

***Live Oak No. 2
Community Development
District***

January 15, 2026

Agenda Package

**Meeting to be held at:
Live Oak Clubhouse
9401 Oak Preserve Boulevard
Tampa, Florida 33647**

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



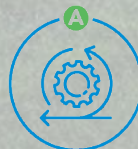
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Live Oak II Community Development District

Board of Supervisors

Elizabeth Hubbard, Chairman
Ronald Dell, Vice Chairman
Artur Araujo, Assistant Secretary
William Jones, Assistant Secretary

Staff:

Kristee Cole, District Manager
Tracy Robin, District Counsel
Vincent Galiano, District Engineer
Elizabeth Coons, District Accountant
Howard Neal, Field Services Director
Diana Kapatsyna, District Admin Assistant

Meeting Agenda Thursday, January 15, 2026 – 6:30 p.m.

1. **Call to Order and Roll Call**
2. **Adoption of the agenda**
3. **Audience Comments – Three- (3) Minute Time Limit**
4. **Business Administration**
 - A. Consideration of the Regular Meeting Minutes of November 10, 2025...Page 3
 - B. Consideration of Financial Statement (*October-November 2025*).....Page 6
5. **Staff Reports**
 - A. District Accountant
 - B. Field Inspection
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
6. **Business Items**
 - A. Consideration of Aquatic Management Agreements.....Page 31
 - B. Consideration of Pond Proposal.....Page 58
 - C. Consideration of Tree Removal Proposal.....Page 62
7. **Supervisor Requests**
8. **Audience Comments – Three- (3) Minute Time Limit**
9. **Adjournment**

The next meeting is scheduled for Thursday, May 21, 2026, at 6:30 p.m.

District Office:

313 Campus Street
Celebration FL 34747
<https://www.liveoakno2cdd.com/>

Meeting Location:

Live Oak Clubhouse
9401 Oak Preserve Boulevard
Tampa, Florida 33647

1 **MINUTES OF MEETING**
2 **LIVE OAK NO. 2 COMMUNITY DEVELOPMENT DISTRICT**
3

4 The regular meeting of the Board of Supervisors of Live Oak No. 2 Community Development
5 District was held Monday, November 10, 2025, at 6:36 p.m. at the Live Oak Clubhouse 9401 Oak
6 Preserve Boulevard, Tampa, Florida 33647.

7
8 Present and constituting a quorum were:

9
10 Elizabeth Hubbard Chairman
11 Ronald Dell Vice Chairman
12 Artur Araujo Assistant Secretary
13 William Jones Assistant Secretary
14

15 Also present, either in person or via Zoom Video Communications, were:

16
17 Kristee Cole District Manager, Inframark
18 Vincent Galiano District Engineer, Ardurra
19 Elizabeth Coon Accountant, Inframark
20 Helena Schbeider Accountant Supervisor, Inframark
21

22
23 *This is not a certified or verbatim transcript but rather represents the context and summary of the*
24 *meeting. The full meeting is available in audio format upon request. Contact the District Office*
25 *for any related costs for an audio copy.*
26

27 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

28 Ms. Cole called the meeting to order at 6:36 p.m.
29

30 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

31

On MOTION by Mr. Dell, seconded by Ms. Hubbard, with all in 32 favor, November 10, 2025, Final Agenda was adopted.

33

34 **THIRD ORDER OF BUSINESS** **Audience Comments**

35 None.
36

37 **FOURTH ORDER OF BUSINESS** **Business Administration**

38 **A. Consideration of the Regular Meeting Minutes of August 6, 2025**

39

On MOTION by Ms. Hubbard, seconded by Mr. Araujo, with all in 40 favor, the meeting minutes from August 6, 2025, were approved.
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46 **B. Consideration of Financial Statement and Check Register (August-September 2025)**
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48 On MOTION by Mr. Dell, seconded by Mr. Araujo, with all in
49 favor, the Financial Statement and Check Register (August-
50 September 2025), were approved.
51

52 **FIFTH ORDER OF BUSINESS** **Staff Reports**

53 **A. Accountant Report**

54 The Board reviewed the Pipe Repair proposals. The Accountant stated a capital outlay line
55 could be created in the budget to code the repair costs appropriately.

56 On MOTION by Mr. Dell, seconded by Mr. Jones, with all in favor,
57 the Board approved moving forward with the FloLine proposal in
58 the amount of \$46,600, plus a 20% contingency, and including a
59 geotechnical engineer with a NTE of \$70,000.
60

61 **B. District Engineer**

62 Present and no report.

63 **C. District Manager**

64 Ms. Cold informed the Board that the next meeting will be held on January 15, 2025, at
65 6:30 p.m.
66

67 **SIXTH ORDER OF BUSINESS** **Business Items**

68 **A. Consideration of Insituform Technologies Pipe Repair Proposal**

69 This item was discussed during the accounting portion of the agenda.

70 **B. Discussion of Pond Maintenance**

71 The Board reviewed the proposals and decided to table them until the January 2026 meeting.
72 The District Manager will send an email to Tigris regarding performance concerns.
73

74 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

75 The Board requested that Mr. Robin send a demand letter to MCI regarding the broken pipes.
76

77 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

78 None.
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86 **NINTH ORDER OF BUSINESS**

Adjournment

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On MOTION by Mr. Dell, seconded by Mr. Araujo, with all in favor, the meeting was adjourned at 7:09 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

LIVE OAK NO. 2
Community Development District

Financial Report

October 31, 2025

Prepared by:



LIVE OAK NO. 2

Community Development District

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LIVE OAK NO. 2
Community Development District

Financial Statements

(Unaudited)

October 31, 2025

Balance Sheet
October 31, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2016 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Cash - Checking Account	\$ 59,317	\$ -	\$ 59,317
Investments:			
Money Market Account	841,804	-	841,804
Reserve Fund	-	276,000	276,000
Revenue Fund	-	358,365	358,365
TOTAL ASSETS	\$ 901,121	\$ 634,365	\$ 1,535,486
<u>LIABILITIES</u>			
Accounts Payable	\$ 21	\$ -	\$ 21
Other Current Liabilities	185	-	185
TOTAL LIABILITIES	206	-	206
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	634,365	634,365
Assigned to:			
Operating Reserves	64,492	-	64,492
Reserves - Ponds	249,860	-	249,860
Unassigned:	586,563	-	586,563
TOTAL FUND BALANCES	\$ 900,915	\$ 634,365	\$ 1,535,280
TOTAL LIABILITIES & FUND BALANCES	\$ 901,121	\$ 634,365	\$ 1,535,486

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 15,000	\$ 1,250	\$ 2,699	\$ 1,449
Special Assmnts- Tax Collector	253,094	-	-	-
Special Assmnts- Discounts	(10,124)	-	-	-
TOTAL REVENUES	257,970	1,250	2,699	1,449

EXPENDITURES

Administration

P/R-Board of Supervisors	6,000	-	-	-
FICA Taxes	459	-	-	-
ProfServ-Arbitrage Rebate	600	-	-	-
ProfServ-Dissemination Agent	1,000	-	-	-
ProfServ-Engineering	25,000	2,083	-	2,083
ProfServ-Legal Services	3,000	250	-	250
ProfServ-Mgmt Consulting	41,200	3,433	3,433	-
ProfServ-Special Assessment	12,500	-	-	-
ProfServ-Trustee Fees	3,971	2,074	2,074	-
Auditing Services	3,700	-	-	-
Postage and Freight	500	42	-	42
Insurance - General Liability	8,957	8,957	8,468	489
Printing and Binding	300	25	-	25
Legal Advertising	900	75	61	14
Miscellaneous Services	300	60	65	(5)
Misc-Assessment Collection Cost	5,062	-	-	-
Misc-Contingency	7,905	659	75	584
Misc-Web Hosting	2,604	217	217	-
Office Supplies	100	8	-	8
Annual District Filing Fee	175	175	175	-
Total Administration	124,233	18,058	14,568	3,490

