, liquidity management, and reserve planning.
- Maintain effective banking relationships and investment oversight.
- Ensure prudent stewardship of financial assets in alignment with the missions of the Community Development Districts.
- Assist with the development of the districts' annual budget, and long-range forecast.
- Ensure compliance with GAAP, state and local regulations, and GASB standards.
- Financial review, approval, and presentment for board meetings.
- Implement and maintain robust internal controls.
- Oversee accurate and timely invoicing, collections, and accounts payable process.
- Improve systems and workflow to ensure compliance, accuracy, and efficiency.
- Supervise and/or mentor a diverse, talented Finance team covering Billing, AP, Accounting, and Forecasting.
- Foster a collaborative culture built on integrity, learning, and mission alignment.
- Partner with leaders across departments to drive financial best practices and transparency.

Inframark, LLC – Community Management Services

2023 to 2025

Treasury & A/P Manager

The role involves overseeing treasury, accounts receivable, and accounts payable functions, including:

- Manage all the daily operating functions of treasury, accounts receivable, and accounts payable for approximately 150 Special Districts/Municipalities.
- Manage all aspects of cashflow and liquidity which includes forecasting, funds transfer, and bank account management.
- Manage all bank account relationships in excess of \$500M deposits per year in accordance with board approval.
- Monitor bank service fees, inefficiencies, quality issues, and bank relationships with service providers.
- Streamline the private placement loan financing process using borrowing strategies to make recommendations according to the district's guidelines.
- Manages all bond arbitrage process, financing, tax payment, payoff, and compliance reporting.
- Manage payroll and vendors relations to ensure timely payments and effective distribution of year-end tax filing forms (1099s, W2s, W3s).

- Oversee daily treasury and AP payment processes to include checks, wires, and ACH payments.
- Assists Accounting and Finance with payment discrepancies, ACH and check inquiry, fraud claim filing, EFT transfers, stop payments, check copies, and ACH/check positive pay.
- Oversee invoice processing, verification, and reconciliation.
- Assists Accounting and AR with deposit inquiry, deposit discrepancies, and copies of deposits.
- Creates and implements treasury policies and procedures to ensure compliance with internal process, regulatory requirements.
- Manage Treasury Offerings such as credit cards, p-cards, merchant services, and other banking-related products.
- Assist with monthly, quarterly, and fiscal year end reporting for audit purposes.
- Evaluate, test, and implement cash management and new bank accounts systems to optimize efficiency.
- Assists the Districts with the setup and management of their Merchant Services Program.
- Coordinates and manages user access for all treasury/banking/Accounts Payable, and investment portals for over 20 banking/financial institutions.
- Provide continuous improvement through recommendations which aligns with SOX controls.
- Lead a team of treasury and AP professionals to provide guidance, training, and mentorship to support their growth and development.

Key Achievements:

- **Spearheaded the development of a successful Treasury Department**
- **Ensured timely financial submissions for board meetings**
- **Drove exponential deposit growth for public funds**
- **Achieved zero losses through effective fraud prevention and mitigation**

Horne, LLP

2022 to 2024

Accounting Analyst

Responsible for various accounting and treasury functions, including:

- Handled receipt, journal entries, and reconciliation of government payments within bank accounts and accounting software, QuickBooks and Sage Intact.
- Prepared and initiated wire transfers, ACHs, NACHA payments.
- Prepared templates for recurring ACH and wire transfers.
- Created CSV files for check payments and vendor check runs.
- Posted, balanced, and reconciled AP/AR transactions using QuickBooks Online and Sage Intacct.
- Reconciled accounts payable transactions against bank accounts.
- Reviewed and verified invoices for payment requisitions.
- Managed account setup for ACH, NACHA, and wire verification for vendor payments.
- Validated ACH and wire information for all new vendors.
- Assisted with the setup, access, verification, and deposit process using RDC.
- Provided daily, weekly, and monthly reconciliation reports to management.
- Responded to financial inquiries for returned payments, approved payments, missing payments, unknown deposits, stop payments, copies of statements, copies of checks, and copies of deposits.
- Analyzed and investigated payment variances.
- Managed the treasury/banking portal of Regions Bank.
- Recommended process improvements for daily tasks.

Key Achievements:

- **Managed the receiving and funding of multi-million-dollar contracts in assisted funds from the government while ensuring financial adherence to budget and procedures of Treasury and Accounting**
- **Led research and resolution of thousands of dollars in returned funds**
- **Successfully reconciled and post journal entries for millions in revenue funds**

First National Land Transfer

2020 to 2023

Escrow Accountant

Responsible for managing real estate closings and disbursements, including:

- Reviewed and posted ledger entries to accounting system prior to fund disbursement for real estate closings.
- Balanced and funded 15 or more closings per day for multiple states.
- Monitored upcoming and pending disbursements using internal reports and alerting the closing team of any discrepancies.
- Ensured accurate and timely release of loan proceeds via checks and wires.
- Sent, received, and verified 60 or more wires and issued 70 or more checks per day.
- Balanced the disbursement ledger within the accounting system to the settlement statement and lender's CD or HUD before releasing funds.
- Reconciled and resolved overages/excess funds, escrowed funds error, rejected wires, tax payments errors, and reported wire shortages or funding errors to management.
- Coordinated and managed the setup, access, and deposit process using RDC or in person deposits.
- Confirmed all incoming and outgoing wires, posted deposits and wires, sent binder receipts, refunded binder deposits and wires, placed stop payments, and settled rejected wires.
- Ordered and maintained inventory of checks, stamps, and other necessary office supplies for multiple states.
- Utilized Title Express for accounting and disbursement
- Managed multiple banking/treasury portals for positive pay, check inquiry, stop payment, EFT verifications and execution, copies of statements, and copies of checks.

Key Achievements:

- **Achieved the top rank for the number of error free closings and fund disbursement**
- **Achieved cost savings objectives and risk mitigation in millions of dollars by utilizing fraud prevention measures**
- **Led cross-functional training for staff to achieve operational effectiveness**

LGI Construction**2019 to 2020****Bookkeeper/Office Manager**

Responsible for accrual accounting and financial management tasks, including:

- Prepared and posted journal entries for accounts payable and receivables using QuickBooks Online.
- Reconciled bank accounts, estimates, invoices, and purchase orders in QuickBooks Online.
- Prepared and initiated wire transfer and ACH payments.
- Coordinated and managed banking/treasury portal for Bank of America.
- Coordinates and manages the setup, access, and deposit process using RDC or in person deposits.
- Submitted estimates, payment requisitions, invoices, and supporting data from general contractors to customers.
- Created, maintained, tracked, and reviewed payment applications for requisitions and created letters of credit.
- Recorded income, paying contingency allowances, and managed consultants' payments.
- Managed payroll using Paychex.
- Managed trade credit with vendors in accordance with established policies and project timelines.
- Created, reviewed, and managed work-in-progress (WIP) budgets for construction projects.
- Managed and tracked punch lists for general contractors.

Key Achievements:

- **Achieved organizational goal by successfully winning approval and funding for the Federal 8(a) Program**
- **Achieved annual budget surplus by mitigating financial losses through effective project management**
- **Spearheaded application process for SBA loans and ensured allocation of funds met organizational goals for projects**

Broward College**2015 to 2020****District Director, College Bursar/Adjunct Professor**

Responsible for managing bursar staff, third-party tuition billing, and compliance, including:

- Managed tuition balance and payment compliance in line with college, state, and federal policies.
- Communicated with billing agency administrators and Veteran's administrators about additional needs, contract clarifications, and resolved functional and data problems with external service support.
- Validated and approved all outgoing invoices and payments for the bursar office.
- Managed the Merchant Services Program which included credit card web payments, setting up new merchant accounts, testing setups, and reconciling web payments daily.
- Released authorization and holds due to processing errors and compared transactions receipt activities.
- Developed, administered, and monitored departmental finances using revenue enhancement strategies.
- Managed term setup of financial schedules, tables, and web information by determining fee payment due dates and refund schedules, aligning with registration periods and financial aid disbursement dates.
- Maintained standard fee tables, due dates, drop for non-payment schedules, and Florida prepaid tables within college policies.
- Disseminated financial schedules and important dates to Student Services and College administrators for financial aid disbursement.
- Supervised and trained bursar and cashier staff collegewide.

Key Achievements:

- **Spearheaded the spreadsheet models to track tuition collections, student retention rate, graduation rate, and new enrollment**
- **Created and presented lectures and assignments to culturally diverse students for an improved student experience**
- **Designed and oversaw operational procedures which align with cashiering standards and operational efficiency**

Bank United N.A.

2010 to 2015

Multifunctional Leader

Responsible for staff management, and business development, including:

- Collaborated with the brand manager on strategic sales and business development initiatives to enhance market presence and revenue streams.
- Organized all financial service offerings for both new and existing clients.
- Opened, maintained, and closed bank accounts per new and existing customer requests.
- Led the prospecting of new loan financing for commercial and residential customers.
- Assisted customers with the preparation and initiation of ACH and wire transfer files.
- Assisted customers with deposit or payment inquiries, deposit discrepancies, ACH and check inquiry, fraud claim filing, ACH and wire transfers, stop payments, check and deposit copies, and positive pay.
- Assisted customer with the setup, access, and deposit process using RDC or in person deposits.
- Advised customers on risk mitigation and fraud prevention strategies.
- Negotiated interest rates, earnings credit, and service charges for commercial customers.
- Led audit and reporting efforts to reduce losses, improve revenue with adherence to industry guidelines.
- Developed plans to enhance customer retention which contributed to organizational goals.
- Managed cash shipment forecasts, and account sweeps for commercial customers.
- Balanced and settled accounts daily for each branch, to ensure accuracy and financial integrity.
- Verified incoming and outgoing wires for commercial customers.
- Coordinated and assisted commercial customers with banking/treasury portal implementation.
- Built community relationships through networking events by enhancing brand visibility and local presence.
- Maintained operations and compliance policies manuals with adherence to regulatory requirements.
- Supervised and trained branch staff.

