

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**April 25, 2024**

**BOARD OF SUPERVISORS  
SPECIAL MEETING  
AGENDA**

**LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**

**LETTER**

**Lake Flores Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

April 18, 2024

Board of Supervisors  
Lake Flores Community Development District

Dear Board Members:

The Board of Supervisors of the Lake Flores Community Development District will hold a Special Meeting on April 25, 2024 at 1:00 p.m., at 8116 Cortez Road W., Bradenton, Florida 34210. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Annual Shared Lake Maintenance Budget
5. Consideration of Resolution 2024-02, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date
6. Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
7. Presentation of Wildlands Conservation, Inc., Conservation Easement 2024 Annual Report Phase A
8. Ratification Items
  - A. E.T. MacKenzie Company of Florida, Inc. Phase 1B-1 Change Orders
    - I. Grouting 75th Street Roundabouts
    - II. Earthwork 1C
  - B. Utility Relocation Service, LLC Invoices

**ATTENDEES:**

**Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.**

- I. 1177 [75th Street W, \$6,000]
  - II. 1178 [Cortez Rd, \$10,000]
  - III. 1182 [Travel Expenses, \$1,252.12]
  - IV. 1186 [75th St W, \$6,000]
  - V. 1187 [Cortez Rd, \$10,000]
  - C. ZNS Engineering, L.C. Work Authorization #1 [Dry Utilities Stakeout]
9. Acceptance of Unaudited Financial Statements as of March 31, 2024
  10. Approval of February 8, 2024 Special Meeting Minutes
  11. NEXT MEETING DATE: June 27, 2024 at 1:00 PM [FY2025 Budget Adoption]

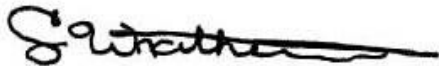
○ QUORUM CHECK

SEAT 1	GARY WALKER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	DAVID BRASHER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	REGINALD TISDALE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	KRYSTAL PARSONS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	WALTER PRESTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 943 865 3730**

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

**3**

**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the District Manager has prepared and submitted to the Board of Supervisors (“**Board**”) of the Lake Flores Community Development District (“**District**”) prior to June 15, 2024, the proposed operating budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

**WHEREAS**, the Board has considered the proposed budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT:**

**1. APPROVING PROPOSED BUDGET.** The operating budget proposed by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

**2. SETTING HEARING.** The public hearing on the approved budget is hereby declared and set for the following date, hour and location:

**DATE:** \_\_\_\_\_

**HOUR:** \_\_\_\_\_

**LOCATION:** 8116 Cortez Road W.  
Bradenton, Florida 34210

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

**4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

**5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

**6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 25th day of April, 2024.

ATTEST:

**LAKE FLORES COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2024/2025 Budget

**Exhibit A**

Fiscal Year 2024/2025 Budget



**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
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**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Landowner contribution	\$ 165,555	\$ 46,374	\$ 159,781	\$ 206,155	\$ 206,455
Total revenues	<u>165,555</u>	<u>46,374</u>	<u>159,781</u>	<u>206,155</u>	<u>206,455</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,459	3,014	3,445	6,459	6,459
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	3,605	21,395	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500		5,500	5,500	5,500
Arbitrage rebate calculation	500		500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
Debt service fund accounting	5,500		5,500	5,500	5,500
Trustee	5,500		5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	145	355	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	104	1,396	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	300	5,500	5,800
Contingencies/bank charges	500	8	492	500	500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	<u>109,249</u>	<u>37,806</u>	<u>71,443</u>	<u>109,249</u>	<u>109,549</u>
<b>Field operations (phase 1)</b>					
Field management	1,000	-	1,000	1,000	1,000
Combined lakes					
Monitoring/reports	-		24,280	24,280	24,280
Lake maintenance	7,749	-	7,749	7,749	7,749
Lake bank mowing	11,343	-	11,343	11,343	11,343
Lake bank erosion repair	2,000	-	2,000	2,000	2,000
Control structure & outfall	5,000	-	5,000	5,000	5,000
West mitigation node area					
Wetland maintenance	14,214	-	14,214	14,214	14,214
Wetland monitoring/ report	15,000	15,820	15,500	31,320	31,320
Total field operations	<u>56,306</u>	<u>15,820</u>	<u>81,086</u>	<u>96,906</u>	<u>96,906</u>
Total expenditures	<u>165,555</u>	<u>53,626</u>	<u>152,529</u>	<u>206,155</u>	<u>206,455</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(7,252)	7,252	-	-
Fund balance - beginning (unaudited)	-	-	(7,252)	-	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(7,252)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (7,252)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 6,459
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Debt service fund accounting	5,500
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,800
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

**Field operations (phase 1)**

Field management	1,000
Assumes part time management firm managing District Common elements	
Monitoring/reports	24,280
Lake maintenance	7,749
"Combined Lakes" (lake 3 & 4). The District will hire a licensed lake maintenance contractor to review, once a month, and treat 22.14 acres, to control nuisance and non-beneficial aquatic growth, such as algae and submersed vegetation, that if not controlled could negatively impact designed stormwater storage and flow characteristics	
Lake bank mowing	11,343
"Combined Lakes" (lake 3 & 4). The District will hire a licensed contractor to mow 3.72 acres of lake bank. It is assumed the lake bank will be planted in bahia sod, no irrigation, no plant beds, minimal pest and weed control. Mowing frequency is anticipated to be 30 times a year.	
Lake bank erosion repair	2,000
"Combined Lakes" (lake 3 & 4). Anticipated to cover the costs of addressing eventual and inevitable lake bank erosion repairs. Any portion of this expenditure not realized during the current fiscal year will be transferred and retained in an assigned fund balance account to be utilized at a future time of need.	
Control structure & outfall	5,000
Annual Maintenance	
Wetland maintenance	14,214
West mitigation node area (ponds 1, 2 & 3). Assumes twice a year maintenance events for 23.69 acres of wetland and upland	
Wetland monitoring/ report	31,320
West mitigation node area (ponds 1, 2 & 3). Assumes once annually	
Total expenditures	<u><u>\$ 206,455</u></u>

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Proposed Amended Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 1,839,767
Interest	-	47,780	-	47,780	-
Total revenues	-	47,780	-	47,780	1,839,767
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	250,000
Interest	854,930	-	854,930	854,930	1,594,688
Cost of issuance	-	663,689	-	663,689	-
Total expenditures	854,930	663,689	854,930	1,518,619	1,844,688
Excess/(deficiency) of revenues over/(under) expenditures	(854,930)	(615,909)	(854,930)	(1,470,839)	(4,921)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	3,527,837	3,527,837		3,527,837	-
Original issue discount	(286,808)	(286,807)		(286,807)	-
Transfers out	-	(16,976)	-	(16,976)	-
Transfers in	-	46,952	-	46,952	-
Total other financing sources/(uses)	3,241,029	3,271,006	-	3,271,006	-
Net increase/(decrease) in fund balance	2,386,099	2,655,097	(854,930)	1,800,167	(4,921)
Fund balance:					
Beginning fund balance (unaudited)	-	(46,952)	2,608,145	(46,952)	1,753,215
Ending fund balance (projected)	<u>\$2,386,099</u>	<u>\$2,608,145</u>	<u>\$ 1,753,215</u>	<u>\$ 1,753,215</u>	<u>1,748,294</u>
Use of fund balance:					
Debt service reserve account balance (required)					(919,884)
Interest expense - November 1, 2025					(788,906)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 39,504</u>

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023A-1 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24			797,343.75	797,343.75	23,625,000.00
05/01/25	250,000.00	6.750%	797,343.75	1,047,343.75	23,375,000.00
11/01/25			788,906.25	788,906.25	23,375,000.00
05/01/26	270,000.00	6.750%	788,906.25	1,058,906.25	23,105,000.00
11/01/26			779,793.75	779,793.75	23,105,000.00
05/01/27	285,000.00	6.750%	779,793.75	1,064,793.75	22,820,000.00
11/01/27			770,175.00	770,175.00	22,820,000.00
05/01/28	305,000.00	6.750%	770,175.00	1,075,175.00	22,515,000.00
11/01/28			759,881.25	759,881.25	22,515,000.00
05/01/29	330,000.00	6.750%	759,881.25	1,089,881.25	22,185,000.00
11/01/29			748,743.75	748,743.75	22,185,000.00
05/01/30	350,000.00	6.750%	748,743.75	1,098,743.75	21,835,000.00
11/01/30			736,931.25	736,931.25	21,835,000.00
05/01/31	375,000.00	6.750%	736,931.25	1,111,931.25	21,460,000.00
11/01/31			724,275.00	724,275.00	21,460,000.00
05/01/32	400,000.00	6.750%	724,275.00	1,124,275.00	21,060,000.00
11/01/32			710,775.00	710,775.00	21,060,000.00
05/01/33	430,000.00	6.750%	710,775.00	1,140,775.00	20,630,000.00
11/01/33			696,262.50	696,262.50	20,630,000.00
05/01/34	460,000.00	6.750%	696,262.50	1,156,262.50	20,170,000.00
11/01/34			680,737.50	680,737.50	20,170,000.00
05/01/35	495,000.00	6.750%	680,737.50	1,175,737.50	19,675,000.00
11/01/35			664,031.25	664,031.25	19,675,000.00
05/01/36	525,000.00	6.750%	664,031.25	1,189,031.25	19,150,000.00
11/01/36			646,312.50	646,312.50	19,150,000.00
05/01/37	565,000.00	6.750%	646,312.50	1,211,312.50	18,585,000.00
11/01/37			627,243.75	627,243.75	18,585,000.00
05/01/38	605,000.00	6.750%	627,243.75	1,232,243.75	17,980,000.00
11/01/38			606,825.00	606,825.00	17,980,000.00
05/01/39	645,000.00	6.750%	606,825.00	1,251,825.00	17,335,000.00
11/01/39			585,056.25	585,056.25	17,335,000.00
05/01/40	690,000.00	6.750%	585,056.25	1,275,056.25	16,645,000.00
11/01/40			561,768.75	561,768.75	16,645,000.00
05/01/41	740,000.00	6.750%	561,768.75	1,301,768.75	15,905,000.00
11/01/41			536,793.75	536,793.75	15,905,000.00
05/01/42	790,000.00	6.750%	536,793.75	1,326,793.75	15,115,000.00
11/01/42			510,131.25	510,131.25	15,115,000.00
05/01/43	845,000.00	6.750%	510,131.25	1,355,131.25	14,270,000.00
11/01/43			481,612.50	481,612.50	14,270,000.00
05/01/44	905,000.00	6.750%	481,612.50	1,386,612.50	13,365,000.00
11/01/44			451,068.75	451,068.75	13,365,000.00
05/01/45	970,000.00	6.750%	451,068.75	1,421,068.75	12,395,000.00
11/01/45			418,331.25	418,331.25	12,395,000.00
05/01/46	1,035,000.00	6.750%	418,331.25	1,453,331.25	11,360,000.00
11/01/46			383,400.00	383,400.00	11,360,000.00
05/01/47	1,110,000.00	6.750%	383,400.00	1,493,400.00	10,250,000.00
11/01/47			345,937.50	345,937.50	10,250,000.00

