

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

October 7, 2024

BOARD OF SUPERVISORS REGULAR 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

September 30, 2024

ATTENDEES:

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

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 Regular Meeting October 7, 2024 at 10:00 a.m., at 8116 Cortez Road W., Bradenton, Florida 34210. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Review of Responses to RFP for Central & East Mitigation Earthwork & Drainage
 - A. Respondents
 - B. Evaluation/Ranking
 - C. Award of Contract
4. Review of Responses to RFP for Cortez Road Improvements for Phase 1 of Lake Flores Subdivision
 - A. Respondents
 - B. Evaluation/Ranking
 - C. Award of Contract
5. Update: RFP for Central & East Mitigation Planting
6. Ratification Items
 - A. E.T. Mackenzie Company of Florida, Inc.
 - I. Change Order #1- 48" Outfall Lake PAZ [\$44,755]
 - II. Change Order #2 Owner Direct Purchase Deductive CO [\$6,551,726.49]
 - III. Change Order #5 Utility Plan Changes [\$50,770.13]

- IV. Change Order #6 and Schedule N1 Parcel [\$2,938,094.28]
 - B. Utility Relocation Service, LLC Change Orders #1
 - I. Cortez Road West Scope [\$10,000]
 - II. 75th Street Scope [\$6,000]
 - C. Florida Power & Light Company
 - I. Underground Distribution Facilities Installation Agreement & Payment Coupon
 - II. LED Lighting Agreement [Phase 1B1A]
 - III. LED Lighting Agreement [Phase 1B1B]
 - D. ZNS Engineering, LC
 - I. Invoice #149122 [\$5,250.00]
 - II. Invoice #149195 [\$2,475.00]
 - E. SeaFlower Apartments
 - I. SWFWMD Operation and Maintenance Acceptance Phase 2A
 - II. SWFWMD Operation and Maintenance Instructions Phase 2A
 - III. Certification of Financial Capability for Perpetual Operations and Maintenance Entities
 - F. Lake Flores Central and East Mitigation Node
 - I. SWFWMD Operation and Maintenance Instructions
 - II. Certification of Financial Capability for Perpetual Operations and Maintenance Entities
 - G. Core & Main Bid Proposals
 - I. Additional Lake Flores (Change Order) Owner Purchase
 - II. Lake Flores (Change Order) Owner Purchase
 - H. Florida Permitting, Inc. Proposal Number 24043 West Mitigation Node
- 7. Acceptance of Unaudited Financial Statements as of August 31, 2024
 - 8. Approval of June 27, 2024 Public Hearing and Regular Meeting Minutes
 - 9. Update: 0 Registered Voters in District as of April 15, 2024

10. NEXT MEETING DATE: TBD

• 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

11. Board Members' Comments/Requests

12. Public Comments

13. Adjournment

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

Sincerely,



Kristen Suit
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

3B

**LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR _____ PROJECT
PART I. GENERAL INFORMATION – (C) EVALUATION CRITERIA**

1. *Personnel* (25 Points)
(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project, capabilities and experience of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)
2. *Proposer's Experience* (25 Points)
(E.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of respondent, etc.)
3. *Understanding of Scope of Work* (10 Points)
Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.
4. *Financial Capability* (10 Points)
Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity, necessary to complete the services required.
5. *Price* (30 Total Points)
Points available for price will be allocated as follows:

25 Points will be awarded to the Proposer submitting the lowest total price proposal, (i.e., the summation of the unit price extensions using quantity estimates provided, the allowances shown, plus the proposal contractor's fee) for completing the work. Value engineering concepts deemed reasonable, in the sole discretion of the district, shall also be taken into account when determining Proposer's price proposal. All other proposals will receive a percentage of the amount based upon the difference between the Proposer's bid and the low bid.

5 Points are allocated for the reasonableness of unit prices and balance of bid.

Lake Flores Community Development District

REQUEST FOR PROPOSALS CENTRAL & EAST MITIGATION EARTHWORK & DRAINAGE PROPOSAL EVALUATION FORM

Respondents	Personnel	Proposer's Experience	Understanding Scope of Work	Financial Capability	Price	TOTAL POINTS
	25 Points	25 Points	10 Points	10 Points	30 Points	100 Points

Completed by: _____

Board Member's Signature

Date: _____

Printed Name of Board Member

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

4B

**LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR _____ PROJECT
PART I. GENERAL INFORMATION – (C) EVALUATION CRITERIA**

1. *Personnel* (25 Points)
(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project, capabilities and experience of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)
2. *Proposer's Experience* (25 Points)
(E.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of respondent, etc.)
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Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity, necessary to complete the services required.
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5 Points are allocated for the reasonableness of unit prices and balance of bid.

Lake Flores Community Development District

REQUEST FOR PROPOSALS

CORTEZ ROAD IMPROVEMENTS FOR PHASE I OF LAKE FLORES SUBDIVISION

PROPOSAL EVALUATION FORM

Respondents	Personnel	Proposer's Experience	Understanding Scope of Work	Financial Capability	Price	TOTAL POINTS
	25 Points	25 Points	10 Points	10 Points	30 Points	100 Points

Completed by: _____

Board Member's Signature

Date: _____

Printed Name of Board Member

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS AI



Equal Opportunity Employer

E.T. MacKenzie Company of Florida, Inc.

One of The MacKenzie Companies

6212 33rd Street East

Bradenton, FL 34203

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

www.mackenzieco.com



To:	Cortez 75W Investor, LLC	Contact:	
Address:	400 SE 12th Street, Bldg D Fort Lauderdale, FL 33316	Phone:	(954) 806-9531
Project Name:	Lake Flores Phase 1B-1	Fax:	
Project Location:	Bradenton, FL	Bid Number:	Rev. 5 - 07.24.2023
		Bid Date:	4/28/2023

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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STORM DRAINAGE

Mobilization	1.00	LS	\$5,000.00	\$5,000.00
Survey & As-Builts	1.00	LS	\$600.00	\$600.00
Finish Grading	1.00	LS	\$400.00	\$400.00
Bahia Sod	400.00	SY	\$3.50	\$1,400.00
PS-5-Lake Paz	1.00	EACH	\$4,226.00	\$4,226.00
48" HDPE	98.00	LF	\$265.00	\$25,970.00
Valley Grate Inlet	1.00	EACH	\$7,159.00	\$7,159.00

Total Price for above STORM DRAINAGE Items: \$44,755.00

Total Bid Price: \$44,755.00

Notes:

- TERMS AND CONDITIONS
- See original contract for terms and conditions.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: E.T. MacKenzie of Florida, Inc. Authorized Signature: _____ Estimator: K.C. Coulthart, P.E. 941.756.6760 kc@mackenzieco.com
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LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS AII



Equal Opportunity Employer

E.T. MacKenzie Company of Florida, Inc.

One of The MacKenzie Companies

6212 33rd Street East

Bradenton, FL 34203

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

www.mackenzieco.com



To:	Cortez 75W Investor, LLC	Contact:			
Address:	400 SE 12th Street, Bldg D Fort Lauderdale, FL 33316	Phone:	(954) 806-9531		
		Fax:			
Project Name:	Lake Flores Phase 1B-1	Bid Number:	Rev. 5 - 07.24.2023		
Project Location:	Bradenton, FL	Bid Date:	4/28/2023		
Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price

Owner Direct Purchase

Owner Direct Purchase Core & Main	1.00	LS	(\$4,139,059.05)	(\$4,139,059.05)
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Total Price for above Owner Direct Purchase Items: (\$4,139,059.05)

Owner Direct Purchase Tax Savings

Owner Direct Purchase Core & Main Sales Tax	1.00	LS	(\$248,393.54)	(\$248,393.54)
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Total Price for above Owner Direct Purchase Tax Savings Items: (\$248,393.54)

Total Bid Price: (\$4,387,452.59)

Notes:

- TERMS AND CONDITIONS
 - Owner Direct Purchase Deduct Change Order
 - See Attached Purchase Order

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

E.T. MacKenzie of Florida, Inc.