Field

Contracts-Envirom'l Monitoring	5,800	483	-	483
Contracts-Landscape	42,500	3,542	3,420	122
Contracts-Lakes	22,000	1,833	1,763	70
R&M-Fence	5,000	417	-	417
R&M-Lake	7,500	625	-	625

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Wetland Monitoring	8,000	667	-	667
Misc-Contingency	11,755	980	4,900	(3,920)
Reserve - Ponds	31,182	31,182	-	31,182
Total Field	<u>133,737</u>	<u>39,729</u>	<u>10,083</u>	<u>29,646</u>
TOTAL EXPENDITURES	257,970	57,787	24,651	33,136
Excess (deficiency) of revenues				
Over (under) expenditures	-	(56,537)	(21,952)	34,585
Net change in fund balance	\$ -	\$ (56,537)	\$ (21,952)	\$ 34,585
FUND BALANCE, BEGINNING (OCT 1, 2025)	922,867	922,867	922,867	
FUND BALANCE, ENDING	<u>\$ 922,867</u>	<u>\$ 866,330</u>	<u>\$ 900,915</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 200	\$ 17	\$ 2,135	\$ 2,118
Special Assmnts- Tax Collector	600,454	-	-	-
Special Assmnts- Discounts	(24,018)	-	-	-
TOTAL REVENUES	576,636	17	2,135	2,118
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	12,009	-	-	-
Total Administration	12,009	-	-	-
<u>Debt Service</u>				
Principal Debt Retirement	385,000	-	-	-
Interest Expense	170,915	-	-	-
Total Debt Service	555,915	-	-	-
TOTAL EXPENDITURES	567,924	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	8,712	17	2,135	2,118
Net change in fund balance	\$ 8,712	\$ 17	\$ 2,135	\$ 2,118
FUND BALANCE, BEGINNING (OCT 1, 2025)	632,230	632,230	632,230	
FUND BALANCE, ENDING	\$ 640,942	\$ 632,247	\$ 634,365	

LIVE OAK NO. 2

Community Development District

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amount Rcv'd	Discount / (Penalties) Amount	Tax Coll Cost	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Debt Service Fund
Assessments Levied FY '26				\$853,548	\$253,094	\$600,454
Allocation %				100%	30%	70%
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% COLLECTED				0%	0%	0%
TOTAL O/S				\$853,548	\$253,094	\$600,454

LIVE OAK NO. 2
Community Development District

Supporting Schedules

October 31, 2025

Cash and Investment Report**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	Truist	n/a	n/a	1.75	\$59,317
Money Market Account	BankUnited	n/a	n/a	3.54	\$841,804
Subtotal GF					\$901,121

Debt Service Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2016 Reserve Fund	US Bank	US Bank US Bank Gcts	n/a	3.75	\$276,000
Series 2016 Revenue Fund	US Bank	US Bank US Bank Gcts	n/a	3.75	\$538,365
Subtotal DS					\$814,365
Total					\$1,715,486

Bank Account Statement

Live Oak No. 2 CDD

Thursday, November 6, 2025

Page 1

ECOONS

Bank Account No. 9534
Statement No. 10-25

Statement Date 10/31/2025

G/L Account No. 101003 Balance	59,316.63	Statement Balance	59,533.29
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	59,316.63	Subtotal	59,533.29
Negative Adjustments	0.00	Outstanding Checks	-216.66
Ending G/L Balance	59,316.63	Ending Balance	59,316.63

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
10/10/2025	Payment	100063	VGLOBAL TECH	Inv: 7783			-216.66
Total Outstanding Checks							-216.66
Outstanding Deposits							
Total Outstanding Deposits							

LIVE OAK NO. 2 COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 004374								
001	10/09/25	OUTDOOR PROFESSIONAL LLC	4229	May - 2025 LAWN MAINT	Contracts-Landscape	534050-53901	\$3,420.00	
							Check Total	<u>\$3,420.00</u>
CHECK # 004375								
001	10/14/25	FLORIDA COMMERCE	92731	FY 25 - 26-Annual District Filing Fee	Annual District Filing Fee	554007-51301	\$175.00	
							Check Total	<u>\$175.00</u>
CHECK # 004378								
001	10/21/25	KRISTEE COLE	10202025	SVC PRD 07/15/25-08/13/25	Misc-Contingency	549900-53901	\$430.69	
							Check Total	<u>\$430.69</u>
CHECK # 100060								
001	10/06/25	STRALEY ROBIN VERICKER	27238	Aug -15 2025 District Counsel through	ProfServ-Legal Services	531023-51401	\$30.00	
							Check Total	<u>\$30.00</u>
CHECK # 100061								
001	10/06/25	BUSINESS OBSERVER INC	25-02955H	FY 2026 Meeting Schedule	Legal Advertising	548002-51301	\$54.69	
							Check Total	<u>\$54.69</u>
CHECK # 100062								
001	10/10/25	INFRAMARK LLC	159276	Dissemination Services and Postage	Aug - 2025 -Dissemination Services	531012-51301	\$1,000.00	
001	10/10/25	INFRAMARK LLC	159276	Dissemination Services and Postage	Aug -2025 postage	541006-51301	\$2.96	
							Check Total	<u>\$1,002.96</u>
CHECK # 100063								
001	10/10/25	VGLOBAL TECH	7783	Oct -2025- WEB MAINT-Global Tec	Misc-Web Hosting	549915-51301	\$216.66	
							Check Total	<u>\$216.66</u>
CHECK # 100064								
001	10/10/25	FLOLINE LLC	684	Oct -2025 -Storm Pipe Inspection	Misc-Contingency	549900-53901	\$4,900.00	
							Check Total	<u>\$4,900.00</u>
CHECK # 100065								
001	10/15/25	INFRAMARK LLC	160666	October - 2025 MNGM SVCS	ProfServ-Mgmt Consulting	531027-51201	\$3,433.33	
001	10/15/25	INFRAMARK LLC	160666	October - 2025 MNGM SVCS	October - 2025 RECORD STORAGE FEE	549900-51301	\$75.00	
							Check Total	<u>\$3,508.33</u>
CHECK # 100066								
001	10/15/25	BUSINESS OBSERVER INC	25-03139H	Nov -2025 Special Meeting Advertisement	Legal Advertising	548002-51301	\$61.25	
							Check Total	<u>\$61.25</u>
CHECK # 100067								

LIVE OAK NO. 2 COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
001	10/15/25	TIGRIS AQUATIC SERVICES LLC	3670248	Oct -2025 Pound Maintenance	Contracts-Lakes	534084-53901	\$1,763.00	
							Check Total	<u>\$1,763.00</u>
CHECK # 100068								
001	10/15/25	OUTDOOR PROFESSIONAL LLC	4327	October - 2025 Landscape Maintenance	Contracts-Landscape	534050-53901	\$3,420.00	
							Check Total	<u>\$3,420.00</u>
CHECK # 100069								
001	10/21/25	TIGRIS AQUATIC SERVICES LLC	3670247	Sept 2025 Tigris Aquatic Services	Contracts-Lakes	534084-53901	\$1,763.00	
							Check Total	<u>\$1,763.00</u>
CHECK # 100070								
001	10/24/25	STRALEY ROBIN VERICKER	27331	September 23, 2025, District Counsel through	ProfServ-Legal Services	531023-51401	\$266.00	
							Check Total	<u>\$266.00</u>
							Fund Total	<u><u>\$21,011.58</u></u>

Total Checks Paid	\$21,011.58
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LIVE OAK NO. 2
Community Development District

Financial Report

November 30, 2025

Prepared by:



LIVE OAK NO. 2

Community Development District

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LIVE OAK NO. 2
Community Development District