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023A-1 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/48	1,185,000.00	6.750%	345,937.50	1,530,937.50	9,065,000.00
11/01/48			305,943.75	305,943.75	9,065,000.00
05/01/49	1,270,000.00	6.750%	305,943.75	1,575,943.75	7,795,000.00
11/01/49			263,081.25	263,081.25	7,795,000.00
05/01/50	1,355,000.00	6.750%	263,081.25	1,618,081.25	6,440,000.00
11/01/50			217,350.00	217,350.00	6,440,000.00
05/01/51	1,450,000.00	6.750%	217,350.00	1,667,350.00	4,990,000.00
11/01/51			168,412.50	168,412.50	4,990,000.00
05/01/52	1,555,000.00	6.750%	168,412.50	1,723,412.50	3,435,000.00
11/01/52			115,931.25	115,931.25	3,435,000.00
05/01/53	1,660,000.00	6.750%	115,931.25	1,775,931.25	1,775,000.00
11/01/53			59,906.25	59,906.25	1,775,000.00
05/01/54	1,775,000.00	6.750%	59,906.25	1,834,906.25	-
<b>Total</b>	<b>23,625,000.00</b>		<b>32,285,925.00</b>	<b>55,910,925.00</b>	



**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Proposed Amended Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: off-roll	\$ 69,695	\$ -	\$ 69,695	\$ 69,695	\$ 2,086,133
Interest & miscellaneous	-	1,885	-	1,885	-
Total revenues	<u>69,695</u>	<u>1,885</u>	<u>69,695</u>	<u>71,580</u>	<u>2,086,133</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Interest	69,695	1,082	68,613	69,695	982,523
Cost of issuance	531,178	110,486	-	110,486	-
Total expenditures	<u>600,873</u>	<u>111,568</u>	<u>68,613</u>	<u>180,181</u>	<u>982,523</u>
Excess/(deficiency) of revenues over/(under) expenditures	(531,178)	(109,683)	1,082	(108,601)	1,103,610
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	3,199,708	278,075		278,075	-
Original issue discount	(1,359,647)	(2,329)		(2,329)	-
Total other financing sources/(uses)	<u>1,840,061</u>	<u>275,746</u>	<u>-</u>	<u>275,746</u>	<u>-</u>
Net increase/(decrease) in fund balance	1,308,883	166,063	1,082	167,145	1,103,610
Fund balance:					
Beginning fund balance (unaudited)	-	-	166,063	-	167,145
Ending fund balance (projected)	<u>\$1,308,883</u>	<u>\$166,063</u>	<u>\$ 167,145</u>	<u>\$ 167,145</u>	<u>1,270,755</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,308,883)
Interest expense - November 1, 2025					(1,103,609)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u><u>\$ (1,141,737)</u></u>

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023A-2 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24			241,570.31	241,570.31	32,105,000.00
02/01/25			327,507.81	327,507.81	32,105,000.00
05/01/25			413,445.31	413,445.31	32,105,000.00
11/01/25			1,103,609.38	1,103,609.38	32,105,000.00
05/01/26			1,103,609.38	1,103,609.38	32,105,000.00
11/01/26			1,103,609.38	1,103,609.38	32,105,000.00
05/01/27			1,103,609.38	1,103,609.38	32,105,000.00
11/01/27			1,103,609.38	1,103,609.38	32,105,000.00
05/01/28	425,000.00	6.875%	1,103,609.38	1,528,609.38	31,680,000.00
11/01/28			1,089,000.00	1,089,000.00	31,680,000.00
05/01/29	455,000.00	6.875%	1,089,000.00	1,544,000.00	31,225,000.00
11/01/29			1,073,359.38	1,073,359.38	31,225,000.00
05/01/30	485,000.00	6.875%	1,073,359.38	1,558,359.38	30,740,000.00
11/01/30			1,056,687.50	1,056,687.50	30,740,000.00
05/01/31	520,000.00	6.875%	1,056,687.50	1,576,687.50	30,220,000.00
11/01/31			1,038,812.50	1,038,812.50	30,220,000.00
05/01/32	555,000.00	6.875%	1,038,812.50	1,593,812.50	29,665,000.00
11/01/32			1,019,734.38	1,019,734.38	29,665,000.00
05/01/33	595,000.00	6.875%	1,019,734.38	1,614,734.38	29,070,000.00
11/01/33			999,281.25	999,281.25	29,070,000.00
05/01/34	640,000.00	6.875%	999,281.25	1,639,281.25	28,430,000.00
11/01/34			977,281.25	977,281.25	28,430,000.00
05/01/35	685,000.00	6.875%	977,281.25	1,662,281.25	27,745,000.00
11/01/35			953,734.38	953,734.38	27,745,000.00
05/01/36	735,000.00	6.875%	953,734.38	1,688,734.38	27,010,000.00
11/01/36			928,468.75	928,468.75	27,010,000.00
05/01/37	785,000.00	6.875%	928,468.75	1,713,468.75	26,225,000.00
11/01/37			901,484.38	901,484.38	26,225,000.00
05/01/38	840,000.00	6.875%	901,484.38	1,741,484.38	25,385,000.00
11/01/38			872,609.38	872,609.38	25,385,000.00
05/01/39	900,000.00	6.875%	872,609.38	1,772,609.38	24,485,000.00
11/01/39			841,671.88	841,671.88	24,485,000.00
05/01/40	965,000.00	6.875%	841,671.88	1,806,671.88	23,520,000.00
11/01/40			808,500.00	808,500.00	23,520,000.00
05/01/41	1,035,000.00	6.875%	808,500.00	1,843,500.00	22,485,000.00
11/01/41			772,921.88	772,921.88	22,485,000.00
05/01/42	1,110,000.00	6.875%	772,921.88	1,882,921.88	21,375,000.00
11/01/42			734,765.63	734,765.63	21,375,000.00
05/01/43	1,185,000.00	6.875%	734,765.63	1,919,765.63	20,190,000.00
11/01/43			694,031.25	694,031.25	20,190,000.00
05/01/44	1,270,000.00	6.875%	694,031.25	1,964,031.25	18,920,000.00
11/01/44			650,375.00	650,375.00	18,920,000.00
05/01/45	1,360,000.00	6.875%	650,375.00	2,010,375.00	17,560,000.00
11/01/45			603,625.00	603,625.00	17,560,000.00
05/01/46	1,460,000.00	6.875%	603,625.00	2,063,625.00	16,100,000.00
11/01/46			553,437.50	553,437.50	16,100,000.00
05/01/47	1,560,000.00	6.875%	553,437.50	2,113,437.50	14,540,000.00
11/01/47			499,812.50	499,812.50	14,540,000.00

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023A-2 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/48	1,675,000.00	6.875%	499,812.50	2,174,812.50	12,865,000.00
11/01/48			442,234.38	442,234.38	12,865,000.00
05/01/49	1,795,000.00	6.875%	442,234.38	2,237,234.38	11,070,000.00
11/01/49			380,531.25	380,531.25	11,070,000.00
05/01/50	1,920,000.00	6.875%	380,531.25	2,300,531.25	9,150,000.00
11/01/50			314,531.25	314,531.25	9,150,000.00
05/01/51	2,055,000.00	6.875%	314,531.25	2,369,531.25	7,095,000.00
11/01/51			243,890.63	243,890.63	7,095,000.00
05/01/52	2,205,000.00	6.875%	243,890.63	2,448,890.63	4,890,000.00
11/01/52			168,093.75	168,093.75	4,890,000.00
05/01/53	2,360,000.00	6.875%	168,093.75	2,528,093.75	2,530,000.00
11/01/53			86,968.75	86,968.75	2,530,000.00
05/01/54	2,530,000.00	6.875%	86,968.75	2,616,968.75	-
<b>Total</b>	<b>32,105,000.00</b>		<b>44,928,898.44</b>	<b>#####</b>	

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

<b>Off-Roll Assessments</b>
-----------------------------

<u>Product/Parcel</u>	<u>Units/Acres</u>	<u>FY 2025 O&amp;M Assessment per Unit</u>	<u>FY 2025 Series 2023A-1 DS Assessment per Unit</u>	<u>FY 2025 Series 2023A-2 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
<b><u>Residential</u></b>						
<i>Phase N1</i>						
TH	68	\$ -	\$ 999.76	\$ -	\$ 999.76	n/a
Twin Villa	90	-	1,099.73	-	1,099.73	n/a
	158					
<i>Phase 1B1</i>						
SF 42'	66	-	1,259.70	-	1,259.70	n/a
SF 45'	32	-	1,349.68	-	1,349.68	n/a
SF 50'	77	-	1,499.64	-	1,499.64	n/a
SF 60'	46	-	1,799.57	-	1,799.57	n/a
SF 80'	21	-	2,399.43	-	2,399.43	n/a
	242					
<i>Phase 1B2</i>						
SF 45'	94	-	1,574.63	-	1,574.63	n/a
SF 50'	54	-	1,749.58	-	1,749.58	n/a
SF 60'	90	-	2,099.50	-	2,099.50	n/a
SF 80'	27	-	2,799.34	-	2,799.34	n/a
	265					
<b>Total Residential</b>	<b>665</b>					
<b><u>Non-Residential</u></b>						
Multi-family	18.83	-	6,319.89	-	6,319.89	n/a
Mixed-Use	44.69	-	6,319.89	-	6,319.89	n/a
<b>Total Non-Residential</b>	<b>63.52</b>					
<b>Future Area(s) Land</b>	<b>778.90</b>	-	499.89	-	499.89	n/a

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

**4**

## Lake Flores

### Annual Shared Lake Maintenance Budget

Lake Maintenance	\$ 7,749
The District will hire a licensed lake maintenance contractor to review, once a month, and treat 22.14 acres, to control nuisance and non-beneficial aquatic growth, such as algae and submersed vegetation, that if not controlled could negatively impact designed stormwater storage and flow characteristics.	
Lake Bank Mowing	\$ 11,343
The District will hire a licensed contractor to mow 3.72 acres of lake bank. It is assumed the lake bank will be planted in bahia sod, no irrigation, no plant beds, minimal pest and weed control. Mowing frequency is anticipated to be 30 times a year.	
Lake Bank Erosion Repair Allowance	\$ 2,000
Anticipated to cover the costs of addressing eventual and inevitable lake bank erosion repairs. Any portion of this expenditure not realized during the current fiscal year will be transferred and retained in an assigned fund balance account to be utilized at a future time of need.	
Control Structure & Outfall Annual Maintenance	\$ 5,000
Monitoring/reports Submerged aquatic vegetation (SAV) monitoring program	\$ 24,280
	Total \$ 50,372

