

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

District Staff

Heather Dilley, District Manager
Tracy Robin, District Counsel
Stephen Brletic, District Engineer

Meeting Agenda

Tuesday, April 21, 2026 – 10:00 a.m.
Live Oak Clubhouse
9401 Oak Preserve Blvd., Tampa, FL

1. Call to Order

2. Audience Comments

3. Business Items

- A. Presentation of Proposed Budget for Fiscal Year 2027
- B. Consideration for Adoption – **Resolution 2026-07**, Approving Proposed Budget and Setting Hearing Date for FY 2026/2027
 - i. Exhibit A – Proposed Budget for Fiscal Year 2026/2027
- C. Consideration of Proposals
 - i. New Tampa Fence – Aluminum Fence - \$22,050.00
 - ii. Insituform – Storm Drains Cleaning - \$15,500.00

4. Consent Agenda

- A. Acceptance of the Unaudited March 2026 Financials
- B. Approval of the Minutes of the February 17, 2026 Meeting
- C. Ratification of Anticus Engineering – Geotechnical Engineering Services Proposal - \$2,400.00
- D. Ratification of CLS – Dewatering of Pond 52 & Pond 7 Proposal - \$8,001.95

5. Staff Reports

- A. Engineer's Report
- B. Attorney's Report
- C. Manager's Report

6. Supervisor's Requests

7. Adjournment

Live Oak I
Community Development District

Proposed Budget
FY 2026–2027

Presented at the April 21, 2026 Meeting



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**Live Oak I Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 3/31/2026	Projected April 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	456,918	456,928	456,918	\$ 429,745	\$ 27,173	\$ 456,918	\$ 456,918
Operations & Maintenance Assessments - Discounts	(16,408)	(16,367)	(18,277)	(16,701)	-	(16,701)	(18,277)
Miscellaneous Revenue	-	2,040	-	-	-	-	-
Interest	95,859	89,937	50,000	46,476	-	46,476	50,000
Insurance Proceeds	-	-	-	-	-	-	-
Total Revenue	536,369	532,538	488,641	459,520	27,173	486,693	488,641
II. Expenditures							
General Administrative							
P/R- Board of Supervisors	2,400	1,800	8,000	2,000	6,000	8,000	8,000
Payroll Taxes	184	138	612	15	459	474	612
Payroll Processing	-	116	150	60	60	121	200
Professional Services - Management Consulting Services	48,228	48,228	45,000	15,329	22,500	37,829	45,500
Professional Services - Auditing Services	5,300	5,400	5,400	5,500	-	5,500	5,900
Professional Services - Engineering Services	2,147	3,120	11,000	1,690	2,634	4,324	10,000
Professional Services - Legal Services	5,374	8,074	4,000	2,636	6,724	9,360	8,330
Legal Advertisements	4,386	882	3,400	376	2,634	3,010	3,100
Insurance	7,228	7,517	8,645	4,234	4,411	8,645	9,800
Regulatory & Permit Fees	175	175	175	175	-	175	175
Bank Fees	68	103	-	-	-	-	-
Postage & Printing	67	48	200	53	53	106	200
Website Development & Hosting	2,282	2,791	2,800	1,299	1,501	2,800	2,800
ProfServ - Special Assessment	12,500	12,500	-	-	-	-	-
Misc - Records Storage	720	720	720	60	660	720	720
Misc - Assessment Collection Cost	5,273	8,821	9,138	8,254	885	9,138	9,138
Total Administrative	96,332	100,433	99,240	41,681	48,520	90,202	104,475
Debt Administration							
Dissemination Agent	-	-	-	-	-	-	2,500
Trustee Fees	3,152	3,287	3,287	1,643	1,644	3,287	4,256
Arbitrage	600	600	800	-	800	800	475
Total Debt Administration	3,752	3,887	4,087	1,643	2,444	4,087	7,231
Physical Environment							
Utilities							
Electricity (Irrigation & Pond Pumps)	12,207	10,019	11,000	6,238	6,238	12,477	12,500
Streetpole Lighting	33,344	30,934	40,000	16,926	16,923	33,849	33,900
Total Utilities	45,551	40,953	51,000	23,164	23,161	46,325	46,400

**Live Oak I Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 3/31/2026	Projected April 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Common Areas & Right of Ways							
Contracts - Landscape Maintenance	47,724	47,724	47,724	23,862	23,862	47,724	47,724
Total Common Areas & Right of Ways	47,724	47,724	47,724	23,862	23,862	47,724	47,724
Flood Control/Stormwater Management							
Contracts - Aquatic Maintenance	25,572	35,142	36,996	18,508	18,498	37,006	36,996
Contracts - Wetland Monitoring	-	-	4,000	-	4,000	4,000	4,000
Total Flood Control/Stormwater Management	25,572	35,142	40,996	18,508	22,498	41,006	40,996
Capital & Contingency Reserves							
Emergency Response & Disaster Recovery	-	9,403	10,000	-	10,000	10,000	10,000
Reserve - Ponds	177,686	177,686	177,686	-	177,686	177,686	177,686
Physical Environment Contingency	59,570	32,066	57,908	52,938	4,970	57,908	54,129
Total Capital & Contingency Reserves	237,256	219,155	245,594	52,938	192,656	245,594	241,815
Total Physical Environment	356,103	342,974	385,314	118,472	262,178	380,649	376,935
Total Expenditures	456,187	447,294	488,641	161,796	313,142	474,938	488,641
Excess (Deficiency) of Revenues Over (Under) Expenditures	80,182	85,244	-	297,725	(285,970)	11,755	-
III. Other Financing Sources (Uses)							
Capital Improvement Reserve (Increase/Decrease)	177,686	177,686	177,686	-	177,686	177,686	177,686
Total Other Financing Sources (Uses)	177,686	177,686	177,686	-	177,686	177,686	177,686
IV. Net Change in Fund Balance							
Fund Balance - Beginning	1,730,595	1,988,463	2,251,393	2,251,393	-	2,251,393	2,440,834
Fund Balance - Ending	\$ 1,988,463	\$ 2,251,393	\$ 2,429,079	\$ 2,549,118	\$ (108,284)	\$ 2,440,834	\$ 2,618,520

Exhibit A
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 2,251,393
Net Change in Fund Balance - Fiscal Year 2026	189,441
Total Funds Available (Estimated) - 9/30/2026	2,440,834

Allocation of Available Funds

Nonspendable Fund Balance

Prepaid Items & Deposits	8,432
Subtotal	8,432

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	59,315
Capital Project - Reserved for Ponds Fiscal Year 2026	177,686
Capital Project - Reserved for Ponds Prior Years	1,713,567
Reserve - Reserved for Roadways	272,000
Subtotal	2,222,568

Total Allocation of Available Funds	2,231,000
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Total Unassigned (undesignated) Cash	\$ 209,834
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Notes

- (1) Represent approximately 3 months of operating expenditures.
- (2) Represents Reserves from Prior Years thru FY 2025.

**LIVE OAK I COMMUNITY DEVELOPMENT DISTRICT
FY 2026-2027 BUDGET NARRATIVE**

REVENUE

SPECIAL ASSESSMENTS – ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

SPECIAL ASSESSMENTS – DISCOUNTS

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

INTEREST INCOME

Interest earned on District operating funds held in bank accounts and permitted investments. Amounts vary based on cash balances, assessment receipt timing, and interest rates.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R – BOARD OF SUPERVISORS

Chapter 190 of the Florida Statutes permits Board Supervisors to receive \$200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

PAYROLL TAXES

Provides funding for required taxes associated with Board Supervisor payroll. This includes FICA taxes calculated at 7.65% of gross payroll.

PAYROLL PROCESSING

Covers the cost of administering payroll for Supervisor compensation. This includes routine processing for each payroll cycle and additional year-end reporting and compliance filings.

PROFESSIONAL SERVICES – MANAGEMENT CONSULTING SERVICES

The District receives Management, Accounting, Administrative, and Assessment services as part of the Kai Connected, LLC Management Agreement. This line also includes IT-related costs for processing the District’s financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in Exhibit “A” of the agreement.

PROFESSIONAL SERVICES – AUDITING SERVICES

Covers the cost for the District’s annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted by Grau and Associates in accordance with government auditing standards.

PROFESSIONAL SERVICES – ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. Services are provided by Brletic Dvorak Inc.

PROFESSIONAL SERVICES – LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Legal representation is provided by Straley Robin Vericker.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

INSURANCE

Covers the District's annual premiums for general liability, public officials' liability, and property insurance. Coverage is provided by Egis Insurance (Public Risk), and the FY 2027 Proposed Budget includes \$9,800 based on current asset values and risk exposure.

REGULATORY AND PERMIT FEES

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

POSTAGE AND PRINTING

Provides for the printing, postage, mailing, and courier costs associated with official District communications, including meeting notices, budget documents, compliance correspondence, and other required materials distributed to residents, Board members, government agencies, and vendors.

WEBSITE DEVELOPMENT & HOSTING

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. ADA-PDF subscription services are provided by VGlobalTech for \$1,515 annually.

MISC – RECORDS STORAGE

Covers fees for the storage of District documents and records maintained by the management company.

MISC – ASSESSMENT COLLECTION COST

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

DEBT ADMINISTRATION

DISSEMINATION AGENT

Provides for the services of a dissemination agent responsible for preparing and submitting the District's annual and continuing disclosure reports pursuant to SEC Rule 15c2-12.

TRUSTEE FEES

Covers the annual fees paid to the trustee bank responsible for administering the District's bond trust accounts and ensuring proper handling of debt service payments. Trustee services are based on the terms outlined in the Trust Indenture for the Series 2013 bond issuance.