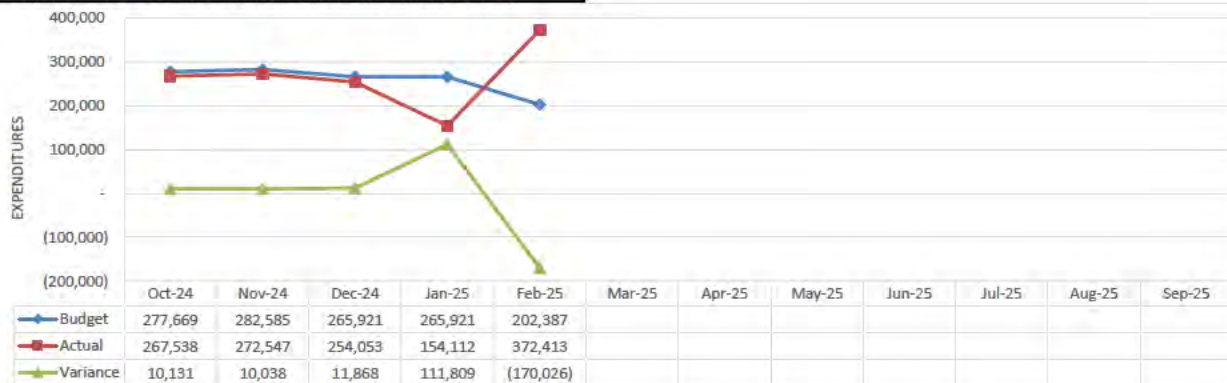
Key Achievements:

- **Achieved organizational goals for business development and treasury initiatives**
- **Led speaking engagement within community on topics including banking and finance to help individuals improve and achieve financial freedom**
- **Guided communication during transition from a savings and loan to a publicly traded company**

CDD Financial Report Summary - General Fund & Construction Fund 2/28/2025			
1 For The Period Ending :	GENERAL FUND 2/28/2025	CONSTRUCTION FUND 2/28/2025	WELCOME CENTER 2/28/2025
2 CASH BALANCE	\$ 862,567	\$ 1,985,792	\$ 169,382
3 CASH BALANCE RESTRICTED	980,393	-	-
4 PLUS: ACCOUNTS RECEIVABLE - OFF ROLL	175	-	-
5 PLUS: ACCOUNTS RECEIVABLE - ON ROLL	33,222	-	-
6 PLUS: ACCOUNTS RECEIVABLE - OTHER	-	283,897	1,608
7 PLUS: INVENTORY	-	-	6,439
8 LESS: ACCOUNTS PAYABLE	(300,758)	(617,764)	(14,525)
9 LESS: DUE TO DEBT SERVICE	(980,393)	-	-
10 NET CASH BALANCE	\$ 595,206	\$ 1,651,925	\$ 162,904

11 GENERAL FUND REVENUE AND EXPENDITURES:	2/28/2025 ACTUAL YEAR-TO-DATE	2/28/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
12 REVENUE (YTD) COLLECTED	\$ 1,871,030	\$ 1,116,702	\$ 754,328
13 EXPENDITURES (YTD)	(1,320,663)	(1,294,683)	(25,980)
14 NET OPERATING CHANGE	\$ 550,367	\$ (177,981)	\$ 728,348
15 AVERAGE MONTHLY EXPENDITURES	\$ 264,133	\$ 258,937	\$ (5,196)
16 PROJECTED EOY BASED ON AVERAGE	\$ 3,169,591	\$ 2,872,769	\$ (296,822)
17 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	2/28/2025 ACTUAL YEAR-TO-DATE	2/28/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
18 REVENUE:			
19 ASSESSMENTS-ON-ROLL (NET)	\$ 1,088,272	\$ 908,272	\$ 180,000
20 ASSESSMENTS-OFF-ROLL (NET)	574,109	-	574,109
21 DEVELOPER INTERIM FUNDING - OPERATING	208,430	208,430	-
22 MISCELLANEOUS REVENUE	219	-	219
23 TOTAL REVENUE:	\$ 1,871,030	\$ 1,116,702	\$ 754,328
24 EXPENDITURES:			
25 ADMINISTRATIVE EXPENDITURES	124,548	117,111	(7,437)
26 DEVELOPER INTERIM FUNDING - OPERATING	208,430	208,430	-
27 PHYSICAL ENVIRONMENT - WATER	138,406	31,250	(107,156)
28 PHYSICAL ENVIRONMENT - LANDSCAPE	193,101	208,403	15,302
29 PHYSICAL ENVIRONMENT - POND MAINTENANCE	24,960	38,517	13,557
30 PHYSICAL ENVIRONMENT - AGMENTITY	145,165	140,583	(4,582)
31 PHYSICAL ENVIRONMENT - OTHER	217,513	281,849	64,336
32 TRANSFER OUT - WELCOME CENTER	268,540	268,540	-
33 TOTAL EXPENDITURES	\$ 1,320,663	\$ 1,294,683	\$ (25,980)

GENERAL FUND BUDGET VS ACTUAL EXPENDITURES:



(a) Revenue collections from County tax collector and/or budget funding agreement only as needed based on actuals. Draws upon budget funding agreement can only be based on actual expenditures.

██████████ CDD
Balance Sheet
February 28, 2025

	General Fund	Enterprise Fund	Debt Service Fund	Construction Fund	TOTAL
1 ASSETS:					
2 POOLED CASH	\$ 15,260	\$ -	\$ -	\$ -	\$ 15,260
3 CASH - RESTRICTED	980,393	-	-	-	980,393
4 CONSTRUCTION CASH	-	-	-	1,985,792	1,985,792
5 ENTERPRISE FUND CASH	-	169,325	-	-	169,325
6 CASH - MONEY MARKET	847,307	-	-	-	847,307
7 UNDEPOSITED FUNDS	-	57	-	-	57
8 ACCOUNTS RECEIVABLE	175	1,608	270	283,897	285,950
9 EXCESS FEES RECEIVABLE	-	-	-	-	-
10 ASSESSMENTS RECEIVABLE - ON ROLL	33,222	-	29,829	-	63,051
11 INVESTMENTS					
12 REVENUE FUND	-	-	709,892	-	709,892
13 INTEREST FUND	-	-	-	-	-
14 PREPAYMENT FUND	-	-	4,464,832	-	4,464,832
15 RESERVE FUND	-	-	4,416,703	-	4,416,703
16 CAPITAL INTEREST FUND	-	-	91,369	-	91,369
17 COST OF ISSUANCE FUND	-	-	-	-	-
18 PREPAID EXPENSES	673	-	-	-	673
19 DEPOSITS	66,800	-	-	-	66,800
20 INVENTORY	-	6,439	-	-	6,439
21 DUE FROM OTHER FUNDS	-	-	980,394	-	980,394
22 TOTAL ASSETS	\$ 1,943,830	\$ 177,429	\$ 10,693,289	\$ 2,269,689	\$ 15,084,237
23 LIABILITIES:					
24 ACCOUNTS PAYABLE	\$ 273,483	\$ 10,624	\$ -	\$ 365,151	\$ 649,258
25 RETAINAGE PAYABLE	-	-	-	252,613	252,613
26 ACCRUED EXPENSES	27,275	7,453	-	-	34,728
27 ACCRUED WAGES/TIPS PAYABLE	-	2,661	-	-	2,661
28 SALES TAX PAYABLE	-	1,240	-	-	1,240
29 DEFERRED REVENUE	33,222	-	29,829	-	63,051
30 DUE TO OTHER FUNDS	980,393	-	-	-	980,393
31 FUND BALANCE:					
32 NONSPENDABLE	67,473	-	-	-	67,473
33 RESTRICTED	-	-	10,663,460	1,651,925	12,315,385
34 UNRESTRICTED NET ASSETS	11,617	29,681	-	-	41,298
35 NET CHANGE IN FUND BALANCE	550,367	125,770	-	-	676,137
36 TOTAL LIABILITIES & EQUITY	\$ 1,943,830	\$ 177,429	\$ 10,693,289	\$ 2,269,689	\$ 15,084,237

CDD

General Fund

Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2024 through February 28, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE:				
2 GENERAL FUND REVENUE - ON-ROLL	\$ 1,009,191	\$ 908,272	\$ 1,088,272	\$ 180,000
3 GENERAL FUND REVENUE - EXCESS FEES	-	-	-	-
4 DEVELOPER FUNDING - OFF-ROLL (1)	1,483,578	-	-	-
5 DEVELOPER CONTRIBUTIONS - Lot Closing/Developer Funding	-	-	-	-
6 DEVELOPER INTERIM FUNDING - OPERATING	380,000	208,430	208,430	-
7 LOT CLOSINGS	-	-	574,109	574,109
8 MISC. REVENUE	-	-	219	219
9 TOTAL REVENUE	<u>\$ 2,872,769</u>	<u>\$ 1,116,702</u>	<u>\$ 1,871,030</u>	<u>\$ 754,328</u>
10 EXPENDITURES:				
11 ADMINISTRATIVE				
12 SUPERVISORS COMPENSATION	\$ 8,000	\$ 3,333	\$ 2,400	\$ 933
13 PAYROLL TAXES	612	255	184	71
14 PAYROLL PROCESSING	550	229	200	29
15 MEETING ROOM RENTAL	2,400	1,000	486	514
16 MANAGEMENT CONSULTING SERVICES	48,000	20,000	20,000	-
17 CONSTRUCTION ACCOUNTING SERVICES	4,500	1,875	1,875	-
18 ADMINISTRATIVE SERVICES	3,600	1,500	1,500	-
19 BANK FEES	300	125	6	119
20 AUDITING SERVICES	4,400	-	-	-
21 TRAVEL PER DIEM	250	104	172	(68)
22 INSURANCE	75,410	51,410	51,410	-
23 REGULATORY AND PERMIT FEES	175	175	175	-
24 LEGAL ADVERTISEMENTS	1,500	1,500	1,777	(277)
25 ENGINEERING SERVICES	8,000	3,333	5,808	(2,475)
26 LEGAL SERVICES	15,000	6,250	9,783	(3,533)
26 WEBSITE HOSTING	2,015	1,723	1,723	-
27 ADMINISTRATIVE CONTINGENCY	25,500	76	76	-
28 TOTAL ADMINISTRATIVE	<u>200,212</u>	<u>92,888</u>	<u>97,575</u>	<u>(4,687)</u>
29 INSURANCE				
30 DISSEMINATION AGENT	12,750	12,750	15,500	(2,750)
31 TRUSTEE FEES	16,594	11,473	11,473	-
32 DEVELOPER INTERIM FUNDING - OPERATING	380,000	208,430	208,430	-
33 ARBITRAGE	950	-	-	-
34 TOTAL INSURANCE	<u>410,294</u>	<u>232,653</u>	<u>235,403</u>	<u>(2,750)</u>
35 PHYSICAL ENVIRONMENT EXPENDITURES				
36 COMPREHENSIVE FIELD SERVICES	17,000	7,083	7,083	-
37 STREETPOLE LIGHTING	393,300	163,875	121,750	42,125
38 ELECTRICITY (IRRIGATION & POND PUMPS)	15,000	6,250	9,719	(3,469)
39 WATER	75,000	31,250	138,406	(107,156)
40 LANDSCAPING MAINTENANCE	500,166	208,403	193,101	15,302
41 LANDSCAPE REPLINISHMENT	45,000	24,073	24,073	-
42 IRRIGATION MAINTENANCE	18,000	7,500	7,453	47
43 POND MAINTENANCE	92,440	38,517	24,960	13,557
44 PET WASTE	10,200	4,250	1,700	2,550
45 AGMENITY	337,400	140,583	145,165	(4,582)
46 MAINTENANCE SERVICE	12,000	5,000	5,000	-
47 POOL SERVICE	28,800	12,000	-	12,000
48 JANITORIAL	11,600	4,833	-	4,833
49 SECURITY MONITORING/ACCESS MANAGEMENT	15,000	6,250	-	6,250
50 HOLIDAY LIGHTS & EVENTS	20,000	7,260	7,260	-
51 CONTINGENCY FOR PHYSICAL ENVIRONMENT	50,000	33,475	33,475	-
52 TOTAL PHYSICAL ENVIRONMENT	<u>1,640,906</u>	<u>700,602</u>	<u>719,145</u>	<u>(18,543)</u>
53 TRANSFER OUT - WELCOME CENTER (ENTERPRISE FUND)	621,357	268,540	268,540	-
54 TOTAL EXPENDITURES	<u>2,872,769</u>	<u>1,294,683</u>	<u>1,320,663</u>	<u>(25,980)</u>
55 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>-</u>	<u>(177,981)</u>	<u>550,367</u>	<u>728,348</u>
56 FUND BALANCE - BEGINNING	-	79,090	79,090	-
57 FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ (98,891)</u>	<u>\$ 629,457</u>	<u>\$ 728,348</u>