Financial Statements

(Unaudited)

November 30, 2025

Balance Sheet
November 30, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2016 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Cash - Checking Account	\$ 139,409	\$ -	\$ 139,409
Due From Other Funds	-	63,902	63,902
Investments:			
Money Market Account	844,255	-	844,255
Reserve Fund	-	276,000	276,000
Revenue Fund	-	275,051	275,051
TOTAL ASSETS	\$ 983,664	\$ 614,953	\$ 1,598,617
<u>LIABILITIES</u>			
Accounts Payable	\$ 148	\$ -	\$ 148
Other Current Liabilities	185	-	185
Due To Other Funds	63,902	-	63,902
TOTAL LIABILITIES	64,235	-	64,235
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	614,953	614,953
Assigned to:			
Operating Reserves	64,492	-	64,492
Reserves - Ponds	249,860	-	249,860
Unassigned:	605,077	-	605,077
TOTAL FUND BALANCES	\$ 919,429	\$ 614,953	\$ 1,534,382
TOTAL LIABILITIES & FUND BALANCES	\$ 983,664	\$ 614,953	\$ 1,598,617

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 15,000	\$ 2,500	\$ 5,149	\$ 2,649
Special Assmnts- Tax Collector	253,094	50,619	26,931	(23,688)
Special Assmnts- Discounts	(10,124)	(2,025)	(1,107)	918
TOTAL REVENUES	257,970	51,094	30,973	(20,121)
EXPENDITURES				
<u>Administration</u>				
P/R-Board of Supervisors	6,000	1,200	800	400
FICA Taxes	459	92	61	31
ProfServ-Arbitrage Rebate	600	-	-	-
ProfServ-Dissemination Agent	1,000	-	-	-
ProfServ-Engineering	25,000	4,167	-	4,167
ProfServ-Legal Services	3,000	500	127	373
ProfServ-Mgmt Consulting	41,200	6,867	6,867	-
ProfServ-Special Assessment	12,500	-	-	-
ProfServ-Trustee Fees	3,971	2,074	2,074	-
Auditing Services	3,700	-	-	-
Postage and Freight	500	83	-	83
Insurance - General Liability	8,957	8,957	8,468	489
Printing and Binding	300	50	-	50
Legal Advertising	900	150	61	89
Miscellaneous Services	300	60	98	(38)
Misc-Assessment Collection Cost	5,062	1,014	516	498
Misc-Contingency	7,905	1,318	180	1,138
Misc-Web Hosting	2,604	434	433	1
Office Supplies	100	17	-	17
Annual District Filing Fee	175	175	175	-
Total Administration	124,233	27,158	19,860	7,298
<u>Field</u>				
Contracts-Envirom'l Monitoring	5,800	967	-	967
Contracts-Landscape	42,500	7,083	6,840	243
Contracts-Lakes	22,000	3,667	3,526	141
R&M-Fence	5,000	833	-	833
R&M-Lake	7,500	1,250	-	1,250

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Wetland Monitoring	8,000	1,333	-	1,333
Misc-Contingency	11,755	1,959	5,226	(3,267)
Reserve - Ponds	31,182	31,182	587	30,595
Total Field	133,737	48,274	16,179	32,095
TOTAL EXPENDITURES	257,970	75,432	36,039	39,393
Excess (deficiency) of revenues Over (under) expenditures	-	(24,338)	(5,066)	19,272
Net change in fund balance	\$ -	\$ (24,338)	\$ (5,066)	\$ 19,272
FUND BALANCE, BEGINNING (OCT 1, 2025)	924,495	924,495	924,495	
FUND BALANCE, ENDING	\$ 924,495	\$ 900,157	\$ 919,429	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 200	\$ 33	\$ 4,279	\$ 4,246
Special Assmnts- Tax Collector	600,454	120,091	63,893	(56,198)
Special Assmnts- Discounts	(24,018)	(4,804)	(2,627)	2,177
TOTAL REVENUES	576,636	115,320	65,545	(49,775)
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	12,009	2,402	1,225	1,177
Total Administration	12,009	2,402	1,225	1,177
Debt Service				
Principal Debt Retirement	385,000	-	-	-
Interest Expense	170,915	85,458	85,458	-
Total Debt Service	555,915	85,458	85,458	-
TOTAL EXPENDITURES	567,924	87,860	86,683	1,177
Excess (deficiency) of revenues				
Over (under) expenditures	8,712	27,460	(21,138)	(48,598)
Net change in fund balance	\$ 8,712	\$ 27,460	\$ (21,138)	\$ (48,598)
FUND BALANCE, BEGINNING (OCT 1, 2025)	636,091	636,091	636,091	
FUND BALANCE, ENDING	\$ 644,803	\$ 663,551	\$ 614,953	

LIVE OAK NO. 2
Community Development District

Supporting Schedules

November 30, 2025

LIVE OAK NO. 2

Community Development District

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amount Rcv'd	Discount / (Penalties) Amount	Tax Coll Cost	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Debt Service Fund
Assessments Levied FY '26				\$853,548	\$253,094	\$600,454
Allocation %				100%	30%	70%
11/07/25	\$ 11,030	\$ 574	\$ 225	\$ 11,829	\$ 3,508	\$ 8,322
11/14/25	\$ 36,623	\$ 1,557	\$ 747	\$ 38,928	\$ 11,543	\$ 27,385
11/21/25	\$ 37,695	\$ 1,603	\$ 769	\$ 40,067	\$ 11,881	\$ 28,186
TOTAL	\$ 85,348	\$ 3,734	\$ 1,742	\$ 90,824	\$ 26,931	\$ 63,893
% COLLECTED				11%	11%	11%
TOTAL O/S				\$762,723	\$226,162	\$536,561

Cash and Investment Report
November 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	Truist	n/a	n/a	1.75	\$139,409
Money Market Account	BankUnited	n/a	n/a	3.60	\$844,255
			Subtotal GF		\$983,664

Debt Service Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2016 Reserve Fund	US Bank	US Bank US Bank Gcts	n/a	3.75	\$276,000
Series 2016 Revenue Fund	US Bank	US Bank US Bank Gcts	n/a	3.75	\$275,051
			Subtotal DS		\$551,051
			Total		\$1,534,715

Bank Account Statement

Live Oak No. 2 CDD

Wednesday, December 3, 2025

Page 1
ECOONS

Bank Account No. 9534
Statement No. 11-25

Statement Date 11/30/2025

G/L Account No. 101003 Balance	139,409.08	Statement Balance	139,951.31
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	139,409.08	Subtotal	139,951.31
Negative Adjustments	0.00	Outstanding Checks	-542.23
Ending G/L Balance	139,409.08	Ending Balance	139,409.08

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
11/07/2025	Payment	100071	VGLOBAL TECH	Inv: 7871			-216.66
11/26/2025	Payment	300006	TAMPA ELECTRIC - ACH	Inv: 110525-5127 ACH			-325.57
Total Outstanding Checks							-542.23
Outstanding Deposits							
Total Outstanding Deposits							

LIVE OAK NO. 2 COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(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 # 100071								
001	11/07/25	VGLOBAL TECH	7871	Nov -2025- WEB MAINT-Global Tec	Misc-Web Hosting	549915-51301	\$216.66	
							Check Total	<u>\$216.66</u>
CHECK # 100072								
001	11/07/25	TIGRIS AQUATIC SERVICES LLC	3670249	Nov -2025 Pound Maintenance	Contracts-Lakes	534084-53901	\$1,763.00	
							Check Total	<u>\$1,763.00</u>
CHECK # 100073								
001	11/10/25	OUTDOOR PROFESSIONAL LLC	4346	November - 2025 Landscape Maintenance	Contracts-Landscape	534050-53901	\$3,420.00	
							Check Total	<u>\$3,420.00</u>
CHECK # 100074								
001	11/20/25	TECHNICAL GRAPHICS & ANALYSIS, LLC	25-139	Remove old plumbing and rebuild then reinstall	Reserve - Ponds	568126-53901	\$587.00	
							Check Total	<u>\$587.00</u>
CHECK # 100075								
001	11/20/25	INFRAMARK LLC	163485	November - 2025 MNGM SVCS	ProfServ-Mgmt Consulting	531027-51201	\$3,433.33	
001	11/20/25	INFRAMARK LLC	163485	November - 2025 MNGM SVCS	Misc-Contingency	549900-51301	\$75.00	
							Check Total	<u>\$3,508.33</u>
CHECK # 300006								
001	11/26/25	TAMPA ELECTRIC - ACH	110525-5127 ACH	SVC PRD 11/05/2025-11/26/2025	Misc-Contingency	549900-53901	\$325.57	
							Check Total	<u>\$325.57</u>
							Fund Total	<u>\$9,820.56</u>

Total Checks Paid	\$9,820.56
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Board Members,

Clearvue is an up-and-coming company, but a leader in the aquatics management industry.

