

Live Oak II
Community Development District

FISCAL YEAR 2027

ADOPTED BUDGET

August 20, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Table of Contents

	<u>Page #</u>
 <u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 2
Exhibit A - Allocation of Fund Balances	3
Budget Narrative	4 - 6
 <u>DEBT SERVICE BUDGETS</u>	
Series 2016	
Summary of Revenues, Expenditures and Changes in Fund Balances	7
Amortization Schedule	8
Budget Narrative	9
 <u>SUPPORTING BUDGET SCHEDULE</u>	
Non-Ad Valorem Assessment Summary	10

Live Oak II
Community Development District

Operating Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget

General Fund 001

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 8/12/2026	PROJECTED September- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	\$15,000.00	\$27,610.00	\$0.00	\$27,610.00	\$15,000.00
Interest - Tax Collector	\$0.00	\$893.00	\$0.00	\$893.00	\$0.00
Special Assmnts- Tax Collector	\$253,094.00	\$253,093.00	\$1.00	\$253,094.00	\$253,091.49
Special Assmnts- Discounts	-\$10,124.00	-\$9,480.00	\$0.00	-\$9,480.00	-\$10,123.66
TOTAL REVENUES	\$257,970.00	\$272,116.00	\$1.00	\$272,117.00	\$257,967.83

EXPENDITURES

Administrative

P/R-Board of Supervisors	\$6,000.00	\$2,400.00	\$3,600.00	\$6,000.00	\$6,000.00
FICA Taxes	\$459.00	\$61.00	\$398.00	\$459.00	\$459.00
ProfServ-Arbitrage Rebate	\$600.00	\$0.00	\$600.00	\$600.00	\$600.00
ProfServ-Dissemination Agent	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
ProfServ-Engineering	\$25,000.00	\$23,762.00	\$1,238.00	\$25,000.00	\$25,000.00
ProfServ-Legal Services	\$3,000.00	\$3,257.00	\$0.00	\$3,257.00	\$3,000.00
ProfServ-Mgmt Consulting	\$41,200.00	\$34,333.00	\$6,867.00	\$41,200.00	\$42,436.00
ProfServ-Special Assessment	\$12,500.00	\$12,500.00	\$0.00	\$12,500.00	\$12,500.00
ProfServ-Trustee Fees	\$3,971.00	\$4,148.00	\$0.00	\$4,148.00	\$4,148.00
Auditing Services	\$3,700.00	\$3,825.00	\$0.00	\$3,825.00	\$3,700.00
Postage and Freight	\$500.00	\$12.00	\$488.00	\$500.00	\$500.00
Printing and Binding	\$300.00	\$0.00	\$300.00	\$300.00	\$300.00
Legal Advertising	\$900.00	\$385.00	\$515.00	\$900.00	\$1,000.00
Miscellaneous Services	\$300.00	\$1,370.00	\$0.00	\$1,370.00	\$300.00
Misc-Assessment Collection Cost	\$5,062.00	\$4,872.00	\$190.00	\$5,062.00	\$5,061.83
Misc-Contingency	\$7,905.00	\$938.00	\$6,967.00	\$7,905.00	\$7,905.00
Misc-Web Hosting	\$2,604.00	\$2,167.00	\$437.00	\$2,604.00	\$2,604.00
Office Supplies	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00
Total Administrative	\$115,276.00	\$94,205.00	\$22,700.00	\$116,905.00	\$116,788.83

Insurance

Insurance - General Liability	\$8,957.00	\$8,468.00	\$489.00	\$8,957.00	\$8,957.00
Total Insurance	\$8,957.00	\$8,468.00	\$489.00	\$8,957.00	\$8,957.00