Authorized Signature: 

Estimator: K.C. Coulthart, P.E.
941.756.6760 kc@mackenzieco.com



Bid Proposal for Lake Flores PH 1B & 1B-1 - 2023 Owner PO

CUSTOMER	E T MACKENZIE COMPANIES 6212 33RD ST E BRADENTON, FL 34203 Contact: Josiah Rule jrule@mackenzieco.com	Job Lake Flores PH 1B & 1B-1 - 2023 Owner PO Bradenton, FL Manatee County Engineer: ZNS Engineering Bid Date: 10/04/2023 03:00 pm Bid #: 3127003
	Sales Representative Jason Moyer (M) 941-809-0930 (T) 941-364-8909 (F) 941-951-7543 Jason.Moyer@coreandmain.com	Core & Main 2525 12th St Bldg 2 Sarasota, FL 34237 (T) 941-364-8909
NOTES	Pricing by bid form order & Core & Main take-off qtys only. Per Manatee Co letter all PVC pipe is to be priced with standard gaskets only (not EPDM). Import fittings & restraints are included in the bid per the Manatee County Feb 2020' APL only. Pricing is based on Manatee County Feb 2020' specifications & Feb 2020' APL only. Plans dated 6/2022'. Revision date 2/20/23. 4/21/23 PK	



Bid Proposal for Lake Flores PH 1B & 1B-1 - 2023 Owner PO

E T MACKENZIE COMPANIES

Job Location: Bradenton, FL

Engineer: ZNS Engineering

Bid Date: 10/04/2023 03:00 pm

Core & Main 3127003

Core & Main

2525 12th St

Bldg 2

Sarasota, FL 34237

Phone: 941-364-8909

Fax: 941-951-7543

Seq#	Qty	Description	Units	Price	Ext Price
20		DRAINAGE MATLS			
50		PHASE 1B-1			
70	3014	18 PVC A2000 SWR PIPE 22'	FT	22.82	68,779.48
80	5962	24 PVC A2000 SWR PIPE 22'	FT	37.78	225,244.36
90	2640	30 PVC A2000 SWR PIPE 22'	FT	57.39	151,509.60
100	3014	36 PVC A2000 SWR PIPE 22'	FT	65.99	198,893.86
120	70	18 PVC A2000 SWR PIPE 14'	FT	22.82	1,597.40
130	182	24 PVC A2000 SWR PIPE 14'	FT	37.78	6,875.96
140	392	30 PVC A2000 SWR PIPE 14'	FT	57.39	22,496.88
150	1680	36 PVC A2000 SWR PIPE 14'	FT	65.99	110,863.20
170	528	DUROMAXX 48" JOINT TYPE 24'	FT	124.62	65,799.36
180	420	DUROMAXX 60" JOINT TYPE 24'	FT	188.57	79,199.40
200	980	DUROMAXX 42" JOINT TYPE 14'	FT	117.45	115,101.00
210	952	DUROMAXX 48" JOINT TYPE 14'	FT	136.05	129,519.60
220	1162	DUROMAXX 54" JOINT TYPE 14'	FT	164.22	190,823.64
230	1470	DUROMAXX 60" JOINT TYPE 14'	FT	188.57	277,197.90
240	1708	DUROMAXX 72" JOINT TYPE 14'	FT	374.04	638,860.32
SUBTOTAL - DRAINAGE MATLS					2,282,761.96



Bid Proposal for Lake Flores PH 1B & 1B-1 - 2023 Owner PO

Bid #: 3127003

Seq#	Qty	Description	Units	Price	Ext Price
290		SAN SWR - PH 1B-1			
300	16030	8 PVC SDR26 HW SWR PIPE (G) 14'	FT	13.29	213,038.70
320	300	4 PVC C900 DR18 PIPE (G) 20' GRN PC235	FT	6.04	1,812.00
340	1740	10 PVC C900 DR18 PIPE (G) 20' GRN PC235	FT	31.25	54,375.00
370	120	24 DIPS DR11 HDPE PIPE GRN GREEN STRIPE	FT	102.24	12,268.80
380	120	12 DIPS DR11 HDPE PIPE GRN GREEN STRIPE	FT	26.94	3,232.80
390	20	12 PVC C900 DR18 PIPE (G) 20' GRN PC235	FT	50.60	1,012.00
SUBTOTAL (Avg. Based On 120FT)					16,513.60
Average price per				FT	137.62
410	1	10 F6114 MJ RW TAP VLV OL LESS ACC SS STEM	EA	2,426.84	2,426.84
440	2	2 7057-07 RW GV FIP OL W/304SS STEM B&N 2" OP NUT 10102007057A316	EA	441.73	883.46
470	1	4" GA FIG 517 MJ PLUG VLV WGO WORMGEAR & 2" OP NUT	EA	1,005.56	1,005.56
490	1	10 F6100 MJ RW GV OL ON L/ACC SS STEM	EA	1,631.05	1,631.05
510	8232	6 PVC SDR26 HW SWR PIPE (G) 14'	FT	7.34	60,422.88
520	756	6 PVC SDR26 HW SWR PIPE (G) 14'	FT	7.34	5,549.04
530	1960	2 PVC SCH40 PIPE SWB 20'	FT	1.64	3,214.40
550	2	6 CLOW FLG LW SWING CHK VLV IBBM L&W 316SS TOP 316SS N&BS HOLIDAY FREE FC IN & EXT.	EA	1,196.09	2,392.18
580	3	6 F6102 FLG RW GV OL HW EPDM & S.S.	EA	592.02	1,776.06
610	56	15 PVC SDR26 HW SWR PIPE (G) 14'	FT	44.16	2,472.96
630	490	12 PVC SDR26 HW SWR PIPE (G) 14'	FT	29.75	14,577.50
650	1470	10 PVC SDR26 HW SWR PIPE (G) 14'	FT	20.69	30,414.30
670	1	10" GA MJ PLUG VALVE W/SQ NUT BURIED SERVICE WORM GEAR	EA	2,388.89	2,388.89
END TOTAL- SEWER					414,894.42



Bid Proposal for Lake Flores PH 1B & 1B-1 - 2023 Owner PO

Bid #: 3127003

Seq#	Qty	Description	Units	Price	Ext Price
710		WATER - PH 1B-1			
730	20	4 PVC C900 DR18 PIPE (G) 20' BLU PC235	FT	6.04	120.80
750	6840	6 PVC C900 DR18 PIPE (G) 20' BLU PC235	FT	12.35	84,474.00
770	920	6 TJ CL50 PR350 DI PIPE	FT	24.26	22,319.20
780	46	6 TYTON ETCHED "EPDM" GSKT	EA	26.84	1,234.64
800	3760	8 PVC C900 DR18 PIPE (G) 20' BLU PC235	FT	21.17	79,599.20
820	500	8 TJ PR350 DI PIPE	FT	31.94	15,970.00
830	25	8 TYTON ETCHED "EPDM" GSKT	EA	39.67	991.75
850	9100	10 PVC C900 DR18 PIPE (G) 20' BLU PC235	FT	31.25	284,375.00
870	760	10 TJ PR350 DI PIPE	FT	38.13	28,978.80
880	38	10 TYTON ETCHED "EPDM" GSKT	EA	50.17	1,906.46
900	1	4 F6100 MJ RW GV OL ON SS STEM L/ACC	EA	661.31	661.31
920	54	6 F6100 MJ RW GV OL ON SS STEM L/ACC	EA	668.71	36,110.34
940	24	8 F6100 MJ RW GV OL ON SS STEM L/ACC	EA	850.51	20,412.24
960	64	10 F6100 MJ RW GV OL ON L/ACC SS STEM	EA	1,631.05	104,387.20
970	1	10 F6114 MJ RW TAP VLV OL LESS ACC SS STEM	EA	2,426.84	2,426.84
990	19	K81D 5-1/4VO HYD 4'0"B 3W L/ACC W/STORZ MANATEE COUNTY 1546E4061510MCF	EA	3,200.00	60,800.00
1010		(30) 1" SGL SHORT WS			
1020	6	202BS-1110-IP4 10X1IP BRS SAD DBL SS BAND 11.10 OD	EA	212.33	1,273.98
1030	6	202BS-905-IP4 8X1IP BRS SAD DBL SS BAND 9.05 OD	EA	171.37	1,028.22
1040	18	202BS-690-IP4 6X1IP BRS SAD DBL SS BAND 6.90 OD	EA	138.45	2,492.10
1050	30	FB1100-4NL 1 BALL CORP STOP MIPXPJ CTS NO LEAD	EA	61.08	1,832.40
1060	30	B41-444WNL 1 BALL CURB PJXFIPT (CTS) W/LW (NO LEAD)	EA	87.76	2,632.80
1070	30	1X3/4 BRASS BUSHING NL (I) NO LEAD	EA	4.79	143.70
1080	60	3/4" METER CPLG (EACH) NO LEAD (3002A-LF)	EA	8.19	491.40
1090	30	VB42-7WNL 5/8X3/4 RESETTER (NO LEAD)	EA	92.60	2,778.00
1100	180	2 PVC SDR21 PR200 PIPE (G) BLU	FT	1.44	259.20
		SUBTOTAL			12,931.80
1120		(38) 1" SGL LONG WS			
1130	14	202BS-1110-IP4 10X1IP BRS SAD DBL SS BAND 11.10 OD	EA	212.33	2,972.62
1140	9	202BS-905-IP4 8X1IP BRS SAD DBL SS BAND 9.05 OD	EA	171.37	1,542.33
1150	13	202BS-690-IP4 6X1IP BRS SAD DBL SS BAND 6.90 OD	EA	138.45	1,799.85
1160	2	202B-750-IP4 6X1IP BRS SAD DBL BRZ STRAP 6.90-7.50 OD	EA	117.25	234.50
1170	38	FB1100-4NL 1 BALL CORP STOP MIPXPJ CTS NO LEAD	EA	61.08	2,321.04
1180	1520	2 PVC SDR21 PR200 PIPE (G) BLU	FT	1.44	2,188.80