With over 20 years in the industry, we bring value and knowledge within the service provided to our customers.

We sincerely believe with over 10 years of past experience servicing of Live Oak Preserve Phase II, we can more than exceed your expectations with the aquatic management care it needs.

We also strive to have an open line of communication and transparency with our customers because our customers' satisfaction is what keeps us building relationships season after season.

Please accept our competitive proposal for aquatic management.
We look forward to the possibility of building a relationship with you.

Regards,

Daniel Strous, Owner
Clearvue Environmental, LLC



Serving Florida



CLEARVUE ~Environmental~

P.O. Box 270675
Tampa, FL 33688
813-540-0590

ds.clearvuefl@gmail.com

AQUATIC MANAGEMENT AGREEMENT

This Agreement, made this _____ day of _____, 20_____, is between Clearvue Environmental LLC, hereafter called "Contractor" and

NAME _____

ADDRESS _____

CITY : _____ STATE _____ ZIP _____ PHONE _____

The Customer agrees as follows:

(1) Contractor agrees to manage lakes and/or waterways for a period of Twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Twenty Seven (27) ponds under the control and supervision of Live Oak Phase 2, Tampa, FL.

Service program includes Twelve (12) treatments/Inspections for the control of invasive vegetation and algae.

Initial upfront cost for Hydrilla treatment in pond #14-1, Fluridone Treatment \$1402.00

(2) CUSTOMER agrees to pay CONTRACTOR the following sum for specified aquatic management services:

A. Submerged and floating vegetation control	_____	\$	Included	_____
B. Shoreline invasive vegetation control	_____	\$	Included	_____
C. Algae Control	_____	\$	Included	_____
D. Call Back service \$175.00	_____	\$	Upon request	_____
E. Two million dollars liability insurance	_____	\$	Included	_____
F. All services performed by a state certified technician	_____	\$	Included	_____
G. Service reports issued after each visit	_____	\$	Included	_____
H. Initial Hydrilla Treatment \$1402.00	_____	\$	\$1402.00	_____

TOTAL OF SERVICES TO BE PERFORMED \$ 1925.00

\$ 1925.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance of services being performed in 11 monthly installments of \$ 1925.00 plus any sales or use tax including without limitation, fees or charges that are imposed by any governmental authority relating to the service provided under this Agreement.

(3) CONTRACTOR agrees to use products which have demonstrated a wide margin of safety to fish and wildlife and which are generally used in the State of Florida.

(4) CONTRACTOR agrees to commence treatment within (30) days, weather permitting from the date of receipt of this Agreement and/or required government permits.

(5) The offer contained herein shall terminate automatically unless executed and returned by CUSTOMER to CONTRACTOR on or before January 5, 20 25

(6) The terms and conditions appearing on the reverse side shall be made part hereof and we are incorporated herein by reference.

CONTRACTOR	<u>CLEARVUE ENVIRONMENTAL LLC</u>	CUSTOMER	_____
Signature	<u>DANIEL STROUS (OWNER)</u>	Signature	_____
Printed Name	<u>Daniel Strous</u>	Printed Name	_____
Dated	<u>December 5, 2025</u>	Dated	_____



November 9th, 2025

Live Oak No 2 CDD
9401 Oak Preserve Boulevard
Tampa, Florida 33647
ATTN: Inframark District Services, Kristee Cole

Dear Kristee,

Thank you for considering our proposal to manage the lakes at Live Oak No 2 CDD.

Premier Lakes is a Florida-based company founded by some of the foremost experts in lake and wetland management, with over 75 years of combined experience. We take pride in caring for some of Florida's most respected golf courses, commercial properties, residential communities, and CDDs. Most of our business comes from referrals from satisfied customers who have experienced the Premier Lakes difference firsthand and appreciate our service and communication.

Our team is dedicated to using the right tool for every job. By partnering with the best herbicide, remediation, and equipment manufacturers, we can continuously improve our control methods. Our extensive experience and science-backed approach enable us to consistently deliver the best results.

When you choose Premier Lakes, you are partnering with a team of dedicated professionals who are passionate about achieving the best results for your lakes and wetlands. Our entire team at Premier Lakes will work tirelessly to earn your trust and deliver an unmatched customer experience.

Sincerely,

A handwritten signature in black ink that reads "Alex Kurth".

Alex Kurth
President





Reference List

Community Name: The Brooks CDD (Largest, 336K+ Annually), Fiddler's Creek CDD 1, River Ridge CDD, & Sarasota National CDD

Primary Contact: Cleo Adams

Position: District Manager

Email: crismondc@whhassociates.com

Community Name: Cheval West CDD/TPC Tampa Bay

Primary Contact: Eric Dailey

Position: District Manager

Email: edailey@halifax-solutions.com

Community Name: The Starkey Ranch CDD (TSR CDD)

Primary Contact: Barry Mazzoni

Position: District Manager

Phone: (813) 399-0865

Email: MazzoniB@whhassociates.com

Community Name: Epperson North CDD/Heritage Harbor CDD

Primary Contact: Heath Beckett

Position: District Manager

Email: Hbeckett@vestapropertyservices.com

Community Name: Southern Hills Plantation CDD, Heritage Pines CDD, & Palm Bay CDD

Primary Contact: Chuck Adams

Position: District Manager

Email: Adamsc@whhassociates.com





Live Oak CDD II

Aquatics Inspection

11/9/2025

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

844-Lakes-FL (844-525-3735)

14-1



Comments:

Severe Hydrilla growth covering 50% or more of the surface. There is a substantial amount of biomass to be controlled on this lake.

Action Required

Immediate submerged vegetation treatment.

Target:

Hydrilla

10-2



Comments:

Severe floating weeds, including duckweed, salvinia, and azolla, cover almost the entirety of the pond.

Action Required

Immediate floating weed treatment

Target:

Duckweed, Salvinia, and Azolla



14-2 & 14-3



Comments:

14-2: Severe Baby Tears growth. Looks to have been treated recently, but not effectively.

14-3: Significant lily growth. Lilies treated recently, but not effective.

Action Required

14-2 Submerged weed treatment

14-3 Lily Treatment

Target:

14-2 Baby Tears

14-3 Lilies

9-6 & 14-5



Comments:

9-6 Chara growth throughout the pond, surfacing in the middle

14-5 Torpedo grass present on the shorelines.

Action Required

9-6 Algae Treatment

14-5 Shoreline weed treatment

Target:

9-6 Chara Macroalgae

14-5 Torpedo Grass & Cattails

MIT-J1 & K1



Comments:

The mitigation areas do not appear to have been serviced in a significant amount of time. MIT-J1 is almost entirely torpedo grass, a category one invasive species.