ARBITRAGE

Provides for periodic calculations to ensure the District complies with federal regulations limiting the earnings on

bond proceeds. These arbitrage rebate calculations are required by the Internal Revenue Code and are typically performed by an independent third-party consultant.

PHYSICAL ENVIRONMENT

UTILITIES

ELECTRICITY (IRRIGATION & POND PUMPS)

Provides for electric utility service to power District-owned irrigation systems and pond pumps. Service is billed by Tampa Electric based on usage and applicable utility rates.

STREETPOLE LIGHTING

Covers the cost of electric service for the District's street lighting infrastructure consisting of 51 light poles. Services are provided by Tampa Electric for an annual amount of \$33,900.

COMMON AREAS & RIGHT OF WAYS

CONTRACTS – LANDSCAPE MAINTENANCE

Provides for the contracted landscape maintenance services for the District. Services are performed by Outdoor Professionals LLC for an annual amount of \$47,724 under the terms of the landscape maintenance agreement. Includes routine mowing, fertilization, plant and turf care, and irrigation system inspections and minor repairs as outlined in the contract.

FLOOD CONTROL/STORMWATER MANAGEMENT

CONTRACTS – AQUATIC MAINTENANCE

Provides for the contracted services to treat and maintain the District's stormwater ponds, lakes, and aquatic vegetation. These services are performed by Solitude Lake Management for an annual amount of \$36,996 and may include algae control, shoreline management, water quality monitoring, midge fly and invasive species treatment.

CONTRACTS – WETLAND MONITORING

This line item includes costs associated with the monitoring of wetlands, preserves, uplands, and other environmental areas within the District to ensure compliance with applicable environmental permits and regulatory requirements. Services may include periodic site inspections, documentation, and reporting to regulatory agencies as required.

CAPITAL & CONTINGENCY RESERVES

EMERGENCY RESPONSE & DISASTER RECOVERY

Provides funding for non-recurring costs associated with hurricanes, severe weather, flooding, or other extraordinary events. These funds may be used for emergency response, temporary repairs, debris removal, and related services not otherwise included in routine maintenance contracts.

RESERVE – PONDS

Represents the annual transfer to fund the District's pond reserve. This ensures funds are set aside for future capital needs associated with stormwater infrastructure.

PHYSICAL ENVIRONMENT CONTINGENCY

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year.

OTHER FINANCING SOURCES

CAPITAL IMPROVEMENT RESERVE (INCREASE/DECREASE)

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

**Live Oak I Community Development District
Fiscal Year 2027 Annual Budget
Series 2013 Debt Service Fund**

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 03/31/2026	Projected April 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 477,367	\$ 477,357	\$ 448,911	\$ 28,446	\$ 477,357	\$ 477,357
Special Assessments - Discounts	(17,099)	(19,094)	(17,446)	-	(17,446)	(19,094)
Interest	18,348	-	7,038	-	7,038	-
Total Revenue	478,616	458,263	438,503	28,446	466,949	458,263
II. Expenditures						
Administrative						
Misc - Assessment Collection Cost	9,215	9,547	8,622	925	9,547	9,547
Total Administrative	9,215	9,547	8,622	925	9,547	9,547
Debt Service						
Principal Debt Retirement	325,000	335,000	-	335,000	335,000	345,000
Interest Expense	119,121	107,616	53,808	53,808	107,616	95,757
Total Debt Service	444,121	442,616	53,808	388,808	442,616	440,757
Total Expenditures	453,336	452,163	62,430	389,733	452,163	450,304
Excess (Deficiency) of Revenues Over (Under) Expenditures	25,280	6,100	376,073	(361,287)	14,786	7,959
IV. Net Change in Fund Balance	25,280	6,100	376,073	(361,287)	14,786	7,959
Fund Balance - Beginning	366,676	391,956	391,956	-	391,956	406,742
Fund Balance - Ending	\$ 391,956	\$ 398,056	\$ 768,029	\$ (361,287)	\$ 406,742	\$ 414,701

**Live Oak I Community Development District
Special Assessment Bonds Series 2013**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service	Total Bond Value
11/1/2025		53,808	53,808		3,040,000
5/1/2026	335,000	53,808	388,808	442,616	2,705,000
11/1/2026		47,879	47,879		2,705,000
5/1/2027	345,000	47,879	392,879	440,757	2,360,000
11/1/2027		41,772	41,772		2,360,000
5/1/2028	360,000	41,772	401,772	443,544	2,000,000
11/1/2028		35,400	35,400		2,000,000
5/1/2029	370,000	35,400	405,400	440,800	1,630,000
11/1/2029		28,851	28,851		1,630,000
5/1/2030	385,000	28,851	413,851	442,702	1,245,000
11/1/2030		22,037	22,037		1,245,000
5/1/2031	400,000	22,037	422,037	444,073	845,000
11/1/2031		14,957	14,957		845,000
5/1/2032	415,000	14,957	429,957	444,913	430,000
11/1/2032		7,611	7,611		430,000
5/1/2033	430,000	7,611	437,611	445,222	0
Total	3,040,000	504,627	3,544,627	3,544,627	

**Live Oak I Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison**

AR = Total Expenditures - Net:	\$429,503.00
Plus: Early Payment Discount (4.0%)	\$18,276.72
Plus: County Collection Charges (2.0%)	\$9,138.36
Total Expenditures - GROSS	\$456,918.08 [a]
Total ERU:	892.00 [b]
Total AR / ERU - GROSS (as if all On-Roll):	\$512.24 [a] / [b]
Total AR / ERU - NET:	\$481.51

Name	Product	Village	Units	Operations & Maintenance ¹			Series 2013 Debt Service ¹			Total ¹			
				FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
Laurel Oak	60'	1	76	\$512.24	\$512.24	0%	\$615.63	\$615.63	0%	\$1,127.87	\$1,127.87	\$0.00	0%
Cedarwood	50'	2	110	\$512.24	\$512.24	0%	\$538.68	\$538.68	0%	\$1,050.92	\$1,050.92	\$0.00	0%
Cypresswood	50'	3	65	\$512.24	\$512.24	0%	\$538.68	\$538.68	0%	\$1,050.92	\$1,050.92	\$0.00	0%
Willow Bend	45'	4	68	\$512.24	\$512.24	0%	\$461.73	\$461.73	0%	\$973.97	\$973.97	\$0.00	0%
Weatherwood	45'	5	125	\$512.24	\$512.24	0%	\$461.73	\$461.73	0%	\$973.97	\$973.97	\$0.00	0%
Oakwood	80'	6	49	\$512.24	\$512.24	0%	\$1,077.36	\$1,077.36	0%	\$1,589.60	\$1,589.60	\$0.00	0%
Maplewood	60'	7	83	\$512.24	\$512.24	0%	\$615.63	\$615.63	0%	\$1,127.87	\$1,127.87	\$0.00	0%
Maplewood	70'	7	68	\$512.24	\$512.24	0%	\$923.45	\$923.45	0%	\$1,435.69	\$1,435.69	\$0.00	0%
Brentwood	Townhomes	8	176	\$512.24	\$512.24	0%	\$307.82	\$307.82	0%	\$820.06	\$820.06	\$0.00	0%
	Commercial		72	\$512.24	\$512.24	0%	\$400.93	\$400.93	0%	\$913.17	\$913.17	\$0.00	0%
		Total	892										

1. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.

RESOLUTION 2026- 07_

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LIVE OAK NO. 1 COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Live Oak No. 1 Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday August 18, 2026 at 10:00 am at Live Oak Clubhouse located at 9401 Oak Preserve Boulevard, Tampa, Florida 33647.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on April 21, 2026.

Attested By:

**Live Oak No. 1 Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Live Oak I
Community Development District

Proposed Budget
FY 2026–2027

Presented at the April 21, 2026 Meeting



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General Fund (Operations & Maintenance)**

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Operations & Maintenance Assessments - On-Roll	456,918	456,928	456,918	\$ 429,745	\$ 27,173	\$ 456,918	\$ 456,918
Operations & Maintenance Assessments - Discounts	(16,408)	(16,367)	(18,277)	(16,701)	-	(16,701)	(18,277)
Miscellaneous Revenue	-	2,040	-	-	-	-	-
Interest	95,859	89,937	50,000	46,476	-	46,476	50,000
Insurance Proceeds	-	-	-	-	-	-	-
Total Revenue	536,369	532,538	488,641	459,520	27,173	486,693	488,641
II. Expenditures							
General Administrative							
P/R- Board of Supervisors	2,400	1,800	8,000	2,000	6,000	8,000	8,000
Payroll Taxes	184	138	612	15	459	474	612
Payroll Processing	-	116	150	60	60	121	200
Professional Services - Management Consulting Services	48,228	48,228	45,000	15,329	22,500	37,829	45,500
Professional Services - Auditing Services	5,300	5,400	5,400	5,500	-	5,500	5,900
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Legal Advertisements	4,386	882	3,400	376	2,634	3,010	3,100
Insurance	7,228	7,517	8,645	4,234	4,411	8,645	9,800
Regulatory & Permit Fees	175	175	175	175	-	175	175
Bank Fees	68	103	-	-	-	-	-
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Website Development & Hosting	2,282	2,791	2,800	1,299	1,501	2,800	2,800
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Total Administrative	96,332	100,433	99,240	41,681	48,520	90,202	104,475
Debt Administration							
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Trustee Fees	3,152	3,287	3,287	1,643	1,644	3,287	4,256
Arbitrage	600	600	800	-	800	800	475
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Physical Environment							
Utilities							
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Streetpole Lighting	33,344	30,934	40,000	16,926	16,923	33,849	33,900
Total Utilities	45,551	40,953	51,000	23,164	23,161	46,325	46,400