10/04/2023 - 7:24 AM

Actual taxes may vary

Page 4 of 9



Bid Proposal for Lake Flores PH 1B & 1B-1 - 2023 Owner PO

Bid #: 3127003

Seq#	Qty	Description	Units	Price	Ext Price
1190	38	B41-444WNL 1 BALL CURB PIXFIPT (CTS) W/LW (NO LEAD)	EA	87.76	3,334.88
1200	38	1X3/4 BRASS BUSHING NL (I) NO LEAD	EA	4.79	182.02
1210	76	3/4" METER CPLG (EACH) NO LEAD (3002A-LF)	EA	8.19	622.44
1220	38	VB42-7WNL 5/8X3/4 RESETTER (NO LEAD)	EA	92.60	3,518.80
1230	228	2 PVC SDR21 PR200 PIPE (G) BLU	FT	1.44	328.32
SUBTOTAL (Avg. Based On 38EA)					19,045.60
Average price per				EA	501.20
1250		(42) 1" DBL SHORT WS			
1260	11	202BS-1110-IP4 10X1IP BRS SAD DBL SS BAND 11.10 OD	EA	212.33	2,335.63
1270	7	202BS-905-IP4 8X1IP BRS SAD DBL SS BAND 9.05 OD	EA	171.37	1,199.59
1280	24	202BS-690-IP4 6X1IP BRS SAD DBL SS BAND 6.90 OD	EA	138.45	3,322.80
1290	42	FB1100-4NL 1 BALL CORP STOP MIPXPJ CTS NO LEAD	EA	61.08	2,565.36
1300	42	1" T444-444NL CTS TEE NO LEAD	EA	45.40	1,906.80
1310	84	B41-444WNL 1 BALL CURB PIXFIPT (CTS) W/LW (NO LEAD)	EA	87.76	7,371.84
1320	84	1X3/4 BRASS BUSHING NL (I) NO LEAD	EA	4.79	402.36
1330	168	3/4" METER CPLG (EACH) NO LEAD (3002A-LF)	EA	8.19	1,375.92
1340	84	VB42-7WNL 5/8X3/4 RESETTER (NO LEAD)	EA	92.60	7,778.40
1350	504	2 PVC SDR21 PR200 PIPE (G) BLU	FT	1.44	725.76
SUBTOTAL (Avg. Based On 42EA)					28,984.46
Average price per				EA	690.11
1370		(61) 1" DBL LONG WS			
1380	7	202BS-1110-IP4 10X1IP BRS SAD DBL SS BAND 11.10 OD	EA	212.33	1,486.31
1390	19	202BS-905-IP4 8X1IP BRS SAD DBL SS BAND 9.05 OD	EA	171.37	3,256.03
1400	4	202B-962-IP4 8X1IP BRS SAD DBL BRZ STRAP 9.05-9.62 OD	EA	145.10	580.40
1410	31	202BS-690-IP4 6X1IP BRS SAD DBL SS BAND 6.90 OD	EA	138.45	4,291.95
1420	61	FB1100-4NL 1 BALL CORP STOP MIPXPJ CTS NO LEAD	EA	61.08	3,725.88
1430	2440	2 PVC SDR21 PR200 PIPE (G) BLU	FT	1.44	3,513.60
1440	61	1" T444-444NL CTS TEE NO LEAD	EA	45.40	2,769.40
1450	122	B41-444WNL 1 BALL CURB PIXFIPT (CTS) W/LW (NO LEAD)	EA	87.76	10,706.72
1460	122	1X3/4 BRASS BUSHING NL (I) NO LEAD	EA	4.79	584.38
1470	244	3/4" METER CPLG (EACH) NO LEAD (3002A-LF)	EA	8.19	1,998.36
1480	122	VB42-7WNL 5/8X3/4 RESETTER (NO LEAD)	EA	92.60	11,297.20
1490	732	2 PVC SDR21 PR200 PIPE (G) BLU	FT	1.44	1,054.08
SUBTOTAL (Avg. Based On 61EA)					45,264.31
Average price per				EA	742.04
1510		AUTO FLUSHERS			
1520	7	6 F6100 MJ RW GV OL ON L/ACC CLOW GATE VALVE EPOXY COATED W/STAINLESS STEEL BOLTS & NUTS	EA	668.71	4,680.97
1530	4	8 F6100 MJ RW GV OL ON L/ACC CLOW GATE VALVE EPOXY COATED W/STAINLESS STEEL BOLTS & NUTS	EA	850.51	3,402.04
1540	4	10 F6100 MJ RW GV OL ON L/ACC CLOW GATE VALVE EPOXY COATED W/STAINLESS STEEL BOLTS & NUTS	EA	2,095.83	8,383.32
1550	15	C84-77-NL 2 CPLG MIPXPJCTS NO LEAD	EA	82.67	1,240.05
1560	15	C14-77-Q-NL 2 CPLG FIPXQJ NO LEAD	EA	86.42	1,296.30
1570	15	BFA43-777WNL 2" ANG BALL METER BALL METER VALVE PJCTXMF LOW LEAD	EA	389.03	5,835.45
1580	30	2 BRASS OVAL METER FLG SET INCLUDED (2) BRASS/GASKETS AND (4) BOLTS & NUTS	EA	91.75	2,752.50
SUBTOTAL (Avg. Based On 15EA)					27,590.63
Average price per				EA	1,839.38



Bid Proposal for Lake Flores PH 1B & 1B-1 - 2023 Owner PO

Bid #: 3127003

Seq#	Qty	Description	Units	Price	Ext Price
SUBTOTAL - WATER - PH 1B-1					878,584.58
1600		(1) LIFT STATION WS			
1610	1	202BS-905-IP7 8X2IP BRS SAD DBL SS BAND 9.05 OD	EA	219.02	219.02
1620	1	2 7057-07 RW GV FIP OL W/304SS STEM B&N 2" OP NUT 10102007057A316	EA	441.73	441.73
1630	1	C14-77NL 2 CPLG FIPXPJCTS NO LEAD	EA	86.42	86.42
1640	40	4 PVC SDR21 PR200 PIPE (G) BLU	FT	5.16	206.40
1650	1	B11-333W-NL 3/4 BALL CURB FIPT W/LOCKWING NO LEAD	EA	80.10	80.10
SUBTOTAL					1,033.67



