

Live Oak I
Community Development District

Approved Tentative Budget
FY 2026–2027

Presented at the April 21, 2026 Meeting



**Live Oak I Community Development District
Table of Contents**

	Page
1. General Fund.....	1
Exhibit A: Allocation of Fund Balances.....	3
2. General Fund Narrative.....	4
3. Debt Service Series 2013.....	8
4. Amortization Schedule Series 2013.....	9
5. O&M ERU Allocation & Assessment Summary.....	10

**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.