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on June 22, 2023, the Board of Supervisors (“Board”) of the Lake Flores Community Development District (“District”), adopted a Budget for Fiscal Year 2023/2024; and

**WHEREAS**, the Board desires to amend the previously adopted budget for Fiscal Year 2023/2024.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. The Fiscal Year 2023/2024 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

**PASSED AND ADOPTED** this 25th day of April, 2024.

ATTEST:

**LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors



**EXHIBIT "A"**

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2024**

**LAKE FLORES  
AMENDED BUDGET  
GENERAL FUND  
FISCAL YEAR 2024**

	Adopted Budget	Change	Amended Budget
<b>REVENUES</b>			
Landowner contribution	\$ 165,555	\$ -	\$ 165,555
Total revenues	<u>165,555</u>	<u>-</u>	<u>165,555</u>
<b>EXPENDITURES</b>			
<b>Professional &amp; administrative</b>			
Supervisors	6,459	-	6,459
Management/accounting/recording	48,000	-	48,000
Legal	25,000	-	25,000
Engineering	2,000	-	2,000
Audit	5,500	-	5,500
Arbitrage rebate calculation*	500	-	500
Dissemination agent*	1,000	-	1,000
Debt service fund accounting	5,500	-	5,500
Trustee*	5,500	-	5,500
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	1,500	-	1,500
Annual special district fee	175	-	175
Insurance	5,500	-	5,500
Contingencies/bank charges	500	-	500
Website hosting & maintenance	705	-	705
Website ADA compliance	210	-	210
Total professional & administrative	<u>109,249</u>	<u>-</u>	<u>109,249</u>
<b>Field operations (phase 1)</b>			
Field management	1,000	-	1,000
Combined lakes			
Monitoring/reports	-	24,280	24,280
Lake maintenance	7,749	-	7,749
Lake bank mowing	11,343	-	11,343
Lake bank erosion repair	2,000	-	2,000
Control structure & outfall	5,000	-	5,000
West mitigation node area			
Wetland maintenance	14,214	-	14,214
Wetland monitoring/report	15,000	16,320	31,320
Total field operations	<u>56,306</u>	<u>40,600</u>	<u>96,906</u>
Total expenditures	<u>165,555</u>	<u>40,600</u>	<u>206,155</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(40,600)	(40,600)
Fund balances - beginning	-	-	-
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

\*These items will be realized when bonds are issued

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Lake Flores Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 25th day of April, 2024.

ATTEST:

**LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

<b>LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>8116 Cortez Road W., Bradenton, Florida 34210</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
October __, 2024	Regular Meeting	__:__ AM/PM
November 5, 2024	Landowners' Meeting	1:00 PM
January __, 2025	Regular Meeting	__:__ AM/PM
February __, 2025	Regular Meeting	__:__ AM/PM
March __, 2025	Regular Meeting	__:__ AM/PM
April __, 2025	Regular Meeting	__:__ AM/PM
May __, 2025	Regular Meeting	__:__ AM/PM
June __, 2025	Regular Meeting	__:__ AM/PM
July __, 2025	Regular Meeting	__:__ AM/PM
August __, 2025	Regular Meeting	__:__ AM/PM
September __, 2025	Regular Meeting	__:__ AM/PM

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**



**LAKE FLORES CONSERVATION EASEMENT**

**2024 ANNUAL REPORT**

**PHASE A**

**Permit Number SAJ-2016-03799**



***Submitted to:***

**Lake Flores I, LLC  
US Army Corps of Engineers**

***Submitted by:***

**Wildlands Conservation, Inc.  
A 501(c)(3) Nonprofit Organization**



## INTRODUCTION

This report documents the conditions and conservation values of the ±23.82 acres in the West Node of Lake Flores Conservation Easement in Manatee County, Florida. The property owners, Lake Flores I, LLC, have granted Wildlands Conservation, Inc. (Wildlands) with the Deed of Conservation Easement. Wildlands will monitor the parcels within the easement. Wildlands completed a baseline report in 2023 and will complete annual reports in sequential years. Lake Flores I, LLC and the future CDD will use these reports to conduct management practices applicable to recommendations in the reports.

The property location is south of Cortez Rd W and east of 86<sup>th</sup> St W, approximately three miles east of Bradenton Beach on the Gulf of Mexico. This property has historically been used for agriculture and a residential community will now be constructed outside of the easement boundaries. The easement will not be developed into a residential development and consists of onsite mitigation and conservation areas.

At the time of the 2023 baseline surveys, residential development had begun. As a consequence of this development, unavoidable wetland impacts resulted in the creation of permitted wetland mitigation areas. These mitigation areas, as well as some upland conservation areas, collectively comprise the Conservation Easements for Phase A. “Mitigation areas,” are those areas where wetlands were created to offset wetland impacts resulting from the aforementioned development. Creation of these mitigation areas included planting native vegetation which will require time to achieve the desired future condition of these habitats. Thus, the vegetative conditions of the baseline report did not represent the “existing, natural ... conditions,” against which management recommendations and remedies might be required in the future. “Conservation areas,” are those areas that already exist in a relatively natural state that represent the minimum habitat conditions required to maintain compliance with the purpose of the conservation easement.

There are currently ±14.14 acres of created freshwater wetlands and depressions in mitigation areas with surrounding buffers of ±9.72 acres of upland conservation areas. An additional ±2.12 acres of upland conservation areas are north of the three wetland mitigation areas (Table 1). The developer was required to place these areas in a perpetual conservation easement by the Army Corps of Engineers (ACOE) as a condition of the development approval (Permit Number: SAJ-2016-03799). The purpose of this conservation easement is to “to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife.” As additional developmental phases get constructed, more mitigation and conservation areas will be added and these acreages will increase.

**Table 1. Acreages of completed phases and the corresponding conservation and mitigation areas within the Conservation Easement. Upland conservation areas are in yellow, mitigation wetlands are in green.**

Phase/Parcel	Acreage	Conservation/Mitigation Areas
Phase A/ West Node	14.14	CW1/RW1, CW2, CW3/RW3
	2.12	WU1

Wildlands conducted the annual monitoring site visit on February 16<sup>th</sup>, 2024. At the time of this site visit, Lake Flores (the property) was partially developed. **Phase A** consists of all the mitigation and conservation areas within the western node. **Phase B and Phase C** will consist of mitigation and conservation areas within the central node (Phase B) and the eastern node (Phase C), which will total 22.02 acres of mitigation area. Phase B and C have not yet been constructed and are therefore not included in this report. The conditions of Phase A described herein will be used as a comparison to the baseline report. Any conditions that require action by Lake Flores I, LLC or the future CDD are discussed in the **Recommendations** section at the end of the easement characterizations.



Figure 1. Conservation and mitigation areas including wetland boundaries and their buffers.

## **PRESENT CONDITIONS**

Plantings for all three mitigation areas in the west node occurred between August 2022 and November 2022 with the mitigation construction ending in November 2022. According to the Lake Flores I, LLC time-zero report, Hurricane Ian and Tropical Storm Nicole caused damage to the initial plantings in the mitigation areas. Efforts have been made to replace any losses caused by these storms and plantings have been overall successful. Planted species have become established and are progressing towards desired future conditions. During the time of the site visit, some species such as bulrush (*Scirpus* spp.) and alligatorflag (*Thalia geniculata*) were in their dormant winter state; these species should fill out more in the warmer months, providing more coverage.

Some invasive species are present within the easement boundary. Lake Flores I, LLC has continued to conduct herbicide treatment to address invasive species within the boundaries of the easement as well as some species just outside of the easement boundary to prevent the spread into the easements. With continued invasive species control efforts, the planted native species should continue to expand and reduce the ability for invasive species to colonize the area. Desirable species coverage is expected to increase as planted species continue to expand and invasive species continue to be treated.

Conservation signs are in place around the perimeters of the wetlands as well as the upland conservation area to notify future residents of the easement areas (Photo 1). Signage will discourage residents from partaking in any of the prohibited activities listed within the easement language (Appendix A). There is a mulched path that travels throughout the easement, around all the wetlands, and within the upland conservation area. This path is intended for recreational use by future residents of the community. This path is allowed in both the easement and the ACOE permit. As development has expanded to the east of the west node, additional doubled-layered silt fencing has been added to the eastern side of the west node to protect the mitigation areas.



**Photo 1. Conservation area signage is in place around entirety of wetland and upland conservation areas.**

## **MONITORING**

As part of the baseline survey, photo points were established that will be visited annually to compare the conditions of wetland and upland areas in the conservation easement over time. Four photo points were established on each cardinal boundary of the three wetlands facing the center of the wetlands. Three upland photos points were established (Figure 2). Each wetland has four photo points and the upland area has three photo points for a total of 15 photo points in Phase A/West Node.