Bid Proposal for Lake Flores PH 1B & 1B-1 - 2023 Owner PO

Bid #: 3127003

Seq#	Qty	Description	Units	Price	Ext Price
1700		RECLAIM - PH 1B-1			
1720	5980	4 PVC C900 DR18 PIPE (G) 20' PURP PC235	FT	6.04	36,119.20
1740	880	4 TJ PR350 DI PIPE	FT	35.49	31,231.20
1750	44	4 TYTON ETCHED "EPDM" GSKT	EA	22.17	975.48
1770	4220	6 PVC C900 DR18 PIPE (G) 20' PURP PC235	FT	12.35	52,117.00
1790	480	6 TJ CL50 PR350 DI PIPE	FT	24.26	11,644.80
1800	24	6 TYTON ETCHED "EPDM" GSKT	EA	26.84	644.16
1820	9300	8 PVC C900 DR18 PIPE (G) 20' PURP PC235	FT	21.17	196,881.00
1840	740	8 TJ PR350 DI PIPE	FT	31.94	23,635.60
1850	37	8 TYTON ETCHED "EPDM" GSKT	EA	39.67	1,467.79
1870	39	4 F6100 MJ RW GV OL ON SS STEM L/ACC	EA	661.31	25,791.09
1890	29	6 F6100 MJ RW GV OL ON SS STEM L/ACC	EA	668.71	19,392.59
1910	59	8 F6100 MJ RW GV OL ON SS STEM L/ACC	EA	850.51	50,180.09
1930		(15) 1" SGL SHORT SERVICE			
1940	2	202BS-690-IP4 6X1IP BRS SAD DBL SS BAND 6.90 OD	EA	138.45	276.90
1950	13	202BS-480-IP4 4X1IP BRS SAD DBL SS BAND 4.80 OD	EA	117.55	1,528.15
1960	15	FB1100-4NL 1 BALL CORP STOP MIPXPJ CTS NO LEAD	EA	61.08	916.20
1970	15	B41-444WNL 1 BALL CURB PJXFPT (CTS) W/LW (NO LEAD)	EA	87.76	1,316.40
1980	15	1X3/4 BRASS BUSHING NL (I) NO LEAD	EA	4.79	71.85
1990	30	3/4" METER CPLG (EACH) NO LEAD (3002A-LF)	EA	8.19	245.70
2000	15	VB42-7WNL 5/8X3/4 RESETTER (NO LEAD)	EA	92.60	1,389.00
2010	90	2 PVC SDR21 PR200 PIPE (G) PURP	FT	1.44	129.60
SUBTOTAL (Avg. Based On 15EA)					5,873.80
Average price per				EA	391.59
2030		BID ITEM 11			
2040		(8) 1" SGL LONG SERVICE			
2050	3	202BS-905-IP4 8X1IP BRS SAD DBL SS BAND 9.05 OD	EA	171.37	514.11
2060	5	202BS-480-IP4 4X1IP BRS SAD DBL SS BAND 4.80 OD	EA	117.55	587.75
2070	8	FB1100-4NL 1 BALL CORP STOP MIPXPJ CTS NO LEAD	EA	61.08	488.64
2080	320	2 PVC SDR21 PR200 PIPE (G) PURP	FT	1.44	460.80
2090	8	B41-444WNL 1 BALL CURB PJXFPT (CTS) W/LW (NO LEAD)	EA	87.76	702.08
2100	8	1X3/4 BRASS BUSHING NL (I) NO LEAD	EA	4.79	38.32
2110	16	3/4" METER CPLG (EACH) NO LEAD (3002A-LF)	EA	8.19	131.04
2120	8	VB42-7WNL 5/8X3/4 RESETTER (NO LEAD)	EA	92.60	740.80
2130	48	2 PVC SDR21 PR200 PIPE (G) PURP	FT	1.44	69.12
SUBTOTAL (Avg. Based On 8EA)					3,732.66
Average price per				EA	466.59
2150		(75) 1" DBL SHORT SERVICE			
2160	14	202BS-905-IP4 8X1IP BRS SAD DBL SS BAND 9.05 OD	EA	171.37	2,399.18



Bid Proposal for Lake Flores PH 1B & 1B-1 - 2023 Owner PO

Bid #: 3127003

Seq#	Qty	Description	Units	Price	Ext Price
2170	28	202BS-690-IP4 6X1IP BRS SAD DBL SS BAND 6.90 OD	EA	138.45	3,876.60
2180	33	202BS-480-IP4 4X1IP BRS SAD DBL SS BAND 4.80 OD	EA	117.55	3,879.15
2190	75	1" T444-444NL CTS TEE NO LEAD	EA	45.40	3,405.00
2200	150	B41-444WNL 1 BALL CURB PJXFPT (CTS) W/LW (NO LEAD)	EA	87.76	13,164.00
2210	150	1X3/4 BRASS BUSHING NL (I) NO LEAD	EA	4.79	718.50
2220	300	3/4" METER CPLG (EACH) NO LEAD (3002A-LF)	EA	8.19	2,457.00
2230	150	VB42-7WNL 5/8X3/4 RESETTER (NO LEAD)	EA	92.60	13,890.00
2240	900	2 PVC SDR21 PR200 PIPE (G) PURP	FT	1.44	1,296.00
SUBTOTAL (Avg. Based On 75EA)					45,085.43
Average price per				EA	601.14
2260		BID ITEM 13			
2270		(55) 1" DBL LONG SERVICE			
2280	14	202BS-905-IP4 8X1IP BRS SAD DBL SS BAND 9.05 OD	EA	171.37	2,399.18
2290	11	202BS-690-IP4 6X1IP BRS SAD DBL SS BAND 6.90 OD	EA	138.45	1,522.95
2300	30	202BS-480-IP4 4X1IP BRS SAD DBL SS BAND 4.80 OD	EA	117.55	3,526.50
2310	55	FB1100-4NL 1 BALL CORP STOP MIPXPJ CTS NO LEAD	EA	61.08	3,359.40
2320	2200	2 PVC SDR21 PR200 PIPE (G) PURP	FT	1.44	3,168.00
2330	55	1" T444-444NL CTS TEE NO LEAD	EA	45.40	2,497.00
2340	110	B41-444WNL 1 BALL CURB PJXFPT (CTS) W/LW (NO LEAD)	EA	87.76	9,653.60
2350	110	1X3/4 BRASS BUSHING NL (I) NO LEAD	EA	4.79	526.90
2360	220	3/4" METER CPLG (EACH) NO LEAD (3002A-LF)	EA	8.19	1,801.80
2370	110	VB42-7WNL 5/8X3/4 RESETTER (NO LEAD)	EA	92.60	10,186.00
2380	660	2 PVC SDR21 PR200 PIPE (G) PURP	FT	1.44	950.40
SUBTOTAL (Avg. Based On 55EA)					39,591.73
Average price per				EA	719.85
2400		BLOW OFFS			
2410	7	4 F6100 MJ RW GV OL ON SS STEM L/ACC	EA	661.31	4,629.17
2420	4	6 F6100 MJ RW GV OL ON SS STEM L/ACC	EA	668.71	2,674.84
2430	5	8 F6100 MJ RW GV OL ON SS STEM L/ACC	EA	850.51	4,252.55
2440	32	C84-77-NL 2 CPLG MIPXPJCTS NO LEAD	EA	82.67	2,645.44
SUBTOTAL (Avg. Based On 16EA)					14,202.00
Average price per				EA	887.63
2480	2	8 F6114 MJ RW TAP VLV OL L/ACC SS STEM	EA	1,609.40	3,218.80
SUBTOTAL - RECLAIM - PH 1B-1					561,784.42



Bid Proposal for Lake Flores PH 1B & 1B-1 - 2023 Owner PO

Bid #: 3127003

Seq#	Qty	Description	Units	Price	Ext Price
				Sub Total	4,139,059.05
				Tax	0.00
				Total	4,139,059.05

Branch Terms:

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DUE TO CURRENT SUPPLY CHAIN DISRUPTIONS, MATERIALS ARE SUBJECT TO PRICING AT TIME OF SHIPMENT. MATERIAL AVAILABILITY AND TIMELINESS OF SHIPMENTS CANNOT BE GUARANTEED. THIS TERM SUPERSEDES ALL OTHER CONTRACTUAL PROVISIONS.

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/TandC/>



Equal Opportunity Employer

E.T. MacKenzie Company of Florida, Inc.