**Live Oak I Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 3/31/2026	Projected April 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Common Areas & Right of Ways							
Contracts - Landscape Maintenance	47,724	47,724	47,724	23,862	23,862	47,724	47,724
Total Common Areas & Right of Ways	47,724	47,724	47,724	23,862	23,862	47,724	47,724
Flood Control/Stormwater Management							
Contracts - Aquatic Maintenance	25,572	35,142	36,996	18,508	18,498	37,006	36,996
Contracts - Wetland Monitoring	-	-	4,000	-	4,000	4,000	4,000
Total Flood Control/Stormwater Management	25,572	35,142	40,996	18,508	22,498	41,006	40,996
Capital & Contingency Reserves							
Emergency Response & Disaster Recovery	-	9,403	10,000	-	10,000	10,000	10,000
Reserve - Ponds	177,686	177,686	177,686	-	177,686	177,686	177,686
Physical Environment Contingency	59,570	32,066	57,908	52,938	4,970	57,908	54,129
Total Capital & Contingency Reserves	237,256	219,155	245,594	52,938	192,656	245,594	241,815
Total Physical Environment	356,103	342,974	385,314	118,472	262,178	380,649	376,935
Total Expenditures	456,187	447,294	488,641	161,796	313,142	474,938	488,641
Excess (Deficiency) of Revenues Over (Under) Expenditures	80,182	85,244	-	297,725	(285,970)	11,755	-
III. Other Financing Sources (Uses)							
Capital Improvement Reserve (Increase/Decrease)	177,686	177,686	177,686	-	177,686	177,686	177,686
Total Other Financing Sources (Uses)	177,686	177,686	177,686	-	177,686	177,686	177,686
IV. Net Change in Fund Balance	257,868	262,930	177,686	297,725	(108,284)	189,441	177,686
Fund Balance - Beginning	1,730,595	1,988,463	2,251,393	2,251,393	-	2,251,393	2,440,834
Fund Balance - Ending	\$ 1,988,463	\$ 2,251,393	\$ 2,429,079	\$ 2,549,118	\$ (108,284)	\$ 2,440,834	\$ 2,618,520

Exhibit A
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 2,251,393
Net Change in Fund Balance - Fiscal Year 2026	189,441
Total Funds Available (Estimated) - 9/30/2026	2,440,834

Allocation of Available Funds

Nonspendable Fund Balance

Prepaid Items & Deposits	8,432
Subtotal	8,432

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	59,315
Capital Project - Reserved for Ponds Fiscal Year 2026	177,686
Capital Project - Reserved for Ponds Prior Years	1,713,567
Reserve - Reserved for Roadways	272,000
Subtotal	2,222,568

Total Allocation of Available Funds	2,231,000
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Total Unassigned (undesignated) Cash	\$ 209,834
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Notes

- (1) Represent approximately 3 months of operating expenditures.
- (2) Represents Reserves from Prior Years thru FY 2025.

**LIVE OAK I COMMUNITY DEVELOPMENT DISTRICT
FY 2026-2027 BUDGET NARRATIVE**

REVENUE

SPECIAL ASSESSMENTS – ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

SPECIAL ASSESSMENTS – DISCOUNTS

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

INTEREST INCOME

Interest earned on District operating funds held in bank accounts and permitted investments. Amounts vary based on cash balances, assessment receipt timing, and interest rates.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R – BOARD OF SUPERVISORS

Chapter 190 of the Florida Statutes permits Board Supervisors to receive \$200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

PAYROLL TAXES

Provides funding for required taxes associated with Board Supervisor payroll. This includes FICA taxes calculated at 7.65% of gross payroll.

PAYROLL PROCESSING

Covers the cost of administering payroll for Supervisor compensation. This includes routine processing for each payroll cycle and additional year-end reporting and compliance filings.

PROFESSIONAL SERVICES – MANAGEMENT CONSULTING SERVICES

The District receives Management, Accounting, Administrative, and Assessment services as part of the Kai Connected, LLC Management Agreement. This line also includes IT-related costs for processing the District’s financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in Exhibit “A” of the agreement.

PROFESSIONAL SERVICES – AUDITING SERVICES

Covers the cost for the District’s annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted by Grau and Associates in accordance with government auditing standards.

PROFESSIONAL SERVICES – ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. Services are provided by Brletic Dvorak Inc.

PROFESSIONAL SERVICES – LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Legal representation is provided by Straley Robin Vericker.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

INSURANCE

Covers the District’s annual premiums for general liability, public officials’ liability, and property insurance. Coverage is provided by Egis Insurance (Public Risk), and the FY 2027 Proposed Budget includes \$9,800 based on current asset values and risk exposure.

REGULATORY AND PERMIT FEES

Covers the State of Florida’s annual filing fee required to maintain the District’s active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

POSTAGE AND PRINTING

Provides for the printing, postage, mailing, and courier costs associated with official District communications, including meeting notices, budget documents, compliance correspondence, and other required materials distributed to residents, Board members, government agencies, and vendors.

WEBSITE DEVELOPMENT & HOSTING

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. ADA-PDF subscription services are provided by VGlobalTech for \$1,515 annually.

MISC – RECORDS STORAGE

Covers fees for the storage of District documents and records maintained by the management company.

MISC – ASSESSMENT COLLECTION COST

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

DEBT ADMINISTRATION

DISSEMINATION AGENT

Provides for the services of a dissemination agent responsible for preparing and submitting the District’s annual and continuing disclosure reports pursuant to SEC Rule 15c2-12.

TRUSTEE FEES

Covers the annual fees paid to the trustee bank responsible for administering the District’s bond trust accounts and ensuring proper handling of debt service payments. Trustee services are based on the terms outlined in the Trust Indenture for the Series 2013 bond issuance.

ARBITRAGE

Provides for periodic calculations to ensure the District complies with federal regulations limiting the earnings on

bond proceeds. These arbitrage rebate calculations are required by the Internal Revenue Code and are typically performed by an independent third-party consultant.

PHYSICAL ENVIRONMENT

UTILITIES

ELECTRICITY (IRRIGATION & POND PUMPS)

Provides for electric utility service to power District-owned irrigation systems and pond pumps. Service is billed by Tampa Electric based on usage and applicable utility rates.

STREETPOLE LIGHTING

Covers the cost of electric service for the District's street lighting infrastructure consisting of 51 light poles. Services are provided by Tampa Electric for an annual amount of \$33,900.

COMMON AREAS & RIGHT OF WAYS

CONTRACTS – LANDSCAPE MAINTENANCE

Provides for the contracted landscape maintenance services for the District. Services are performed by Outdoor Professionals LLC for an annual amount of \$47,724 under the terms of the landscape maintenance agreement. Includes routine mowing, fertilization, plant and turf care, and irrigation system inspections and minor repairs as outlined in the contract.

FLOOD CONTROL/STORMWATER MANAGEMENT

CONTRACTS – AQUATIC MAINTENANCE

Provides for the contracted services to treat and maintain the District's stormwater ponds, lakes, and aquatic vegetation. These services are performed by Solitude Lake Management for an annual amount of \$36,996 and may include algae control, shoreline management, water quality monitoring, midge fly and invasive species treatment.

CONTRACTS – WETLAND MONITORING

This line item includes costs associated with the monitoring of wetlands, preserves, uplands, and other environmental areas within the District to ensure compliance with applicable environmental permits and regulatory requirements. Services may include periodic site inspections, documentation, and reporting to regulatory agencies as required.

CAPITAL & CONTINGENCY RESERVES

EMERGENCY RESPONSE & DISASTER RECOVERY

Provides funding for non-recurring costs associated with hurricanes, severe weather, flooding, or other extraordinary events. These funds may be used for emergency response, temporary repairs, debris removal, and related services not otherwise included in routine maintenance contracts.

RESERVE – PONDS

Represents the annual transfer to fund the District's pond reserve. This ensures funds are set aside for future capital needs associated with stormwater infrastructure.

PHYSICAL ENVIRONMENT CONTINGENCY

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year.

OTHER FINANCING SOURCES

CAPITAL IMPROVEMENT RESERVE (INCREASE/DECREASE)

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

**Live Oak I Community Development District
Fiscal Year 2027 Annual Budget
Series 2013 Debt Service Fund**

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 03/31/2026	Projected April 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 477,367	\$ 477,357	\$ 448,911	\$ 28,446	\$ 477,357	\$ 477,357
Special Assessments - Discounts	(17,099)	(19,094)	(17,446)	-	(17,446)	(19,094)
Interest	18,348	-	7,038	-	7,038	-
Total Revenue	478,616	458,263	438,503	28,446	466,949	458,263
II. Expenditures						
Administrative						
Misc - Assessment Collection Cost	9,215	9,547	8,622	925	9,547	9,547
Total Administrative	9,215	9,547	8,622	925	9,547	9,547
Debt Service						
Principal Debt Retirement	325,000	335,000	-	335,000	335,000	345,000
Interest Expense	119,121	107,616	53,808	53,808	107,616	95,757
Total Debt Service	444,121	442,616	53,808	388,808	442,616	440,757
Total Expenditures	453,336	452,163	62,430	389,733	452,163	450,304
Excess (Deficiency) of Revenues Over (Under) Expenditures	25,280	6,100	376,073	(361,287)	14,786	7,959
IV. Net Change in Fund Balance	25,280	6,100	376,073	(361,287)	14,786	7,959
Fund Balance - Beginning	366,676	391,956	391,956	-	391,956	406,742
Fund Balance - Ending	\$ 391,956	\$ 398,056	\$ 768,029	\$ (361,287)	\$ 406,742	\$ 414,701