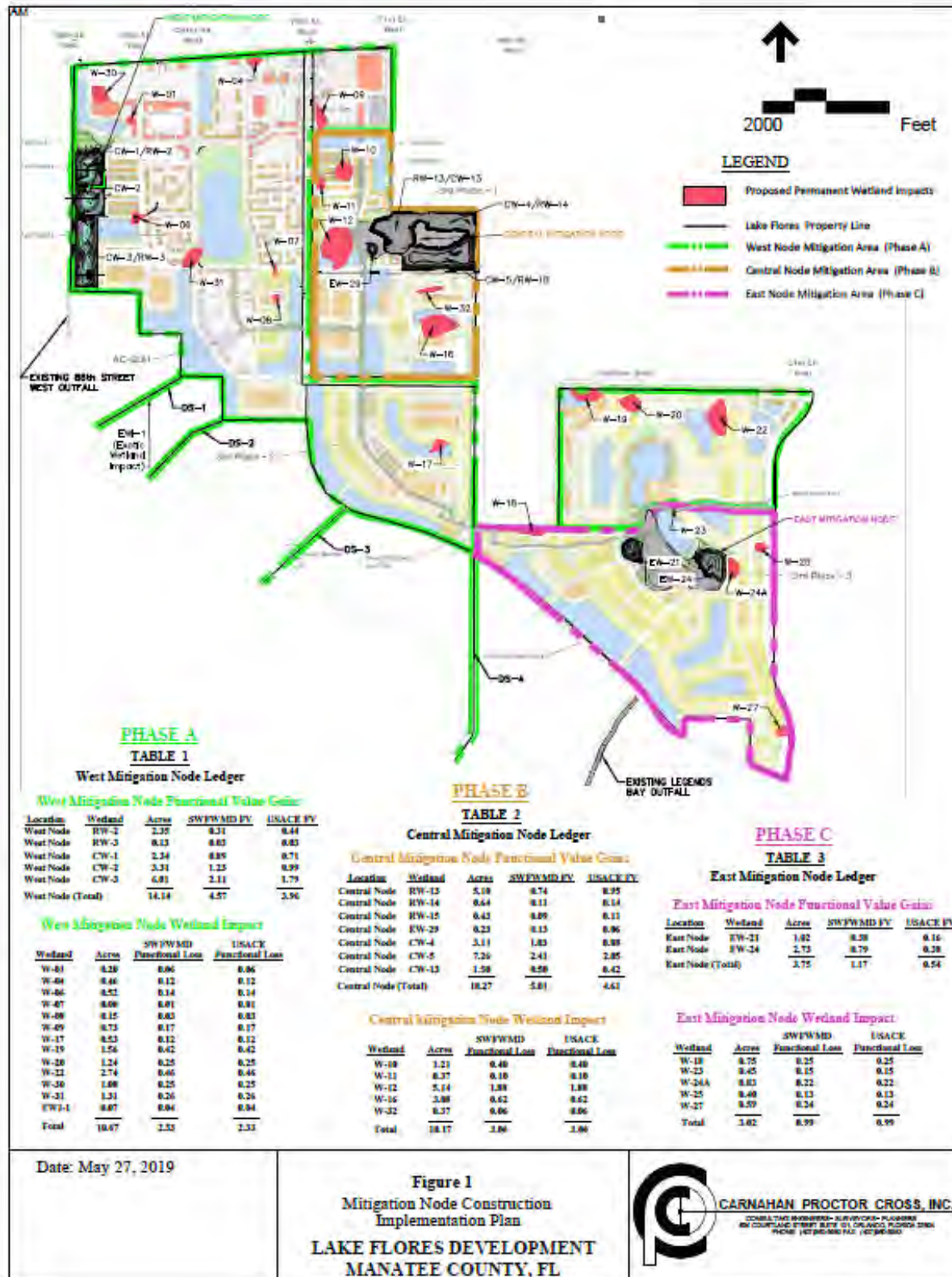


Figure 2. Figure from Lake Flores I, LLC Time-Zero report showing the different phases of development with their associated easement nodes and mitigation areas.

A panoramic photo was taken at each photo point. Vegetative species at each location were recorded, including presence of Category I and II invasive species, as defined by the Florida Invasive Species Council (FISC) in the 2019 FISC List of Invasive Plant Species. A survey was also conducted for prohibited activities listed in the Deed of Conservation Easement (Appendix A). This same monitoring procedure will be used for future annual monitoring events and recorded in future annual reports. Photos and habitat conditions will be compared to the baseline conditions.

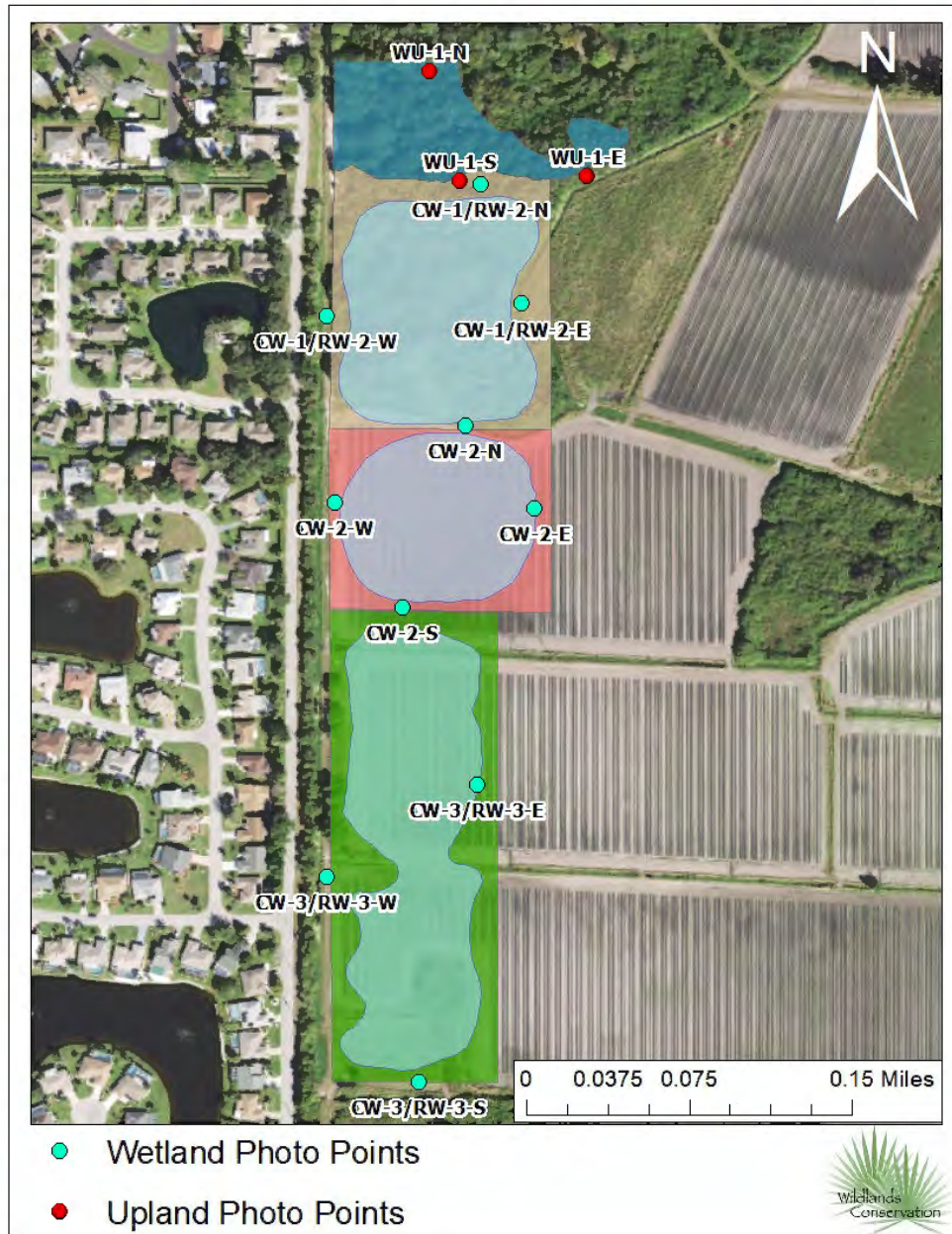


Figure 3. Locations of established photo points within Lake Flores Phase A/West Node.

## Phase A

### *CW-1/RW-2*

This mitigation area includes 2.34 acres of created wetland habitat and 2.35 acres of restored wetland habitat. Planted species observed within the wetland areas include sand cordgrass (*Spartina bakeri*), soft rush (*Juncus effusus*), bulltongue arrowhead (*Sagittaria lancifolia*), maidencane (*Panicum hemitomon*) bulrush, alligatorflag, sedges (*Carex* spp.), mudflower (*Micranthemum* spp.), creeping primrosewillow (*Ludwigia repens*), and pickerelweed (*Pontederia cordata*). Species planted in the upland buffer include slash pine (*Pinus elliottii*), wax myrtle (*Morella cerifera*), saw palmetto (*Serenoa repens*), wiregrass (*Aristida stricta*), cabbage palm (*Sabal palmetto*), gallberry (*Ilex glabra*), bluestem (*Andropogon* spp.), live oak (*Quercus virginiana*), chickasaw plum (*Prunus angustifolia*), and Virginia chain fern (*Woodwardia virginica*). Hairy indigo (*Indigofera hirsuta*), beggar's tick (*Bidens alba*), *Cyperus* sp., and Carolina willow (*Salix caroliniana*) was also observed in the buffer.

Invasive species observed within this wetland include torpedograss (*Panicum repens*) and Brazilian pepper (*Schinus terebinthifolia*), Johnsongrass (*Sorghum halepense*), Australian pine (*Casuarina equisetifolia*), and fire ants (*Solenopsis* sp.). Lake Flores I, LLC is treating the west node regularly to minimize undesirable species cover. The torpedograss and Brazilian pepper should continue to be monitored and treated. Rattlebox (*Crotalaria* sp.) was also observed. Rattlebox is no longer considered invasive by FISC. The rattlebox that was observed was dead so may have been treated by Lake Flores I, LLC also.



**Photo 2. Panoramic photo taken from photo point CW-1/RW-2-E facing west across CW-1/RW-2.**





**Photo 3. Photo taken facing north from CW-1/RW-2-S.**



**Photo 4. Photo taken looking east from CW-1/RW-2-W.**



**Photo 5. Photo taken looking south from CW-1/RW-2-N.**

## CW-2

This mitigation area is a created wetland of 3.31 acres. This wetland is in-between CW-1/RW-2 and CW-3/RW-3. Observed planted species in the wetland include sedges, soft rush, herb-of-grace (*Bacopa monnieri*), bulrush, alligatorflag, pickerelweed, knotted spikerush (*Eleocharis interstincta*), southern watergrass (*Luziola fluitans*), creeping primrosewillow, bulltongue arrowhead, Mexican primrosewillow (*Ludwigia octovalvis*), cordgrass and cattail. Upland buffer species planted include slash pine, wax myrtle, saw palmetto, wiregrass, cabbage palm, gallberry, bluestem, fetterbush (*Lyonia lucida*), live oak, chickasaw plum, and Virginia chain fern. Other observed species include dog fennel (*Eupatorium capillifolium*), hairy indigo, *Cyperus* sp., west coast dune sunflower (*Helianthus debilis* subsp. *vestitus*), and *Smilax* sp.

Invasive species observed here include Bermudagrass (*Cynodon dactylon*) and Brazilian pepper. Wildlands recommends to continue monitoring and treatment of these species to reduce negative impacts to the conservation areas.

Photo point CW-2-W was not taken during our site visit this year. This area was monitored and included in the notes above.



**Photo 6. Photo taken facing west from CW-2-E.**



**Photo 7. Taken facing south from CW-2-N photo point.**



**Photo 8. Photo taken facing north from CW-2-S.**

*CW-3/RW-3*

This wetland is the most southern of the three wetlands that make up the west node. Observed wetland planted species here include sedges, soft rush, herb-of-grace, bulrush, pickerelweed, knotted spikerush, *Sagittaria lacifolia*, Mexican primrosewillow. Upland buffer species planted here include all the same species from CW-2: slash pine, wax myrtle, saw palmetto, wiregrass, cabbage palm, gallberry, broomsedge, shiny lyonia, live oak, chickasaw plum, and chain fern. Other observed species include west coast dune sunflower, and cattails (*Typha* sp.). Cattails are native and not considered invasive. However, cattails can create monocultures and push out other native species. This species should be monitored for impacts to other native species within the wetland.

Bermudagrass, a category I invasive species, was observed within this wetland. This species should continue to be monitored and treated by Lake Flores I, LLC and by the CDD in the future.

This species should be monitored and current research on this species should be assessed annually. The Peruvian primrosewillow (*Ludwigia peruviana*) and water-hyacinth (*Eichhornia crassipes*) that was present last year seems to have been treated by Lake Flores I, LLC or the CDD as it is no longer present within the ditch west of the easement.