One of The MacKenzie Companies

6212 33rd Street East

Bradenton, FL 34203

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

www.mackenzieco.com



To:	Cortez 75W Investor, LLC	Contact:	
Address:	400 SE 12th Street, Bldg D Fort Lauderdale, FL 33316	Phone:	(954) 806-9531
		Fax:	
Project Name:	Lake Flores Phase 1B-1	Bid Number:	Rev. 5 - 07.24.2023
Project Location:	Bradenton, FL	Bid Date:	4/28/2023
Line #	Item Description	Estimated Quantity	Unit
		Unit Price	Total Price

Owner Direct Purchase

Owner Direct Purchase Precast Structures	1.00	LS	(\$1,301,207.00)	(\$1,301,207.00)
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Total Price for above Owner Direct Purchase Items: (\$1,301,207.00)

Owner Direct Purchase Tax Savings


Owner Direct Purchase Precast Structures Sales Tax	1.00	LS	(\$78,122.42)	(\$78,122.42)
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Total Price for above Owner Direct Purchase Tax Savings Items: (\$78,122.42)

Total Bid Price: (\$1,379,329.42)

Notes:

- TERMS AND CONDITIONS
 - Owner Direct Purchase Deduct Change Order
 - See Attached Purchase Order

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: E.T. MacKenzie of Florida, Inc. Authorized Signature:  Estimator: K.C. Coulthart, P.E. 941.756.6760 kc@mackenzieco.com
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PURCHASE ORDER
LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT

"Owner"

Owner:	Lake Flores Community Development District	Seller:	Quality Precast Solutions
Address:	c/o Wrathell, Hunt and Associates, LLC P.O. Box 810036 Boca Raton, Florida 33481	Address:	
Phone:	(561) 571-0010	Phone:	(239) 451-1948

"Seller"

"Project"

Project Name:	Lake Flores PH 1B-1 Main portion	Contract Date:	October 6, 2023
Project Address:			

Description of Goods or Services – The Owner and Seller are entering into this Purchase Order Agreement for the purpose of the Owner purchasing the items ("**Goods**") listed in the proposal attached as **Exhibit A**.

Schedule – The Goods shall be delivered within _____ days from the date of this Order.

Price – \$ 1,301,207.00

Certificate of Exemption # 85-8018698811C-5

IN WITNESS HEREOF, the parties have executed this Order effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order, including the Terms and Conditions attached hereto as **Exhibit B**, and agrees to deliver the Goods as described herein and comply fully with the terms and conditions hereof.

LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT

Owner

By:

Name:

Title:

Date Executed:

QUALITY PRECAST SOLUTIONS, INC.

Seller

By:

Name:

Title:

Date Executed:

EXHIBIT A: Proposal

EXHIBIT B: Terms and Conditions

EXHIBIT A



QUALITY PRECAST SOLUTIONS

Project

Lake Flores
(Phase 1B-1 Main portion)

Manatee County

QPS Rep : Bob Simone

Email : bob.simone@qualityprecastsolutions.com

Phone : 239-451-1948

10/6/23: Structures included and numbering per
ET Mac sequence rec'd 9/16/23.

Quote #	Date	Customer No	Terms	Bid Date	F.O.B.	Quote Valid for
	10/06/23		Net 15 days		Job-Site	30 days

Qty

Description

Sanitary Manholes - Manatee County Spec

4' / 5' Dia. 8" Wall

43

Inc PRECAST INVERT, 12" Rub-r-Nek RU116 Joint Wrap, O-ring
Joint; Cast-In Boots with #316 Stainless Pipe
Clamp; USF #170-CE Ring/Cover [No Inflow Protector]

5	Ea	0 to 4.68' Depth [5' Dia.] USF # 324-UT-LOC # MH 106, MH 116, MH 122, MH 125, MH 131,	3,308.00	16,540.00
6	Ea	4.68' to 6' Depth # MH 85, MH 102, MH 124, MH 143, MH 153, MH 160,	2,261.00	13,566.00
9	Ea	6'-8' Depth # MH 101, MH 105, MH 118, MH 119, MH 121, MH 128, MH 151, MH 154, MH 155,	2,682.00	24,138.00
6	Ea	8-10' Depth # MH 100, MH 127, MH 142, MH 148, MH 150, MH 156,	3,188.00	19,128.00
4	Ea	10-12' Depth # MH 103, MH 144, MH 145, MH 192,	3,706.00	14,824.00
4	Ea	12-14' Depth # MH 81, MH 107, MH 108, MH 141,	4,126.00	16,504.00
4	Ea	14-16' Depth # MH 82, MH 83, MH 114, MH 137,	4,604.00	18,416.00
1	Ea	16-18' Depth # MH 112,	4,873.00	4,873.00

3	Ea	18-20' Depth # MH 6, MH 109, MH 110,	5,413.00	16,239.00
1	Ea	20-22' Depth # MH 4,	6,044.00	6,044.00
2	Ea	24" Endwall Pipe Support Style # PS 3-A2, PS 7-A2	812.00	1,624.00
6	Ea	30" Endwall Pipe Support Style # PS 1-A2, PS 13-LAKE FLORES, PS 9-LAKE FLORES, PS 4-A2, PS 9-A2, PS 2-A2	955.00	5,730.00
6	Ea	36" Endwall Pipe Support Style # PS 4-A1, PS 3-LAKE FLORES, PS 8-LAKE FLORES, PS 5-LAKE FLORES, PS 1-A1, PS 5-A1	1,023.00	6,138.00
1	Ea	42" Endwall Pipe Support Style # PS 2-A1	1,112.00	1,112.00
6	Ea	48" Endwall Pipe Support Style # PS 2-LAKE FLORES, PS 10-LAKE FLORES, PS 4-LAKE FLORES, PS 7-LAKE FLORES, PS 6-A2, PS 5-A2	1,257.00	7,542.00
1	Ea	54" Endwall Pipe Support Style # PS 1-A8	1,386.00	1,386.00
2	Ea	60" Endwall Pipe Support Style # PS 12-LAKE FLORES, PS 11-LAKE FLORES	1,415.00	2,830.00
2	Ea	72" Endwall Pipe Support Style # PS 1-LAKE FLORES, PS 12-LAKE FLORES,	1,939.00	3,878.00
1	Ea	Control Structure 3x12.5 w/ 6606 3'x12'6" Control Structure w/ 6606 (4 each) Grates Galvanized. Skimmer included if required. Str # CS 8-A2	11,053.00	11,053.00
3	Ea	Skimmers Str # CS 8-A2: Str # On plan: CS 8-A2 [] On plan detail: CS #A2 [] On skimmer quote: CS-A2	1,953.00	5,859.00

1	Ea	Control Structure 3x8.75 w/ 6606 3'x8'9" Type H Inlet w/ 6606 (4 Each) Grates Galvanized. Skimmer included if required. Str # CS 6-LAKE FLORES	9,534.00	9,534.00
3	Ea	Skimmers Str # CS 6-LAKE FLORES: Str # On plan: CS 6-LAKE FLORES [] On plan detail: CS #L. FLORES [] On skimmer quote: CS-L FLORES	1,796.00	5,388.00
1	Ea	Control Structure Type C 6606 2' x 3'1" Type C Inlet w/ 6" Walls w/ 6606 Grate Galvanized. Skimmer Included if required. Str # CS 3-A1	1,612.00	1,612.00
3	Ea	Skimmers Str # CS 3-A1: Str # On plan: CS 3-A1 [] On plan detail: CS #A1 [] On skimmer quote: CS-A1	711.00	2,133.00
4	Ea	FDOT C Inlet W/ 6210 2'0" x 3'1" 6" Walls 6210 Non-Traffic Cast Iron Grate Inc. Str # CI 128-LAKE FLORES, GI 130-LAKE FLORES, GI 136-LAKE FLORES, GI 49-LAKE FLORES	2,154.00	8,616.00
3	Ea	FDOT D Inlet W/ 6607-Ptd 3'1" x 4'1" 6" Walls 6607-Galv Grate Str # GI 47-LAKE FLORE, GI 34-A8, GI 33-A8	4,321.00	12,963.00
13	Ea	P-Bottom Junction Box 170-CE P-Bottom Junction Box with 170-CE Ring & Cover Str # JB 7-A8, JB-40, JB 68-LAKE FLORES, JB 48-LAKE FLORES, JB 46-LAKE FLORES, JB 37-A2, JB 36-A2, JB 32-A8, JB 31-A8, JB 30-A8, JB 141-LAKE FLORES, JB 134-LAKE FLORES, JB 28-A1	2,821.00	36,673.00
38	Ea	J-Bottom Junction Box 170-CE J-Bottom Junction Box with 170-CE Ring & Cover Str # JB 3-LAKE FLORES, JB 3-A LAKE FLORES, JB 3-B LAKE FLORES, JB 3-LAKE PAZ, JB 41-LAKE FLORES, JB 40-LAKE FLORES, JB 50-LAKE FLORES, JB 6-A8, JB 87-LAKE FLORES, JB 81-LAKE FLORES, JB 8-A1, JB 72-LAKE FLORES, JB 5-A2, JB 3-A8, JB 2-A8, JB 28-A8, JB 121-LAKE PAZ, JB 1-LAKE PAZ, JB 19-LAKE FLORES, JB 16-LAKE FLORES, JB 14-LAKE FLORES, JB 13-LAKE FLORES, JB 11-LAKE FLORES, JB 18-A1, JB 114-LAKE FLORES, JB 111-LAKE FLORE, JB 111-A LAKE FLORE, JB 109-LAKE FLORES, JB 108-LAKE FLORES, JB 29-A1, JB 21-A1, JB 20-A1, JB 129-LAKE FLORES, JB 127-LAKE FLORES, JB 135-LAKE FLORES, JB 120-LAKE FLORES, JB 119-LAKE FLORES, JB 118-LAKE FLORES	7,523.00	285,874.00