██████████ CDD
Enterprise Fund - Welcome Center
Statement of Revenue, Expenses and Changes in Net Position
For the period from October 1, 2024 through February 28, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 SALES:				
2 FOOD SALES	\$ 71,381	\$ 29,742	\$ 33,115	\$ 3,373
3 NA BEV SALES	16,175	6,740	6,193	(547)
4 BW SALES	25,864	10,777	11,793	1,016
5 RETAIL SALES	11,649	4,854	7,915	3,061
6 DISCOUNTS	(5,003)	(2,085)	143	2,228
7 TOTAL INCOME	\$ 120,066	\$ 50,028	\$ 59,159	\$ 9,131
8 COST OF GOODS SOLD:				
9 FOOD COST	\$ 22,842	\$ 9,518	\$ 15,573	\$ (6,055)
10 NA BEV COST	5,176	2,157	2,269	(112)
11 BW COST	5,173	2,155	3,311	(1,156)
12 RETAIL COST	5,875	2,448	1,855	593
13 TOTAL COST OF GOODS SOLD	39,066	16,278	23,008	(6,730)
14 GROSS PROFIT	81,000	33,750	36,151	2,401
15 LABOR				
16 WAGES	198,508	82,712	54,543	28,169
17 PAYROLL TAXES AND BURDEN	42,060	17,525	10,338	7,187
18 TOTAL LABOR	240,568	100,237	64,881	(35,356)
19 VARIABLE				
20 CAFÉ EXPENSE	6,805	2,835	11,342	(8,507)
21 WELCOME CENTER EXPENSE	23,061	9,609	10,292	(683)
22 OFFICE EXPENSE	1,500	625	645	(20)
23 MARKETING EXPENSE	2,701	1,125	979	146
24 EVENT EXPENSE	88,000	36,667	3,156	33,511
25 TOTAL VARIABLE EXPENSE	122,067	50,861	26,414	24,447
26 FIXED				
27 LANDSCAPING	40,800	17,000	15,855	1,145
28 RENT (PRINTER & STREET LIGHTS)	18,000	7,500	-	7,500
29 CREDIT CARD FEES	3,439	1,433	2,476	(1,043)
30 DUES & SUBSCRIPTIONS	4,477	1,865	-	1,865
31 UTILITIES	20,979	8,741	3,514	5,227
32 IT & NETWORKING	2,220	925	-	925
33 PROFESSIONAL FEES	32,200	13,417	10,766	2,651
34 GL INSURANCE	12,000	5,000	5,015	(15)
35 PROPERTY TAX	5,607	2,336	-	2,336
36 ONE TIME STARTUP EXPENSE	-	-	-	-
37 TOTAL FIXED EXPENSE	139,722	58,217	37,626	20,591
38 NET INCOME	(421,357)	(175,565)	(92,770)	82,795
39 MANAGEMENT FEES	120,000	50,000	50,000	-
40 FLOAT	80,000	33,333	-	33,333
41 NET INCOME AFTER FEES	(621,357)	(258,898)	(142,770)	116,128
42 TRANSFER IN - FROM GENERAL FUND	343,809	268,540	268,540	-
43 EXCESS OF REVENUE OVER (UNDER) EXPENSES	(277,548)	9,642	125,770	116,128
44 NET POSITION - BEGINNING	-	29,681	29,681	-
45 NET POSITION - ENDING	\$ (277,548)	\$ 39,323	\$ 155,451	\$ 116,128

██████████ CDD
Debt Service Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2024 through February 28, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 963,928	\$ 867,535	\$ 977,141	\$ 109,606
3 SPECIAL ASSESSMENTS - OFF ROLL (NET)	3,907,791	657,818	657,818	-
4 LESS: EARLY PAYMENT DISCOUNT	(38,557)	(34,701)	-	34,701
5 LOT CLOSINGS	-	-	3,553,595	3,553,595
6 PREPAYMENT INCOME	-	-	3,445,739	3,445,739
7 EXCESS FEES	-	-	-	-
8 INTEREST	-	-	119,422	119,422
9 TOTAL REVENUE	4,833,162	1,490,652	8,753,715	7,263,063
10 EXPENDITURES				
11 COUNTY - ASSESSMENT COLLECTION FEES	19,279	-	-	-
12 INTEREST EXPENSE				-
13 May 1, 2025	1,867,721	-	-	-
14 November 1, 2024	1,845,155	1,845,155	1,885,956	(40,801)
15 PRINCIPAL RETIREMENT				-
16 May 1, 2025	1,085,000	-	-	-
17 PREPAYMENT EXPENSE	-	-	3,130,000	(3,130,000)
18 COST OF ISSUANCE	-	-	-	-
19 TOTAL EXPENDITURES	4,817,155	1,845,155	5,015,956	(3,170,801)
20 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 16,007	\$ (354,503)	\$ 3,737,759	\$ 10,433,864
21 OTHER FINANCING SOURCES (USES)				
22 BOND PROCEEDS	-	-	-	-
23 TRANSFER IN (OUT)	-	-	-	-
24 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
25 NET CHANGE IN FUND BALANCE	16,007	(354,503)	3,737,759	4,092,262
26 FUND BALANCE - BEGINNING	-	6,925,699	6,925,699	6,925,699
27 FUND BALANCE - ENDING	\$ 16,007	\$ 6,571,196	\$ 10,663,460	\$ 10,647,453

██████████ CDD
Construction Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2024 through February 28, 2025

	FY 2025 Actual Year-to-Date
1 REVENUE	
2 DEVELOPER CONTRIBUTIONS	\$ -
3 INTEREST	48,775
4 TOTAL REVENUE	<u>48,775</u>
5 EXPENDITURES	
6 CONSTRUCTION EXPENSE	840,452
7 TOTAL EXPENDITURES	<u>840,452</u>
8 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>\$ (791,677)</u>
9 OTHER FINANCING SOURCES (USES)	
10 BOND PROCEEDS	-
11 TRANSFER IN (OUT)	-
12 TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>
13 NET CHANGE IN FUND BALANCE	<u>(791,677)</u>
14 FUND BALANCE - BEGINNING	2,443,602
15 FUND BALANCE - ENDING	<u><u>\$ 1,651,925</u></u>

██████████ CDD
Cash Reconciliation - General Fund
February 28, 2025

	Bank United (Operating Acct)
Ending Balance Per Bank Statement	\$ 1,033,596.29
Add: In Transit Transfers/Deposits	-
Less: Outstanding Checks	(37,942.70)
<i>Adjusted Bank Balance</i>	<u>\$ 995,653.59</u>
Beginning Bank Balance Per Books	\$ 1,719,414.85
Add: Cash Receipts	263,739.61
Less: Cash Disbursements	(987,500.87)
<i>Balance Per Books</i>	<u>\$ 995,653.59</u>