Action Required

More information required surrounding the requirements to provide a appropriate bid.

Target:

MIT-K3



Comments:

The mitigation areas do not appear to have been serviced in a significant amount of time.

Action Required

More information required surrounding the requirements to provide a appropriate bid.

Target:



Management Summ

During my inspection, I found significant issues in several ponds and provided pictures of some that require immediate attention.

Except for a handful of ponds, the shoreline weeds are minimal, but the submerged weeds, algae, and floating weeds are extensive and require substantial effort. Allowing this level of growth has created significant biomass to be treated, and it will take a while for it to look good again. 14-1 and 14-2 are the prime examples of that, with Hydrilla and Baby tears, respectively. Both ponds will require substantial treatment to control submerged vegetation, which will likely lead to large algal blooms and multiple treatments. Normally, I would say it will look worse before it gets better, but they are already in rough shape.

At this time, I respectfully decline to bid on the mitigation areas. I was under the impression these areas were still being monitored for success, however it is difficult to understand how obvious lack of control has not been identified as of yet. Perhaps the species needing to be controlled do not include all category one species, or only certain portions need to be maintained. If a clear scope can be provided or discussed, then I will be happy to provide a proposal.

Our proposal for ponds has an increased level of service over your current vendor. Given the size of the community, one visit per month is not enough to adequately maintain the ponds. We are recommending two visits per month, with additional callbacks free of charge.

Although the ponds are in rough shape now, we will be able to get them cleaned up rapidly, providing substantial improvement within the first month, and have everything under good maintenance conditions within 90 days.

I appreciate the opportunity and hope to work with the community to provide healthy and beautiful ponds.

-Alex Kurth, President



Annual Management Program Agreement

Customer Name: Live Oak No 2 CDD
Property Contact: Kristee Cole, Inframark District Services
Agreement Effective Date: December 1st, 2025, November 31st, 2026
Program Description: Annual Lake Maintenance
Premier Lakes Consultant: Alex Kurth
Consultant Phone Number: 239-707-1575

This Agreement, dated **November 9th, 2025**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Live Oak No 2 CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.
2. **Service Area:** The "Service Area" is described as **27 lakes consisting of approximately 34,693 linear feet and 47.49 surface acres.**
3. **Contract Services:** Premier Lakes will perform **(24) twenty-four** inspections per year of the Service Area and provide the following service as necessary.
 - a. **Aquatic Weed Control:** Growth of undesired aquatic vegetation will be treated upon identification by applying aquatic herbicides and adjuvants. Most of the time, these treatments will occur immediately upon inspection. However, timing may be adjusted to ensure the best results. All efforts will be made to ensure that unwanted vegetation is controlled before it becomes unsightly.
 - b. **Algae Control:** Algae will be controlled by applying algaecides and adjuvants as needed.
 - c. **Shoreline Weed Control:** Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides, surfactants, and hand pulling where appropriate up to control elevation year-round. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be controlled. The customer understands that



when spraying in beneficial littoral plants, minor damage to native vegetation may occur.

- d. Water Quality Analysis:** Dissolved oxygen, pH, and temperature will be included as needed. More detailed water quality testing will be an additional charge based on the agreed-upon parameters. Remediation will be priced separately.
 - e. Trash Pickup:** Premier Lakes will provide minor trash and debris pickup when on-site. In some circumstances, for example, in a community where a significant amount of new home construction is ongoing, and the amount of trash and debris is excessive, trash pickup will be an additional service to be added.
 - f. Management Reporting:** Service reports detailing the services rendered will be provided following each inspection.
 - g. Aquatic Consultation:** Attendance to monthly board meetings when requested.
4. **One-Time Start-Up Fee:** A one-time charge of **\$2,500.00** for additional products and labor necessary to return lakes to management condition will be invoiced at the commencement of this agreement.
 5. **Equipment Access:** Client will provide access to each pond with a utility vehicle (Kubota UTV) and a boat as needed. Reduced access may result in reduced service or additional charges.
 6. **Callbacks:** Premier Lakes, Inc. will provide free callbacks for any contracted services, upon the Client's request, at any time during the term of this agreement. Callbacks apply only to services already covered under this agreement and do not include additional or new work outside the contracted scope. All callbacks will be scheduled and completed within Premier Lakes, Inc.'s normal service availability.
 7. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.
 8. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **Monthly** installments of **\$2,500.00** commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay



Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

9. **Forms of Payment:** Premier Lakes accepts payment by check.
10. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
11. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.
12. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.
13. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.
14. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
15. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.



16. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.
17. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
18. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
19. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.



One-Time Start-Up Fee: \$2,500.00

Annual Agreement Amount: \$31,200.00

Monthly Agreement Amount: \$2,600.00

Invoicing Frequency: Monthly

Accepted and Approved:

Live Oak No. 2 CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature: *Alex Kurth*

Name: Alex Kurth

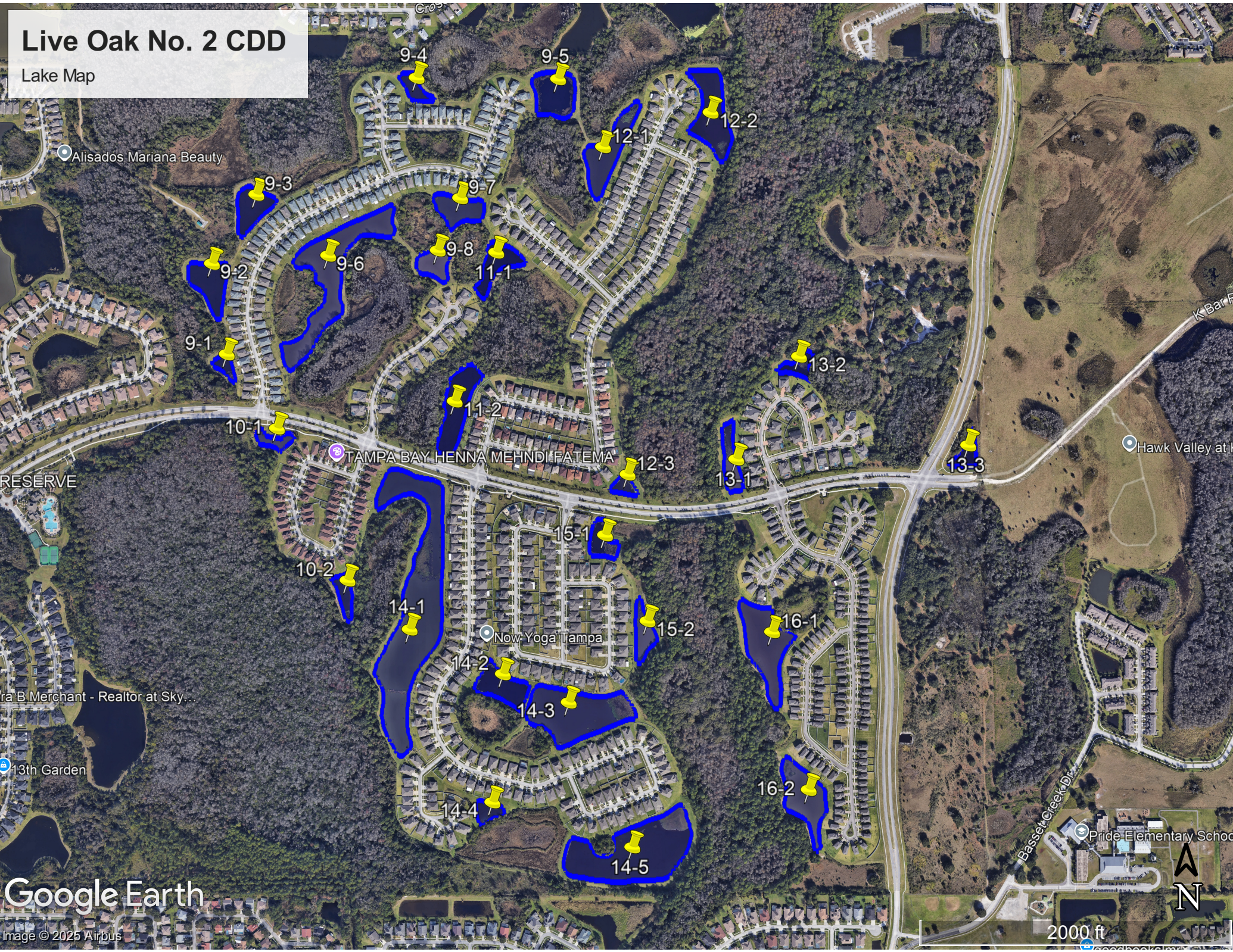
Title: President

Date: 11/09/2025

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.