52	Ea	Std Manatee Curb Inlet 4' Throat [Min I.D. 3'x4'/4x4], 6" wall [No Base Ext] - Inc 6" Top w/6" Channel & #1110-NG R/Cover [Rebar up in Throat] Str # CI 12-LAKE FLORES, CI 14-LAKE FLORES, CI 15-LAKE FLORES, CI 16-LAKE FLORES, CI 166 LAKE FLORES, CI 167 LAKE FLORES [At start ???? not labeled on plans], CI 124-LAKE FLORES, CI 17-LAKE FLORES, CI 18-LAKE FLORES, CI 20-LAKE FLORES, CI 21-LAKE FLORES, CI 125-LAKE FLORES, CI 126-LAKE FLORES, CI 30-LAKE FLORES, CI 131-LAKE FLORES, CI 132-LAKE FLORES, CI 1-LAKE FLORES, CI 2-LAKE FLORES, CI 136-LAKE FLORES, CI 4-LAKE FLORES, CI 5-LAKE FLORES, CI South of CI 6- LAKE FLORES [???SW corner of Sht #35 NOT LABELED???], CI South of CI 156- LAKE FLORES [???SW corner of Sht #35 NOT LABELED???], CI 6-LAKE FLORES, CI 156-LAKE FLORES, CI-7 LAKE FLORES, CI 8-LAKE FLORES, CI 9-LAKE FLORES, CI 10-LAKE FLORES, CI-44-LAKE FLORES, CI 45-LAKE FLORES, CI 22-LAKE FLORES, CI 23-LAKE FLORES, CI 125-LAKE FLORES, CI 26-LAKE FLORES, CI 167-LAKE PAZ, CI 4-LAKE PAZ, CI 5-LAKE PAZ, CI 140-LAKE FLORES, CI 169 LAKE FLORES [At start ???? not labeled on plans], CI 6-A2, CI 6-A1, CI 7-A1, CI 13-A1, CI 14-A1, CI 9-A1, CI 10-A1, CI 19-A1, CI 16-A1, CI 22-A1, CI 23-A1, CI 24-A1	4,960.00	257,920.00

Std Manatee Curb Inlet (Continued)

52	Ea	Std Manatee Curb Inlet 4' Throat [Min I.D. 3'x4'/4x4], 6" wall [No Base Ext] - Inc 6" Top w/6" Channel & #1110-NG R/Cover [Rebar up in Throat] Str # CI 25-A1, CI 26-A1, CI 27-A1, CI 61-LAKE FLORES, CI 170-LAKE FLORES, CI 150-LAKE FLORES, CI 149-LAKE FLORES, CI 32-LAKE FLORES, CI 151 LAKE FLORES [At start ???? on match line SW corner Sht #38], CI 152-LAKE FLORES, CI 55-LAKE FLORES, CI 3, CI 153-LAKE FLORES, CI 154-LAKE FLORES, CI 155-LAKE FLORES, CI 90-LAKE FLORES, CI 97-LAKE FLORES, CI 98-LAKE FLORES, CI 164-LAKE FLORES, CI 163-LAKE FLORES, CI 138-LAKE FLORES, CI 73-LAKE FLORES, CI 74-LAKE FLORES, CI 142-LAKE FLORES, CI 143-LAKE FLORES, CI 75-LAKE FLORES, CI 76-LAKE FLORES, CI 144-LAKE FLORES, CI 145-LAKE FLORES, CI 37-A8, CI 38-A8, CI 39-A8, CI 40-A8, CI 81-A8, CI 82-A8, CI 70-A8, CI 71-A8, CI 155-A8, CI 172-A1, CI 28-A1, CI 3-A1, CI 168-A1, CI 2-A1, CI 112-LAKE FLORES, CI 113-LAKE FLORES, CI 136-LAKE FLORES, CI 148-LAKE FLORES, CI across rd from JB 135- LAKE FLORES, CI 116-LAKE FLORES, CI 117-LAKE FLORES, CI 122-LAKE FLORES, CI 123-LAKE FLORES	4,960.00	257,920.00

Valley Gutter Inlet 5105 6148

[min 2'x3'1"] Valley Gutter Inlet w/ 5105 6148 Frame & Grate

79	Ea	Str # VGI 33-LAKE FLORES, VGI 35-LAKE FLORES, VGI 37-LAKE FLORES, VGI 43-LAKE FLORES, VGI 24-LAKE FLORES, VGI 25-LAKE FLORES, VGI 27-LAKE FLORES, VGI 28-LAKE FLORES, VGI 29-LAKE FLORES, VGI 2-LAKE PAZ, VGI 106-LAKE FLORES, VGI 107-LAKE FLORES, VGI 110-LAKE FLORES, VGI 105-LAKE FLORES, VGI 53, VGI 55, VGI 295, VGI 8-A2, VGI 7-A2, VGI 9-A2, VGI 17-A1, VGI 70-LAKE FLORES, VGI 71-LAKE FLORES, VGI 62-LAKE FLORES, VGI 63-LAKE FLORES, VGI 64-LAKE FLORES, VGI 65-LAKE FLORES, VGI 66-LAKE FLORES, VGI 67-LAKE FLORES, VGI 34-LAKE FLORES, VGI 36-LAKE FLORES, VGI 38-LAKE FLORES, VGI 39-LAKE FLORES, VGI 51-LAKE FLORES, VGI 52-LAKE FLORES, VGI 53-LAKE FLORES, VGI 54-LAKE FLORES, VGI 147-LAKE FLORES, VGI 148-LAKE FLORES, VGI 56-LAKE FLORES, VGI 57-LAKE FLORES, VGI 58-LAKE FLORES, VGI 59-LAKE FLORES, VGI 60-LAKE FLORES, VGI 102-LAKE FLORES, VGI 103-LAKE FLORES, VGI 104-LAKE FLORES, VGI 99-LAKE FLORES, VGI 100-LAKE FLORES, VGI 101-LAKE FLORES, VGI 131, VGI 132, VGI 88-LAKE FLORES, VGI 89-LAKE FLORES, VGI 137-LAKE FLORES, VGI 82-LAKE FLORES, VGI 165-LAKE FLORES, VGI 136, VGI 77-LAKE FLORES, VGI 78-LAKE FLORES, VGI 4-A8, VGI 22-A8, VGI 23-A8, VGI 24-A8, VGI 25-A8, VGI 26-A8, VGI 27-A8, VGI 29-A8, VGI 35-A8, VGI 36-A8, VGI 5-A8, VGI 41-A8, VGI 42-A8, VGI 8-A8, VGI 9-A8, VGI 10-A8, VGI 15, VGI 4-A1, VGI 5-A1	2,850.00	225,150.00
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Total: \$1,301,207.00

(Sales Tax Not Incl.)

Notes: * Fuel sur-charges & material increases may apply, contact QPS for confirmation of application to this quotation.

* Rings/Covers, grates, etc... lead-time: May run as much as approximately 4-5 months after approved submittals are released to production.