CDD
Check Register - FY2025

Date	Num	Name	Memo	Receipts	Disbursements	Balance
09/30/2024 EOY Balance						
10/01/2024	100124ACH	Pasco County Utilities	Reference: 11072 Banyan Breeze Blvd Hydrant 08/1/2024 to 09/02/2024		13,777.83	42,617.02
10/01/2024	100285	Brightview Landscaping Services, Inc.	Invoice: R058853 (Reference: Mulch Installation Along The Main Boulevard - 2024.		14,635.97	27,981.05
10/02/2024	100286	Breeze	Invoice: BRZ-DSM-2024R (Reference: CONTINUING DISCLOSURE / DISSEMINATION SERVICE		6,500.00	21,481.05
10/04/2024	100287	US Bank	Invoice: 7484848 (Reference: Capital Improvement Revenue Bond, Series 2023 (Asse		4,256.13	17,224.92
10/04/2024	635719	Pasco BODC.		881.00		18,105.92
10/04/2024	100424ACH1	Engage PEO	BOS MTG 08/05/24		685.90	17,410.02
10/18/2024	101824ACH	Withlacouchee River Electric Cooperative.	8812 Angeline School Way * Irrigation/Controller Electrical Meter 08/27/2024 - 09/		43.95	17,366.07
10/22/2024	wire	Len-Angeline, LLC		113.79		17,479.86
10/23/2024	100288	Steadfast Environmental, LLC	Invoice: SE-24751A (Reference: Routine Aquatic Maintenance (Pond Spraying) for t		12,140.00	5,339.86
10/23/2024	102324ACH	Withlacouchee River Electric Cooperative.	17181 Honey Swan PL* Irrigation 08/13/2024 - 10/15/2024		194.37	5,145.49
10/23/2024	102324ACH1	Withlacouchee River Electric Cooperative.	11597 North Sunlake Blvd* Lift Station 09/13/2024 - 10/15/2024		45.99	5,099.50
10/23/2024	102324ACH2	Withlacouchee River Electric Cooperative.	11094 Banyan Breeze Blvd* Irrigation well 09/13/2024 - 10/15/2024		44.72	5,054.78
10/23/2024	102324ACH3	Withlacouchee River Electric Cooperative.	11189 Velvet Apricot Dr * Irrigation well 08/13/2024 - 10/15/2024		44.83	5,009.95
10/23/2024	102324ACH4	Withlacouchee River Electric Cooperative.	17827 Nectar Flume Dr Irrigation Well 09/13/2024 - 10/15/2024		43.35	4,966.60
10/23/2024	102324ACH5	Withlacouchee River Electric Cooperative.	10138 Banyan Breeze Blvd * Irrigation well 08/13/2024 - 10/15/2024		44.92	4,921.68
10/23/2024	102324ACH6	Withlacouchee River Electric Cooperative.	10802 Wishing Cloud Rd 09/13/2024 - 10/15/2024		44.72	4,876.96
10/25/2024	102524ACH	Withlacouchee River Electric Cooperative.	New Accounts		986.02	3,890.94
10/28/2024			Deposit	24,826.18		28,717.12
10/28/2024			Funds Transfer	3,500.00		32,217.12
10/29/2024	102924ACH	Withlacouchee River Electric Cooperative.	Len Angeline Account Switch Owers to [REDACTED] of Pasco		3,190.00	29,027.12
10/30/2024			Funds Transfer	8,000.00		37,027.12
10/30/2024	115	Pasco County Tax Collector	FY24 Excess fees received	3,263.01		40,290.13
10/30/2024	115	Pasco County Tax Collector	FY24 Excess fees received		3,253.01	37,027.12
10/31/2024	100289	Epis Insurance Advisors, LLC	Invoice: 26057 (Reference: GL Insurance Policy# 100123497.)		28,073.20	28,653.92
10/31/2024 EOM Balance				40,573.98	68,014.91	28,953.92
11/01/2024	110124ACH	Engage PEO	Mileage		113.79	28,840.13
11/01/2024	127	Steadfast Environmental, LLC	VOID check 100142 bill SE-21868 (duplicate of check 100135)	50.00		28,890.13
11/04/2024			Deposit	183,799.43		192,689.56
11/08/2024	122	Pasco County Tax Collector	FY25 assessments received from tax collector	78.29		192,767.85
11/08/2024	122	Pasco County Tax Collector	FY25 assessments received from tax collector	37.03		192,804.88
11/08/2024	122	Pasco County Tax Collector	FY25 assessments received from tax collector		37.03	192,767.85
11/08/2024	123	Pasco County Tax Collector	FY25 assessments received from tax collector	9,083.23		201,851.08
11/08/2024	123	Pasco County Tax Collector	FY25 assessments received from tax collector	4,297.24		206,148.32
11/08/2024	123	Pasco County Tax Collector	FY25 assessments received from tax collector		4,297.24	201,851.08
11/08/2024	wire	Len-Angeline, LLC		89,791.41		291,642.49
11/08/2024	WIRE	Len-Angeline, LLC		8,073.20		299,715.69
11/08/2024	WIRE	Len-Angeline, LLC		22,157.50		321,873.19
11/08/2024	WIRE	Len-Angeline, LLC		54,519.00		376,392.19
11/08/2024	WIRE3325	Angeline Welcome Center	Nov. 2024 Funding Request		54,519.00	321,873.19
11/08/2024			Deposit	54,892.00		376,765.19
11/11/2024	111124ACH	Pasco County Utilities	Reference: 11726 Angeline Boulevard 8/30/2024 to 9/20/2024		9.16	376,756.03
11/11/2024	111124ACH1	Pasco County Utilities	Reference: 11726 Angeline Boulevard 8/21/2024 to 9/20/2024		209.22	376,546.81
11/12/2024	100270	Gig Fiber LLC - Streetleaf	Invoice: 3371 (Reference: Solar Equipment Lease Income.) Invoice: 3377 (Refer		21,250.00	355,296.81
11/12/2024	100272	Hamilton Engineering & Surveying, LLC	Professional Services Rendered Through: August 17, 2024		2,250.00	353,046.81
11/12/2024	100271	Business Observer	Notice of Meeting Serial# 24-01957P Public Meeting on November 19, 2024		157.50	352,889.31
11/12/2024	111224ACH	Len Angeline, LLC	41-050: Refund for GF 2024-47		54,892.00	297,997.31
11/14/2024	124	Pasco County Tax Collector	FY25 assessments received from tax collector	131,271.95		429,269.28
11/14/2024	124	Pasco County Tax Collector	FY25 assessments received from tax collector	82,104.38		481,373.62
11/14/2024	124	Pasco County Tax Collector	FY25 assessments received from tax collector		82,104.38	429,269.28
11/18/2024	100273	SchoolNow	Invoice: INV-SN-299 (Reference: SchoolNow CDD ADA-PDF Subscription.)		1,515.00	427,754.28
11/18/2024	100274	Breeze Connected, LLC	Invoice: 4180 (Reference: Professional Services Construction Accounting.)		4,718.67	423,035.61
11/18/2024	100275	Breeze	Invoice: 19898 (Reference: Service Area Monthly.)		1,416.66	421,620.93
11/18/2024	111924ACH	Withlacouchee River Electric Cooperative.	8612 Angeline School Way * Irrigation/Controller Electrical Meter 08/28/2024 - 10/		43.95	421,576.98
11/21/2024	wire	Len-Angeline, LLC		76,910.81		498,487.59
11/21/2024	125	Pasco County Tax Collector	FY25 assessments received from tax collector	88,060.87		587,168.28
11/21/2024	125	Pasco County Tax Collector	FY25 assessments received from tax collector	41,854.55		629,122.81
11/21/2024	125	Pasco County Tax Collector	FY25 assessments received from tax collector		41,854.55	587,168.28
11/22/2024	112224ACH	IPFS Corporation	Reference: Payment 1		8,667.40	578,500.86
11/22/2024	112224ACH1	Pasco County Utilities	Reference: 11726 Angeline Boulevard 8/21/2024 to 9/20/2024		487.15	578,013.71
11/22/2024	112224ACH2	Pasco County Utilities	Reference: 10366 Banyan Breeze Blvd Hydrant 9/2/2024 to 10/2/2024		4,607.73	573,405.98
11/22/2024	112224ACH3	Pasco County Utilities	8612 Angeline School Way Hydrant 9/2/2024 to 10/2/2024		234.37	573,171.61
11/22/2024	112224ACH4	Pasco County Utilities	Reference: 11072 Banyan Breeze Blvd Hydrant 9/2/2024 to 10/2/2024		13,357.13	559,814.48
11/25/2024	100277	Breeze Connected, LLC	Invoice: 4095 (Reference: Professional Services Construction Accounting.) Inv		5,274.67	554,539.81
11/25/2024	100278	Breeze	Invoice: 19590 (Reference: Service Area Monthly.) Invoice: 19624 (Reference:		2,416.66	552,123.15
11/25/2024	100279	Straley Robin Verinker			1,057.50	551,065.65
11/25/2024	100280	Agmentry	Reference: September 2024 Farm Operations Len Angeline- Labor, Expenses & Equipm		29,033.00	522,032.65
11/25/2024	100281	Disclosure Technology Services, LLC	DTS MUNI - CDA SaaS, 1 Year Subscription		5,000.00	517,032.65
11/27/2024	126	Pasco County Tax Collector	FY25 assessments received from tax collector	630,260.45		1,147,293.10
11/27/2024	126	Pasco County Tax Collector	FY25 assessments received from tax collector	298,174.28		1,445,467.38
11/27/2024	126	Pasco County Tax Collector	FY25 assessments received from tax collector		298,174.28	1,147,293.10
11/30/2024 EOM Balance				1,736,135.20	617,796.02	1,147,293.10
11/25/2024	100276	Florida Dept. of Economic Opportunity	Invoice: 91405 (Reference: Annual Fee: \$175.00.)		175.00	1,147,118.10
11/25/2024	100281	Disclosure Technology Services, LLC	VOID: DTS MUNI - CDA SaaS, 1 Year Subscription		-5,000.00	1,152,118.10
12/03/2024	120324ACH	Withlacouchee River Electric Cooperative.	Invoice: 0201-11/24, 1068-11/24, 1088-11/24, 1084-11/24, 1057-11/24, 252-11/24, 9361-11/24, 7189-12/24		522.32	1,151,595.78
12/05/2024	wire	Len-Angeline, LLC	Deposit	36,984.88		1,188,580.66
12/05/2024	wire	Len-Angeline, LLC	Deposit	1,050.00		1,189,630.66
12/05/2024	wire	Len-Angeline, LLC	Deposit	57,512.00		1,247,142.66
12/06/2024			Funds Transfer	6,651.00		1,253,793.66
12/07/2024	120724ACH	Pasco County Utilities	Reference: 10366 Banyan Breeze Blvd Hydrant 10/2/2024 to 11/1/2024		9,388.90	1,244,404.76
12/07/2024	120724ACH1	Pasco County Utilities	8612 Angeline School Way Hydrant 10/2/2024 to 11/1/2024		3,298.02	1,241,106.74
12/07/2024	120724ACH2	Pasco County Utilities	Reference: 11072 Banyan Breeze Blvd Hydrant 10/2/2024 to 11/1/2024		14,043.22	1,227,063.52
12/07/2024	120724ACH3	Pasco County Utilities	Reference: 17721 Cotton Nest Ct 9/20/2024 to 10/22/2024		12.45	1,227,051.07
12/07/2024	120724ACH4	Pasco County Utilities	Reference: 11725 Angeline Boulevard 9/20/2024 to 10/22/2024		114.61	1,226,936.46
12/07/2024	120724ACH5	Pasco County Utilities	Reference: 11726 Angeline Boulevard 9/20/2024 to 10/22/2024		389.20	1,226,546.26
12/09/2024	120924ACH	IPFS Corporation	Reference: Payment 2		8,667.40	1,217,878.86
12/09/2024	WIRE52584	Angeline Welcome Center	Dec. 2024 Funding Request		57,512.00	1,160,366.86
12/09/2024	100282	Steadfast Environmental, LLC	Invoice: SE-25291 (Reference: Routine Aquatic Maintenance (Pond Spraying) for th		4,470.00	1,155,896.86
12/09/2024	100284	Breeze	Reference: Service Area Monthly: https://clientname(FILLIN).payables@kai.com		1,825.00	1,154,071.86
12/09/2024	100285	Straley Robin Verinker	Invoice: 25520 and 25521		1,017.50	1,153,054.36
12/09/2024	100283	Gig Fiber, LLC - Streetleaf	Invoice 3501 and 3502		4,600.00	1,148,454.36
12/09/2024	137	Pasco County Tax Collector	FY25 assessments received from tax collector	854,519.33		2,003,173.69
12/09/2024	137	Pasco County Tax Collector	FY25 assessments received from tax collector	404,270.46		2,407,444.15
12/09/2024	137	Pasco County Tax Collector	FY25 assessments received from tax collector		404,270.46	2,003,173.69
12/10/2024	100286	Breeze Connected, LLC	Invoice: 4252 (Reference: Billable Expense FedEx.)		12.82	2,003,160.87