Live Oak No. 2 CDD

Lake Map



Alisados Mariana Beauty

TAMPA BAY HENNA MEHNDI FATEMA

Now Yoga Tampa

Hawk Valley at

RESERVE

ra B Merchant - Realtor at Sky...

13th Garden

Pride Elementary School

Google Earth

Image © 2025 Airbus

2000 ft



Waterway and Wetlands Management

Proposal

For

Live Oak II Community Development District



www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



December 16, 2025

Live Oak II Community Development District
c/o Inframark
Ms. Kristee Cole, District Manager
2005 Pan Am Circle, Ste. 300
Tampa, FL 33607

Dear Kristee,

Thank you for the opportunity to submit our proposal for the management of your Stormwater ponds at Live Oak II Community Development District.

Advanced Aquatic is a Florida based company and has been in the waterway management business for over 34 years. We care for many of the finest golf courses, commercial properties and residential communities in Florida. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Advanced Aquatic as your service provider, you will be hiring a science based, customer first company that is serious about caring for your ponds.

We are on the cutting edge in our approach to weed control, water quality and littoral maintenance. Advanced Aquatic also offers consulting services to help design and create living shorelines of plants native to Florida. Our entire team at Advanced Aquatic will work diligently to earn your trust and transform your ponds into beautiful assets of which you will be proud. We look forward to working with you.

Sincerely,

Jason Jaszczak

Jason Jaszczak,

Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Our Philosophy Regarding Management of Natural Resources & Customer Relationship

The vision and management philosophy of Advanced Aquatic Services, Inc. (AAS) is based on **Responsible Environmental Stewardship**. Our sustainability goal is to use alternative methods of control whenever possible to reduce overall herbicide use in lakes and ponds and provide a balanced ecosystem for our customers.

Advanced Aquatic Services offers environmentally sound management plans to provide solutions for healthy and aesthetically pleasing waterways. AAS is a Future Forward Organization continually seeking contemporary innovations and strategies to enhance a sustainable future that leads to environmental, social, and economic improvements in the communities where we work.

Our science-based strategy to target the source of problematic lake & pond issues is outlined in our innovative environmental management plans—

- Perform strategic water quality analysis on site by AAS Biologists to identify and diagnose any underlying ecological concerns.
- Recommendation of bottom diffused aeration technology to aide in naturally reducing nutrient levels, thereby reducing algal blooms and the frequency and intensity of herbicide applications, all while improving water quality and enhancing fisheries.
- Utilization of beneficial bacteria and enzymes to naturally improve water quality, water clarity and reduce bottom organic sediment (muck).
- Stocking of sterile triploid grass carp to aide in naturally controlling submersed aquatic weeds, thereby lowering the reliance upon aquatic herbicides.
- Use of sequestering agents (i.e., Alum) to lower nutrient levels with the purpose of reducing the severity and recurrence of algal blooms.
- Lake/Pond Shading applications to diminish sunlight penetrating to a lake & pond bottom region. Helps to reduce overall algae and aquatic weed growth.
- Creation of “Living Shorelines” of native aquatic plants to filter surface run-off of excess nutrients such as Nitrogen and Phosphorus. These valuable native plants will also provide wildlife habitats, aide in shoreline erosion control and enhance environmental aesthetics.

Employing state-of-the-art equipment, technology, and techniques allows AAS to provide proactive and sustainable solutions to the most challenging water quality concerns. **Most importantly, our “Customer First” philosophy to client service and satisfaction is a vital part of the foundation of AAS.**

At AAS, customer first is defined as 1- Always carefully *identifying* and *listening* to the goals and expectations of our customers. 2- *Crafting* everything we do with focus upon customers goals and expectations. 3- *Maximizing* communication with all customers so that we can be as proactive as possible with all recommendations. 4- *Responding* to all customer requests/phone calls/emails within 24 hrs.

Simply summarized, AAS places customers first in all our considerations and we treat all people the way we would like to be treated.

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



REFERENCES

Bexley CDD - Land O' Lakes	Lynn Hayes	813-994-1001
Meadow Pointe IV CDD	Darryl Adams	813-933-5571
Legends Bay CDD	Jim Turner	941-807-5333
New River CDD - Wesley Chapel	Mark Vega	813-295-5455
Riverbend West CDD	Kristee Cole	813-382-7355
Copperstone CDD - Parrish	Stephanie DeLuna	813-933-5571
North River Ranch District	Pete Williams	813-625-4082
Laurel Road CDD - Venice	Vivian Carvalho	407-723-5900
Heritage Lake - New Port Richey	Ray Geroux	727-376-0021
Villa Rosa - Tampa	Jeff Witt	813-936-4132
South Fork CDD - Riverview	Mark Vega	941-740-3487
Highlands CDD - Wimauma	Kristee Cole	813-382-7355
Southshore Falls- Apollo Beach	Chad Newell	941-740-3487
Elm Ridge - Riverview	Pamela Cook	813-712-0568

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292 S. Military Trail - Deerfield Beach, FL 33442

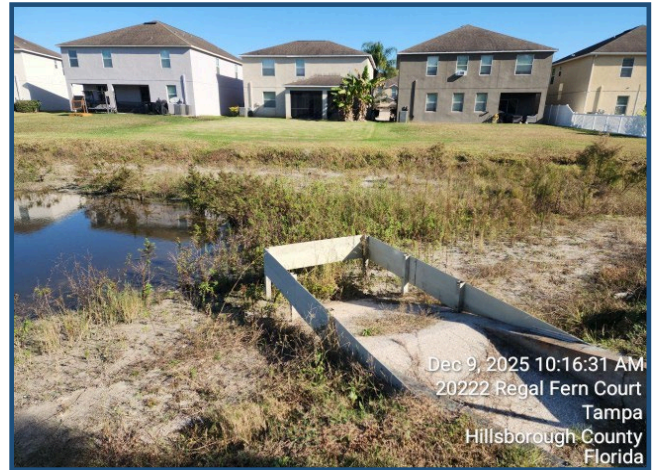
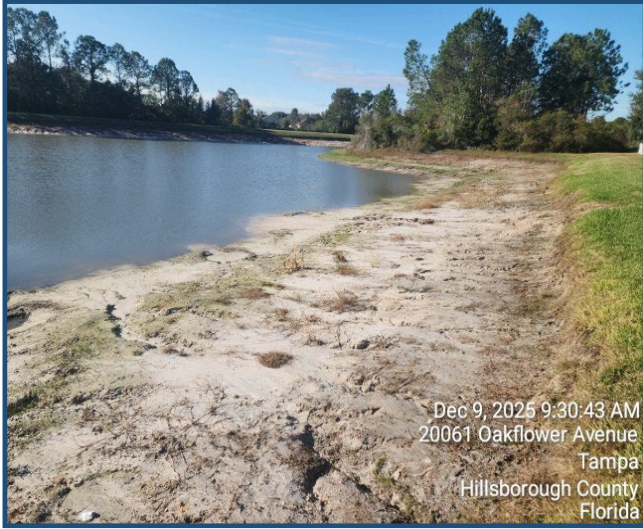
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