**Live Oak I Community Development District
Special Assessment Bonds Series 2013**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service	Total Bond Value
11/1/2025		53,808	53,808		3,040,000
5/1/2026	335,000	53,808	388,808	442,616	2,705,000
11/1/2026		47,879	47,879		2,705,000
5/1/2027	345,000	47,879	392,879	440,757	2,360,000
11/1/2027		41,772	41,772		2,360,000
5/1/2028	360,000	41,772	401,772	443,544	2,000,000
11/1/2028		35,400	35,400		2,000,000
5/1/2029	370,000	35,400	405,400	440,800	1,630,000
11/1/2029		28,851	28,851		1,630,000
5/1/2030	385,000	28,851	413,851	442,702	1,245,000
11/1/2030		22,037	22,037		1,245,000
5/1/2031	400,000	22,037	422,037	444,073	845,000
11/1/2031		14,957	14,957		845,000
5/1/2032	415,000	14,957	429,957	444,913	430,000
11/1/2032		7,611	7,611		430,000
5/1/2033	430,000	7,611	437,611	445,222	0
Total	3,040,000	504,627	3,544,627	3,544,627	

**Live Oak I Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison**

AR = Total Expenditures - Net:	\$429,503.00
Plus: Early Payment Discount (4.0%)	\$18,276.72
Plus: County Collection Charges (2.0%)	\$9,138.36
Total Expenditures - GROSS	\$456,918.08 [a]
Total ERU:	892.00 [b]
Total AR / ERU - GROSS (as if all On-Roll):	\$512.24 [a] / [b]
Total AR / ERU - NET:	\$481.51

Name	Product	Village	Units	Operations & Maintenance ¹			Series 2013 Debt Service ¹			Total ¹			
				FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
Laurel Oak	60'	1	76	\$512.24	\$512.24	0%	\$615.63	\$615.63	0%	\$1,127.87	\$1,127.87	\$0.00	0%
Cedarwood	50'	2	110	\$512.24	\$512.24	0%	\$538.68	\$538.68	0%	\$1,050.92	\$1,050.92	\$0.00	0%
Cypresswood	50'	3	65	\$512.24	\$512.24	0%	\$538.68	\$538.68	0%	\$1,050.92	\$1,050.92	\$0.00	0%
Willow Bend	45'	4	68	\$512.24	\$512.24	0%	\$461.73	\$461.73	0%	\$973.97	\$973.97	\$0.00	0%
Weatherwood	45'	5	125	\$512.24	\$512.24	0%	\$461.73	\$461.73	0%	\$973.97	\$973.97	\$0.00	0%
Oakwood	80'	6	49	\$512.24	\$512.24	0%	\$1,077.36	\$1,077.36	0%	\$1,589.60	\$1,589.60	\$0.00	0%
Maplewood	60'	7	83	\$512.24	\$512.24	0%	\$615.63	\$615.63	0%	\$1,127.87	\$1,127.87	\$0.00	0%
Maplewood	70'	7	68	\$512.24	\$512.24	0%	\$923.45	\$923.45	0%	\$1,435.69	\$1,435.69	\$0.00	0%
Brentwood	Townhomes	8	176	\$512.24	\$512.24	0%	\$307.82	\$307.82	0%	\$820.06	\$820.06	\$0.00	0%
	Commercial		72	\$512.24	\$512.24	0%	\$400.93	\$400.93	0%	\$913.17	\$913.17	\$0.00	0%
		Total	892										

1. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.

ESTIMATE



Service Address

southside perimeter,
David Domine

Prepared For

Live Oak Preserve 1
CDD
20018 Nob Oak
Tampa, FL
(614) 582-8899
(813) 417-6698

New Tampa Fence, Inc.

24727 State Road 54
Lutz, FL 33559
Phone: (813) 423-2383
Email: newtampafence@gmail.com
Web: www.newtampafence.com

Estimate # 21817
Date 03/11/2026
PO # Cedarwood Village-David Domine
Business / Tax # P12000076310

Description	Quantity	Total
Aluminum 6x6 Black fence 3 rails FLAT top MM	500	\$21,000.00
Fence Removal and Haul away old wood fence	500	\$1,050.00

Subtotal	\$22,050.00
Total	\$22,050.00
Deposit Due	\$5,512.50

Estimates are only good for 30 days from quoted and deposit received. A new estimate will need to be signed based on updated material costs if prices go up after 30 days of the estimate and the job has not been installed yet.

10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

Warranties do not cover acts of nature like hurricanes, tornadoes, trees falling on fence or high enough winds that can damage the fence.

ALL POST SET IN CEMENT

PAYMENT OPTIONS: check, cash, money order (we do except credit/debit cards but a 3% processing fee will be applied). Bounced checks will result in a \$25.00 charge added to your balance.

All Materials remain property of New Tampa Fence until paid in full and will be removed for non payment.

CHANGES AFTER INSTALLATION: The customer is responsible for any changes or charges, if a contractor comes in AFTER the fence is installed to modify the grading, add sod, or install pavers which results in a need to alter gates or fence lines.

WOOD DISCLAIMER: All wood products purchased from New Tampa Fence meet or exceed wood grade rules, however due to the natural tendency of wood to warp, shrink or split, New Tampa Fence implies no warranties on wood materials other than those offered by the manufacturer. Any issues would need to be addressed within 14 days of installation.

Any balance over 30 days for the invoice date will incur a late fee of 1.5% per month. If applicable law requires a lesser charge, the maximum allowable charge under such law will apply.

Rock/Root Clause: If rock or roots are encountered enough to inhibit normal progress customer will bear additional cost(s), at the rate of \$35.00 per man hour, plus cost of concrete & rock removal equipment.

Covenants: Materials are guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. Performance is contingent upon strikes, accidents or delays beyond our control. Additions, alterations or deviations from the above specifications at time of install may result in additional charges of \$250 to the customer.

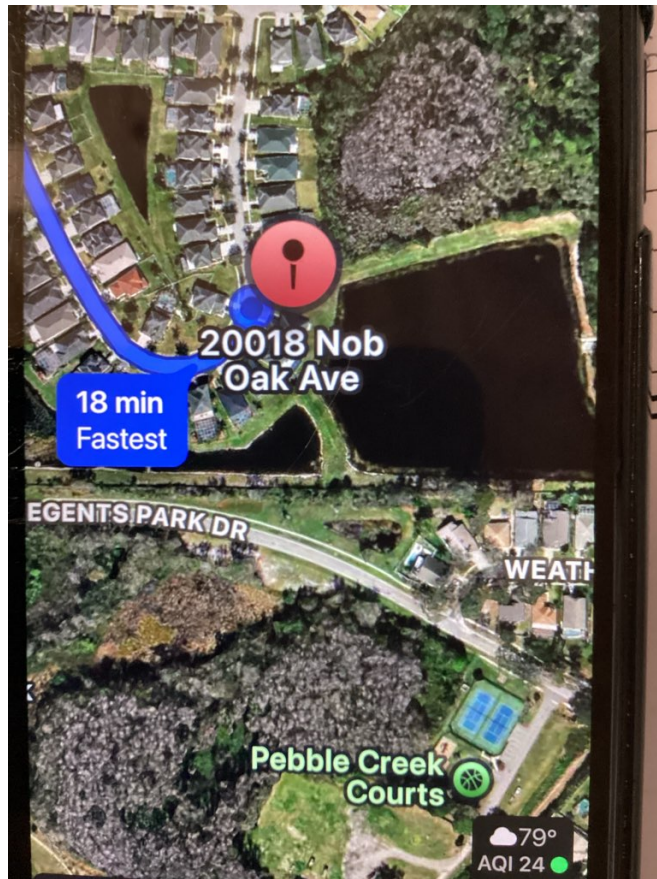
UNDERGROUND DISCLAIMER: Underground utilities to main box will be marked by Sunshine State One Call and New Tampa Fence will not be responsible for any claims arising from encroachment or damage to utilities. Private utilities need to be marked by homeowner/business. New Tampa Fence will not be responsible for damaged lines that are not marked prior to install.

SPRINKLER & LINES DISCLAIMER: New Tampa Fence is not responsible for damaged underground

sprinkler pipes that have been originally installed within 10" of the exterior property lines and sprinkler heads that end up under the fence or on the other side of the fence or property lines. New Tampa Fence will repair lines that are broken in or around the gate openings, fence lines that close back into the house or any lines inside the exterior property line greater than 10" inside property lines.

HOA/CDD DISCLAIMER: New Tampa Fence is not responsible for the cost to move, change and or remove the fence if the HOA/CDD requests due to the homeowner instructions to New Tampa Fence to put the fence up before HOA approval or without approval.

Standard fence installation is for the fence to be within 1"-2" inside property line. Anything other than this would need to be addressed at time of estimate and noted on contract.



NEW TAMPA FENCE
813-423-2383
www.newtampanyard.com

New Tampa Fence, Inc.

Work up sheet
Date: 10/20/11
Rented 3111

Customer: David Domine 644-582-8899
Subdivision: Cedarwood Village
Address: 20018 Nob Oak Ave
City: Tampa
Zip: 33647
Phone: 813-417-6698
Email: cddliveoak@gmail.com
ddomineb3@gmail.com

Footage	Style / color
500	64 3 Rail Flat Top Black Alum
500	Remove + Haul Wood Fence

Ground Contour Installation

Straight Contour Installation

Small Dog yes / No
 Narrow picket spacing Yes / No
 Pool Code Yes / No
 Special Gate hardware Yes / No
 S-Curve Rail Yes / No
 Fence Removal Yes / No
 Have Survey Yes / No
 Needs HOA Approval Yes / No
 Fence Sharing Yes / No
 Military/1st Responders Discount Yes / No
 Corner Lot Yes / No
 Drainage/ access easements Yes / No
 Fence line to be cleared by: NTF with charge / Homeowner / no clearing
 Permit Needed yes / No
 Private utility lines Yes / No

Gates to open: IN ___ OUT ___

Special Instructions: _____



By signing this document, the customer agrees to the services and conditions outlined in this document. Signed estimates and deposit received are only good for 45 days at this time due to on going price increases from our suppliers and manufactures.

