

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

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

Also present were:

Mark Vega	Inframark, District Manager
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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

Michael Ceparano
Chairman

LIVE OAK NO. 1
Community Development District

Financial Report

September 30, 2025



LIVE OAK NO. 1
Community Development District

Table of Contents

FINANCIAL STATEMENTS

Balance Sheet	.....	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balances		
General Fund	.....	Pages 2 - 3
Debt Service Fund	.....	Page 4

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	.....	Page 5
Cash & Investment Report	.....	Page 6
Bank Reconciliation	.....	Page 7
Payment Register by Bank Account	.....	Pages 8 - 9

LIVE OAK NO. 1
Community Development District

Financial Statements

(Unaudited)

September 30, 2025

Balance Sheet
September 30, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2013 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
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
TOTAL ASSETS	\$ 2,256,177	\$ 388,879	\$ 2,645,056
<u>LIABILITIES</u>			
Accounts Payable	\$ 3,822	\$ -	\$ 3,822
TOTAL LIABILITIES	3,822	-	3,822
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	1,369	-	1,369
Prepaid Insurance	8,468	-	8,468
Deposits	1,375	-	1,375
Restricted for:			
Debt Service	-	388,879	388,879
Assigned to:			
Operating Reserves	59,315	-	59,315
Reserves - Ponds	1,713,567	-	1,713,567
Reserves - Roadways	272,000	-	272,000
Unassigned:	196,261	-	196,261
TOTAL FUND BALANCES	\$ 2,252,355	\$ 388,879	\$ 2,641,234
TOTAL LIABILITIES & FUND BALANCES	\$ 2,256,177	\$ 388,879	\$ 2,645,056

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
REVENUES				
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%	-
TOTAL REVENUES	468,641	532,538	113.63%	7,288

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%	-
Total Administration	118,062	104,320	88.36%	8,953

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
Field				
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%	-
Total Field	350,579	165,288	47.15%	10,841
TOTAL EXPENDITURES	468,641	269,608	57.53%	19,794
Excess (deficiency) of revenues				
Over (under) expenditures	-	262,930	0.00%	(12,506)
Net change in fund balance	\$ -	\$ 262,930	0.00%	\$ (12,506)
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,989,425	1,989,425		
FUND BALANCE, ENDING	\$ 1,989,425	\$ 2,252,355		

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

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

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**

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

Cash and Investment Report
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
			DS Subtotal	\$ 388,879
			Total	\$ 2,625,510

Bank Account Statement

Live Oak No. 1 CDD

Bank Account No. 4100
Statement No. 09-25

Statement Date 09/30/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
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
Total Outstanding Checks							-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	
GENERAL FUND - 001								
CHECK # 100055								
001	09/08/25	VGLOBAL TECH	7650	WEBSITE MAINT	Misc-Web Hosting	549915-51301	\$216.66	
							Check Total	\$216.66
CHECK # 100056								
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	
							Check Total	\$4,079.00
CHECK # 100057								
001	09/16/25	SOLITUDE LAKE MANAGEMENT LLC	PSI199903	SEPT 2025 POND MAINT	Contracts-Lakes	534084-53901	\$3,083.00	
							Check Total	\$3,083.00
CHECK # 100058								
001	09/19/25	AMTEC	4403-09-25	2 BOND YEARS ARBITRAGE SVCS	ProfServ-Arbitrage Rebate	531002-51301	\$1,200.00	
							Check Total	\$1,200.00
CHECK # 100059								
001	09/19/25	OUTDOOR PROFESSIONALS LLC	4310	SEPT 2025 LAWN MAINT	Contracts-Landscape	534050-53901	\$3,977.00	
							Check Total	\$3,977.00
CHECK # 100060								
001	09/25/25	FED EX	8-967-80893	FEDEX TO U.S. BANK	Misc-Contingency	549900-51301	\$35.28	
							Check Total	\$35.28
CHECK # 1044								
001	09/23/25	EGIS INSURANCE ADVISORS LLC	29016	10/1/25-10/1/26 POLICY	Prepaid Insurance	155100-51301	\$7,968.00	
							Check Total	\$7,968.00
CHECK # 1045								
001	09/30/25	EGIS INSURANCE ADVISORS LLC	29795	Prepaid Insurance	Prepaid Insurance	155100-51301	\$8,468.00	
							Check Total	\$8,468.00
CHECK # 300010								
001	09/08/25	TECO	081925-3046-ACH	SVC PRD 7/16-8/13/25	Electricity - Streetlights	543013-53901	\$2,820.47	
							Check Total	\$2,820.47
CHECK # 300011								
001	09/11/25	TECO	082225-5103-ACH	SVC PRD 7/19-8/18/25	Electricity - General	543006-53901	\$961.24	
							Check Total	\$961.24

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
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Fund Total \$32,808.65

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.

Invoice

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

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 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"> 1. Mobilize 2. Excavate surrounding area 3. Clear area of debris and sediment 4. Fill with flowable fill and install 3M liner 5. Backfill and re-establish pre-existing grade 6. De-mobilize 	ea	100.00%	11,483.15

Please remit to above address. 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.	Total
	Payments/Credits
	Balance Due



Consolidated Land Services, Inc.

Invoice

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

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
	<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> <p>Original Estimate: 409</p>			

Please remit to above address.	Total	\$11,483.15
<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	\$0.00
	Balance Due	\$11,483.15



Consolidated Land Services, Inc.

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

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) Approx. 37.5 yards of additional flowable fill, includes additional project materials. *Original Estimate 410	ea	100.00%	19,724.82

Please remit to above address.	Total	\$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.	Payments/Credits	\$0.00
	Balance Due	\$19,724.82



Consolidated Land Services, Inc.

Invoice

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

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 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"> 1. Mobilize 2. Build temporary earth dam embankment 3. Install drainpipe 4. De-mobilize 	ea	100.00%	2,842.67

Please remit to above address. 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.	Total
	Payments/Credits
	Balance Due



Consolidated Land Services, Inc.

Invoice

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

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
	<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.	Total	\$2,842.67
<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	\$0.00
	Balance Due	\$2,842.67