LIVE OAK II CDD

POND PHOTOS



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



LIVE OAK II CDD

WETLAND PHOTOS



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Waterway Chart

CLIENT: Live Oak II Community

Development District

Survey Date: December 2025

<i>Pond</i>	<i>Perimeter</i>	<i>Acreage</i>
9-1	529	0.33
9-2	1071	1.39
9-3	943	1.15
9-6	3266	4.62
9-4	661	0.54
9-5	1015	1.63
12-1	1564	1.79
12-2	1611	2.20
9-7	948	1.11
9-8	747	0.79
11-1	1126	1.12
11-2	1426	1.93
12-3	531	0.37
13-1	1086	0.9
13-2	733	0.5
13-3	737	0.5
10-1	709	0.41
10-2	755	0.56
14-1	4589	8.78
14-2	1066	1.44
14-3	1822	4.23
15-2	961	0.86
15-1	811	0.74
14-4	569	0.47

14-5	2325	5.00
16-1	1755	2.66
16-2	1449	2.00
TOTAL:	34,805	48.02

<i>Wetlands</i>	<i>Perimeter</i>	<i>Acreage</i>
J1	2301	3.99
K1	2966	2.11
N2-1A	674	0.38
N21B	964	0.67
M4	828	0.59
L3-2	2594	1.32
K5	643	0.45
N8	964	0.61
M9	2427	1.88
L3-1	610	0.42
TOTAL:	14,971	12.42

2/2025
1985 2025



Live Oak II Site Map

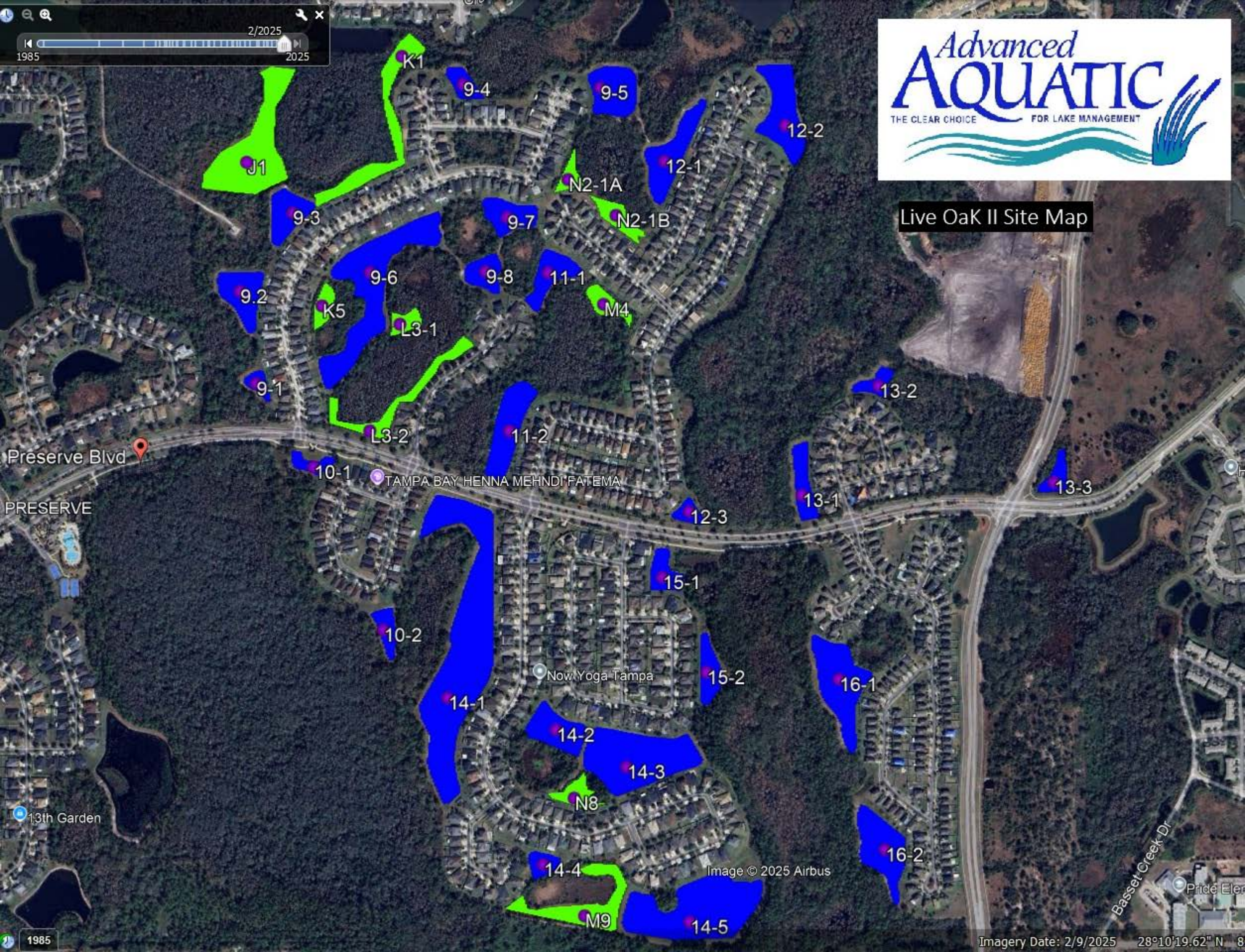


Image © 2025 Airbus



Proposal Date: 12/16/2025

ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Live Oak II Community Development District
c/o Inframark
2005 Pan Am Circle, Ste. 300
Tampa, FL 33607

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage twenty-seven (27) ponds with a total shoreline of approximately 34,805 linear feet and ten (10) wetlands with a total perimeter of 14,971 located at Live Oak II Community Development District in Tampa, Florida.
- 2) Ponds will have a minimum of 36 inspections with treatment as required (3 visits per month).
- 3) Wetland areas will be inspected quarterly with treatments of the total acreage according to the FLEPPC list of Cat. 1 invasive plant species by our full wetland mitigation crew.
- 4) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Breakdown of Services:

Aquatic Weed and Algae Control	\$2,900.00
Shoreline Weed Control	Included
Management Reporting	Included
Quality Assurance Report	Included
Wetland Conservation Area Maintenance (Quarterly \$2,880.00 billed monthly)	\$960.00
Littoral Maintenance	Included
Debris Removal (man-made)	Included
Attendance at CDD Meetings	Included
Total Monthly Investment	\$3,860.00

Payments to be made in equal and consecutive monthly installments of \$3,860.00.

Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Proposal Date: 12/16/2025

(Live Oak II CDD Maintenance Agreement, 2 of 3)

- 5) This agreement is subject to the terms and conditions contained on pages 1-2 of this agreement.
- 6) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.
- 7) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).
- 8) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.
- 9) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.
- 10) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 11) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.
- 12) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.
- 13) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 14) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.
- 15) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.