Live Oak Preserve 1 CDD



Eddy Barba
 Director of Operations
 3100 Fairlane Farms Rd,
 Wellington, FL 33414
 Tel: 904-927-9346
 E-Mail: ebarba@azuria.com

SALESFORCE ID

ATTN: Michael Ceparano
Live Oak Community Development District
Inframark

CELL: 813-417-6698
EMAIL: cddliveoak@gmail.com

RE: Live Oak CDD, Drainage System Cleaning Various Locations
Proposal # 2026124

Insituform Technologies, LLC (“ITL”) is pleased to provide this Proposal (“Proposal”) for the scope of work detailed below for the above-referenced Project (“Project”).

PRICING Good afternoon

The following pricing shall apply to work performed by ITL. All pricing is valid for 30 days, unless otherwise extended by ITLLC.

Item	Description	Units	Quantity	Unit Cost	Total Cost
Whitewood Way	Cleaning of storm drain catch basins, along with hydro jetting of all connecting pipes and root removal	EA	8	\$1,000.00	\$8,000.00
Great Laurel	Cleaning of storm drain catch basins, along with hydro jetting of all connecting pipes and root removal	EA	2	\$1,250.00	\$2,500.00
Oakwood Village	Cleaning of storm drain catch basins, along with hydro jetting of all connecting pipes and root removal	EA	2	\$1,250.00	\$2,500.00
Imperial Oak	Cleaning of storm drain catch basins, along with hydro jetting of all connecting pipes and root removal	EA	2	\$1,250.00	\$2,500.00
				TOTAL =	\$15,500.00

The following items are excluded from ITL's above Pricing and Scope of Services / Responsibilities stated in this Agreement. These items, if necessary, applicable or otherwise required, shall be furnished by the Customer, in the Customer's direction and at no cost to ITL or may, upon mutual agreement in writing between ITL and Customer, be provided by ITL at an additional cost:

1. Permits, licenses and construction easements.
2. Customer shall be responsible for locating all manholes on the project and ensuring access is possible.
3. Payment and Performance bonds. If payment and performance bonds are required, add 2.5% to the total Project cost.
4. Removal and disposal of any hazardous or toxic materials encountered during the Project.
5. Holiday work, rush delivery or adverse weather work (as defined by ITL).
6. Certified Professional Engineer stamped designs. Will be provided, at additional cost, if required in specifications.
7. Additional premiums for special insurance coverage(s) specific to any project if required.

ITL GENERAL SCOPE OF WORK / RESPONSIBILITIES

ITL will provide the following:

1. Standard insurance coverage with the following limits:
 - o General Liability: \$2,000,000 per occurrence/\$4,000,000 aggregate
 - o Auto: \$2,000,000 Combined Single Limit
 - o Workers Compensation: Statutory with \$1,000,000 Employer's Liability

The above insurance shall not include Primary and Non-Contributory Coverage and ITL shall not provide a Waiver of Subrogation endorsement.

NOTE: Modifications to the Scope of Work/Responsibilities of ITL may result in a change in price and/or duration.

TERMS AND CONDITIONS

By executing this Proposal, Customer shall be subject to all of the terms and conditions including those contained at the following link: [Insituform Terms and Conditions](#) (the "Insituform Terms and Conditions"). The terms of this Agreement (including the Insituform Terms and Conditions) shall be controlling over others. The terms and conditions of this Proposal form the entire agreement "Agreement" between the parties. All other terms, proposals, negotiations, representations, recommendations, statements or agreements, whether made or issued contemporaneously or previously, are excluded from and are not a part of this Proposal and have no binding or enforceable effect. This Proposal, if accepted, shall be binding on the parties and their respective successors and assigns.

ACCEPTANCE

Please do not hesitate to contact me with any further questions at

Very truly yours,

Insituform Technologies, LLC.

Eddy Barba
Director of Operations



Accepted By: _____
(signed)

Date: _____

(print name)

Title: _____

Live Oak 1
Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2026

**LIVE OAK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
MARCH 31, 2026**

	<u>GENERAL FUND</u>	<u>DEBT SERVICE 2013</u>	<u>TOTAL GOVERNMENTAL FUNDS</u>
1 ASSETS			
2 Operating:			
3 Cash In Bank-Bank United	\$ 1,969,586	\$ -	\$ 1,969,586
4 Cash in Bank - Valley Bank	596,924	-	596,924
5 Cash in Bank - Valley Bank Restricted	356,532	-	356,532
6 Debt Service:			
7 Revenue Fund	-	341,382	341,382
8 Sinking Fund	-	-	-
9 Interest Fund	-	-	-
10 Prepayment Fund	-	-	-
11 Reserve Fund	-	43,917	43,917
12 Principal	-	-	-
13 Optional Redemption	-	-	-
14 Cash - Construction	-	-	-
15 Accounts Receivable	4,760	-	4,760
16 Assessments Receivable	52,122	54,518	106,640
17 Prepaid Expenses	8,211	-	8,211
18 Refundable Deposits	1,375	-	1,375
19 Due from Debt Service	-	-	-
20 Due from General Fund	-	382,730	382,730
21 Total Assets	<u>\$ 2,989,509</u>	<u>\$ 822,547</u>	<u>\$ 3,812,056</u>
22 LIABILITIES			
23 Accounts Payable	\$ -	\$ -	\$ -
24 Accrued Expenses	5,541	-	5,541
25 Due To Debt Service	382,730	-	382,730
26 Due to Reserve	-	-	-
27 Due to GF	-	-	-
28 Deferred Revenue On Roll	52,122	54,518	106,640
29 Total liabilities	<u>440,393</u>	<u>54,518</u>	<u>494,911</u>
30 FUND BALANCES			
31 Nonspendable	8,432	-	8,432
32 Operating Reserves	59,315	-	59,315
33 Reserved for Ponds	1,713,567	768,029	2,481,597
34 Reserved for Roadways	272,000	-	272,000
35 Unassigned	495,802	-	495,802
36 Total fund balances	<u>2,549,116</u>	<u>768,029</u>	<u>3,317,145</u>
37 Total liabilities and fund balances	<u>\$ 2,989,509</u>	<u>\$ 822,547</u>	<u>\$ 3,812,056</u>

**LIVE OAK 1
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD OCTOBER 01, 2025 THROUGH MARCH 31, 2026**

	FY 2026 ADOPTED BUDGET	FY 2026 YTD BUDGET	FY 2026 YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUES				
2 Special Assessments: Tax Roll	\$ 456,918	\$ 411,226	\$ 429,745	\$ 18,519
3 Special Assessments: Discounts	(18,277)	(18,277)	(16,701)	1,576
4 Interest - Investments	50,000	25,000	46,476	21,476
5 Miscellaneous	-	-	-	-
6 Total Revenues	488,641	417,949	459,520	41,571
7 EXPENDITURES				
8 Administrative				
9 Supervisor Fees	8,000	4,000	2,000	2,000
10 FICA Taxes	612	306	15	291
11 Payroll Services	150	75	60	15
12 Arbitrage Rebate Calculation	800	400	-	400
13 District Management	45,000	22,500	15,329	7,171
14 District Engineer	11,000	5,500	1,690	3,810
15 Legal Services	4,000	2,000	2,636	(636)
16 Trustee fees	3,287	1,644	1,643	1
17 Assessment Collection Cost	9,138	8,224	8,254	(29)
18 Auditing Services	5,400	5,400	5,500	(100)
19 Postage and Freight	100	50	53	(3)
20 General Liability Insurance	8,645	4,323	4,234	89
21 Printing and Binding	100	50	-	50
22 Reconds Storage	720	360	60	300
23 Legal Advertising	3,400	1,700	376	1,324
24 Dues, Licenses & Fees	175	175	175	-
25 Website Hosting, Maintenance, and Email	2,800	1,400	1,299	101
26 Total Administrative	103,327	58,106	43,324	14,784
27 Physical Environment				
28 Contracts - Landscape	47,724	23,862	23,862	-
29 Contracts - Lakes	36,996	18,498	18,508	(10)
30 Electric Utility Services	11,000	5,500	6,238	(738)
31 Street Lights	40,000	20,000	16,926	3,074
32 Wetland Monitoring & Maintenance	4,000	2,000	-	2,000
33 Hurricane Expense	10,000	5,000	-	5,000
34 Contingency	57,908	28,954	52,938	(23,984)
35 Reserve - Ponds	177,686	-	-	-
36 Total Physical Environment	385,314	103,814	118,472	(14,658)
37 Total expenditures	488,641	161,920	161,796	126
38 Excess/(deficiency) of revenues over/(under) expenditures	-	256,029	297,725	41,697
39 Fund balance - beginning (unaudited)			2,251,392	
40 Unrestricted Fund Balance Adjustment				
41 Fund balance - ending			\$ 2,549,117	

**LIVE OAK 1
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2013
FOR THE PERIOD OCTOBER 01, 2025 THROUGH MARCH 31, 2026**

	FY 2026 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUES				
2 Special Assessments: Tax Roll	\$ 477,357	\$ 429,621	448,911	\$ 19,290
3 Special Assessments: Discounts	(19,094)	-	\$ (17,446)	(17,446)
4 Interest	-	-	7,038	7,038
5 Total revenues	<u>458,263</u>	<u>429,621</u>	<u>438,503</u>	<u>8,882</u>
6 EXPENDITURES				
7 Administrative				
8 Assessment Collection Cost	9,547	9,547	8,622	925
9 Debt Service				
10 Principal	335,000	-	-	-
11 Interest	107,616	53,808	53,808	-
13 Total debt service	<u>591,785</u>	<u>202,977</u>	<u>62,430</u>	<u>2,325</u>
14 Total expenditures	<u>591,785</u>	<u>202,977</u>	<u>62,430</u>	<u>2,325</u>
15 Excess/(deficiency) of revenues over/(under) expenditures	<u>(133,522)</u>	<u>226,644</u>	<u>376,073</u>	<u>11,207</u>
16 Fund balance - beginning (unaudited)			391,956	
17 Fund balance - ending			<u>\$ 768,029</u>	