**Photo 9.** Photo taken facing west from CW-3/RW-3-E.



**Photo 10.** Photo taken facing south from CW-3/RW3-N.



**Photo 11. Photo taken facing north from CW-3/RW3-S.**



**Photo 12. Photo taken facing east from CW-3/RW-3-W.**

*WU-1*

This area is named WU-1 for west node upland conservation area 1 for the purposes of this report and future annual reports. This upland area includes the 2.12 acres of upland conservation area at the most northern end of the west mitigation node. This conservation area was one of the few existing upland areas in a natural state on property. A storm has blown trees down that caused Lake Flores I, LLC to mulch the down trees opening up the understory of this conservation area significantly. There is a space between the eastern “tip” of the upland conservation area and the rest of this area that is significantly cleared compared to the baseline report. There is currently a silt fence protecting the boundary of the upland conservation area from the construction done within the wetland areas. Species observed in this upland area include cabbage palm, live oak, slash pine, red cedar (*Juniperus virginiana*), muscadine (*Vitis*

*rotundifolia*), wax myrtle, American pokeberry (*Phytolacca americana*), American beautyberry (*Callicarpa americana*), and beggarticks (*Bidens alba*).

Invasive species observed within this area include and Brazilian pepper, Peruvian primrosewillow, carrotwood (*Cupaniopsis anacardioides*) and Caesarweed (*Urena lobata*). These species are listed as Category I invasive species by the FISC. Both are small infestations and should be continued to be monitored and treated. Rattlebox was also observed in this area which is no longer considered an invasive but it should be monitored as it has previously been considered to be invasive.

Wildlands recommends planting native species within the cleared area to prevent invasive species from moving into the conservation area. Trash was observed in this area; a tire was dumped within the conservation area that should be removed from within the easement. A silt fence that had been damaged during last year's site visit has since been repaired along the eastern tip of the conservation area.



**Photo 13.** Photo taken facing north from WU-1-E.



**Photo 14.** Photo taken facing south from WU-1-N.



**Photo 15.** Photo taken facing north from WU-1-S.

### *Wildlife*

A healthy bird population exists on site. On the day of our site visit 33 bird and 1 mammal species were observed (Table 2). There is an active bald eagle nest on a utility pole overlooking Phase A from the west.

**Table 2.** Species observed during baseline site visit.

<b>Taxa</b>	<b>Common Name</b>	<b>Scientific Name</b>	<b>Notes</b>
<b>Birds</b>	American kestrel	<i>Falco sparverius</i>	
	American white pelican	<i>Pelecanus erythrorhynchos</i>	
	Bald eagle	<i>Haliaeetus leucocephalus</i>	
	Black-and-white warbler	<i>Mniotilta varia</i>	
	Blue jay	<i>Cyanocitta cristata</i>	
	Blue-gray gnatcatcher	<i>Poliophtila caerulea</i>	
	Boat-tailed grackle	<i>Quiscalus major</i>	
	Carolina wren	<i>Thryothorus ludovicianus</i>	
	Common grackle	<i>Quiscalus quiscula</i>	
	Common ground dove	<i>Columbina passerina</i>	
	Double-crested cormorant	<i>Nannopterum auritum</i>	
	Eastern phoebe	<i>Sayornis phoebe</i>	
	Fish crow	<i>Corvus ossifragus</i>	
	Gray catbird	<i>Dumetella carolinensis</i>	
	Great egret	<i>Ardea alba</i>	
	Hooded merganser	<i>Lophodytes cucullatus</i>	
	House wren	<i>Troglodytes aedon</i>	
	Laughing gull	<i>Leucophaeus atricilla</i>	
	Lesser scaup	<i>Aythya affinis</i>	
	Little blue heron	<i>Egretta caerulea</i>	
	Mallard	<i>Anas platyrhynchos</i>	
	Mottled duck	<i>Anas fulvigula</i>	

	Mourning dove	<i>Zenaida macroura</i>	
	Northern cardinal	<i>Cardinalis cardinalis</i>	
	Northern mockingbird	<i>Mimus polyglottos</i>	
	Osprey	<i>Pandion haliaetus</i>	
	Palm warbler	<i>Setophaga palmarum</i>	
	Pine warbler	<i>Setophaga pinus</i>	
	Red-bellied woodpecker	<i>Melanerpes carolinus</i>	
	Red-breasted merganser	<i>Mergus serrator</i>	
	Red-shouldered hawk	<i>Buteo lineatus</i>	
	Red-winged blackbird	<i>Agelaius phoeniceus</i>	
	Roseate spoonbill	<i>Platalea ajaja</i>	
	Sandhill crane	<i>Antigone canadensis pratensis</i>	
	Savannah sparrow	<i>Passerculus sandwichensis</i>	
	Snowy egret	<i>Egretta thula</i>	
	Swamp sparrow	<i>Melospiza georgiana</i>	
	Tree swallow	<i>Tachycineta bicolor</i>	
	Tufted titmouse	<i>Baeolophus bicolor</i>	
	Turkey vulture	<i>Cathartes aura</i>	
	White ibis	<i>Eudocimus albus</i>	
	Wilson's snipe	<i>Gallinago delicata</i>	
	Wood duck	<i>Aix sponsa</i>	
	Wood stork	<i>Mycteria americana</i>	
	Yellow-rumped warbler	<i>Setophaga coronata</i>	
<b>Mammals</b>	Nine-banded armadillo	<i>Dasypus novemcinctus</i>	
<b>Reptiles</b>	Brown anole	<i>Anolis sagrei</i>	Not native





**Photo 16. Red-shouldered hawk perched above conservation signage.**



**Photo 17. Sandhill cranes foraging near the eastern edge of CW-3/RW-3.**

## RECOMMENDATIONS AND DISCUSSION

All of the mitigation areas in the easement appeared to be in excellent condition and are dominated by wetland-adapted vegetation. With construction continuing, care should continue to be taken to make sure silt fences are installed and maintained around any construction sites to prevent siltation into the conservation easement. Conservation area signs posted around the perimeter of the mitigation and conservation areas are great reminders to future residents to treat these areas with respect. As residents move into the Lake Flores community, information regarding the prohibited activities associated with the conservation easement should be provided to new residents (Appendix A).

Invasive species on the property are currently being treated routinely. If Lake Flores I, LLC and the future CDD continue routine monitoring and management of invasive species, costs of managing these species will remain relatively low. Wildlands uses the current (2019) FISC List of Invasive Plant Species as a reference for invasive species management. FISC category I species are defined as species that have proven to ecologically disrupt native wild areas. These species can overtake and alter natural habitats if left untreated, violating the conservation easement, and can become increasingly difficult and more expensive to manage if left untreated. There is a ditch that runs along the western edge just outside of the easement boundary. Category I invasive species Brazilian pepper dominates the thin strip of land west of the ditch. Lake Flores I, LLC and the future CDD should add this area to their routine invasive species treatment to discourage these species from encroaching into the easement.

Some trash was observed in U-1 as well as CW-1/RW-2. Lake Flores or the future CDD should routinely walk through the easement to monitor and remove trash from within the boundaries.

With the already well-established bird communities on-site, Lake Flores I, LLC or the future CDD should consider placement of kestrel boxes to encourage breeding and roosting for southeastern American kestrels. Nesting boxes or platforms for other bird species, including wood ducks, mottled ducks, eastern bluebirds, purple martins, great blue herons, and ospreys would also be beneficial for these species, and residents who enjoy birding as well. Bat boxes could also be beneficial to future residents as they help control mosquito populations.

## REFERENCES

UF, IFAS. Center of Aquatic and Invasive Plants Archive. Typha species. <https://plants-archive.ifas.ufl.edu/plant-directory/typha-species/>

USDA. Fire effects Information System. *Sorghum halepense*. <https://www.fs.usda.gov/database/feis/plants/graminoid/sorhal/all.html>

Lake Flores I, LLC. West Mitigation Node “Time-zero” Mitigation Monitoring Report. February 13, 2023.

FISC. 2019 FISC List of Invasive Plant Species. <https://floridainvasivespecies.org/plantlist2019.cfm>

USF, Institute for Systemic Botany. Atlas of Florida Plants. <https://florida.plantatlas.usf.edu/>

**Appendix A.**  
**Deed of Conservation Easement**

Prepared by and Return original  
or certified recorded document to:

Ted R. Brown, Esq.  
Holland & Knight LLP  
200 E. Orange Ave., Suite 2600  
Orlando, FL 32801

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## DEED OF CONSERVATION EASEMENT THIRD PARTY BENEFICIARY RIGHTS TO USACOE

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THIS DEED OF CONSERVATION EASEMENT is given this 19<sup>th</sup> day of May, 2022, by CORTEZ75W INVESTORS, LLC, a Delaware limited liability company, whose mailing address is 2115 Cordaz Road West, Jacksonville, FL 32217 and LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT, a Chapter 190 F.S. Community Development District, whose mailing address is 9021 11<sup>th</sup> Street, Jacksonville, FL 32217 ("Grantor") to WILDLANDS CONSERVATION, INC., a not for profit Florida Corporation ("Grantee"), whose mailing address is 16310 Amberly Drive, Suite 185, Tampa, FL 33647 with third party enforcement rights to the U. S. ARMY CORPS OF ENGINEERS ("Third Party Beneficiary"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined); the term "Grantee" shall include any successor or assignee of Grantee; and the term "Third Party Beneficiary" shall include any successor or assignee of the Third Party Beneficiary.

### WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Manatee County, Florida, which are subject to and burdened by a U.S. Army Corps of Engineers Permit described below (Permit No. 3AJ-2016-03798 (8P-JLC) (hereinafter "Permit") and

WHEREAS, the Permit authorizes certain activities in the waters of the United States and requires this site protection instrument over the lands identified in the Permit as mitigation for such activities and described here as Exhibit "A" ("Conservation Easement Area"); and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit and other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual conservation easement ("Conservation Easement") as defined in Section 704.06, Florida Statutes (F.S.) over the Conservation Easement Area; and

WHEREAS, Grantor grants this Conservation Easement as a specific condition of the Permit, solely to off-set and/or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in an enhanced, restored or created condition, all in accordance with the Permit.

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions contained herein, together with other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants and conveys a perpetual Conservation Easement for and in favor of Grantee upon the Conservation Easement Area which shall run with the land and be binding upon the Grantor and the Grantee, (their successors and assigns).

The scope, nature, and character of this Conservation Easement shall be as follows:

1. Recitals. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. Purpose. It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife in accordance with Section 704.08, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto), shall be retained and maintained in the preserved, enhanced, restored, or created condition required by specific condition of the Permit (or any modification thereto).

To carry out this purpose, the following rights are conveyed to and accepted by the Grantee to and by this easement:

a. To enter upon and inspect the Conservation Easement Area at all reasonable times with any necessary equipment or vehicles to determine if the Conservation Easement Area is in compliance with the covenants and prohibitions contained in this Conservation Easement and the Permit; (Grantee shall give Grantor at least five (5) days written notice prior to Grantee's inspection of the Conservation Easement Area.); and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with the Permit and this Conservation Easement.