Live Oak II
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 8/12/2026	PROJECTED September- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
Utilities					
Utility - General	\$0.00	\$5,550.00	\$0.00	\$5,550.00	\$4,900.00
Total Utilities	\$0.00	\$5,550.00	\$0.00	\$5,550.00	\$4,900.00
Field					
Contracts-Envirom'l Monitoring	\$5,800.00	\$0.00	\$5,800.00	\$5,800.00	\$5,800.00
Contracts-Landscape	\$42,500.00	\$34,200.00	\$8,300.00	\$42,500.00	\$42,500.00
Contracts-Lakes	\$22,000.00	\$17,630.00	\$4,370.00	\$22,000.00	\$22,000.00
R&M-Fence	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
R&M-Lake	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00	\$7,500.00
R&M-Wetland Monitoring	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	\$8,000.00
Misc-Contingency	\$11,755.00	\$5,650.00	\$6,105.00	\$11,755.00	\$11,755.00
Capital Improvement	\$0.00	\$49,100.00	\$0.00	\$49,100.00	\$153,325.00
Reserve - Ponds	\$31,182.00	\$16,587.00	\$14,595.00	\$31,182.00	\$31,182.00
Total Field	\$133,737.00	\$123,167.00	\$59,670.00	\$182,837.00	\$287,062.00
TOTAL EXPENDITURES	\$257,970.00	\$231,390.00	\$82,859.00	\$314,249.00	\$417,707.83
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$40,726.00	-\$82,858.00	-\$42,132.00	-\$159,740.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00	-\$159,740.00
Net change in fund balance		\$40,726.00	-\$82,858.00	-\$42,132.00	-\$319,480.00
FUND BALANCE, BEGINNING	\$919,595.00	\$919,595.00	\$960,321.00	\$919,595.00	\$877,463.00
FUND BALANCE, ENDING	\$919,595.00	\$960,321.00	\$877,463.00	\$877,463.00	\$557,983.00

Live Oak II
Community Development District

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$877,463.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	-\$159,740.00

Estimated Funds Available - 9/30/2026	\$1,037,203.00
--	-----------------------

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)		\$1,037,203.00
Less: First Quarter Operating Reserve		\$219,365.75
Less: Reserves - Prior Year	249,860	
Less: Reserves - FY26		
Less: Reserves - FY2025 Expenditure	153,325.00	
Less: Reserves - FY2027		\$96,535.00

Estimated Remaining Undesignated Cash as of 9/30/2027	\$1,353,103.75
--	-----------------------

Notes

(1) Represents approximately 3 months of operating expenditures

District Name

Community Development District

Debt Service Fund

Budget Narrative

Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

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

EXPENDITURES

Financial and Administrative

P/R Board Supervisor

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

FICA Tax

Payroll taxes for the Supervisors' salaries are calculated at 7.65% of gross payroll.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Professional Services-Dissemination Agent -Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Profession Services Management Consulting

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

District Name

Community Development District

Debt Service Fund

Budget Narrative

Fiscal Year 2027

Financial and Administrative (continued)

Professional Services Assessments

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2016 Bond. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage and Freight

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Printing and Binding

Printing & binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous Services

All other administrative costs not otherwise specified above.

Miscellaneous-Collection Costs

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 District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Contingency

Funds set aside for projects, as determined by the district's board.

Misc-Web Hosting

The District will create and maintain a website for public access to the District's activities.

District Name

Community Development District

Debt Service Fund

Budget Narrative

Fiscal Year 2027

Financial and Administrative (continued)

Office Supplies

Miscellaneous office supplies are required to prepare agenda packages.

Annual District Fee

The District is required to pay an annual fee to the Department of Economic Opportunity Division of Community Development for \$175.

Landscape and Pond Maintenance

Wetlands Environ's Monitoring

Cost of upkeep and protection of wetlands on CDD property

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Contracts-Lakes

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

R&M - Fence

The District anticipates fence repair expenses.

R&M – Lake

The District expects to incur minor lake maintenance expenditures.

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

R&M-Wetland Monitoring

Monitoring and reporting services for the District's lakes will be provided by Driggers & King Engineering.

Misc-Contingency

This category represents miscellaneous expenditures incurred during the year that cannot be otherwise classified.

Contingency/Reserves

Reserves-Ponds

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 II
Community Development District