Accepted by:

Sincerely,

(Customer Signature) Date
Printed name: _____
Title: _____
Company: _____

Bob Simone Date
Quality Precast Solutions, Inc.
VP Sales and Marketing
bob.simone@qualityprecastsolutions.com

EXHIBIT B
TERMS AND CONDITIONS

1. **PRICE.** The Price set forth above includes all Goods, insurance, warranties and other materials or services (including without limitation all packing, loading or freight) necessary to produce and deliver the Goods.
2. **SCHEDULE.** Time is of the essence with respect to this Order, and all Goods shall be produced and delivered within the times set forth in the Schedule. Owner may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.
3. **DELIVERY AND INSPECTION.**
 - a. All shipments of Goods are to be made, with all shipping costs prepaid by Seller (e.g., insurance, packing, loading, freight, etc.), to the receiving point specified above. Title, and risk of loss, shall pass to Owner at the time such Goods are delivered at the Project site and accepted by Owner or Owner's contractor, provided however that Owner shall have a reasonable opportunity to inspect such Goods prior to acceptance.
 - b. All Goods are subject to inspection and approval by Owner at a reasonable time post-delivery. Owner may return Goods not meeting specifications (including over-shipments) at the Seller's expense and risk. Owner will notify Seller of failure. Return authorizations for Goods not received within 30 days will deem such Goods as donations to Owner.
4. **TERMS OF PAYMENT.** Seller's Invoice ("**Invoice**") must be submitted before payment will be made by Owner pursuant to this Order. Owner shall make payment within 30 days of receipt of a proper invoice, and pursuant to the Local Government Prompt Payment Act, Sections 218.70 et seq., *Florida Statutes* (2018). Any indebtedness of Seller to Owner may, at Owner's option, be credited against amounts owing by Owner hereunder.
5. **WARRANTY.** Seller shall take all necessary steps to assign any manufacturer's warranties to the Owner. Seller warrants that the title to Goods conveyed shall be good, that the transfer of the Goods shall be rightful, and that the Goods shall be free from any security interest, lien or encumbrance. Seller further warrants that the Goods are free of any rightful claim of infringement, and shall indemnify, defend, and hold harmless the Indemnitees (defined below) against any such claim. Further, the Goods shall be new, shall be free from defects, shall be of merchantable quality, and shall be fit for the Owner's uses. Seller agrees, without prejudice to any other rights Owner may have, to replace or otherwise remedy any defective Goods without further cost to Owner or, at Owner's option, to reimburse Owner for its cost of replacing defective Goods. All Goods are subject to inspection by Owner before, upon, and within a reasonable time after delivery. Goods shall not be replaced without Owner's prior written instructions. Any acceptance by Owner shall not prevent Owner from later rejecting non-conforming Goods. The warranty provided herein shall survive the completion or termination of this Order and is in addition to any warranties provided by law.
6. **COMPLIANCE WITH LAW.** Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.
7. **INDEMNITY.** To the fullest extent permitted by law, and in addition to any other obligations of Seller under the Order or otherwise, Seller shall indemnify, hold harmless, and defend Owner, _____, and their respective officers, directors, Supervisors, Board members, employees, staff, managers, representatives, successors, and assigns of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused in whole or in part by the negligence, recklessness or intentional wrongful misconduct of the Seller, or any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them, and arising out of or incidental to the performance of this Order. The Seller shall ensure that any and all subcontractors include this express provision for the benefit of the Indemnitees. The parties agree that this paragraph is fully enforceable pursuant to Florida law. In the event that this section is determined to be unenforceable, this paragraph shall be reformed to give the paragraph the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The provisions of this section shall survive the completion or earlier termination of this Order, and are not intended to limit any of the other rights and/or remedies provided to the Owner hereunder.
8. **INSURANCE.** At all times during the term of this Order agreement, Seller, at its sole cost and expense, shall maintain insurance coverages of the types and amounts set forth below:
 - a. Commercial general liability insurance with minimum limits of liability not less than \$1,000,000. Such insurance shall include coverage for contractual liability.
 - b. Workers' Compensation Insurance covering all employees of Seller in statutory amounts, and employer's liability insurance with limits of not less than \$1,000,000 each accident.
 - c. Comprehensive automobile liability insurance covering all automobiles used by Seller, with limits of liability of not less than \$1,000,000 each occurrence combined single limit bodily injury and property damage.
9. **DEFAULT.** Upon any material default by Seller hereunder, Owner may, in addition to any other remedies available to Owner at law or in equity, cancel this Order without penalty or liability by written notice to Seller.
10. **LIMITATION OF LIABILITY.** Nothing herein shall be construed to be a waiver of the Owner's limit of liability contained in Section 768.28, *Florida Statutes* or other statute or law.

11. **WAIVER.** Any failure of Owner to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of Owner's right to enforce each and every provision.
12. **MODIFICATIONS.** This Order supersedes all prior discussions, agreements and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction herein contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on Owner only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of Owner.
13. **APPLICABLE LAW.** The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.
14. **MECHANIC'S LIENS.** Notwithstanding that Owner is a local unit of special purpose government and not subject to the lien provisions of Chapter 713, Florida Statutes, Seller agrees to keep the District's property free of all liens, including equitable liens, claims or encumbrances (collectively, "**Liens**") arising out of the delivery of any Goods by Seller, and shall furnish Owner with appropriate lien waivers from all potential claimants upon request of Owner. If any Liens are filed, Owner may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by Owner shall be due and payable by Seller immediately and without notice or demand, with interest from the date paid by Owner through the date paid by Seller, at the highest rate permitted by law.
15. **PERMITS AND LICENSES.** Before commencing performance hereunder, Seller shall obtain all permits, approvals, certificates and licenses necessary for the proper performance of this Order and pay all fees and charges therefore. The originals of all such documents shall be delivered to Owner upon receipt by Seller.
16. **PARTIAL INVALIDITY.** If in any instance any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.
17. **ASSIGNMENT AND SUBCONTRACTING.** This Order shall not be assigned or transferred by Seller without prior written approval by Owner, and any attempted assignment or transfer without such consent shall be void.
18. **RELATIONSHIP.** The relationship between Owner and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of Owner.
19. **NOTICES.** Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on page 1.
20. **PUBLIC ENTITY CRIMES.** Seller certifies, by acceptance of this purchase order, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of section 287.133(2)(a), Florida Statutes.
21. **SCRUTINIZED COMPANIES.** Supplier certifies, by acceptance of this purchase order, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, and in the event such status changes, Seller shall immediately notify Owner.
22. **TERMINATION.** Notwithstanding anything herein to the contrary, Owner shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller. Upon such termination, Seller shall have no remedy against Owner, other than for payment of Goods already produced pursuant to specific written direction by Owner pursuant to Section 2 above, subject to any offsets or claims that Owner may have.
23. **PUBLIC RECORDS.** Seller acknowledges that this Agreement and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, Florida Statutes.
24. **CONFLICTS.** To the extent of any conflict between this document and the Purchase Order or **Exhibit A**, this document shall control.



Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

85-8018698811C-5	03/27/2022	03/31/2027	COUNTY GOVERNMENT
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

LAKE FLORES COMMUNITY DEVELOPMENT
DISTRICT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.



Equal Opportunity Employer

E.T. MacKenzie Company of Florida, Inc.

One of The MacKenzie Companies

6212 33rd Street East

Bradenton, FL 34203

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

www.mackenzieco.com



To:	Cortez 75W Investors, LLC	Contact:	
Address:	400 SE 12th Street, Bldg D Fort Lauderdale, FL 33316	Phone:	(954) 806-9531
		Fax:	
Project Name:	Lake Flores Phase 1B-1	Bid Number:	Rev. 5 - 07.24.2023
Project Location:	Bradenton, FL	Bid Date:	4/28/2023
Line #	Item Description	Estimated Quantity	Unit
		Unit Price	Total Price

Owner Direct Purchase

Owner Direct Purchase Polymer Concrete Structures 1.00 LS (\$743,101.00) (\$743,101.00)

Total Price for above Owner Direct Purchase Items: (\$743,101.00)

Owner Direct Purchase Tax Savings

Owner Direct Purchase Polymer Concrete Structures Sales Tax 1.00 LS (\$41,843.48) (\$41,843.48)

Total Price for above Owner Direct Purchase Tax Savings Items: (\$41,843.48)

Total Bid Price: (\$784,944.48)

Notes:

- TERMS AND CONDITIONS
- Owner Direct Purchase Deduct Change Order
- See Attached Purchase Order

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

E.T. MacKenzie of Florida, Inc.