3. Prohibited Uses. Except for activities that are permitted or required by the Permit or this Conservation Easement (or any modification thereto) which may include restoration, creation, enhancement, maintenance, and monitoring activities, or surface water management improvements, any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement or the Permit:

is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area (except as authorized or required by the Permit or any modification thereof):

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage to Conservation Easement Areas is authorized;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized as is the removal of invasive animal species such as pythons and feral hogs.

iii. Activities authorized by the Permit are authorized, and

iv. Activities conducted in accordance with a wildfire mitigation plan that has been approved in writing by the U.S. Army Corps of Engineers are authorized. No less than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, the Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the U.S. Army Corps of Engineers approved the plan.

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;



h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance;

i. Planting of nuisance, exotic or non-native plants as listed by the most recent Florida Exotic Pest Plant Council's List of Invasive Species;

j. Exploration for oil or gas or other minerals;

k. Fishing, hunting, trapping, cattle grazing or other ranching or agricultural activities;

l. Recreational uses except as separately authorized under the Permit (or any modification thereto) or which are first submitted to the U.S. Army Corps of Engineers which may allow such recreational uses subject to specific and identified conditions or disallow such recreational uses in its sole and absolute discretion.

4. Grantor's Reserved Rights. Grantor reserves all rights as owner of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), any rule or criteria of the U.S. Army Corps of Engineers or which are not otherwise inconsistent with the intent and purposes of this Conservation Easement.

5. Rights of the U.S. Army Corps of Engineers. The U.S. Army Corps of Engineers, as a Third-Party Beneficiary, shall have the right, but not the obligation, to enforce the terms and conditions of this Conservation Easement, including:

a. The right to take action to preserve and protect the environmental value of the Conservation Easement Area;

b. The right to prevent any activity on or use of the Conservation Easement Area that is inconsistent with the purpose of this Conservation Easement, and to require the restoration of areas or features of the Conservation Easement Area that may be damaged by any inconsistent activity or use;

c. The right to enter upon and inspect the Conservation Easement Area in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement;

d. The right to enforce this Conservation Easement by injunction or proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and the right to require Grantor, to restore such areas or features of the Conservation Easement Area that may be damaged by any inconsistent activity or use or unauthorized activities.

e. If either the Grantor or the Grantee, including their successors or assigns, desire to amend, alter, release, assign or revoke this Conservation Easement they shall provide the U.S. Army Corps of Engineers at least sixty (60) days advance notice in writing before any action is taken to amend, alter, release, assign or revoke this Conservation Easement. Either party shall have an opportunity to comment or object to the proposed amendment, alteration, release, assignment or revocation to the U.S. Army Corps of Engineers, but all parties agree to not unreasonably withhold or delay consent to the same. The U.S. Army Corps of Engineers, as a Third Party Beneficiary, must approve any amendment, alteration, release or revocation of this instrument, and must approve any proposed structures, work, or activities on the Conservation Easement Area.

6. No Dedication. No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement and the Grantor covenants not to convey any right or allow access to the general public to any portion of the Conservation Easement Area except as authorized under the Permit.

7. Grantee's and Third Party Beneficiary's Liability. The Grantee's liability is limited as provided in Subsection 704.06(10) Florida Statutes and 768.28 Florida Statutes and as otherwise provided in this Conservation Easement. Neither the Grantee nor the Third Party Beneficiary shall be responsible for any costs or liabilities related to the operation, upkeep, restoration or maintenance of the Conservation Easement Area, but all such costs or liabilities shall be and remain a cost and liability of the Grantor.

8. Enforcement. The Grantee, by assuming the position of the Grantee herein, may enforce the terms and conditions of this Conservation Easement at its sole discretion, but if the Grantor breaches any term of this Conservation Easement and the Grantee does not exercise its rights under this Conservation Easement, the Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or of any other term or condition of this Conservation Easement or of any of the Grantee's rights under this Conservation Easement. No delay or omission by the Grantee in the exercise of any right or remedy upon any breach by the Grantor shall impair such right or remedy nor shall such delay or omission be deemed or construed to be a waiver of the Grantee's enforcement rights hereunder. The Grantee shall give the Grantor notice and opportunity to cure prior to proceeding with any enforcement action as described herein. Notwithstanding anything to the contrary contained in this Conservation Easement, the Grantee shall not be obligated to the Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement, to prevent the occurrence of any of the prohibited activities set forth herein, or to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement, or otherwise have any responsibility or liability for the management of the Conservation Easement Area as all such responsibility and liability shall be and remain the obligation of the Grantor.

9. Third Party Beneficiary's Enforcement Rights. The Third Party Beneficiary of this Conservation Easement shall have all the rights of the Grantee under the Conservation Easement, including third party enforcement rights of the terms, provisions and

restrictions of this Conservation Easement. The Third Party Beneficiary's enforcement of the terms, provisions and restrictions shall be at the discretion of the Third Party Beneficiary, and any forbearance on behalf of the Third Party Beneficiary to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Third Party Beneficiary's rights hereunder. The Third Party Beneficiary shall not be obligated to the Grantor, the Grantee, or to any other person or entity, to enforce the provisions of this Conservation Easement.

10. Taxes. Because perpetual maintenance is required by the Permit, the Grantor shall, to the extent required by law, pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area ("Charges"), and shall furnish the Grantee with satisfactory evidence of payment of the Charges upon request. A failure of the Grantor to pay the Charges required herein shall constitute a default by the Grantor and allow for enforcement as set forth herein. It is recognized that the Grantor is a special unit of local government organized and existing pursuant to Chapter 190 Florida Statutes, and as such all property owned by the Grantor is District property and as such is exempt from levy and sale by virtue of execution and no execution or other judicial process can issue against such property nor shall any judgment against the District be a charge on or lien on its property or revenues as set forth in Chapter 190.044 Florida Statutes.

11. Assignment. The Grantee will hold this Conservation Easement exclusively for conservation purposes. The Grantee may not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws and in conformity with the provisions of Section 5 e. above.

12. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

13. Terms and Restrictions. The Grantor shall insert the terms and restrictions of this Conservation Easement (or incorporate the terms and restrictions by reference) in any subsequent deed or other legal instrument by which the Grantor divests itself of any interest in the Conservation Easement.

14. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

15. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement consistent with paragraph 5.e. above and

wily between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the Official Records in Manatee County, Florida

16. Recordation. The Grantor shall record this Conservation Easement in timely fashion in the Official Records of Manatee County, Florida, and shall re-record it at any time Grantee may require to preserve its rights. The Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. The Grantor will hold the Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

17. Responsibilities of Grantor. The Grantor, its successors and assigns shall take all action necessary to ensure that the Conservation Easement Area is in compliance with all requirements under the Permit and all other applicable laws, rules, permits, ordinances, and regulations. Furthermore, the Grantor, its successors and assigns, shall be responsible for any and all costs or liabilities related to the operation, upkeep, restoration, maintenance and monitoring of the Conservation Easement Area, so as to ensure compliance with the terms of the Permit and the terms of this Conservation Easement and all applicable laws, rules, permits, ordinances and regulations.

18. Successors. The covenants, terms, conditions, and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors, and assigns, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

19. Insurance. The Grantor shall at all times while this Conservation Easement is in effect, maintain at its expense commercial general liability insurance for the Conservation Easement Area for at least \$1,000,000 in primary coverage for injury or death of any number of people arising out of one occurrence, and \$2,000,000 in the aggregate and shall have the policy or policies name the Grantee as an additional insured. A copy of the policy, a certificate of insurance and proof of payment of premiums shall be furnished to the Grantee. The insurance policy or policies, together with such other commercially reasonable forms necessary to effectuate the coverages provided for herein, shall be with companies having an A.M. Best & Company rating of "A-VII" or better and shall provide for thirty (30) days' prior written notice to the Grantee before any cancellation or modification of said policies.

20. Controlling Law. The interpretation and performance of this Conservation Easement shall be governed by the laws of the State of Florida and any applicable Federal laws, where appropriate.

21. Venue. Venue for any court action arising under or relating to this Conservation Easement shall be in the Circuit Court for Manatee County, Florida.

**TO HAVE AND TO HOLD** unto the Grantee forever. The Grantor hereby covenants with the Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee

simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; that all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that the Grantor has good right and lawful authority to convey this Conservation Easement; and that the Grantor hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon the Grantor and the Grantee and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

IN WITNESS WHEREOF, the Grantor, CORTEZ75W INVESTORS, LLC, a Delaware limited liability company, and the LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT, a Chapter 190 F.S. Community Development District and the Grantee WILDLANDS CONSERVATION, INC., a not for profit Florida corporation, have hereunto set their authorized hands this 19<sup>th</sup> day of May, 2022.

**GRANTOR:**

Signed, Sealed and Delivered

By: [Signature]  
(Signature)  
Name: James D. Molta  
By: [Signature]  
(Signature) VANIA SUAREZ

CORTEZ75W INVESTORS, LLC, a Delaware limited liability company

By: [Signature]  
(Signature)  
Name: James D. Molta  
Title: Authorized Agent

**GRANTOR:**

Signed, Sealed and Delivered

By: [Signature]  
(Signature)  
Name: James D. Molta  
By: [Signature]  
(Signature) VANIA SUAREZ

LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT, a Chapter 190 F.S. Community Development District

By: [Signature]  
(Signature)  
Name: Gary Walker  
Title: Chairman

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8AI**



Equal Opportunity Employer

# E.T. MacKenzie Company of Florida, Inc.

One of The MacKenzie Companies

6212 33<sup>rd</sup> Street East

Bradenton, FL 34203

Phone: (941) 756.6760 Fax: (941) 756.6698

www.mackenzieco.com



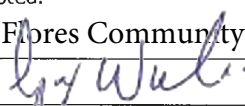

<b>To:</b> Lake Flores Community Development District	<b>Contact:</b>
<b>Address:</b> 2300 Glades Road, Suite 410W Boca Raton, FL 33431	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> Lake Flores Phase 1B-1	<b>Bid Number:</b> Additional 1C Fill
<b>Project Location:</b> Bradenton, FL	<b>Bid Date:</b> 4/28/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>75 TH STREET ROUNDABOUTS</b>					
229.1	Grout / Remove Pipe	1.00	LS	\$153,615.00	\$153,615.00
229.1	Remove Box Culvert	1.00	LS	\$136,500.00	\$136,500.00
229.1	Grout Box Culvert	1.00	LS	(\$108,045.00)	(\$108,045.00)
<b>Total Price for above 75 TH STREET ROUNDABOUTS Items:</b>					<b>\$182,070.00</b>

**Total Bid Price: \$182,070.00**

**Notes:**

- TERMS & CONDITIONS  
- See original Contract for terms and conditions.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p><b>Buyer:</b> Lake Flores Community Development District</p> <p><b>Signature:</b> </p> <p><b>Date of Acceptance:</b> April 16, 2024</p>	<p><b>CONFIRMED:</b> <b>E.T. MacKenzie of Florida, Inc.</b></p> <p><b>Authorized Signature:</b> </p> <p><b>Estimator:</b> K.C. Coulthart, P.E. 941.756.6760 kc@mackenzieco.com</p>
---	---