12/10/2024	100287	Breeze	Invoice: 19759 (Reference: Service Area Monthly.) Invoice: 19755 (Reference: 2,416.66	2,000,747.21
12/10/2024	100288	Florida Dept. of Economic Opportunity	Invoice: 91405 (Reference: Annual Fee: \$175.00.)	175.00
12/10/2024	100289	Brightview Landscaping Services, Inc.	Invoice: 9074336 (Reference: Landscape Maintenance July.)	29,180.47
12/11/2024	100291	Stantec	Invoice: 2313460 (Reference: 2024 FY General Consulting.)	6,077.00
12/11/2024	100292	Gig Fiber, LLC - Streetleaf	Invoice: 3378 (Reference: Solar Equipment Lease Income.) Invoice: 3549 (Refer	42,400.00
12/11/2024	100290	Breeze Connected, LLC	Reference: STATEMENT OF ESTIMATED REGULATORY COSTS-2024 BOUNDARY	1,912,404.25
12/12/2024	121224ACH	IPFS Corporation	Reference: Payment 3	8,667.40
12/16/2024	138	Pasco County Tax Collector	FY25 assessments received from tax collector	272,046.76
12/16/2024	138	Pasco County Tax Collector	FY25 assessments received from tax collector	128,704.48
12/16/2024	138	Pasco County Tax Collector	FY25 assessments received from tax collector	128,704.48
12/16/2024	139	Pasco County Tax Collector	FY25 assessments received from tax collector	2,355.13
12/16/2024	139	Pasco County Tax Collector	FY25 assessments received from tax collector	1,114.21
12/16/2024	139	Pasco County Tax Collector	FY25 assessments received from tax collector	1,114.21
12/17/2024	100293	Breeze Connected, LLC	Invoice: 4281 (Reference: Billable Expense Hilton - Meeting.)	120.00
12/17/2024	121724ACH	Pasco County Utilities	Reference: 11725 Angeline Boulevard 10/22/2024 to 11/20/2024	4,098.03
12/17/2024	121724ACH1	Pasco County Utilities	Reference: 11072 Banyan Breeze Blvd Hydrant 11/1/2024 to 12/2/2024	12,924.17
12/17/2024	121724ACH2	Pasco County Utilities	Reference: 10366 Banyan Breeze Blvd Hydrant 11/1/2024 to 12/2/2024	8,720.85
12/17/2024	121724ACH3	Pasco County Utilities	8612 Angeline School Way Hydrant 11/1/2024 to 12/2/2024	2,226.45
12/17/2024	121724ACH4	Pasco County Utilities	Reference: 11725 Angeline Place 10/22/2024 to 11/20/2024	114.61
12/17/2024	121724ACH5	Pasco County Utilities	Reference: 17721 Cotton Nest Ct 10/22/2024 to 11/20/2024	12.45
12/19/2024	147	Hamilton Engineering & Surveying, LLC	To book returned strongroom payment 100272	2,250.00
12/20/2024	100294	Agmenty	Invoice: 1499 (Reference: Len Angeline- Labor, Expenses & Equipment.) Invoice	58,066.00
12/23/2024	122324ACH	Withlacoochee River Electric Cooperative,	December meters	1,839.16
12/26/2024	100295	Breeze Connected, LLC	Invoice: 4296 (Reference: Billable Expense Gulf Coast Review - AD.)	70.00
12/26/2024	100296	Stantec	Invoice: 2332246 (Reference: Professional Services.)	5,808.00
12/26/2024	100297	Breeze	Invoice: 19694 (Reference: Monthly routine Maintenance (trash cleanup, handy fix	1,000.00
12/26/2024	100298	Times Publishing Company	Invoice: 120424-AOPC (Reference: Boundaries Hearing,Affidavit Fee,Boundaries Hea	628.00
12/26/2024	100299	Gig Fiber, LLC - Streetleaf	Invoice: 3693 (Reference: Security Deposit.)	10,500.00
12/26/2024	100300	Business Observer	Invoice: 24-02260P (Reference: Notice of Organizational Meeting.)	140.00
12/26/2024	100301	Straley Robin Vericker	Invoice: 25692 (Reference: Professional Services Rendered Through November 30, 2	1,505.00
12/31/2024	123124ACH	Engage PEO	mileage	222.32
12/31/2024	EOM Balance			1,767,458.25
01/03/2025	100302	Steadfast Environmental, LLC	Invoice: SE-25099 (Reference: Routine Aquatic Maintenance (Pond Spraying) for th	4,470.00
01/06/2025	100303	Breeze Connected, LLC	Invoice: 4312 (Reference: Billable Expense Staples - District seal/stamp.) In	4,768.26
01/07/2025	100304	Trimmmers Holiday Decor, Inc	Invoice: 1435 (Reference: 2024 Holiday Decor.)	7,260.00
01/08/2025	100305	Times Publishing Company	Invoice: 10749-122524 (Reference: Legal Advertisig.)	628.00
01/08/2025	100306	Gig Fiber, LLC - Streetleaf	Invoice: 2049 (Reference: Solar Equipment Lease Income.)	11,250.00
01/08/2025	100307	Brightview Landscaping Services, Inc.	Invoice: 9074337 (Reference: Landscape Maintenance for August.) Invoice: 9074	58,360.94
01/08/2025	100309	Straley Robin Vericker	Invoice: 25732 (Reference: Professional Services Rendered Through November 30, 2	1,382.50
01/08/2025	100310	Agmenty	Invoice: 1549 (Reference: Len Angeline- Labor, Expenses & Equipment.)	29,033.00
01/08/2025	100308	Business Observer	Legal Advertising BOS Meeting November 12, 2024	157.50
01/08/2025			Deposit	0.00
01/08/2025			Deposit	0.00
01/08/2025			Deposit	0.00
01/10/2025	100311	Straley Robin Vericker	Invoice: 25775 (Reference: Professional Services Rendered Through December 31, 2	1,770.00
01/10/2025	100313	US Bank	Invoice: 7591672 (Reference: Trustee Fees and other, Incidental Exp.)	4,540.63
01/10/2025	100312	Steadfast Environmental, LLC	Reference: Tree Debris Removal on streets. https://clientname(FILLIN).payables!	1,800.00
01/13/2025	011325ACH	Withlacoochee River Electric Cooperative,	8612 Angeline School Way * IrrigationController Electrical Meter 11/22/2024- 12/	44.23
01/13/2025	100314	Brightview Landscaping Services, Inc.	Invoice: 9077493 (Reference: October Landscape Maintenance.) Invoice: 9115274	157,220.38
01/13/2025	011325ACH1	IPFS Corporation	Reference: Payment 4	8,667.40
01/14/2025	011425ACH	Pasco County Utilities	Reference: 11725 Angeline Boulevard 11/20/2024 to 12/20/2024	4,098.03
01/14/2025	011425ACH1	Pasco County Utilities	Reference: 10366 Banyan Breeze Blvd Hydrant 12/2/2024 to 1/2/2025	8,179.65
01/17/2025	011724ACH	MANATEE COUNTY UTILITIES DEPARTMENT	100217364_This is Parrish Lakes bill paid by North by mistake	1,289.38
01/17/2025	011725ACH2	Pasco County Utilities	Reference: 11725 Angeline Boulevard 11/20/2024 to 12/20/2024	2,140.49
01/17/2025	011725ACH	Pasco County Utilities	Reference: 11072 Banyan Breeze Blvd Hydrant 12/2/2024 to 1/2/2025	5,987.79
01/17/2025	011725ACH1	Pasco County Utilities	8612 Angeline School Way Hydrant 12/2/2024 to 1/2/2025	8,549.47
01/17/2025	011725ACH3	Pasco County Utilities	Reference: 11725 Angeline Place 11/20/2024 to 12/20/2024	114.61
01/17/2025	011725ACH4	Pasco County Utilities	Reference: 17721 Cotton Nest Ct 11/20/2024 to 12/20/2024	12.45
01/17/2025	011725ach	Engage PEO	mileage	911.20
01/17/2025	20250172763	Parrish Lakes CDD.		1,289.38
01/21/2025	012125ACH	Pasco County Utilities	Reference:10620 GENTLE RAIN DR 12/11/2024 to 12/20/2024	35.87
01/21/2025	012125ACH1	Pasco County Utilities	Reference:10503 GENTLE RAIN RD 12/11/2024 to 12/20/2024	14.00
01/21/2025	100315	Gig Fiber, LLC - Streetleaf	Invoice: 3782 (Reference: January 2025 Amendment AA1E.) Invoice: 3780 (Refere	24,550.00
01/21/2025	100316	Lift Station Services, PRC, Inc	Invoice: 241052 (Reference: 30 Point Diagnostic Inspection of Lift Station.)	150.00
01/21/2025	100317	Breeze	Invoice: 19924 (Reference: Monthly routine Maintenance.) Invoice: 19928 (Refe	2,416.66
01/21/2025	100318	RIPA & Associates, LLC	Invoice: RA2412125 (Reference: ANGELINE 1A PAVEMENT REPAIR.)	23,520.00
01/21/2025	100319	Steadfast Environmental, LLC	Invoice: SE-25166 (Reference: Hurricane Milton Cleanup in Conservation area.)	2,640.00
01/23/2025	100320	Hamilton Engineering & Surveying, LLC	Invoice: 24HAM0201-1A (Reference: Refund ACH Cleared 100272, to be reissued.)	2,250.00
01/23/2025	100321	Brightview Landscaping Services, Inc.	Invoice: 9211323 (Reference: Irrigation repair completed-Nov24.)	2,119.58
01/23/2025	012325ACH	Withlacoochee River Electric Cooperative,		1,592.38
01/24/2025	012425ACH	Engage PEO	BOS MTG	911.20
01/24/2025	100322	Breeze Connected, LLC	Invoice: 4357 (Reference: Gulf Coast - Ad.) Invoice: 4370/CM4288 (Reference:	303.95
01/29/2025	100323	Breeze Connected, LLC	Invoice: 4243/CM4376 (Reference: Professional mgt,Construction accounting,Genera	4,559.17
01/29/2025	100324	Brightview Landscaping Services, Inc.	Invoice: 9218952 (Reference: Track and locate wire issue affecting multiple zone	1,690.49
01/31/2025	140	Pasco County Tax Collector	FY25 assessments received from tax collector	35,116.98
01/31/2025	140	Pasco County Tax Collector	FY25 assessments received from tax collector	16,613.73
01/31/2025	140	Pasco County Tax Collector	FY25 assessments received from tax collector	16,613.73
1/31/2025	EOM Balance			53,020.09
02/05/2025	100325	Disclosure Technology Services, LLC	DTS MUNI -- CDA SaaS, 1 Year Subscription	5,000.00
02/06/2025			Funds Transfer	650,000.00
02/06/2025	020625ACH	Pasco County Utilities		6,251.08
02/06/2025	100326	Agmenty	Invoice: 1569 (Reference: Len Angeline- Labor, Expenses & Equipment.)	29,033.00
02/06/2025	WIRE01600	Angeline Welcome Center	Feb.2025 Funding Request	48,588.00
02/10/2025	100327	Breeze	Invoice: 20072 (Reference: Maintenance-Monthly routine Maintenance (trash cleanu	2,416.66
02/10/2025	100328	Straley Robin Vericker	Invoice: 25934 (Reference: General prof Legal services.) Invoice: 25935 (Refe	4,107.80
02/11/2025			Funds Transfer	100,000.00
02/12/2025	021225ACH	IPFS Corporation	Reference: Payment 5	8,667.40
02/12/2025	100329	Lift Station Services, PRC, Inc	Invoice: 2411161 (Reference: 30 POINT DIAGNOSTIC INSPECTION OF LIFT STATION.)	300.00
02/12/2025	100330	Breeze Connected, LLC	Invoice: 4421 (Reference: Professional mgt,Construction accounting,General Admin	4,716.67
02/12/2025	142	Pasco County Tax Collector	FY25 assessments received from tax collector	41,999.69
02/12/2025	142	Pasco County Tax Collector	FY25 assessments received from tax collector	19,869.92
02/12/2025	142	Pasco County Tax Collector	FY25 assessments received from tax collector	19,869.92
02/13/2025	021325ACH	Withlacoochee River Electric Cooperative,	8612 Angeline School Way * IrrigationController Electrical Meter 12/26/2024- 01/	44.15
02/13/2025	100331	Brightview Landscaping Services, Inc.	Invoice: 9234090 (Reference: Irrigation repair completed-Dec24 & Jan 25.)	2,820.57
02/14/2025	100332	Brightview Landscaping Services, Inc.	Invoice: 9235596 (Reference: Irrigation repair - main line and valve box.)	822.37
02/19/2025	152	Steadfast Environmental, LLC	To void check 100184, which did not clear the bank, check will be re-issued	1,870.00
02/19/2025	100333	Steadfast Environmental, LLC	Invoice: SE-26204 (Reference: February Routine aquatic maintenance.)	4,470.00
02/19/2025	100334	Brightview Landscaping Services, Inc.	Invoice: 9221003 ()	35,930.22
02/19/2025	100335	Breeze Connected, LLC	Invoice: 4457 (Reference: Billable Expense Everglades Equip. - Blower, Trashbags	787.42
02/19/2025	021925ACH	Withlacoochee River Electric Cooperative,		1,196.02
02/21/2025			Funds Transfer	100,000.00