Debt Service Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2016 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 8/12/2026	PROJECTED September- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	\$200.00	\$24,249.00	\$0.00	\$24,249.00	\$0.00
Special Assmnts- Tax Collector	\$600,454.00	\$600,454.00	\$0.00	\$600,454.00	\$600,455.77
Special Assmnts- Discounts	-\$24,018.00	-\$22,491.00	\$0.00	-\$22,491.00	-\$24,018.23
TOTAL REVENUES	\$576,636.00	\$602,212.00	\$0.00	\$602,212.00	\$576,437.54
EXPENDITURES					
<i>Administration</i>					
Misc-Assessment Collection Cost	\$12,009.00	\$11,559.00	\$450.00	\$12,009.00	\$12,009.12
Total Administration	\$12,009.00	\$11,559.00	\$450.00	\$12,009.00	\$12,009.12
<i>Debt Service</i>					
Principal Debt Retirement	\$0.00	\$385,000.00	\$0.00	\$385,000.00	\$400,000.00
Interest Expense	\$0.00	\$170,915.00	\$0.00	\$170,915.00	\$158,595.00
Total Debt Service	\$0.00	\$555,915.00	\$0.00	\$555,915.00	\$558,595.00
TOTAL EXPENDITURES	\$12,009.00	\$567,474.00	\$450.00	\$567,924.00	\$570,604.12
Excess (deficiency) of revenues Over (under) expenditures	\$564,627.00	\$34,738.00	-\$450.00	\$34,288.00	\$5,833.42
Net change in fund balance		\$34,738.00	-\$450.00	\$34,288.00	\$5,833.42
FUND BALANCE, BEGINNING	\$636,091.00	\$636,091.00	\$670,829.00	\$636,091.00	\$670,379.00
FUND BALANCE, ENDING	\$636,091.00	\$670,829.00	\$670,379.00	\$670,379.00	\$676,212.42

AMORTIZATION SCHEDULE
SPECIAL ASSESSMENT BONDS SERIES 2016A

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2026	\$4,165,000.00			\$79,297.50	\$79,390.00	
5/1/2027	\$4,165,000.00	\$400,000.00	3.300%	\$79,297.50	\$479,390.00	\$558,780.00
11/1/2027	\$3,765,000.00			\$72,697.50	\$72,790.00	
5/1/2028	\$3,765,000.00	\$410,000.00	3.700%	\$72,697.50	\$487,790.00	\$560,580.00
11/1/2028	\$3,355,000.00			\$65,112.50	\$65,112.50	
5/1/2029	\$3,355,000.00	\$425,000.00	3.700%	\$65,112.50	\$495,112.50	\$560,225.00
11/1/2029	\$2,930,000.00			\$57,250.00	\$57,157.50	
5/1/2030	\$2,930,000.00	\$440,000.00	3.700%	\$57,250.00	\$502,157.50	\$559,315.00
11/1/2030	\$2,490,000.00			\$49,110.00	\$48,925.00	
5/1/2031	\$2,490,000.00	\$460,000.00	3.700%	\$49,110.00	\$498,925.00	\$547,850.00
11/1/2031	\$2,030,000.00			\$40,600.00	\$40,600.00	
5/1/2032	\$2,030,000.00	\$480,000.00	4.000%	\$40,600.00	\$520,600.00	\$561,200.00
11/1/2032	\$1,550,000.00			\$31,000.00	\$31,000.00	
5/1/2033	\$1,550,000.00	\$500,000.00	4.000%	\$31,000.00	\$531,000.00	\$562,000.00
11/1/2033	\$1,050,000.00			\$21,000.00	\$21,000.00	
5/1/2034	\$1,050,000.00	\$515,000.00	4.000%	\$21,000.00	\$536,000.00	\$557,000.00
11/1/2034	\$535,000.00			\$10,700.00	\$10,700.00	
5/1/2035	\$535,000.00	\$535,000.00	4.000%	\$10,700.00	\$545,700.00	\$556,400.00
Totals		\$4,925,000.00		\$1,207,083.76	\$6,137,268.76	\$6,137,268.76

District Name

Community Development District

*Debt Service Fund***Budget Narrative**

Fiscal Year 2027

REVENUES**Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

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

EXPENDITURES**Debt Service****Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.



Live Oak II

Community Development District

Supporting Budget Schedule

FY 2027



Live Oak II

Community Development District

Comparison of Assessment Rates Fiscal Year 2027 vs. Fiscal Year 2026

Product	General Fund 001			Debt Service			Total Assessments per Unit			Total
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	Units
45'	\$328.69	\$328.69	0.0%	\$632.86	\$632.86	0.0%	\$961.55	\$961.55	0.0%	191
50'	\$328.69	\$328.69	0.0%	\$717.24	\$717.24	0.0%	\$1,045.93	\$1,045.93	0.0%	328
60'	\$328.69	\$328.69	0.0%	\$843.81	\$843.81	0.0%	\$1,172.50	\$1,172.50	0.0%	134
75'	\$328.69	\$328.69	0.0%	\$1,096.95	\$1,096.95	0.0%	\$1,425.64	\$1,425.64	0.0%	74
80'	\$328.69	\$328.69	0.0%	\$1,181.33	\$1,181.33	0.0%	\$1,510.02	\$1,510.02	0.0%	43
										770