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8A11**





Equal Opportunity Employer

# E.T. MacKenzie Company of Florida, Inc.

One of The MacKenzie Companies

6212 33<sup>rd</sup> Street East  
Bradenton, FL 34203

Phone: (941) 756.6760 Fax: (941) 756.6698  
www.mackenzieco.com



<b>To:</b>	Lake Flores Community Development District	<b>Contact:</b>	
<b>Address:</b>	2300 Glades Road, Suite 410W Boca Raton, FL 33431	<b>Phone:</b>	
<b>Project Name:</b>	Lake Flores Phase 1B-1	<b>Bid Number:</b>	Additional 1C Fill
<b>Project Location:</b>	Bradenton, FL	<b>Bid Date:</b>	4/28/2023

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>EARTHWORK 1C</b>				
Clear & Grub 1C For Additional Fill	14.30	ACRE	\$1,600.00	\$22,880.00
Demo Of Existing ADS Sock Drain For Additional Fill (estimated Qty)	16,574.00	LF	\$2.00	\$33,148.00
Seeding 1C For Additional Fill	69,212.00	SY	\$0.85	\$58,830.20
1C Remainder Heavy Clearing Only	10.00	ACRE	\$1,600.00	\$16,000.00
<b>Total Price for above EARTHWORK 1C Items:</b>				<b>\$130,858.20</b>

**Total Bid Price: \$130,858.20**

**Notes:**

- TERMS AND CONDITIONS
- See Original Contract For terms and Conditions

Jeb Mulock, PE

Digitally signed by Jeb Mulock, PE  
 DN: C=US, E=jebm@znseng.com,  
 O=ZNS Engineering, CN="Jeb  
 Mulock, PE"  
 Reason: I have reviewed this  
 document  
 Date: 2024.03.22 12:21:02-04'00'

<p><b>ACCEPTED:</b></p> <p>The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p><b>Buyer:</b> <u>Lake Flores Cdd.</u></p> <p><b>Signature:</b> <u>[Signature]</u></p> <p><b>Date of Acceptance:</b> <u>3-22-2024</u></p>	<p><b>CONFIRMED:</b></p> <p><b>E.T. MacKenzie of Florida, Inc.</b></p> <p><b>Authorized Signature:</b> <u>[Signature]</u></p> <p><b>Estimator:</b> K.C. Coulthart, P.E. 941.756.6760 kc@mackenzieco.com</p>
--	---

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8BI**

**Utility Relocation Service, LLC**

P.O. Box 644  
Alpharetta, GA 30009 US  
+1 4702873557  
grace@ursconsulting.com

**INVOICE**

**BILL TO**  
Lake Flores CDD  
Cortez Rd & 75th St W  
Bradenton, Florida 34209

**INVOICE** 1177  
**DATE** 03/04/2024  
**TERMS** Net 30  
**DUE DATE** 04/03/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Utility Relocation Services	Lake Flores CDD - 75th St W Contract Bill	1	6,000.00	6,000.00

**BALANCE DUE \$6,000.00**

*Approved  
3.5.24  
WJ*

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8B11**

**Utility Relocation Service, LLC**

P.O. Box 844  
Alpharetta, GA 30009 US  
+1 4702973557  
grace@ursconsulting.com

**INVOICE**

**BILL TO**  
**Lake Flores CDD**  
Cortez Rd & 75th St W  
Bradenton, Florida 34209

**INVOICE** 1178  
**DATE** 03/04/2024  
**TERMS** Net 30  
**DUE DATE** 04/03/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Utility Relocation Services	Lake Flores CDD Cortez Rd. Contract Bill	1	10,000.00	10,000.00

BALANCE DUE

**\$10,000.00**

*Approved*  
*3.5.24*  
*KB*

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8B IIII**



ACCOUNT ENDING - 21008

Delta SkyMiles® Gold Card

CARD MEMBER

CHRISTOPHER SIRMANS

DATE	DESCRIPTION	AMOUNT
Mar 30	<b>DOUBLETREE WALT DISNEY</b> 2305 HOTEL PLZ BLVD  ORLANDO FL 32830-8439 (407) 934-1000 doubletree3.hilton.com	<b>DOUBLETREE WALT DISNORLANDO FL</b> \$472.58  Will appear on your Apr 16, 2024 statement as DOUBLETREE WALT DISNORLANDO FL  CARD CHRISTOPHER SIRMANS  FOREIGN TRANSACTION DETAILS Original Amount 0  ADDITIONAL INFORMATION 980669 407-934-1000

*Approved  
A.2.24  
CS*

**Utility Relocation Service, LLC**

P.O. Box 644  
Alpharetta, GA 30009 US  
+1 4702973557  
grace@ursconsulting.com

**INVOICE**

**BILL TO**  
**Lake Flores CDD**  
**Cortez Rd & 75th St W**  
**Bradenton, Florida 34209**

**INVOICE** 1182  
**DATE** 04/02/2024  
**TERMS** Net 30  
**DUE DATE** 05/02/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Travel	Travel Expense for Lake Flores CDD 75th St W Contract Employee: Chris Simrans Date of trip: 3/27-3/29 Details and receipts attached via PDF to invoice.			0.00
	Travel	Mileage	1,124	0.87	753.08
	Travel	Hotel - Double Tree 2 nights	2	236.29	472.58
	Travel	Meal	1	28.48	26.46

BALANCE DUE **\$1,252.12**

*Approved*  
*4.2.24*  
*OG*



Utility Relocation Service, LLC

Date: Mar 27-29, 2024

Travel Expense Report

Mileage

Destination	Mileage	Rate	Total	
Orlando, FL	453	\$0.67	\$303.51	Bill to Lake Flores CDD
Bradenton, FL	109	\$0.67	\$73.03	Bill to Lake Flores CDD
Orlando, FL	109	\$0.67	\$73.03	Bill to Lake Flores CDD
Monroe, GA	453	\$0.67	\$303.51	Bill to Lake Flores CDD

Airfare

Vendor	Date	Total	
		\$ -	

Food

Vendor	Date	Total	
Oyster Bay	3/28/24	\$26.46	Bill To Lake Flores CDD
		\$ -	

*NDP*  
4.2.24

Lodging			
Vendor	# of Nights	Per/Night	Total
Double Tree	2	\$236.29	\$472.58
		0	

Bill To Lake Flores CDD

TOTAL

\$1,252.12

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8BIV**

**Utility Relocation Service, LLC**

P.O. Box 844  
Alpharetta, GA 30009 US  
+1 4702973557  
grace@ursconsulting.com

**INVOICE**

BILL TO  
Lake Flores CDD  
Cortez Rd & 75th St W  
Bradenton, Florida 34209

INVOICE 1186  
DATE 04/02/2024  
TERMS Net 30  
DUE DATE 05/02/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Utility Relocate	Lake Flores CDD - 75th St W (Billing 2)	1	6,000.00	6,000.00
BALANCE DUE					<b>\$6,000.00</b>

*Approved*  
*4.8.24*  
*[Signature]*

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8BV**

**Utility Relocation Service, LLC**

P.O. Box 644  
Alpharetta, GA 30009 US  
+1 4702973557  
grace@ursconsulting.com

**INVOICE**

BILL TO  
Lake Flores CDD  
Cortez Rd & 75th St W  
Bradenton, Florida 34209

INVOICE 1187  
DATE 04/02/2024  
TERMS Net 30  
DUE DATE 05/02/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Utility Relocate	Lake Flores Cortez Rd W	1	10,000.00	10,000.00

BALANCE DUE: **\$10,000.00**

*Approved*  
*4.8.24*  
*NS*

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8C**

**WORK AUTHORIZATION # 1**

February 29, 2024

Lake Flores Community Development District  
Manatee County, Florida

Subject: **Work Authorization Number 1**  
**Lake Flores Community Development District**

Dear Chairperson, Board of Supervisors:

ZNS Engineering, L.C. (“Engineer”) is pleased to submit this work authorization to provide professional engineering services for the Lake Flores Community Development District (“District”). We will provide these services pursuant to our current agreement dated February 28, 2024 (“Agreement”) as follows:

**I. Scope of Work**

The District hereby engages the services of Engineer to perform the work described in **Attachment A**, attached hereto.

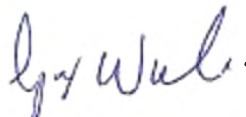
**II. Fees**

The District will compensate Engineer in accordance with the terms of the Agreement and **Attachment A**.

This proposal, together with the Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

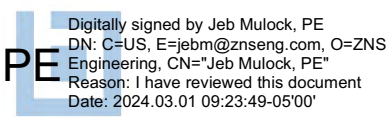
Thank you for considering ZNS Engineering, L.C. We look forward to helping you create a quality project.

APPROVED AND ACCEPTED

By:   
Authorized Representative of Lake Flores  
Community Development District

Date: March 4, 2024

Sincerely,

**Jeb Mulock, PE**   
Authorized Representative of ZNS Engineering,  
L.C.



**ATTACHMENT A**

# **ZNS ENGINEERING**

Land Planning Engineering Surveying Landscape Architecture

January 09, 2024

Mr. David Brasher  
CORTEZ75W INVESTORS LLC  
DBrasher@lakefloresland.com  
35295

**RE: Lake Flores Ph. 1B-1  
Professional Services – Dry Utilities Stakeout  
Manatee County, Florida**

Dear Mr. Brasher:

ZNS Engineering, L.C. is pleased to provide you with our professional services contract for the Lake Flores 1B-1 project. The purpose of this document is to establish professional services and fees and to create contractual rights between CORTEZ75W INVESTORS, LLC (Client) and ZNS Engineering, L.C. (ZNS). Services rendered under this agreement shall be lump sum unless noted otherwise. The following is a breakdown of those Services and Fees:

**TASK 1: CONSTRUCTION STAKEOUT**

**A. Final Staking**

1. A one-time stakeout of dry utility crossings by setting stakes at each end of the crossing with finish grade. Stakes will be set where the crossing meets the right-of-way and stakes will be marked with a description and size of each crossing they depict for installation.
2. A one-time stakeout of switch cabinet and transformer locations with finish grade.
3. A one-time stakeout of the back of PUE at each lot-line with finish grade.

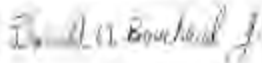
**PROFESSIONAL FEES**

<b>TASK 1: CONSTRUCTION STAKEOUT</b>	<b>\$24,750.00</b>
<b>TOTAL</b>	<b>\$24,570.00</b>

Should the above proposal meet with your approval, please forward one executed copy to our office. This proposal becomes null and void if not executed within a period of Thirty (30) days. As always, we thank you for your business!