02/21/2025	100336	Breeze Connected, LLC	Invoice: 4461 (Reference: Billable Expense Hilton Meeting 2.11.25.)	91.50	1,158,041.68
02/21/2025	022125ACH	Pasco County Utilities		21,946.94	1,136,094.74
02/25/2025	100337	Gig Fiber, LLC - Streetleaf	Invoice: 3939 (Reference: Solar Lease Agreement 2A, 2B, 2C Feb 2025.) Invoice	28,950.00	1,107,144.74
02/25/2025	100338	Steadfast Environmental, LLC	VOID: DUPLICATE SERVICE (billed under new contract SE-25099) Reference: Routine	2,310.00	1,104,834.74
02/25/2025	022525ACH	Angeline Welcome Center	Jan.2025 Funding Request	57,991.00	1,046,843.74
02/25/2025	022525ACH1	Angeline Welcome Center	Mar.2025 Funding Request	49,930.00	996,913.74
02/27/2025	100339	Breeze Connected, LLC	Reference: Billable Expense Scoopy Poopy. https://clientname(FILLIN).payableslo	429.95	996,483.79
02/28/2025	100340	Scoopy Poopy Doo LLC		415.10	996,068.69
02/28/2025	100340	Scoopy Poopy Doo LLC	Invoice: 8461-979 (Reference: 5 Pet Waste Stations.)	415.10	995,653.59
2/28/2025	EOM Balance			263,739.61	987,500.87
					995,653.59



CERTIFICATE OF LIABILITY INSURANCE

Page #55
DATE (MM/DD/YYYY)
03/07/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Herbie Wiles Insurance 400 N Ponce de Leon Blvd St. Augustine FL 32084		CONTACT NAME: Brittani Randall PHONE (A/C, No, Ext): (904) 829-2201 FAX (A/C, No): (904) 829-2020 E-MAIL ADDRESS: bcollins@herbiewiles.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: AUTO OWNERS INSURANCE COMPANY	
		INSURER B: SOUTHERN OWNERS INSURANCE COMPANY	
		INSURER C: BERKSHIRE HATHAWAY INC	
		INSURER D:	
		INSURER E:	
		INSURER F:	

INSURED Breeze Connected, LLC 2161 E. County Road 540A #225 Lakeland FL 33813		NAIC # 18988 10190 058334
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COVERAGES **CERTIFICATE NUMBER:** 23-24 Liability v1.0 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			78425852	08/04/2023	08/04/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Hired/Non-Owned Auto \$ 1,000,000
	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			78425852	08/04/2023	08/04/2024	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			4984574200	08/04/2023	08/04/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N <input type="checkbox"/> N / A						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Errors and Omissions			PM 1554647C	08/04/2023	08/04/2024	Each Occurrence 1,000,000 Deductible 2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Breeze Connected, LLC

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Brittani Randall

Additional Named Insureds

Other Named Insureds

Breeze

Doing Business As

ADDITIONAL COVERAGES

Page #37

Ref #	Description			Coverage Code	Form No.	Edition Date
	Employment Practices Liab Ins					
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium	
100,000			2,500			
Ref #	Description			Coverage Code	Form No.	Edition Date
	Foreign Terrorism Cov			FTERR		
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium	
					\$66.93	
Ref #	Description			Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium	
Ref #	Description			Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium	
Ref #	Description			Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium	
Ref #	Description			Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium	
Ref #	Description			Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium	
Ref #	Description			Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium	
Ref #	Description			Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium	
Ref #	Description			Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium	
Ref #	Description			Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium	

**MINUTES OF MEETING
LIVE OAK NO. 1
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Live Oak No. 1 Community Development District was held on Tuesday, June 17, 2025 at 10:00 a.m. in the Live Oak Clubhouse, 9401 Oak Preserve Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Michael Ceparano	Chairman
Jim Hurley	Vice Chairman
Nilesh Patel	Assistant Secretary
Gerald Woods	Assistant Secretary (via phone)

Also present were:

Brenden Crawford	Inframark, District Manager
Mark Vega	Inframark, District Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Crawford called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

None.

THIRD ORDER OF BUSINESS

Public Hearing to Consider Adoption of the Budget for Fiscal Year 2026

On MOTION by Mr. Ceparano seconded by Mr. Hurley, with all in favor, the public hearing was opened. 4-0

A. Consideration of Resolution 2025-04, Adopting the Fiscal Year 2026 Budget

On MOTION by Mr. Ceparano seconded by Mr. Patel, with all in favor, Resolution 2025-04, Adopting the Fiscal Year 2026 Budget was adopted. 4-0

B. Consideration of Resolution 2025-05, Levy of Non-Ad Valorem Assessments

On MOTION by Mr. Ceparano seconded by Mr. Hurley, with all in favor, Resolution 2025-05, Levy of Non-Ad Valorem Assessments was adopted. 4-0

On MOTION by Mr. Ceparano seconded by Mr. Patel, with all in favor, the public hearing was closed. 4-0

FOURTH ORDER OF BUSINESS

**Discussion of District Management
Services RFP Responses**

- A. Inframark**
- B. Kai**

Tabled to August 19, 2025 meeting.

FIFTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the April 15, 2025 Meeting**
- B. Approval of the May 2025 Financial Report**

On MOTION by Mr. Ceparano seconded by Mr. Patel, with all in favor, the Consent Agenda was approved. 4-0

SIXTH ORDER OF BUSINESS

Staff Reports

A. Engineer's Report

- i. Discussion of SWFWMD Statement of Inspections
- ii. Consideration of BDI Proposal for SWFWMD Statement of Inspections

On MOTION by Mr. Ceparano seconded by Mr. Hurley, with all in favor, the BDI proposal for SWFWMD statement of inspections in the amount of \$3,300 was approved. 4-0

B. Attorney's Report

None.

C. Manager's Report

- i. Report on Number of Registered Voters – 1,670

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

None.

EIGHTH ORDER OF BUSINESS

Audience Comments

None.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Patel seconded by Mr. Ceparano, with all in favor, the meeting was adjourned. 4-0
--

Michael Ceparano
Chairman

LIVE OAK NO. 1
Community Development District

Financial Report

July 31, 2025



LIVE OAK NO. 1
Community Development District

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LIVE OAK NO. 1
Community Development District

Financial Statements

(Unaudited)

July 31, 2025

Balance Sheet
Governmental Funds
July 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 352,146	\$ -	\$ 352,146
Accounts Receivable	366	-	366
Due From Other Funds	-	5,620	5,620
Investments:			
Money Market Account	1,923,428	-	1,923,428
Reserve Fund	-	43,917	43,917
Revenue Fund	-	336,587	336,587
Prepaid Items	1,369	-	1,369
Utility Deposits - TECO	1,375	-	1,375
TOTAL ASSETS	\$ 2,278,684	\$ 386,124	\$ 2,664,808
<u>LIABILITIES</u>			
Accounts Payable	\$ -	\$ -	\$ -
Accrued Expenses	600	-	600
Due To Other Funds	5,620	-	5,620
TOTAL LIABILITIES	6,220	-	6,220
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	1,369	-	1,369
Deposits	1,375	-	1,375
Restricted for:			
Debt Service	-	386,124	386,124
Assigned to:			
Operating Reserves	59,420	-	59,420
Reserves - Ponds	1,535,881	-	1,535,881
Reserves - Roadways	272,000	-	272,000
Unassigned:	402,419	-	402,419
TOTAL FUND BALANCES	\$ 2,272,464	\$ 386,124	\$ 2,658,588
TOTAL LIABILITIES & FUND BALANCES	\$ 2,278,684	\$ 386,124	\$ 2,664,808

Statement of Revenues, Expenditures and Changes in Fund Balances**General Fund**

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
REVENUES				
Interest - Investments	\$ 30,000	\$ 73,428	244.76%	\$ 7,839
Interest - Tax Collector	-	1,480	0.00%	221
Special Assmnts- Tax Collector	456,918	456,928	100.00%	-
Special Assmnts- Discounts	(18,277)	(16,367)	89.55%	-
Other Miscellaneous Revenues	-	2,040	0.00%	-
TOTAL REVENUES	468,641	517,509	110.43%	8,060

EXPENDITURES**Administration**

P/R-Board of Supervisors	8,000	1,600	20.00%	-
FICA Taxes	612	122	19.93%	-
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Engineering	11,000	-	0.00%	-
ProfServ-Legal Services	4,000	7,311	182.78%	-
ProfServ-Mgmt Consulting	48,228	40,190	83.33%	4,019
ProfServ-Special Assessment	12,500	12,500	100.00%	-
ProfServ-Trustee Fees	2,963	3,287	110.93%	-
Auditing Services	5,400	5,400	100.00%	-
Postage and Freight	230	13	5.65%	-
Insurance - General Liability	7,806	7,517	96.30%	-
Printing and Binding	200	-	0.00%	-
Legal Advertising	3,400	882	25.94%	-
Misc-Bank Charges	325	-	0.00%	-
Misc-Records Storage	720	600	83.33%	60
Misc-Assessment Collection Cost	9,138	8,821	96.53%	-
Payroll Services	-	91	0.00%	-
Misc-Web Hosting	2,715	2,357	86.81%	217
Office Supplies	50	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	118,062	90,866	76.96%	4,296