Live Oak 1 CDD
Cash Reconciliation - General Fund
March 31, 2026

Balance per Bank Statement	\$ 953,888.47
Deposits	\$ -
Less: Outstanding Checks	\$ (432.66)
Adjusted Bank Balance	<u>\$ 953,455.81</u>

Beginning Cash Balance Per Books	\$ 983,411.57
Cash Receipts	\$ 14,465.61
Cash Disbursements	\$ (44,421.37)
Book Balance	<u>\$ 953,455.81</u>

**Live Oak 1 CDD
Check Register
FY2026**

Date	Check #	Payee	Deposit	Disbursement	Deposit	Balance
11/30/2025		Trial Balance				333,360.69
12/03/2025	579		On roll assessments deposit		116,773.13	450,133.82
12/03/2025	579		transfer debt service allocation on roll assessments to restricted cash	59,659.39		390,474.43
12/03/2025	579		transfer debt service allocation on roll assessments to restricted cash		59,659.39	450,133.82
12/05/2025	580		On roll assessments deposit		467,390.68	917,524.50
12/05/2025	580		transfer debt service allocation on roll assessments to restricted cash	238,789.90		678,734.60
12/05/2025	580		transfer debt service allocation on roll assessments to restricted cash		238,789.90	917,524.50
12/19/2025	581		On roll assessments deposit		52,475.51	970,000.01
12/19/2025	581		transfer debt service allocation on roll assessments to restricted cash	26,809.74		943,190.27
12/19/2025	582		teco payment dec	1,029.80		942,160.47
12/19/2025	581		transfer debt service allocation on roll assessments to restricted cash		26,809.74	968,970.21
12/31/2025			Interest		2,748.77	971,718.98
12/31/2025	577	Straley Robin Vericker	check # 1000077 invoice dated 11/28/25 included in AP in TB	187.60		971,531.38
12/31/2025	577	Inframark	ACH to Inframark not included in trial balance or outstanding checks dated 12/1/25	4,079.00		967,452.38
12/31/2025	578	Solitude Lake Management	ACH debit Dec lake maintenance contract	3,083.00		964,369.38
12/31/2025				333,638.43	964,647.12	964,369.38
01/05/2026	585		payroll services fees 1/5/25	22.70		964,346.68
01/06/2026	581		On roll assessments deposit		35,069.80	999,416.48
01/06/2026	581		transfer debt service allocation on roll assessments to restricted cash	17,917.16		981,499.32
01/06/2026	581		transfer debt service allocation on roll assessments to restricted cash		17,917.16	999,416.48
01/08/2026	300001	Tampa Electric	Invoice: 121825-3046 (Reference: LIVE OAK PRESERVE BLVD-November 13, 2025 - December 12, 2025.)	2,820.47		996,596.01
01/13/2026	100000	Grau and Associates	VOID: Invoice: 28451 (Reference: Audit FYE 09/30/2025.)			996,596.01
01/13/2026	100001	Solitude Lake Management	Invoice: PS1228904 (Reference: Annual Maintenance-Jan 2026.)	3,083.00		993,513.01
01/13/2026	300000	Tampa Electric	Invoice: 122325-6531 (Reference: CENTER OAK DR-November 18, 2025 - December 17, 2025.)	1,038.15		992,474.86
01/14/2026	100003	Brlitic Dvorak Inc	Invoice: 2280 (Reference: Project Manager [December 08].)	105.00		992,369.86
01/14/2026	100004	Driggers Engineering Services, Inc	Invoice: TL-15507 (Reference: Field Observation-Oct 2025.)	400.00		991,969.86
01/16/2026	593		On roll assessments deposit - Interest		745.90	992,715.76
01/16/2026	593		transfer debt service allocation on roll assessments to restricted cash	381.08		992,334.68
01/16/2026	593		transfer debt service allocation on roll assessments to restricted cash		381.08	992,715.76
01/31/2026			Interest		2,962.11	995,677.87
01/31/2026	582		check # 100078 written by prior mgmt co - appears to be written after nov bank recon	216.66		995,461.21
01/31/2026	583		A/P to get bill and record	2,820.47		992,640.74
01/31/2026	584	Straley Robin Vericker	Ck # 1000002 A/P to enter bill and check	1,770.00		990,870.74
01/31/2026				326,476.43	964,647.12	990,870.74
02/02/2026	100005	FedEx	Invoice: 9-088-05930 (Reference: Fedex Express Services-Dec 2025.)	53.09		990,817.65
02/02/2026	100006	Straley Robin Vericker	Invoice: 27867 (Reference: For Professional Services Rendered Through December 31, 2025.)	461.00		990,356.65
02/03/2026	100007	Solitude Lake Management	Invoice: PS1235711 (Reference: Annual Maintenance-February Billing-2/1/2026 - 2/28/2026.)	3,083.00		987,273.65
02/03/2026	100008	Kai Connected, LLC	Invoice: 4971 (Reference: Professional Management Services Monthly Management Services -Feb 2026.	3,750.00		983,523.65
02/04/2026	589		to post cash received		17,600.90	1,001,124.55
02/04/2026	589		to post cash received	8,992.30		992,132.25
02/04/2026	589		to post cash received		8,992.30	1,001,124.55
02/09/2026	100009	INSITUFORM TECHNOLOGIES LLC	Invoice: 797356 (Reference: JOB: STORM DRAINING CLEANING LIVE OAK JET VAC TRUCK 7/23 & 725.)	3,000.00		998,124.55
02/09/2026	100010	VGlobalTech	Invoice: 8092 (Reference: Web Maintenance:ADA Website Maintenance-Jan 2026.)	216.66		997,907.89
02/09/2026	100011	Brlitic Dvorak Inc	Invoice: 2321 (Reference: Senior Inspector [January 05].)	120.00		997,787.89
02/10/2026	100012	Outdoor Professionals LLC	Invoice: 4378 (Reference: Lawn Maintenance Monthly Lawn Maintenance Services for the month of Janu	3,977.00		993,810.89
02/11/2026	100013	Grau and Associates	Invoice: 28451 (Reference: Audit FYE 09/30/2025.)	5,500.00		988,310.89
02/11/2026	100014	Outdoor Professionals LLC	Invoice: 4394 (Reference: Lawn Maintenance Monthly Lawn Maintenance Services for the month of Febr	3,977.00		984,333.89
02/11/2026	300007	Tampa Electric	Invoice: 012126-3046 (Reference: LIVE OAK PRESERVE BLVD TAMPA, FL 33647-0000-December 13, 2025 - J	2,821.90		981,511.99
02/12/2026	100015	Solitude Lake Management	Invoice: PS1219514 (Reference: Annual Maintenance-November Billing-11/1/2025 - 1/31/2026-Balance.	10.00		981,501.99
02/16/2026	300006	Tampa Electric	Invoice: 012626-6531 (Reference: CENTER OAK DR TAMPA, FL 33647-0000-December 18, 2025 - January 20	1,055.46		980,446.53
02/27/2026	100016	Nileshkumar C. Patel	Invoice: 021726BOSMTG (Reference: BOS MTG 10/21, 12/16-2025 & 2/17-2026.)	600.00		979,846.53

02/28/2026		Interest		2,531.72	982,378.25
02/28/2026	582	teco payment Mar		1,055.46	981,322.79
02/28/2026				30,574.69	57,076.05
03/03/2026	100017	Solitude Lake Management	Invoice: PSI242451 (Reference: Annual Maintenance-March Billing-3/1/2026 - 3/31/2026.) Invoice:	7,574.22	973,748.57
03/03/2026	100018	Kai Connected, LLC	Invoice: 5022 (Reference: Professional Management Services Monthly Management Services-Mar 2026.	3,750.00	969,998.57
03/03/2026	100019	VGlobalTech	Invoice: 8257 (Reference: Web Maintenance:ADA Website Maintenance-Web Maintenance:Website Maintena	216.00	969,782.57
03/05/2026	590		to post cash received		977,577.67
03/05/2026	590		to post cash received	3,982.52	973,595.15
03/05/2026	590		to post cash received		977,577.67
03/19/2026	100020	Outdoor Professionals LLC	Invoice: 4426 (Reference: Lawn Maintenance Monthly Lawn Maintenance Services for the month of Apri	3,977.00	973,600.67
03/19/2026	100021	Consolidated Land Services, Inc.	Invoice: 00000306 (Reference: Project: Dewatering for monitoring of anomalies Location: Pond 52 &	8,001.95	965,598.72
03/19/2026	100022	Solitude Lake Management	Invoice: PSI246710 (Reference: Subcontract (Dredge, BMP Repair, Etc.)One-Time Service.)	7,800.00	957,798.72
03/20/2026	591	ADP	Payroll fees	15.00	957,783.72
03/23/2026	100023	Outdoor Professionals LLC	Invoice: 4409 (Reference: Lawn Maintenance Monthly Lawn Maintenance Services for the month of Marc	3,977.00	953,806.72
03/25/2026	100024	Straley Robin Vericker	Invoice: 28069 (Reference: For Professional Services Rendered Through February 28, 2026.)	217.00	953,589.72
03/31/2026			Interest		956,277.71
03/31/2026	590		March streetlight payment	2,821.90	953,455.81
03/31/2026				30,574.69	57,076.05
					953,455.81

**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, February 17 at 10:06 a.m. in the Live Oak Clubhouse, 9401 Oak Preserve Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Michael Ceparano	Chairman
Jim Hurley	Vice Chairman
Nilesh Pate	Assistant Secretary
Gerald Woods (<i>via phone</i>)	Assistant Secretary

Also present was:

Heather Dilley	District Manager
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The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

Mr. Dave Domine asked the board to consider allowing the residents to pay for a decorative fence instead of the approved wooden fence plus the legal fees. He will forward proposals for an aluminum fence once the Chair provides the vendor's contact information to secure pricing. He will bring an example at the next CDD meeting.