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292 S. Military Trail, Deerfield Beach, FL 33442

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Proposal Date: 12/16/2025

(Live Oak II CDD Maintenance Agreement, 3 of 3)

16) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

For: *Advanced Aquatic Services, Inc.*

Authorized Customer's Signature Title

Date: _____

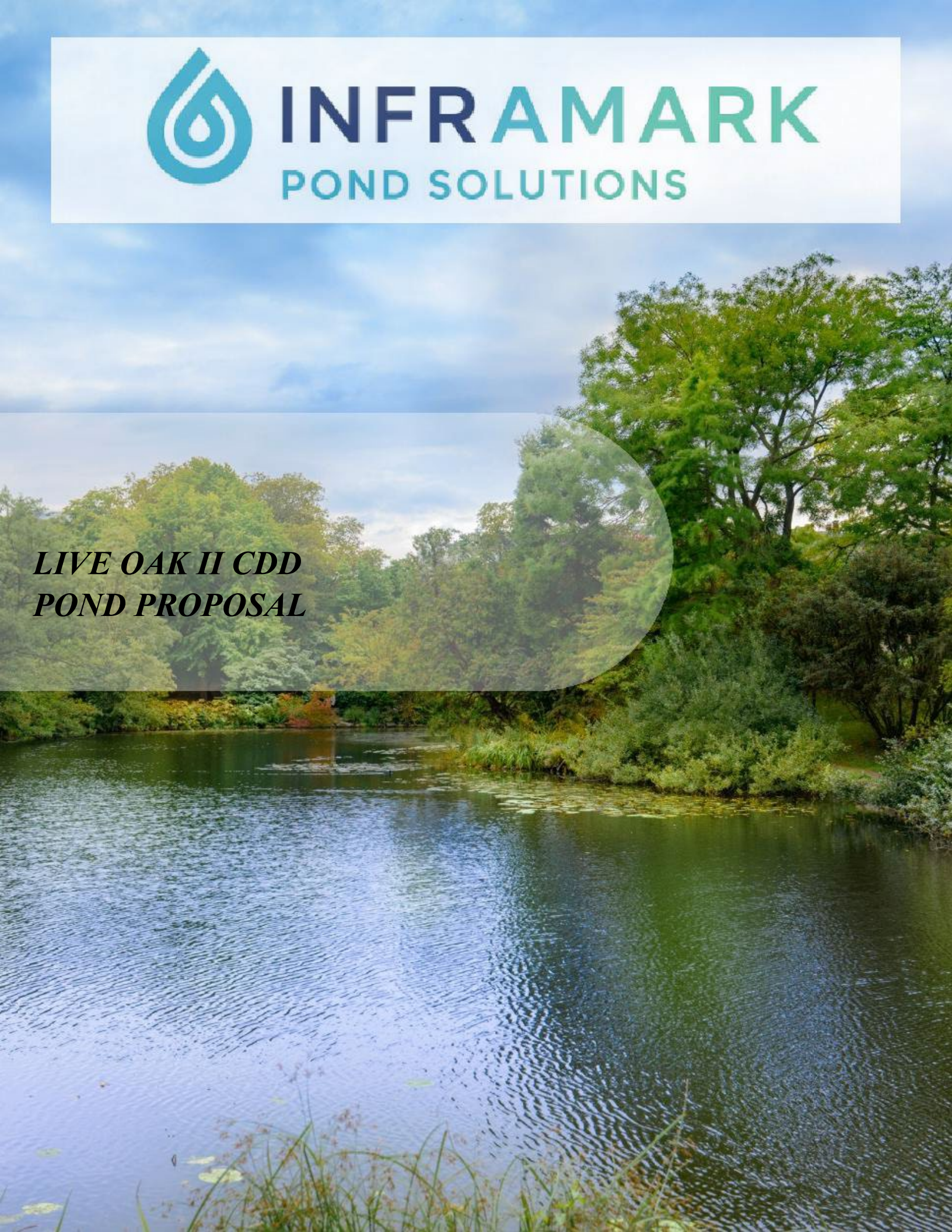
Print Name: _____ Date: _____

Contract Start Date: _____



INFRAMARK
POND SOLUTIONS

***LIVE OAK II CDD
POND PROPOSAL***



Inframark Pond Solutions

Pond Management Services Proposal

Date: January 8, 2026

Project Name: Live Oak II CDD

Primary Contact: Kristee Cole – District Manager

Prepared By: Howard Neal

Assigned Technician: Brad Vinson

Overview

Inframark Pond Solutions is pleased to submit this proposal to provide pond management services for Live Oak II CDD. Our goal is to maintain healthy, visually appealing ponds through proactive vegetation control, algae management, and routine maintenance—while ensuring minimal disruption and environmentally responsible treatment practices.

Scope of Services

Annual Service Schedule

- **One (1) visit per month**, totaling **twelve (12) visits annually**.
- Services below performed as needed based on site conditions and seasonal growth patterns.

Aquatic Weed Control

- Inspect and treat undesirable aquatic weeds and vegetation.
- Apply approved aquatic herbicides and surfactants.
- Target invasive and unwanted submersed and floating vegetation.
- Utilize systemic herbicides primarily in early spring and summer for long-term control.

Shoreline Weed Control

- Treat invasive and unwanted shoreline vegetation at the water's edge.
- Applications performed using aquatic-safe herbicides and surfactants.

Algae Control

- Algae treatment is performed during **every visit**.
- Increased attention during hotter, drier months when algae blooms are most common.

- Use of aquatic herbicides and surfactants to maintain water clarity and appearance.

Aquatic Herbicides

Herbicide selection is based on target species and treatment objectives. Products may include:

- Cutrine
- Weedtrine
- Fluridone
- Alligare Argos
- Roundup Custom

All applications follow label requirements and environmental best practices.

Application Methods

- Treatments performed using:
 - Side-by-side mule equipped with sprayer.
 - Boat-mounted spray system.
- Application method selected based on pond size, vegetation type, and treatment area to achieve optimal results.
- Pond access will determine the equipment used.

Trash Removal

- Removal of trash located along the pond edge and areas accessible from the shoreline during each visit.
- Trash found outside of these areas will be documented and included in the monthly report for review. Trash collection beyond the areas outlined in this proposal will be provided at an additional cost.

Monthly Reporting

- Detailed monthly service reports provided.
- Reports include:
 - Areas treated.
 - Photos documenting treatments and results.
 - Notes on pond conditions and recommendations.

Water Testing

- Periodic dissolved oxygen testing as required is included.

- Any further water testing that is needed will be an additional charge with remediation billed separately.

Equipment

Our technician arrives fully equipped to safely and effectively perform all services.

Pricing

Treatment Area: **Twenty Seven (27) ponds and ten (10) mitigation sites.**

Monthly Amount: **\$1,785.00**

Annual Amount: **\$21,420.00**

Client will be invoiced monthly.

Pricing is determined based on:

- Number of ponds.
- Total surface acres treated.
- Frequency of service visits.
- Monthly service is required at a minimum.
- Trimming of plants or trees around ponds is available at an additional cost.

Important Information

- Services are limited to **submersed and aquatic vegetation** in or at the water's edge.
- Spraying of pond banks is not recommended due to erosion concerns.
- Treatment schedules and contact information can be provided to coordinate on-site discussions.
- **48-hour response time** to address concerns or service needs.
- Monthly updates provided, with availability for in-person or virtual meetings as Requested.

Thank you for your time and consideration. Inframark Pond Solutions looks forward to the opportunity to serve as your trusted pond management partner and to help maintain the long-term health and appearance of your ponds.

Best Regards,
Inframark Pond Solutions

ESTIMATE

Outdoor Professional, LLC
PO BOX 29
Thonotosassa, FL 33592

Josh@outdoorprosflorida.com
OutdoorProsFlorida.com



Bill to

Live Oak No. 2 CDD
Live Oak No. 2 CDD
210 North University Dr
Suite 702
Coral Springs
Florida
33071

Ship to

Live Oak No. 2 CDD
Live Oak No. 2 CDD
210 North University Dr
Suite 702
Coral Springs
Florida
33071

Estimate details

Estimate no.: 1288
Estimate date: 12/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Removal and Disposal	@ back entrance-Removal and disposal of large Live Oak; hazardous to home.	1	\$6,500.00	\$6,500.00
2.		Permit fee	Hillsborough County permit fee: Approval is not guaranteed and is at the discretion of the local Planning/Zoning Official. If the permit is denied, the permit fee remains due and payable.	1	\$350.00	\$350.00
					Total	\$6,850.00

Accepted date

Accepted by