Field

Contracts-Landscape	47,724	39,770	83.33%	3,977
Contracts-Lakes	25,872	28,976	112.00%	3,083
Electricity - General	11,000	8,096	73.60%	-
Electricity - Streetlights	40,000	25,293	63.23%	-
R&M-Wetland Monitoring	4,000	-	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
Misc-Hurricane Expense	-	9,403	0.00%	-
Misc-Contingency	44,297	32,066	72.39%	10,200
Reserve - Ponds	177,686	-	0.00%	-
Total Field	350,579	143,604	40.96%	17,260
TOTAL EXPENDITURES	468,641	234,470	50.03%	21,556
Excess (deficiency) of revenues Over (under) expenditures	-	283,039	0.00%	(13,496)
Net change in fund balance	\$ -	\$ 283,039	0.00%	\$ (13,496)
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,989,425	1,989,425		
FUND BALANCE, ENDING	\$ 1,989,425	\$ 2,272,464		

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2013 Debt Service Fund
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15,593	0.00%	\$ 1,279
Special Assmnts- Tax Collector	477,357	477,367	100.00%	-
Special Assmnts- Discounts	(19,094)	(17,099)	89.55%	-
TOTAL REVENUES	458,263	475,861	103.84%	1,279
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	9,547	9,215	96.52%	-
Total Administration	9,547	9,215	96.52%	-
<u>Debt Service</u>				
Principal Debt Retirement	325,000	325,000	100.00%	-
Interest Expense	119,121	119,121	100.00%	-
Total Debt Service	444,121	444,121	100.00%	-
TOTAL EXPENDITURES	453,668	453,336	99.93%	-
Excess (deficiency) of revenues Over (under) expenditures	4,595	22,525	n/a	1,279
Net change in fund balance	\$ 4,595	\$ 22,525	n/a	\$ 1,279
FUND BALANCE, BEGINNING (OCT 1, 2024)	363,599	363,599		
FUND BALANCE, ENDING	\$ 368,194	\$ 386,124		

LIVE OAK NO. 1
Community Development District

Supporting Schedules

July 31, 2025

LIVE OAK NO. 1

Community Development District

Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024

					Allocation By Fund	
Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Tax Coll Cost	Gross Amount Received	General	Debt Service
Assmts Levied				\$ 934,275	\$ 456,918	\$ 477,357
Allocation %				100%	49%	51%
R/E Installment						
11/06/24	\$ 7,890	\$ 411	\$ 161	\$ 8,462	\$ 4,138	\$ 4,323
12/17/24	861	27	18	906	443	463
01/07/25	2,980	86	61	3,127	1,529	1,598
04/07/25	5,063	-	103	5,167	2,527	2,640
06/09/25	1,006	(30)	21	997	488	509
R/E Current						
11/06/24	3,328	142	68	3,538	1,730	1,807
11/15/24	15,627	664	319	16,610	8,123	8,487
11/22/24	27,679	1,177	585	29,441	14,399	15,043
12/03/24	27,152	1,154	554	28,861	14,115	14,746
12/06/24	401,148	17,056	8,187	426,390	208,531	217,859
12/17/24	128,576	5,467	2,624	136,667	66,838	69,828
01/07/25	172,688	7,342	3,524	183,554	89,769	93,785
02/07/25	29,058	829	593	30,479	14,906	15,573
03/10/25	8,738	80	178	8,997	4,400	4,597
04/07/25	18,252	11	372	18,635	9,114	9,521
05/07/25	13,227	(369)	270	13,128	6,420	6,708
06/09/25	8,520	(253)	174	8,441	4,128	4,313
R/E Delinquent						
06/18/25	11,000	(327)	224	10,897	5,329	5,568
TOTAL	\$ 882,794	\$ 33,466	\$ 18,036	\$ 934,295	\$ 456,928	\$ 477,367
% COLLECTED				100%	100%	100%

Cash and Investment Report*July 31, 2025***General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account-Operating	Valley National Bank	Government Checking		4.33%	\$ 340,459
Checking Account-Operating	Truist	Public Fund Analyzed Checking		0.00%	11,687
		Subtotal			<u>\$352,146</u>
Public Funds MMA Variance Account	BankUnited	PF Relationship Priced MMA Account		4.06%	1,923,428

Debt Service Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Series 2013 Reserve Fund	US Bank	US Bank Open Ended CP	4.25%	\$ 43,917
Series 2013 Revenue Fund	US Bank	US Bank Open Ended CP	4.25%	336,587
		DS Subtotal		<u>\$ 380,504</u>
		Total		<u><u>\$2,656,078</u></u>

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Bank Account Statement

Live Oak No. 1 CDD

Page #51
Tuesday, August 5, 2025
Page 1
SINGUANZO2

Bank Account No. 4100
Statement No. 07-25

Statement Date 07/31/2025

G/L Account No. 101004 Balance	340,459.09	Statement Balance	341,839.25
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	340,459.09	Subtotal	341,839.25
Negative Adjustments	0.00	Outstanding Checks	-1,380.16
Ending G/L Balance	340,459.09	Ending Balance	340,459.09

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
07/08/2025	Payment	100045	VGLOBAL TECH	Inv: 7489			-216.66
07/28/2025	Payment	100049	STRALEY ROBIN VERICKER	Inv: 26839			-1,163.50
Total Outstanding Checks							-1,380.16

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Bank Account Statement

Live Oak No. 1 CDD

Page #52
Tuesday, August 5, 2025
Page 1
SINGUANZO2

Bank Account No. 9542
Statement No. 07-25

Statement Date 07/31/2025

G/L Account No. 101003 Balance	11,687.29	Statement Balance	11,687.29
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	11,687.29
Subtotal	11,687.29	Outstanding Checks	0.00
Negative Adjustments	0.00		
Ending G/L Balance	11,687.29	Ending Balance	11,687.29

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
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LIVE OAK NO. 1 COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100043							
001	07/03/25	INFRAMARK LLC	152974	JULY 2025 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$4,019.00
001	07/03/25	INFRAMARK LLC	152974	JULY 2025 MGMT SVCS	Misc-Contingency	549900-51301	\$60.00
Check Total							\$4,079.00
CHECK # 100044							
001	07/08/25	STRALEY ROBIN VERICKER	26680	MAY 2025 FEES	ProfServ-Legal Services	531023-51401	\$784.50
Check Total							\$784.50
CHECK # 100045							
001	07/08/25	VGLOBAL TECH	7489	QTRLY WEBSITE MAINT	Misc-Web Hosting	549915-51301	\$216.66
Check Total							\$216.66
CHECK # 100046							
001	07/08/25	SOLITUDE LAKE MANAGEMENT LLC	PSI183486	JULY 2025 POND MAINT	Contracts-Lakes	534084-53901	\$3,083.00
Check Total							\$3,083.00
CHECK # 100047							
001	07/23/25	INFRAMARK LLC	154317	POSTAGE	Postage and Freight	541006-51301	\$2.07
Check Total							\$2.07
CHECK # 100048							
001	07/23/25	OUTDOOR PROFESSIONALS LLC	4287	POND BANK EROSION REPAIR	Misc-Contingency	549900-53901	\$3,700.00
001	07/23/25	OUTDOOR PROFESSIONALS LLC	4172	FEB 2025 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$3,977.00
001	07/23/25	OUTDOOR PROFESSIONALS LLC	4211	APR 2025 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$3,977.00
001	07/23/25	OUTDOOR PROFESSIONALS LLC	4246	JUNE 2025 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$3,977.00
001	07/23/25	OUTDOOR PROFESSIONALS LLC	4260	JULY 2025 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$3,977.00
001	07/23/25	OUTDOOR PROFESSIONALS LLC	4288	TREE REMOVAL 9021 IRON OAK AVE	Misc-Contingency	549900-53901	\$6,500.00
Check Total							\$26,108.00
CHECK # 100049							
001	07/28/25	STRALEY ROBIN VERICKER	26839	JUNE 2025 SVCS	ProfServ-Legal Services	531023-51401	\$1,163.50
Check Total							\$1,163.50
CHECK # 300007							
001	07/10/25	TECO	061925-3046 ACH	SVC PRD 05/15-06/13/25	Electricity - Streetlights	543013-53901	\$2,820.47
Check Total							\$2,820.47
Fund Total							\$38,257.20

Total Checks Paid	\$38,257.20
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RESOLUTION 2025-06

**A RESOLUTION OF THE LIVE OAK 1 COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

WHEREAS, the Live Oak 1 Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Broward County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE LIVE OAK 1 COMMUNITY
DEVELOPMENT DISTRICT**

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19th DAY OF AUGUST, 2025.

ATTEST:

**LIVE OAK 1 COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson /Vice Chairperson

EXHIBIT “A”

**BOARD OF SUPERVISORS’ MEETING DATES
LIVE OAK 1 COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2025/2026

The Board of Supervisors of Live Oak No. 1 Community Development District will hold their meetings for Fiscal Year 2026 at the Live Oak Clubhouse, 9401 Oak Preserve Boulevard, Tampa, Florida, at 10:00 a.m. on the third Tuesday of every other month as indicated below:

October 21, 2025
December 16, 2025
February 17, 2026
April 21, 2026 (Budget Approval)
June 16, 2026
August 18, 2026 (Budget Public Hearing)

**** Goals and Objectives**

Pass a yearly budget.

Allow ample time for public comment in meetings.

Produce financials for every meeting.

Chair/Vice Chair

LIVE OAK NO. 1
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

ADOPTED
June 17, 2025

Prepared by:



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Approved at 4/16/2024 Meeting	
<u>DEBT SERVICE BUDGET</u>	
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Live Oak No. 1
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	June-	PROJECTED	BUDGET
	FY 2025	5/31/2025	9/30/2025	FY 2025	FY 2026
REVENUES					
Interest - Investments	\$ 30,000	\$ 57,973	\$ 29,466	\$ 87,439	\$ 50,000
Interest - Tax Collector	-	1,260	-	1,260	-
Special Assmnts- Tax Collector	456,918	446,983	9,935	456,918	456,918
Special Assmnts- Discounts	(18,277)	(16,665)	-	(16,665)	(18,277)
Other Miscellaneous Revenues	-	2,040	-	2,040	-
TOTAL REVENUES	468,641	491,591	39,401	530,992	488,641
EXPENDITURES					
<i>Administrative</i>					
P/R-Board of Supervisors	8,000	1,200	1,000	2,200	8,000
FICA Taxes	612	92	77	169	612
ProfServ-Arbitrage Rebate	600	-	600	600	800
ProfServ-Engineering	11,000	-	11,000	11,000	11,000
ProfServ-Legal Services	4,000	5,363	2,726	8,089	4,000
ProfServ-Mgmt Consulting Serv	48,228	32,152	16,076	48,228	45,000
ProfServ-Special Assessment	12,500	12,500	-	12,500	-
ProfServ-Trustee	2,963	3,287	-	3,287	3,287
Auditing Services	5,400	5,400	-	5,400	5,400
Postage and Freight	230	11	6	17	100
Insurance - General Liability	7,806	7,517	-	7,517	8,645
Printing and Binding	200	-	200	200	100
Legal Advertising	3,400	882	2,518	3,400	3,400
Misc-Bank Charges	325	-	325	325	-
Misc-Records Storage	720	480	244	724	720
Misc-Assessmnt Collection Cost	9,138	8,616	199	8,815	9,138
Misc-Web Hosting	2,715	1,924	867	2,791	2,800
Office Supplies	50	-	50	50	-
Annular District Filing Fee	175	175	-	175	175
Payroll Services	-	65	33	98	150
Total Administrative	118,062	79,664	35,919	115,583	103,327
<i>Field</i>					
Contracts-Landscape	47,724	31,816	15,908	47,724	47,724
Contracts-Lakes	25,872	22,810	12,332	35,142	36,996
Electricity - General	11,000	4,078	6,922	11,000	11,000
Electricity - Streetlighting	40,000	16,825	23,175	40,000	40,000
R&M-Wetland Monitoring	4,000	-	4,000	4,000	4,000
Misc-Hurricane Expense	-	9,403	-	9,403	10,000
Misc-Contingency	44,297	21,866	22,431	44,297	57,908
Reserve - Ponds	177,686	-	-	-	177,686
Total Field	350,579	106,798	84,768	191,566	385,314
TOTAL EXPENDITURES	468,641	186,462	120,687	307,149	488,641
Excess (deficiency) of revenues					
Over (under) expenditures	-	305,129	(81,287)	223,842	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	June-	PROJECTED	BUDGET
	FY 2025	5/31/2025	9/30/2025	FY 2025	FY 2026
Net change in fund balance	-	305,129	(81,287)	223,842	-
FUND BALANCE, BEGINNING	1,989,425	1,989,425	-	1,989,425	2,213,267
FUND BALANCE, ENDING	\$ 1,989,425	\$ 2,294,554	\$ (81,287)	\$ 2,213,267	\$ 2,213,267

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their operating, money market and certificates of deposit accounts.

Special Assessment – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditure during the Fiscal Year.

Special Assessment – Discount

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Expenditures - Administrative

P/R Board of Supervisor

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for a meeting attendance and to receive \$200 per meeting plus payroll taxes.

FICA Tax

Payroll taxes for Supervisors' salaries are calculated at 7.65% of gross payroll.

Professional Services – Arbitrage Rebate Calculation

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer will be providing general engineering services to the District, i.e., attendance and preparation for monthly board meetings, review invoices, etc. Fees are based on estimated activity.

Professional Services-Legal

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

Professional Services-Mgmt Consulting

The District receives Management, Accounting, IT and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, LLC. The fees are related to the current contracted fees in the Management Agreement.

Professional Services-Special Assessments

The District has contracted with Inframark Infrastructure Management Services, LLC. for the collection of assessments, updating the District's tax roll and levying the annual assessment.

Budget Narrative
Fiscal Year 2026**Expenditures – Administrative (Continued)****Professional Services-Trustee**

The District pays US Bank an annual fee for trustee services on the Series 2013 Special Assessments Refunding Bond. The budgeted amount is based on historical costs.

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The fee is based on the previous contracted price with Grau CPA.

Postage & Freight

Mailing of agenda packages, overnight deliveries & correspondence.

Insurance – General Liability

The District has general liability insurance. These insurance policies are held with Public Risk Insurance. Public Risk Insurance specializes in providing insurance coverage to governmental agencies. The amount is based upon historical expenses with a proposed 8% increase.

Printing & Binding

Printing and binding agenda packages for board meetings, printing computerized checks, stationery, envelopes etc.

Legal Advertising

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

Miscellaneous-Bank Charges

Bank fees charged by SunTrust on the main operating account.

Miscellaneous-Records Storage

Inframark Management Services records storage fees for District documents.

Misc. Assessment Collection Costs

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous Web Hosting

The District is required by the state of Florida to maintain a public website. Inframark Infrastructure Management Services maintains the website & secures the domain name.

Office Supplies

Miscellaneous office supplies required to prepare agenda packages.

Annual District Filing Fee

The District is required to pay an annual fee to the Department of Economic Opportunity Division of Community Development for \$175.

Budget Narrative
Fiscal Year 2026**Expenditures – Field****Contracts - Landscape**

The District has a contract with a landscaping company to maintain the landscaping and irrigation system of the common areas within the District.

Contracts-Lakes

The District has a contract for lake maintenance of 37 waterways including 12 mitigation sites.

Electricity-General

Entrance lighting usage for District facilities and assets. Costs are based on historical expenses incurred with Tampa Electric.

Electricity - Streetlighting

Street lighting usage for District facilities and assets. Costs are based on historical expenses incurred with Tampa Electric. 51 lights & poles from Live Oak Preserve HOA were transferred to the District in 2011.

R&M-Wetland Monitoring

Repairs and scheduled maintenance required because of the wetland monitoring report.

Misc-Contingency

This category represents miscellaneous expenditures that may be incurred during the year which cannot be classified into other expense categories.

Reserve-Ponds

This represents reserves the district has budgeted and intends to designate as funds to set aside to cover future capital expenditures which may require substantial cash use.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 2,213,267
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	177,686
Total Funds Available (Estimated) - 9/30/2026	2,390,953

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	1,375
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Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	105,333	(1)
Reserves - Roadways	272,000	
Reserves - Ponds - Prior Years	1,535,881	
Reserves - Ponds - FY 2025	177,686	
Reserves - Ponds - FY 2025 Expenditures	-	
Reserves - Ponds - FY 2026	177,686	1,891,253

Total Allocation of Available Funds	2,269,961
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Total Unassigned (undesignated) Cash	\$ 120,992
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Notes

(1) Represents approximately 3 months of operating expenditures

Live Oak No. 1
Community Development District

Debt Service Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 5/31/2025	PROJECTED June- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ 13,035	\$ -	\$ 13,035	\$ -
Special Assmnts- Tax Collector	477,357	466,978	10,379	477,357	477,357
Special Assmnts- Discounts	(19,094)	(17,411)	-	(17,411)	(19,094)
TOTAL REVENUES	458,263	462,602	10,379	472,981	458,263
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	9,547	9,001	208	9,209	9,547
Total Administrative	9,547	9,001	208	9,209	9,547
<i>Debt Service</i>					
Principal Debt Retirement	325,000	325,000	-	325,000	335,000
Interest Expense	119,121	119,121	-	119,121	107,616
Total Debt Service	444,121	444,121	-	444,121	442,616
TOTAL EXPENDITURES	453,668	453,122	208	453,330	452,163
Excess (deficiency) of revenues Over (under) expenditures	4,595	9,480	10,171	19,651	6,100
TOTAL OTHER SOURCES (USES)	4,595	-	-	-	6,100
Net change in fund balance	4,595	9,480	10,171	19,651	6,100
FUND BALANCE, BEGINNING	363,599	363,599	-	363,599	383,250
FUND BALANCE, ENDING	\$ 368,194	\$ 373,079	\$ 10,171	\$ 383,250	\$ 389,350

Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessment-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures during the Fiscal Year.

Special Assessment-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

<i>Expenditures – Administrative</i>

Misc-Assessment Collection Costs

The District reimburses the Hillsborough County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The District pays regular principal payments annually in or to pay down/retire the debt service for Series 2013 Bond.

Interest Expense

The District pays interest expense on the debt service twice a year for the Series 2013 Bond.

Refinancing Bonds, Debt Amortization
Series 2013

Date	Principal	Extraordinary Redemption	Interest	Principal Balance
11/1/2025			\$53,808.00	\$3,040,000.00
5/1/2026	\$335,000.00		\$53,808.00	\$2,705,000.00
11/1/2026			\$47,878.50	\$2,705,000.00
5/1/2027	\$345,000.00		\$47,878.50	\$2,360,000.00
11/1/2027			\$41,772.00	\$2,360,000.00
5/1/2028	\$360,000.00		\$41,772.00	\$2,000,000.00
11/1/2028			\$35,400.00	\$2,000,000.00
5/1/2029	\$370,000.00		\$35,400.00	\$1,630,000.00
11/1/2029			\$28,851.00	\$1,630,000.00
5/1/2030	\$385,000.00		\$28,851.00	\$1,245,000.00
11/1/2030			\$22,036.50	\$1,245,000.00
5/1/2031	\$400,000.00		\$22,036.50	\$845,000.00
11/1/2031			\$14,956.50	\$845,000.00
5/1/2032	\$415,000.00		\$14,956.50	\$430,000.00
11/1/2032			\$7,611.00	\$430,000.00
5/1/2033	\$430,000.00		\$7,611.00	\$0.00
	<u>\$3,040,000.00</u>	<u>\$0.00</u>	<u>\$504,627.00</u>	

Live Oak No. 1
Community Development District

Supporting Budget Schedule
Fiscal Year 2026

Comparison of Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025

Name	Product	Village	General Fund 001			Debt Service			Total Assessments per Unit				Total Units
			FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	
Laurel Oak	SF 60	1	\$512.24	\$512.24	\$0	\$615.63	\$615.63	\$0	\$1,128	\$1,128	\$0	\$0	76
Cedarwood	SF 50	2	\$512.24	\$512.24	\$0	\$538.68	\$538.68	\$0	\$1,051	\$1,051	\$0	\$0	110
Cypresswood	SF 50	3	\$512.24	\$512.24	\$0	\$538.68	\$538.68	\$0	\$1,051	\$1,051	\$0	\$0	65
Willow Bend	SF 45	4	\$512.24	\$512.24	\$0	\$461.73	\$461.73	\$0	\$974	\$974	\$0	\$0	68
Weatherwood	SF 45	5	\$512.24	\$512.24	\$0	\$461.73	\$461.73	\$0	\$974	\$974	\$0	\$0	125
Oakwood	SF 80	6	\$512.24	\$512.24	\$0	\$1,077.36	\$1,077.36	\$0	\$1,590	\$1,590	\$0	\$0	49
Maplewood	SF 60	7	\$512.24	\$512.24	\$0	\$615.63	\$615.63	\$0	\$1,128	\$1,128	\$0	\$0	83
Maplewood	SF 70	7	\$512.24	\$512.24	\$0	\$923.45	\$923.45	\$0	\$1,436	\$1,436	\$0	\$0	68
Brentwood	Townhomes	8	\$512.24	\$512.24	\$0	\$307.82	\$307.82	\$0	\$820	\$820	\$0	\$0	176
	Commercial		\$512.24	\$512.24	\$0	\$400.93	\$400.93	\$0	\$913	\$913	\$0	\$0	72
													892

ASSESSMENT INCREASE ANALYSIS			
Product	Assessment Increase		\$ -
	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
All Units	\$ -	0%	\$ -
Total	\$ -	Collection costs included	

ASSESSMENT TREND ANALYSIS - GENERAL FUND				
FY 2026	FY 2025	FY 2024	FY 2023	FY 2022
\$ 512	\$ 512	\$ 512	\$ 512	\$ 512