THIRD ORDER OF BUSINESS

Business Items

- A. Consideration for Adoption – **Resolution 2026-06**, Election of Board Members in the Upcoming General Election

On MOTION by Mr. Patel seconded by Mr. Ceparano, with all in favor, Resolution 2026-06, Election of Board Members in the Upcoming General Election was adopted. 4-0

- B. Consideration for Approval – AMTEC – Arbitrage Rebate Computation Proposal for Special Assessment Refunding Bonds, Series 2013

On MOTION by Mr. Ceparano seconded by Mr. Hurley, with all in favor, AMTEC – Arbitrage Rebate Computation Proposal for Special Assessment Refunding Bonds, Series 2013 was approved. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Acceptance of the Unaudited January 2026 Financials
- B. Approval of the Minutes of the December 16, 2025 Meeting

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

FIFTH ORDER OF BUSINESS

Staff Reports

- A. **Engineer’s Report**
None.
- B. **Attorney’s Report**
None.
- C. **Manager’s Report**
None.

SIXTH ORDER OF BUSINESS

Supervisors’ Requests

It was discussed that the Chair will continue to work with Ali Wilbur (PTSA President) to authorize the Sheriff’s department to issue school speeding violations along Imperial Oak Blvd. The Chair would like to see benefit to the CDD as parents park and block the streets in the CDD when dropping off and picking up kids (Emergency vehicles cannot pass with the cars parked).

It was discussed that the Vice Chair would like to move forward with draining the ponds as soon as possible in the dry season. The Chair is waiting on a new proposal.

It was discussed that the Chair is working with the District Counsel in transferring of deeds to the CDD.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hurley seconded by Mr. Ceparano, with all in favor, the meeting was adjourned at 10:30 a.m. 4-0

Michael Ceparano
Chairman



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March 3, 2026

Mike Ceparano
cddliveoak@gmail.com

Subject: **Proposal for Geotechnical Engineering Services
Pebble Creek
New Tampa, Hillsborough County, Florida
Anticus Proposal Number: 01.8244.26**

Dear Mr. Ceparano:

Anticus Engineering, LLC (Anticus) is pleased to submit our proposal to perform geotechnical engineering services for the above referenced project.

GENERAL

Based on a telephone conversation and text messages with you starting December 12, 2025, it is our understanding two (2) existing ponds located north of Regents Park Drive and west of Nob Oak Avenue in New Tampa, Hillsborough County, Florida are being drained and Ground Penetrating Radar (GPR) services are being requested to evaluate the pond areas for subsurface anomalies.

SCOPE OF SERVICES

We will conduct a subsurface exploration for the above referenced project in the following stages:

- Mobilize personnel and equipment to the project site.
- Perform a Ground Penetrating Radar (GPR) survey within the proposed building areas using a MALA Easy Locator WideRange antenna with an effective bandwidth range of 80 to 950 megahertz (MHZ) and a GSSI Flex NX antenna. The GPR survey will be used to evaluate the subsurface anomalies.
- Based on the data collected in the above stages, we will provide a report of findings.

The results of the exploration will be submitted in a formal preliminary letter report. This report will present our findings from the GPR survey and recommendation for additional testing (as needed). The report will be sent electronically to the client.

LIMITATIONS AND EXCLUSIONS

This scope of work is limited to the above scope of work. Our services do not include the location of private utilities not located by utility locators within the Sunshine 811 System. It is assumed that the boring locations are accessible to our geotechnical equipment. However, should clearing be necessary and/or difficult access be encountered due to fences and other obstacles, an additional cost of \$150.00 per hour will be

incurred which is not included in the lump sum fee as indicated. Additional services will not be provided without prior written authorization from an authorized entity.

LUMP SUM COST

The lump sum cost for the above stated scope of work will be \$2,400.00. If conditions are encountered that could cause the cost of the exploration to exceed our estimate based on subsurface conditions encountered during the field exploration, we will notify you immediately. This proposal is subject to the terms and conditions outlined within this proposal and the listed attachments.

PROJECT SCHEDULE

Based on our present schedule, and upon receiving authorization to proceed, we can begin notifying Sunshine 811 for locating and marking of utilities as required by state statute. Utility locates require a minimum of two (2) business days excluding holidays and does not include additional time as required by some locators due to weather or other delays. The fieldwork in this scope of work should be performed in one (1) day depending on weather and site conditions. Upon completion of the field work, engineering analysis and report preparation can be completed in approximately one (1) week. We can verbally transmit our findings prior to final report submission, if requested.

Anticus appreciates this opportunity to submit our proposal. Should you have questions, please do not hesitate to contact us. Please review our proposal and our attached Terms and Conditions (Attachment B). If this proposal is satisfactory, complete, sign and return the Proposal Acceptance Sheet (Attachment A) so we can schedule and proceed with the requested scope of work. This shall serve as our formal written authorization to proceed and permission to access the project for this work. We are looking forward to working together with you on this project.

Sincerely,

Anticus Engineering, LLC

104 2nd Avenue SW, Ruskin, Florida 33570
Registration No. 30846



James LaCava, P.E.
Vice President



Jeanne Berg, P.E.
President

Copies Submitted: (1) Client

Attachments: Attachment A - Proposal Acceptance Sheet
Attachment B - Terms and Conditions



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**ATTACHMENT A
PROPOSAL ACCEPTANCE SHEET**

Services: Geotechnical Engineering Services
Project: Pebble Creek
Project Location: New Tampa, Hillsborough County, Florida
Proposal Number: 01.8244.26
Proposal Date: March 3, 2026

FOR PAYMENT OF INVOICES:

Client Name: LIVE OAK I CDD
 Address: 2502 N. Rocky Point Dr, Suite 1000, Tampa, FL 33607
 Phone: 813-625-9231 Email: _____
 Attention: Heather Dilley haiaccounts@payableslockknox.com
 Signature: [Signature] Date: 3.9.25

CHAIRMAN

PLEASE email invoices to:
lockknox@bellec.

LUMP SUM FEE: \$2,400.00 (for the above scope of work).

PAYMENT TERMS: Payable upon receipt of invoice. Invoices for completed work will be issued by the calendar month for continuous or extended projects unless otherwise agreed.

CREDIT TERMS: This proposal/contract and all the terms and conditions herein are subject to credit approval by Anticus.

FOR APPROVAL OF CHARGES: **

Send Invoice To:
 Firm: Approved by Live Oak I CDD Chairman Michael Ceparano
 Address: _____ Zip: _____
Signature above
 Attention: _____ Phone: _____

** If the invoice is to be mailed for approval to someone other than the account charged, please indicate in the space above.

Distribution of Final Reports:

Name: Heather Dilley Text _____
 Address: _____ Zip: _____
 Attn: _____
 E-Mail: heather@hikai.com
 Phone: _____ No. Copies: *

Name: Michael Ceparano
 Address: _____ Zip: _____
 Attn: _____
 E-Mail: cddlivesoak@gmail.com
 Phone: _____ No. Copies: *

Note: * only fill out No. Copies if paper copies are required. All paper copies will be billed out at \$50.00 per copy in addition to costs noted in proposal. Electronic submittal is included in the proposal cost.



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ATTACHMENT B TERMS AND CONDITIONS

PURSUANT TO FLORIDA STATUTE §558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

1. **Scope of Work** – Anticus through and by its officers, employees and subcontractors shall only be required to perform the services specified in this proposal. Any estimate of time and materials shall not be considered a fixed sum, unless otherwise stated, but should be considered only an estimate. Anticus will provide additional services at listed standard rates. Anticus agrees to provide these services to the Client for their exclusive use. No third party beneficiaries are intended by this agreement.

2. **Payment Terms** - Anticus will submit invoices to Client monthly and upon completion of the project. Client agrees to pay upon receipt of invoice regardless of whether Client has been reimbursed by any other party. Client agrees to pay any attorney's fees, collection fees or other costs incurred in collecting delinquent accounts.

3. **Standard of Care** - Anticus, will perform our service in accordance with generally accepted industry principles and practices, consistent with a level of care and skill ordinarily practiced by reputable members of the profession currently providing similar services under similar circumstances. NO OTHER REPRESENTATION, GUARANTEE, OR WARRANTY, EXPRESS OR IMPLIED, IS MADE OR INTENDED BY OUR PROPOSAL OR BY OUR ORAL OR WRITTEN REPORTS.

4. **Right of entry** - The Client shall provide for right of entry to perform the work. Reasonable precautions will be undertaken to minimize property damage, but some may occur. The restoration or correction of such damage, if required, would be at additional cost. Client warrants to Anticus that it has the authority and permission of the owner and/or occupant of the site to grant right of entry to Anticus.

5. **Insurance** - Anticus maintains insurance coverage is as follows:
a. Worker's Compensation Insurance - statutory
b. Commercial General Liability Insurance - \$1,000,000
c. Automobile Liability Insurance - \$500,000
d. Professional Liability Insurance - \$1,000,000 each; \$2,000,000 aggregate.