Respectfully submitted,  
**ZNS Engineering, L.C.**

Accepted by:



Donald A. Bouchard, Jr. P.S.M.  
Assistant Vice President

Signature

Printed Name/Title

Date

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **UNAUDITED FINANCIAL STATEMENTS**

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2024**

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2024**

	General Fund	Debt Service Fund Series 2023 A-1	Service Fund Series 2023 A-2	Capital Project Fund Series 2023 A-1	Capital Project Fund Series 2023 A-2	Total Governmental Funds
<b>ASSETS</b>						
Cash	\$ 5,309	\$ -	\$ -	\$ -	\$ -	\$ 5,309
Investments						
Reserve	-	919,884	165,996	-	-	1,085,880
Capitalized interest	-	1,682,765	-	-	-	1,682,765
Construction	-	-	-	7,608,877	3,621,620	11,230,497
Cost of issuance	-	5,496	67	-	-	5,563
Due from Landowner	6,383	-	-	-	-	6,383
Total assets	<u>\$ 11,692</u>	<u>\$2,608,145</u>	<u>\$166,063</u>	<u>\$ 7,608,877</u>	<u>\$ 3,621,620</u>	<u>\$14,016,397</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Accounts payable	\$ 6,383	\$ -	\$ -	\$ -	\$ -	\$ 6,383
Contracts payable	-	-	-	1,027,069	-	1,027,069
Retainage payable	-	-	-	501,030	-	501,030
Landowner advance	6,000	-	-	-	-	6,000
Tax payable	178	-	-	-	-	178
Total liabilities	<u>12,561</u>	<u>-</u>	<u>-</u>	<u>1,528,099</u>	<u>-</u>	<u>1,540,660</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred receipts	6,383	-	-	-	-	6,383
Total deferred inflows of resources	<u>6,383</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,383</u>
Fund balances:						
Restricted for:						
Debt service	-	2,608,145	166,063	-	-	2,774,208
Capital projects	-	-	-	6,080,778	3,621,620	9,702,398
Unassigned	(7,252)	-	-	-	-	(7,252)
Total fund balances	<u>(7,252)</u>	<u>2,608,145</u>	<u>166,063</u>	<u>6,080,778</u>	<u>3,621,620</u>	<u>12,469,354</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 11,692</u>	<u>\$2,608,145</u>	<u>\$166,063</u>	<u>\$ 7,608,877</u>	<u>\$ 3,621,620</u>	<u>\$14,016,397</u>

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ 6,549	\$ 46,374	\$ 165,555	28%
Total revenues	<u>6,549</u>	<u>46,374</u>	<u>165,555</u>	28%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	3,014	6,459	47%
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	1,537	3,605	25,000	14%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	500	1,000	50%
Debt service fund accounting	-	-	5,500	0%
Trustee*	-	-	5,500	0%
Telephone	16	100	200	50%
Postage	-	145	500	29%
Printing & binding	42	250	500	50%
Legal advertising	-	104	1,500	7%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	4	8	500	2%
Website hosting & maintenance	705	705	705	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>6,387</u>	<u>37,806</u>	<u>109,249</u>	35%
<b>Field operations (phase 1)</b>				
Field management	-	-	1,000	0%
Combined lakes				
Lake maintenance	-	-	7,749	0%
Lake bank mowing	-	-	11,343	0%
Lake bank erosion repair	-	-	2,000	0%
Control structure & outfall	-	-	5,000	0%
West mitigation node area				
Wetland maintenance	-	-	14,214	0%
Wetland monitoring/report	-	15,820	15,000	105%
Total field operations	<u>-</u>	<u>15,820</u>	<u>56,306</u>	28%
Total expenditures	<u>6,387</u>	<u>53,626</u>	<u>165,555</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	162	(7,252)	-	
Fund balances - beginning	(7,414)	-	-	
Fund balances - ending	<u>\$ (7,252)</u>	<u>\$ (7,252)</u>	<u>\$ -</u>	

\*These items will be realized when bonds are issued

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2023 A-1  
FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 10,216	\$ 47,780
Total revenues	<u>10,216</u>	<u>47,780</u>
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	-	663,689
Total debt service	<u>-</u>	<u>663,689</u>
Excess/(deficiency) of revenues over/(under) expenditures	10,216	(615,909)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	3,527,837
Original issue premium	-	(286,807)
Transfer in	46,952	46,952
Transfer out	<u>(16,976)</u>	<u>(16,976)</u>
Total other financing sources	<u>29,976</u>	<u>3,271,006</u>
Net change in fund balances	40,192	2,655,097
Fund balances - beginning	<u>2,567,953</u>	<u>(46,952)</u>
Fund balances - ending	<u><u>\$ 2,608,145</u></u>	<u><u>\$ 2,608,145</u></u>

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2023 A-2  
FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest & miscellaneous	\$ 711	\$ 1,885
Total revenues	<u>711</u>	<u>1,885</u>
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	-	110,486
Interest	-	1,082
Total debt service	<u>-</u>	<u>111,568</u>
Excess/(deficiency) of revenues over/(under) expenditures	711	(109,683)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	278,075
Original issue premium	-	(2,329)
Total other financing sources	<u>-</u>	<u>275,746</u>
Net change in fund balances	711	166,063
Fund balances - beginning	165,352	-
Fund balances - ending	<u>\$ 166,063</u>	<u>\$ 166,063</u>

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2023 A-1  
FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 44,971	\$ 251,133
Total revenues	<u>44,971</u>	<u>251,133</u>
<b>EXPENDITURES</b>		
Construction costs	<u>3,731,438</u>	<u>13,319,735</u>
Total expenditures	<u>3,731,438</u>	<u>13,319,735</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3,686,467)	(13,068,602)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	20,097,163
Transfer in	16,976	16,976
Transfer out	<u>(46,952)</u>	<u>(46,952)</u>
Total other financing sources/(uses)	<u>(29,976)</u>	<u>20,067,187</u>
Net change in fund balances	(3,716,443)	6,998,585
Fund balances - beginning	<u>9,797,221</u>	<u>(917,807)</u>
Fund balances - ending	<u>\$ 6,080,778</u>	<u>\$ 6,080,778</u>



**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2023 A-2  
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 14,095	\$ 14,095
Total revenues	14,095	14,095
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	14,095	14,095
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	3,607,525
Total other financing sources/(uses)	-	3,607,525
Net change in fund balances	14,095	3,621,620
Fund balances - beginning	3,607,525	-
Fund balances - ending	\$ 3,621,620	\$ 3,621,620

# **LAKE FLORES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

**DRAFT**

**MINUTES OF MEETING  
LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lake Flores Community Development District held a Special Meeting on February 8, 2024 at 1:00 p.m., at 8116 Cortez Road W., Bradenton, Florida 34210.

**Present were:**

Gary Walker	Chair
David Brasher	Vice Chair
Reggie Tisdale	Assistant Secretary
Walter Preston	Assistant Secretary
Krystal Parsons (via telephone)	Assistant Secretary

**Also present:**

Kristen Suit	District Manager
Jonathan Johnson (via telephone)	District Counsel
Jeb Mulock (via telephone)	District Engineer
Ed Hill	Developer Representative
Whiting Preston	Landowner

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 1:01 p.m. Supervisors Walker, Brasher, Tisdale and Preston were present. Supervisor Parsons attended via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Florida Permitting, Inc.,  
Proposal Number 24-006 for West  
Mitigation Node**

39 Ms. Suit presented the Florida Permitting, Inc., Proposal Number 24-006 for West  
40 Mitigation Node, in the amount of \$2,030. Mr. Brasher stated this is for mowing and weed-  
41 eating along 86<sup>th</sup> Street and the very south end of the nodes, to facilitate access.

42  
43

**On MOTION by Mr. Tisdale and seconded by Mr. Walker, with all in favor, Florida Permitting, Inc., Proposal Number 24-006 for West Mitigation Node, in the amount of \$2,030, was approved.**

47  
48

**FOURTH ORDER OF BUSINESS**

**Consideration of Florida Permitting, Inc., Agreement for Wetland Mitigation and Maintenance Services**

50  
51  
52

53 Ms. Suit presented the Florida Permitting, Inc., Agreement for Wetland Mitigation and  
54 Maintenance Services, in the amount of \$31,320.

55

**On MOTION by Mr. Tisdale and seconded by Mr. Brasher, with all in favor, the Florida Permitting, Inc., Agreement for Wetland Mitigation and Maintenance Services, in the amount of \$31,320, was approved.**

56  
57  
58

**FIFTH ORDER OF BUSINESS**

**Ratification of Florida Permitting Invoices #10063 & #10104**

59  
60  
61  
62  
63

64 Ms. Suit presented the Florida Permitting, Inc., Invoices #10063 and #10104 for \$7,700  
65 and \$8,050, respectively.

66

**On MOTION by Mr. Tisdale and seconded by Mr. Walker, with all in favor, Florida Permitting, Inc., Invoice #10063, in the amount of \$7,700, and Invoice #10104, in the amount of \$8,050, were ratified.**

67  
68  
69

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03, Designating a Date, Time, and Location for a Landowners' Meeting; Providing for Publication, Providing for an Effective Date**

70  
71  
72  
73  
74  
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- 114 A. November 30, 2023 Special Meeting
- 115 B. December 12, 2023 RFP Evaluation Committee Meeting
- 116 C. December 12, 2023 Special Meeting

117

118 **On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, the**  
 119 **November 30, 2023 Special Meeting, December 12, 2023 RFP Evaluation**  
 120 **Committee Meeting and the December 12, 2023 Special Meeting Minutes, all**  
 121 **as presented, were approved.**

122

123

124 **TENTH ORDER OF BUSINESS** **Update: Required Ethics Training and**  
 125 **Disclosure Filing**

126

127 Mr. Johnson presented the Kutak Rock Memorandum regarding the required Ethics  
 128 Training. He discussed online course options and the completion deadline.

129 Mr. Tisdale stated Form 62330.310-2 needs to be executed by the Board Chair. He  
 130 distributed copies of the form and motioned for the Board to approve the transfer of the  
 131 Environmental Resource Permit Operation and Maintenance (O&M) entity, which is the CDD.

132

133 **On MOTION by Mr. Walker and seconded by Mr. Brasher, with all in favor, the**  
 134 **transfer of the Environmental Resource Permit to Perpetual O&M entity Lake**  
 135 **Flores CDD and authorizing the Chair to execute, was approved.**

136

137

138 **ELEVENTH ORDER OF BUSINESS** **NEXT MEETING DATE: TBD**

139

140 Ms. Suit stated the next meeting date will be determined. Staff will contact the Board  
 141 Members to confirm the meeting date. The Fiscal Year 2024 amended budget and the proposed  
 142 Fiscal Year 2025 budget will be presented at the next meeting.

143 ○ **QUORUM CHECK**

144

145 **TWELFTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

146

147 there were no Board Members' comments or requests.

148

149 **THIRTEENTH ORDER OF BUSINESS** **Public Comments**

150

151 No members of the public spoke.

152

153 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

154

155

156 **On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, the**  
157 **meeting adjourned at 1:31 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair