

# 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, October 21, 2025 – 10:00 a.m.  
Live Oak Clubhouse  
9401 Oak Preserve Blvd., Tampa, FL

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1. **Call to Order**
2. **Audience Comments**
3. **Consent Agenda**
  - A. Approval of the Minutes of the August 19, 2025 Meeting
  - B. Approval of the September 30, 2025 Financial Report
  - C. Consideration of Motion Assigning FY 2025 Fund Balance
  - D. Ratification of Three Invoices totaling \$34,050.64 for Reserve Ponds
4. **Staff Reports**
  - A. Engineer's Report
  - B. Attorney's Report
  - C. Manager's Report
5. **Supervisors' Requests**
6. **Adjournment**

### District Office:

Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

### Meeting Location:

Live Oak Clubhouse  
9401 Oak Preserve Boulevard  
Tampa, Florida

**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, August 19, 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  
Jim Hurley  
Nilesh Patel  
Gerald Woods

Chairman (via phone)  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Mark Vega

Inframark, District Manager

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

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Vega called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

None.

**THIRD ORDER OF BUSINESS**

**Discussion of District Management  
Services RFP Responses**

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

- Presentations ensued by Inframark and Kai

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the Minutes of the June 17, 2025 Meeting**
- B. Approval of the July 2025 Financial Report**

On MOTION by Mr. Hurley seconded by Mr. Woods, 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

None.

**B. Attorney's Report**

Mr. Ceparano updated the Board on a Live Oak II CDD matter that the HOA is involved in, back from the King Engineering now Ardurra Engineering days related to a Parcel.

**C. Manager's Report**

- i. Consideration of Resolution 2025-06, Meeting Schedule for 2026

|                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Mr. Patel seconded by Mr. Ceparano, with all in favor, Resolution 2025-06 FY 2026 Meeting Schedule was adopted. 4-0 |
|----------------------------------------------------------------------------------------------------------------------------------|

- ii. Goals and Objectives

|                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Mr. Ceparano seconded by Mr. Woods, with all in favor, the Goals and Objectives for 2026 were approved. 4-0 |
|--------------------------------------------------------------------------------------------------------------------------|

- iii. FY 2026 Final Adopted Budget

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Patel noted concerns about lily pad treatment needed.

Mr. Woods inquired about pond boring hole repair near 52.

Mr. Ceparano mentioned Driggers Engineering, the Geotechnical firm the district has engaged in the past and discussion ensued.

|                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Mr. Ceparano seconded by Mr. Hurley with a vote three ayes and one nay, to go with Kai for District Management Services was approved. (3-1) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

None.

**NINTH ORDER OF BUSINESS**

**Adjournment**

|                                                                                                              |
|--------------------------------------------------------------------------------------------------------------|
| On MOTION by Mr. Woods seconded by Mr. Patel, with all in favor, the meeting was adjourned at 10:54 a.m. 4-0 |
|--------------------------------------------------------------------------------------------------------------|

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Michael Ceparano  
Chairman

**LIVE OAK NO. 1**  
Community Development District

**Financial Report**

*September 30, 2025*



**LIVE OAK NO. 1**  
Community Development District

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**LIVE OAK NO. 1**

Community Development District

**Financial Statements**

(Unaudited)

*September 30, 2025*

**Balance Sheet**  
September 30, 2025

| ACCOUNT DESCRIPTION                          | GENERAL FUND        | SERIES 2013 DEBT<br>SERVICE FUND | TOTAL               |
|----------------------------------------------|---------------------|----------------------------------|---------------------|
| <b><u>ASSETS</u></b>                         |                     |                                  |                     |
| Cash - Checking Account                      | \$ 300,524          | \$ -                             | \$ 300,524          |
| Accounts Receivable                          | 8,334               | -                                | 8,334               |
| Investments:                                 |                     |                                  |                     |
| Money Market Account                         | 1,936,107           | -                                | 1,936,107           |
| Reserve Fund                                 | -                   | 43,917                           | 43,917              |
| Revenue Fund                                 | -                   | 344,962                          | 344,962             |
| Prepaid Items                                | 1,369               | -                                | 1,369               |
| Prepaid Insurance                            | 8,468               | -                                | 8,468               |
| Utility Deposits - TECO                      | 1,375               | -                                | 1,375               |
| <b>TOTAL ASSETS</b>                          | <b>\$ 2,256,177</b> | <b>\$ 388,879</b>                | <b>\$ 2,645,056</b> |
| <b><u>LIABILITIES</u></b>                    |                     |                                  |                     |
| Accounts Payable                             | \$ 3,822            | \$ -                             | \$ 3,822            |
| <b>TOTAL LIABILITIES</b>                     | <b>3,822</b>        | <b>-</b>                         | <b>3,822</b>        |
| <b><u>FUND BALANCES</u></b>                  |                     |                                  |                     |
| <b>Nonspendable:</b>                         |                     |                                  |                     |
| Prepaid Items                                | 1,369               | -                                | 1,369               |
| Prepaid Insurance                            | 8,468               | -                                | 8,468               |
| Deposits                                     | 1,375               | -                                | 1,375               |
| <b>Restricted for:</b>                       |                     |                                  |                     |
| Debt Service                                 | -                   | 388,879                          | 388,879             |
| <b>Assigned to:</b>                          |                     |                                  |                     |
| Operating Reserves                           | 59,315              | -                                | 59,315              |
| Reserves - Ponds                             | 1,713,567           | -                                | 1,713,567           |
| Reserves - Roadways                          | 272,000             | -                                | 272,000             |
| <b>Unassigned:</b>                           | <b>196,261</b>      | <b>-</b>                         | <b>196,261</b>      |
| <b>TOTAL FUND BALANCES</b>                   | <b>\$ 2,252,355</b> | <b>\$ 388,879</b>                | <b>\$ 2,641,234</b> |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 2,256,177</b> | <b>\$ 388,879</b>                | <b>\$ 2,645,056</b> |

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

| ACCOUNT DESCRIPTION            | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | SEP-25<br>ACTUAL |
|--------------------------------|-----------------------------|------------------------|----------------------------------------|------------------|
| <b>REVENUES</b>                |                             |                        |                                        |                  |
| Interest - Investments         | \$ 30,000                   | \$ 88,457              | 294.86%                                | \$ 7,288         |
| Interest - Tax Collector       | -                           | 1,480                  | 0.00%                                  | -                |
| 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%                                  | -                |
| <b>TOTAL REVENUES</b>          | <b>468,641</b>              | <b>532,538</b>         | <b>113.63%</b>                         | <b>7,288</b>     |

**EXPENDITURES****Administration**

|                                 |                |                |               |              |
|---------------------------------|----------------|----------------|---------------|--------------|
| P/R-Board of Supervisors        | 8,000          | 1,800          | 22.50%        | 200          |
| FICA Taxes                      | 612            | 138            | 22.55%        | 15           |
| ProfServ-Arbitrage Rebate       | 600            | 600            | 100.00%       | 600          |
| ProfServ-Engineering            | 11,000         | 3,120          | 28.36%        | 3,120        |
| ProfServ-Legal Services         | 4,000          | 8,074          | 201.85%       | 702          |
| ProfServ-Mgmt Consulting        | 48,228         | 48,228         | 100.00%       | 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            | 48             | 20.87%        | 35           |
| 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            | 103            | 31.69%        | (15)         |
| Misc-Records Storage            | 720            | 720            | 100.00%       | 60           |
| Misc-Assessment Collection Cost | 9,138          | 8,821          | 96.53%        | -            |
| Payroll Services                | -              | 116            | 0.00%         | -            |
| Misc-Web Hosting                | 2,715          | 2,791          | 102.80%       | 217          |
| Office Supplies                 | 50             | -              | 0.00%         | -            |
| Annual District Filing Fee      | 175            | 175            | 100.00%       | -            |
| <b>Total Administration</b>     | <b>118,062</b> | <b>104,320</b> | <b>88.36%</b> | <b>8,953</b> |

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | SEP-25<br>ACTUAL |
|----------------------------------------------|-----------------------------|------------------------|----------------------------------------|------------------|
| <b>Field</b>                                 |                             |                        |                                        |                  |
| Contracts-Landscape                          | 47,724                      | 47,724                 | 100.00%                                | 3,977            |
| Contracts-Lakes                              | 25,872                      | 35,142                 | 135.83%                                | 3,083            |
| Electricity - General                        | 11,000                      | 10,019                 | 91.08%                                 | 961              |
| Electricity - Streetlights                   | 40,000                      | 30,934                 | 77.34%                                 | 2,820            |
| R&M-Wetland Monitoring                       | 4,000                       | -                      | 0.00%                                  | -                |
| Misc-Hurricane Expense                       | -                           | 9,403                  | 0.00%                                  | -                |
| Misc-Contingency                             | 44,297                      | 32,066                 | 72.39%                                 | -                |
| Reserve - Ponds                              | 177,686                     | -                      | 0.00%                                  | -                |
| <b>Total Field</b>                           | <b>350,579</b>              | <b>165,288</b>         | <b>47.15%</b>                          | <b>10,841</b>    |
| <b>TOTAL EXPENDITURES</b>                    | <b>468,641</b>              | <b>269,608</b>         | <b>57.53%</b>                          | <b>19,794</b>    |
| Excess (deficiency) of revenues              |                             |                        |                                        |                  |
| Over (under) expenditures                    | -                           | 262,930                | 0.00%                                  | (12,506)         |
| Net change in fund balance                   | \$ -                        | \$ 262,930             | 0.00%                                  | \$ (12,506)      |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b> | <b>1,989,425</b>            | <b>1,989,425</b>       |                                        |                  |
| <b>FUND BALANCE, ENDING</b>                  | <b>\$ 1,989,425</b>         | <b>\$ 2,252,355</b>    |                                        |                  |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025

| ACCOUNT DESCRIPTION                                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | SEP-25<br>ACTUAL |
|--------------------------------------------------------------|-----------------------------|------------------------|----------------------------------------|------------------|
| <b>REVENUES</b>                                              |                             |                        |                                        |                  |
| Interest - Investments                                       | \$ -                        | \$ 18,348              | 0.00%                                  | \$ 1,383         |
| Special Assmnts- Tax Collector                               | 477,357                     | 477,367                | 100.00%                                | -                |
| Special Assmnts- Discounts                                   | (19,094)                    | (17,099)               | 89.55%                                 | -                |
| <b>TOTAL REVENUES</b>                                        | <b>458,263</b>              | <b>478,616</b>         | <b>104.44%</b>                         | <b>1,383</b>     |
| <b>EXPENDITURES</b>                                          |                             |                        |                                        |                  |
| <b>Administration</b>                                        |                             |                        |                                        |                  |
| Misc-Assessment Collection Cost                              | 9,547                       | 9,215                  | 96.52%                                 | -                |
| <b>Total Administration</b>                                  | <b>9,547</b>                | <b>9,215</b>           | <b>96.52%</b>                          | <b>-</b>         |
| <b>Debt Service</b>                                          |                             |                        |                                        |                  |
| Principal Debt Retirement                                    | 325,000                     | 325,000                | 100.00%                                | -                |
| Interest Expense                                             | 119,121                     | 119,121                | 100.00%                                | -                |
| <b>Total Debt Service</b>                                    | <b>444,121</b>              | <b>444,121</b>         | <b>100.00%</b>                         | <b>-</b>         |
| <b>TOTAL EXPENDITURES</b>                                    | <b>453,668</b>              | <b>453,336</b>         | <b>99.93%</b>                          | <b>-</b>         |
| Excess (deficiency) of revenues<br>Over (under) expenditures | 4,595                       | 25,280                 | n/a                                    | 1,383            |
| Net change in fund balance                                   | \$ 4,595                    | \$ 25,280              | n/a                                    | \$ 1,383         |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>                 | <b>363,599</b>              | <b>363,599</b>         |                                        |                  |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 368,194</b>           | <b>\$ 388,879</b>      |                                        |                  |

## **LIVE OAK NO. 1**

Community Development District

### **Supporting Schedules**

*September 30, 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%               |
| <b>R/E Installment</b> |                   |                               |                  |                       |                    |                   |
| 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               |
| <b>R/E Current</b>     |                   |                               |                  |                       |                    |                   |
| 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             |
| <b>R/E Delinquent</b>  |                   |                               |                  |                       |                    |                   |
| 06/18/25               | 11,000            | (327)                         | 224              | 10,897                | 5,329              | 5,568             |
| <b>TOTAL</b>           | <b>\$ 882,794</b> | <b>\$ 33,466</b>              | <b>\$ 18,036</b> | <b>\$ 934,295</b>     | <b>\$ 456,928</b>  | <b>\$ 477,367</b> |
| % COLLECTED            |                   |                               |                  | 100%                  | 100%               | 100%              |

**Cash and Investment Report**  
*September 30, 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%        | \$ 300,524     |
| Public Funds MMA Variance Account | BankUnited           | PF Relationship Priced MMA Account |                 | 4.07%        | 1,936,107      |

**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  | 4.00%        | \$ 43,917           |
| Series 2013 Revenue Fund | US Bank          | US Bank Open Ended CP  | 4.00%        | 344,962             |
| <b>DS Subtotal</b>       |                  |                        |              | <b>\$ 388,879</b>   |
| <b>Total</b>             |                  |                        |              | <b>\$ 2,625,510</b> |

# Bank Account Statement

Live Oak No. 1 CDD

**Bank Account No.** 4100  
**Statement No.** 09-25

**Statement Date** 09/30/2025

|                                       |            |                             |            |
|---------------------------------------|------------|-----------------------------|------------|
| <b>G/L Account No. 101004 Balance</b> | 300,523.76 | <b>Statement Balance</b>    | 309,460.36 |
|                                       |            | <b>Outstanding Deposits</b> | 0.00       |
| <b>Positive Adjustments</b>           | 0.00       |                             |            |
| <b>Subtotal</b>                       | 300,523.76 | <b>Subtotal</b>             | 309,460.36 |
| <b>Negative Adjustments</b>           | 0.00       | <b>Outstanding Checks</b>   | -8,936.60  |
| <b>Ending G/L Balance</b>             | 300,523.76 | <b>Ending Balance</b>       | 300,523.76 |

| Posting Date                    | Document Type | Document No. | Vendor                      | Description             | Amount | Cleared Amount | Difference |
|---------------------------------|---------------|--------------|-----------------------------|-------------------------|--------|----------------|------------|
| <b>Outstanding Checks</b>       |               |              |                             |                         |        |                |            |
| 08/21/2025                      | Payment       | 100052       | VGLOBAL TECH                | Inv: 7568               |        |                | -216.66    |
| 09/08/2025                      | Payment       | 100055       | VGLOBAL TECH                | Inv: 7650               |        |                | -216.66    |
| 09/25/2025                      | Payment       | 100060       | FED EX                      | Inv: 8-967-80893        |        |                | -35.28     |
| 09/30/2025                      | Payment       | 1045         | EGIS INSURANCE ADVISORS LLC | Check for Vendor V00107 |        |                | -8,468.00  |
| <b>Total Outstanding Checks</b> |               |              |                             |                         |        |                | -8,936.60  |

**LIVE OAK NO. 1 COMMUNITY DEVELOPMENT DISTRICT****Payment Register by Fund**

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

| Fund No.                         | Date     | Payee                        | Invoice No.     | Payment Description         | Invoice / GL Description   | G/L Account # | Amount Paid       |
|----------------------------------|----------|------------------------------|-----------------|-----------------------------|----------------------------|---------------|-------------------|
| <b><u>GENERAL FUND - 001</u></b> |          |                              |                 |                             |                            |               |                   |
| <b>CHECK # 100055</b>            |          |                              |                 |                             |                            |               |                   |
| 001                              | 09/08/25 | VGLOBAL TECH                 | 7650            | WEBSITE MAINT               | Misc-Web Hosting           | 549915-51301  | \$216.66          |
| <b>Check Total</b>               |          |                              |                 |                             |                            |               | <b>\$216.66</b>   |
| <b>CHECK # 100056</b>            |          |                              |                 |                             |                            |               |                   |
| 001                              | 09/16/25 | INFRAMARK LLC                | 158122          | SEPT 2025 MGMT SVCS         | ProfServ-Mgmt Consulting   | 531027-51201  | \$4,019.00        |
| 001                              | 09/16/25 | INFRAMARK LLC                | 158122          | SEPT 2025 MGMT SVCS         | Misc-Records Storage       | 549069-51301  | \$60.00           |
| <b>Check Total</b>               |          |                              |                 |                             |                            |               | <b>\$4,079.00</b> |
| <b>CHECK # 100057</b>            |          |                              |                 |                             |                            |               |                   |
| 001                              | 09/16/25 | SOLITUDE LAKE MANAGEMENT LLC | PSI199903       | SEPT 2025 POND MAINT        | Contracts-Lakes            | 534084-53901  | \$3,083.00        |
| <b>Check Total</b>               |          |                              |                 |                             |                            |               | <b>\$3,083.00</b> |
| <b>CHECK # 100058</b>            |          |                              |                 |                             |                            |               |                   |
| 001                              | 09/19/25 | AMTEC                        | 4403-09-25      | 2 BOND YEARS ARBITRAGE SVCS | ProfServ-Arbitrage Rebate  | 531002-51301  | \$1,200.00        |
| <b>Check Total</b>               |          |                              |                 |                             |                            |               | <b>\$1,200.00</b> |
| <b>CHECK # 100059</b>            |          |                              |                 |                             |                            |               |                   |
| 001                              | 09/19/25 | OUTDOOR PROFESSIONALS LLC    | 4310            | SEPT 2025 LAWN MAINT        | Contracts-Landscape        | 534050-53901  | \$3,977.00        |
| <b>Check Total</b>               |          |                              |                 |                             |                            |               | <b>\$3,977.00</b> |
| <b>CHECK # 100060</b>            |          |                              |                 |                             |                            |               |                   |
| 001                              | 09/25/25 | FED EX                       | 8-967-80893     | FEDEX TO U.S. BANK          | Misc-Contingency           | 549900-51301  | \$35.28           |
| <b>Check Total</b>               |          |                              |                 |                             |                            |               | <b>\$35.28</b>    |
| <b>CHECK # 1044</b>              |          |                              |                 |                             |                            |               |                   |
| 001                              | 09/23/25 | EGIS INSURANCE ADVISORS LLC  | 29016           | 10/1/25-10/1/26 POLICY      | Prepaid Insurance          | 155100-51301  | \$7,968.00        |
| <b>Check Total</b>               |          |                              |                 |                             |                            |               | <b>\$7,968.00</b> |
| <b>CHECK # 1045</b>              |          |                              |                 |                             |                            |               |                   |
| 001                              | 09/30/25 | EGIS INSURANCE ADVISORS LLC  | 29795           | Prepaid Insurance           | Prepaid Insurance          | 155100-51301  | \$8,468.00        |
| <b>Check Total</b>               |          |                              |                 |                             |                            |               | <b>\$8,468.00</b> |
| <b>CHECK # 300010</b>            |          |                              |                 |                             |                            |               |                   |
| 001                              | 09/08/25 | TECO                         | 081925-3046-ACH | SVC PRD 7/16-8/13/25        | Electricity - Streetlights | 543013-53901  | \$2,820.47        |
| <b>Check Total</b>               |          |                              |                 |                             |                            |               | <b>\$2,820.47</b> |
| <b>CHECK # 300011</b>            |          |                              |                 |                             |                            |               |                   |
| 001                              | 09/11/25 | TECO                         | 082225-5103-ACH | SVC PRD 7/19-8/18/25        | Electricity - General      | 543006-53901  | \$961.24          |
| <b>Check Total</b>               |          |                              |                 |                             |                            |               | <b>\$961.24</b>   |

LIVE OAK NO. 1 COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025  
(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|----------|------|-------|-------------|---------------------|--------------------------|---------------|-------------|
|----------|------|-------|-------------|---------------------|--------------------------|---------------|-------------|

|  |  |  |  |  |  |            |                    |
|--|--|--|--|--|--|------------|--------------------|
|  |  |  |  |  |  | Fund Total | <u>\$32,808.65</u> |
|--|--|--|--|--|--|------------|--------------------|

|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|

|                   |             |
|-------------------|-------------|
| Total Checks Paid | \$32,808.65 |
|-------------------|-------------|

**LIVE OAK NO. 1  
COMMUNITY DEVELOPMENT DISTRICT**

**Motion: Assigning Fund Balance as of 9/30/25**

The Board hereby assigns the FY 2025 Reserves per the September 2025 Financials:

|                     |              |
|---------------------|--------------|
| Operating Reserve   | \$ 59,315    |
| Reserves - Roadways | \$ 272,000   |
| Reserves - Ponds    | \$ 1,713,567 |

\* To be approved at 10/21/25 meeting.



Consolidated Land Services, Inc.

Mailing Address:  
P.O. Box 2593  
Dade City, FL 33526

Page #19

# Invoice

| Date       | Invoice # |
|------------|-----------|
| 10/12/2025 | 00000260  |

Bill To

Live Oak 1 CDD  
C/O Inframark  
210 University Drive Ste. 702  
Coral Springs, FL 33701

|                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Terms            | Project           |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------|-----------|
|                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Due on receipt   | Pond 9 Depression |           |
| Item                                                                                                                                                                                                                                                                                                                                                           | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | U/M              | Total %           | Amount    |
| 9.0 General Condi...                                                                                                                                                                                                                                                                                                                                           | <p>Pond 9 Depression</p> <p>Project: Anomaly Repair<br/>Project Location: approx. location near 20020 Nob Oak Ave.</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by clearing access point of obstructing vegetation in order to access project. CLS will then begin excavation of surrounding area with an approximate variation based upon field observation in order to clear area of all debris and sediment to fill anomaly with flowable fill and install 3M liner over excavated area. Once 3M liner is installed, backfill with existing excavated clay like material, and re-establish disturbed area to pre-existing grade.</p> <p>*Project is anticipated to take approx. 10 yards of flowable fill. In the event additional fill is required a change order will be provided.</p> <p>*Please be advised, anomaly(ies) may be discoverable in multiple areas of pond lining due to unforeseen bedrock conditions and further mitigation may be required. Upon possible discoveries Change Order may be provided.</p> <ol style="list-style-type: none"><li>1. Mobilize</li><li>2. Excavate surrounding area</li><li>3. Clear area of debris and sediment</li><li>4. Fill with flowable fill and install 3M liner</li><li>5. Backfill and re-establish pre-existing grade</li><li>6. De-mobilize</li></ol> | ea               | 100.00%           | 11,483.15 |
| Please remit to above address.                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Total            |                   |           |
| <p>A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Payments/Credits |                   |           |
|                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Balance Due      |                   |           |



Consolidated Land Services, Inc.

Mailing Address:  
P.O. Box 2593  
Dade City, FL 33526

Page #20

# Invoice

| Date       | Invoice # |
|------------|-----------|
| 10/12/2025 | 00000260  |

| Bill To                                                                                     |
|---------------------------------------------------------------------------------------------|
| Live Oak 1 CDD<br>C/O Inframark<br>210 University Drive Ste. 702<br>Coral Springs, FL 33701 |

|                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Terms                          |         | Project           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------|-------------------|
|                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Due on receipt                 |         | Pond 9 Depression |
| Item                                                                                                                                                                                                                                                                                                                                                    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | U/M                            | Total % | Amount            |
|                                                                                                                                                                                                                                                                                                                                                         | <p>*Track mat systems will be utilized to minimize disturbances to access points and work areas.</p> <p>*Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order.</p> <p>*Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.</p> <p>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p> |                                |         |                   |
|                                                                                                                                                                                                                                                                                                                                                         | Original Estimate: 409                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                |         |                   |
| Please remit to above address.                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Total</b> \$11,483.15       |         |                   |
| A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Payments/Credits</b> \$0.00 |         |                   |
|                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Balance Due</b> \$11,483.15 |         |                   |



Consolidated Land Services, Inc.

Mailing Address:  
P.O. Box 2593  
Dade City, FL 33526

Page #21

# Invoice

| Date       | Invoice # |
|------------|-----------|
| 10/12/2025 | 00000261  |

Bill To

Live Oak 1 CDD  
C/O Inframark  
210 University Drive Ste. 702  
Coral Springs, FL 33701

|                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                           | Terms                          | Project              |           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------|-----------|
|                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                           | Due on receipt                 | Addendum to Pond ... |           |
| Item                                                                                                                                                                                                                                                                                                                                                    | Description                                                                                                                                                               | U/M                            | Total %              | Amount    |
| 9.0 General Condi...                                                                                                                                                                                                                                                                                                                                    | Addendum to Pond 9 Depression (ref. est. 409)<br><br>Approx. 37.5 yards of additional flowable fill, includes additional project materials.<br><br>*Original Estimate 410 | ea                             | 100.00%              | 19,724.82 |
| Please remit to above address.                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                           | <b>Total</b> \$19,724.82       |                      |           |
| A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice. |                                                                                                                                                                           | <b>Payments/Credits</b> \$0.00 |                      |           |
|                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                           | <b>Balance Due</b> \$19,724.82 |                      |           |



Consolidated Land Services, Inc.

Mailing Address:  
P.O. Box 2593  
Dade City, FL 33526

Page #22

# Invoice

| Date       | Invoice # |
|------------|-----------|
| 10/12/2025 | 00000262  |

**Bill To**

Live Oak 1 CDD  
C/O Inframark  
210 University Drive Ste. 702  
Coral Springs, FL 33701

|                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Terms                   |         | Project               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------|-----------------------|
|                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Due on receipt          |         | Pond 7C - Temporar... |
| Item                                                                                                                                                                                                                                                                                                                                                           | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | U/M                     | Total % | Amount                |
| 9.0 General Condi...                                                                                                                                                                                                                                                                                                                                           | <p>Project: Temporary Earth Dam Embankment<br/>Location: Pond 7C</p> <p>Upon receipt of the Notice to Proceed, CLS, Inc. will mobilize all necessary equipment and materials to the site. Following mobilization, excavation activities will commence for the construction of a temporary earth dam embankment. This structure will facilitate the monitoring of high-water conditions within the pond, and assist in identifying any areas of concern. Additionally, CLS will install a drainpipe positioned at the high-water elevation to enable stabilization of pond levels. After completing the embankment and conducting water level assessments for irregularities, CLS will perform a comprehensive evaluation of the area. Should any anomalies be detected during this process, a Change Order may be issued with recommendations for repairs required to restore the pond to full operational status.</p> <p>*Please be advised, anomaly(ies) may be discoverable in multiple areas of pond lining due to unforeseen bedrock conditions and further mitigation may be required.</p> <ol style="list-style-type: none"><li>1. Mobilize</li><li>2. Build temporary earth dam embankment</li><li>3. Install drainpipe</li><li>4. De-mobilize</li></ol> | ea                      | 100.00% | 2,842.67              |
| Please remit to above address.                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Total</b>            |         |                       |
| <p>A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Payments/Credits</b> |         |                       |
|                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Balance Due</b>      |         |                       |



Consolidated Land Services, Inc.

Mailing Address:  
P.O. Box 2593  
Dade City, FL 33526

Page #23

# Invoice

| Date       | Invoice # |
|------------|-----------|
| 10/12/2025 | 00000262  |

| Bill To                                                                                     |
|---------------------------------------------------------------------------------------------|
| Live Oak 1 CDD<br>C/O Inframark<br>210 University Drive Ste. 702<br>Coral Springs, FL 33701 |

|                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Terms                   |         | Project               |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------|-----------------------|--|
|                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Due on receipt          |         | Pond 7C - Temporar... |  |
| Item                                                                                                                                                                                                                                                                                                                                                    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | U/M                     | Total % | Amount                |  |
|                                                                                                                                                                                                                                                                                                                                                         | <p>*Track mat systems will be utilized to minimize disturbances to access points and work areas.</p> <p>*Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order.</p> <p>*Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.</p> <p>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p> |                         |         |                       |  |
| Please remit to above address.                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Total</b>            |         | \$2,842.67            |  |
| A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Payments/Credits</b> |         | \$0.00                |  |
|                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Balance Due</b>      |         | \$2,842.67            |  |