6. **Professional Liability** – Anticus Engineering LLC will derive a very limited benefit from this project relative to that of other parties including, the Client. Therefore, for consideration of \$10.00, receipt of which is hereby acknowledged, the Client agrees that Anticus Engineering LLC's liability and that of its Officers, directors, Employees, Agents and Subcontractors for this project will be limited to an aggregate total not exceeding \$100,000 or Anticus Engineering LLC's fee, for this project, whichever is higher. If the Client desires to have higher limits of professional liability, Anticus Engineering LLC agrees to increase the aggregate amount up to a maximum of \$1,000,000 upon written request at the time of acceptance of our proposal. Client agrees to pay an additional consideration of 10% of Anticus Engineering LLC's fees or \$500.00 whichever is greater. The additional sum shall be a waiver of limitation of Liability coverage and is not a charge for additional professional insurance. This waiver shall also apply to other design professionals, the contractor and its subcontractors selected for this project. This limitation shall not apply to the extent prohibited by law.

7. **Indemnification** - Anticus shall indemnify, defend, save and hold harmless the Client from all claims, demands, liabilities and suits of any nature whatsoever arising out of, because of or due to the breach of this Agreement by Anticus, its subcontractors, agents or employees, or due to any negligent act, error or omission of Anticus, its subcontractor, agents or employees in rendering the professional services called for herein. It is specifically understood that this indemnification provision does not cover or indemnify the Client for its own negligence or breach of contract.

8. **Ownership of Documents** - All reports, field and laboratory data, calculation sheets and other prepared documents are considered instruments of Anticus's services and shall be considered to be owned solely by Anticus. Client agrees that all documents provided to the Client or Client's agent, if not paid for, will be returned upon demand and will not be used by Client or any other entity for any purpose whatsoever.

9. **Assigns** - The contract may be amended only by written instrument and signed by both parties. Client shall not assign this proposal or any reports or information generated pursuant to this proposal without any written consent of Anticus.

10. **Claims** - The parties agree to attempt to resolve any dispute without resort to litigation including use of mediation, prior to filing any suits. However, in the event a claim results in litigation and the claimant does not prevail at trial, then the claimant shall pay all costs incurred in pursuing and defending the claim including reasonable attorney's fees.

11. **Consequential Damages** - In no event shall either party be liable to the other party for any consequential, incidental, or indirect damages including, though not limited to, loss of income, loss of profits, loss or restriction of use of property, or any other business losses regardless as to the whether such damages are caused by breach of contract or warranty, negligent act or omission or other wrongful act.

12. **Failure to Follow Recommendations** - Client will not hold Anticus liable for problems that may occur if Anticus's recommendations are not followed and waives any claim against Anticus, and agrees to defend, indemnify and hold Anticus harmless from any claim or liability for injury of loss that results from failure to implement Anticus's recommendations.

13. **Force Majeure** - Neither Client nor Anticus shall hold the other responsible for damages or delays in performance caused by events beyond the control of the other party and which could not reasonably have been anticipated or prevented, including but not limited to, acts of governmental authorities, acts of God, materially different site conditions, wars, riots, rebellions, sabotage, fires, explosions, accidents, floods, strikes or other conceded acts of workers, lockouts or changes in laws, regulations, or



ATTACHMENT B TERMS AND CONDITIONS

ordinances. The party intending to invoke force majeure shall provide prompt notice to the other party.

14. **Termination** - Either party may suspend performance immediately upon becoming aware of a breach of the terms of this contract by the other party and provide notice of its intention to terminate. In the event Anticus determines there may be a significant risk that Anticus invoices may not be paid on a timely basis, Anticus may suspend performance and/or retain any reports or other information until Client provides Anticus with adequate assurances of payment. The filing of a voluntary or involuntary bankruptcy petition, appointment of a receiver, assignment for the benefit of creditors or other similar act of insolvency shall constitute a breach. Termination will become effective fourteen (14) days after receipt of notice by the breaching party unless the event(s) giving rise to the breach are remedied with that time frame, or the party seeking termination revokes its notice. Either party may, without cause, terminate this contract upon providing thirty (30) days written notice to the other party.

15. **Law** - The agreement shall be governed by laws of the State of Florida, and is deemed to have been entered into in Hillsborough County, Florida

16. **Site Work** - Anticus will take reasonable precaution to avoid any damage to the site from the activities of its crews or equipment. Any damage caused by Anticus's negligence will be restored at Anticus's expense. However, unavoidable damage caused in the execution of the work such as tire ruttings, cutting and splicing of fences, drilling through pavements, etc. will not be restored unless otherwise stated in the contract.

17. **Utilities** - The Client shall disclose to Anticus the location of all hidden, obscure or buried man-made objects known to the Client so that Anticus may avoid damage or personal injury. Anticus will take reasonable precautions to avoid damage to subterranean structures or utilities of which Anticus has received notification. Anticus will conduct utility clearance on behalf of the Client only when that is part of the agreed upon Scope of Services between the Client and Anticus. Client agrees to hold Anticus harmless for any damages to subterranean structures which are not called to Anticus's attention or which are not correctly shown on the plans provided. Client shall indemnify, defend and hold harmless Anticus from and against any claims, losses or damages incurred or asserted against Anticus related to Client's failure to make, protect or advise Anticus of underground structures or utilities. The Client shall reimburse Anticus for all expenses incurred in connection with such claims, suits, etc., including reasonable attorney's fees.

18. **Samples** - Anticus will retain any soil and rock samples obtained for 30 days after submitting its report. Further storage or transfer of samples can be made at Client's expense upon written request.

19. **Test Locations** - Tests will be performed at the approximate locations indicated by the Client or as recommended by Anticus. Accurate horizontal and vertical locations will not be established by surveying, unless additional fees are provided for such work.

20. **Interpretation of Data** - Client recognizes that subsurface conditions may vary from those encountered at the locations where the borings, surveys, or explorations are made by Anticus and that the data interpretations and recommendations of Anticus personnel are based solely on the information available to them. Anticus will be responsible for those data, interpretations, and recommendations, but shall not be responsible for the interpretation by others of the information developed.

21. **Environmental Problems**

The subsurface investigation outlined in this proposal assumes that there are no hazardous materials in the soils or groundwater underlying the site. This study is not designed to detect or identify such materials. If it becomes apparent during the field investigation that hazardous materials may be present, field operations will be terminated. The investigation will be resumed only after renegotiation of the scope of services and fees to cover appropriate health and safety precautions and proper consideration of the new information. Client waives any claim against Anticus and agrees to defend, indemnify and hold Anticus harmless from any claim or liability for injury or loss that results from the discovery of on-site environmental contamination whether related to soil, groundwater, air, vegetation or structures.

22. **Hazardous Substances** - Client agrees to advise Anticus, prior to beginning work, of any hazardous substances on or near the site known to Client. In the event that test samples obtained during our work contain substances hazardous to health, safety or the environment, these samples remain the property of Client which also shall pay for all costs connected with decontamination of Anticus equipment. Furthermore, any equipment of Anticus's contaminated during Anticus's services which cannot be reasonably decontaminated shall become the property and responsibility of Client. Such samples and/or equipment will be delivered to Client. Client agrees to pay transportation costs for samples and equipment and the fair market value of such contaminated equipment.

23. **Unforeseen Conditions or Occurrences** - It is possible that unforeseen conditions or occurrences may be encountered at the site which could substantially alter the necessary services or the risks involved in completing Anticus's services. If this occurs, Anticus will promptly notify and consult with Client, but will act based on Anticus's sole judgment where risk to Anticus personnel is involved. Possible actions could include:

a. Complete the original Scope of Services in accordance with the procedures originally intended in our Proposal, if practicable in Anticus's judgment:

b. Agree with Client to modify the Scope of Services and the estimate charges to include study of the unforeseen conditions or occurrences, with such revision agreed to in writing:

c. Terminate the services effective on the date specified by Anticus in writing.



Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
3 3 6	487

Name / Address
Live Oak 1 CDD C/O Inframark 0 University Drive Ste. 7 Coral Springs, FL 337

Project
Pond 52 and Pond 7 Dewatering

Description	Qty	U/M	ate	Total
Project: Dewatering for monitoring of anomalies Location: Pond 52 & Pond 7 Upon receiving the Notice to Proceed, CLS, Inc. will mobilize all required equipment and materials to the project site. Once mobilization is complete, CLS will set up an onsite pump to dewater Pond, thereby managing elevated water levels and enabling monitoring of the pond to identify any areas of concern. After dewatering is finished and water level assessments have been completed, CLS will conduct a comprehensive evaluation of the area. If any anomalies are identified during this process, a Change Order may be issued with recommended repairs to restore the pond to full operational status. *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. Mobilize Set up onsite Pump 3 Dewater Pond 4 Evaluate for anomalies 5 De-mobilize *Includes, fuel, labor, pump and hoses, breakdown and setup for two ponds. *This includes pump rental for one (1) week. If rental exceeds one (1) week, additional rental rates will apply.		ea	8,0 95	8,0 95

Initial:



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Consolidated Land Services, Inc.

Estimate

Mailing Address:
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Date	Estimate #
3 3 6	487

Name / Address
Live Oak 1 CDD C/O Inframark 0 University Drive Ste. 7 Coral Springs, FL 337

Project
Pond 52 and Pond 7 Dewatering

Description	Qty	U/M	ate	Total
<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>*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>*CLS assumes no liability should this intervention fail to achieve the intended result in mitigating ongoing erosion at or near the MES Outfall Structure.</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>				

Approved by:

Signature: Michael Ceparano

Michael Ceparano (Mar 6, 2026 01:34:58 EST)

Email: cddliveoak@gmail.com

Title: CHair

*Estimate valid for 30 Days.
 CLS, Inc. Provides Competition Sensitive Pricing.*

Total \$8,0 .95