Authorized Signature: 

Estimator: K.C. Coulthart, P.E.
941.756.6760 kc@mackenzieco.com



1575 W Horizon Ridge Parkway
#530427
Henderson, NV 89012

207 Heritage Court
Sulphur Springs, TX 75482

1708 Turkey Creek Road
Plant City, FL 33566

702-824-9702
www.armorock.com

Quote Date: 9/25/2023

To:

Ref: Lake Flores Ph 1B-1
Manatee County, FL

Q U O T A T I O N

Notes:

1. Quote is subject to our standard terms, conditions, and shipping policies.
2. Payment is due at Net 30. Late Payment service charge for over 30 days will be charged at 18% APR
3. Quote is valid for 60 days from issue date to receipt of PO after 60 days quote is subject to change based off market value of materials.
4. All applicable taxes are to be paid by purchaser
5. If owner requires items to be grouted in field contractor is responsible for materials and labor costs incurred.
6. All loads will be billed at \$1,598 for each truck, 6,334 for each wide load and \$13,159 for each oversized truck. Total of 8 trucks and 3 wide load and 1 oversized trucks needed for job. Customer will only be billed for trucks used. Additional trucks will be billed at market rate.
7. Freight requested under 3 days notice may be subject to increased freight rates
8. Products will be billed at unit pricing per quotation
9. Rush orders will be priced accordingly.
10. Contractor shall be responsible for joint sealing and performance.
11. Miscellaneous items such as grout, epoxy, and hardware are not included with the structures unless a specific line item is shown on this quote. Additional charges will apply for any extra items that are not shown on this quote.
12. Final lead time is determined at date of approved submittal.
13. Project retention is not allowed.
14. Summation of structure price is for convenience of bidding only. Structures will be billed by components. Customer purchase order needs to match up to component pricing.



1575 W Horizon Ridge Parkway
#930427
Henderson, NV 89012
207 Heritage Court
Sulphur Springs, TX 75482
1708 Turkey Creek Road
Plant City, FL 33506
702-824-9702
www.armorock.com

For:

Ref: Lake Flores Ph 1B-1
Manatee County, FL

Quote Date: 9/25/2023

Structure		Description	Height	Weight	Price
Qty	Part #	Description	Price Ea		
LS			120" Hatch Polymer Manhole		
			31.98'	107,647	\$197,703
1	MHL120??	120 IN POLYMER MH LID 36X48			\$15,950
2		12-06 PSX:DD			\$140
1		8QRS PSX:DD			\$140
1	MHS12024	120 IN X 2 FT POLYMER MH SECTION			\$11,020
2	MHS12096	120 IN X 8 FT POLYMER MH SECTION			\$36,300
1	MHS12096H	120 IN X 8 FT POLYMER MH SECTION			\$36,300
1		CAST-A-SEAL 603-15			\$285
1	MHB12072	120 IN X 5 FT 6 IN POLYMER PRECAST BASE (NO TROUGHING)			\$44,070
5		120" GASKET			\$201
5		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
5		WRAPIDSEAL CLOSURE			\$35
2.5		WRAPIDSEAL PRIMER 1 GAL			\$200
4		1-1/8" S-209 SPA SHACKLE			\$160
10	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
4		5/8" S-1316 SHUR-LOC EYE HOOK			\$660
1		FILLET FOR WET WELL			\$3,653
MH-01			48"-24" Polymer Manhole		
			22.35'	12,757	\$22,940
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X6FL	24 IN X 6 IN FLAT PRO-RING			\$355
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4836	48 IN X 3 FT POLYMER MH SECTION			\$2,120
2	MHS4872	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1	MHB4848.75	48 IN X 4 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,780
1		18M PSX-2:DD			\$145
2		CAST-A-SEAL 603-12			\$164
1.3332		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
4		48" GASKET			\$75
4		WRAPIDSEAL CLOSURE			\$35
0.6664		WRAPIDSEAL PRIMER 1 GAL			\$200
4	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
MH-02			48"-24" Polymer Manhole		
			22.12'	12,278	\$22,816
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X4FL	24 IN X 4 IN FLAT PRO-RING			\$222
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4848	48 IN X 4 FT POLYMER MH SECTION			\$2,500
2	MHS4872	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1	MHB4836.75	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,350
2		CAST-A-SEAL 603-10			\$184
1		CAST-A-SEAL 603-12			\$164
1.3332		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
4		48" GASKET			\$75
4		WRAPIDSEAL CLOSURE			\$35
0.6664		WRAPIDSEAL PRIMER 1 GAL			\$200
4	MASJ	14' X 1 1/8" JOINT MASTIC			\$24



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Henderson, NV 89012
207 Heritage Court
Sulphur Springs, TX 75482
1708 Turkey Creek Road
Plant City, FL 33566
702-824-9702
www.armorock.com

For:

Ref: Lake Flores Ph 1B-1
Manatee County, FL

Quote Date: 9/25/2023

Structure		Description	Height	Weight	Price
Qty	Part #	Description	Price Ea		
MH-03		48"-24" Polymer Manhole	22.67'	12,470	\$23,007
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X4FL	24 IN X 4 IN FLAT PRO-RING			\$222
1	PR24X6FL	24 IN X 6 IN FLAT PRO-RING			\$355
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4848	48 IN X 4 FT POLYMER MH SECTION			\$2,500
2	MHS4872	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1	MHB4836.75	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,350
2		CAST-A-SEAL 603-10			\$184
1.3332		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
4		48" GASKET			\$75
4		WRAPIDSEAL CLOSURE			\$35
0.6664		WRAPIDSEAL PRIMER 1 GAL			\$200
4	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
MH-05		48"-24" Polymer Manhole	21.43'	12,029	\$24,354
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X1FL	24 IN X 1 IN FLAT PRO-RING			\$92
1	PR24X6FL	24 IN X 6 IN FLAT PRO-RING			\$355
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4824	48 IN X 2 FT POLYMER MH SECTION			\$1,475
1	MHS4872	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1	MHS4872H	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1		CAST-A-SEAL 603-08			\$164
1	MHB4848.75	48 IN X 4 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,780
3		CAST-A-SEAL 603-08			\$164
1		CAST-A-SEAL 603-10			\$184
1.3332		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
4		48" GASKET			\$75
4		WRAPIDSEAL CLOSURE			\$35
0.6664		WRAPIDSEAL PRIMER 1 GAL			\$200
4	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
1		ENCASEMENT ON OUTSIDE DROP ELBOW			\$1,600
MH-07		48"-24" Polymer Manhole	17.23'	10,032	\$20,918
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X1FL	24 IN X 1 IN FLAT PRO-RING			\$92
1	PR24X4FL	24 IN X 4 IN FLAT PRO-RING			\$222
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4848	48 IN X 4 FT POLYMER MH SECTION			\$2,500
1	MHS4872H	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1		CAST-A-SEAL 603-08			\$164
1	MHB4848.75	48 IN X 4 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,780
3		CAST-A-SEAL 603-08			\$164
0.9999		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
3		48" GASKET			\$75
3		WRAPIDSEAL CLOSURE			\$35
0.4998		WRAPIDSEAL PRIMER 1 GAL			\$200
3	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
1		ENCASEMENT ON OUTSIDE DROP ELBOW			\$1,600



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1708 Turkey Creek Road
Plant City, FL 33566
702-824-9702
www.armorock.com

For:

Ref: Lake Flores Ph 1B-1
Manatee County, FL

Quote Date: 9/25/2023

Structure		Description	Height	Weight	Price
Qty	Part #	Description	Price Ea		
MH-08		48"-24" Polymer Manhole	20.61'	11,656	\$24,400
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X1FL	24 IN X 1 IN FLAT PRO-RING			\$92
1	PR24X2FL	24 IN X 2 IN FLAT PRO-RING			\$145
1	PR24X6FL	24 IN X 6 IN FLAT PRO-RING			\$355
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4836	48 IN X 3 FT POLYMER MH SECTION			\$2,120
1	MHS4872	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1	MHS4872H	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1		CAST-A-SEAL 603-08			\$164
1	MHB4824.75	48 IN X 2 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,200
1		CAST-A-SEAL 603-08			\$164
1		CAST-A-SEAL 603-10			\$184
1		CAST-A-SEAL 603-12			\$164
1.3332		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
4		48" GASKET			\$75
4		WRAPIDSEAL CLOSURE			\$35
0.6664		WRAPIDSEAL PRIMER 1 GAL			\$200
4	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
1		ENCASEMENT ON OUTSIDE DROP ELBOW			\$1,600
MH-104		48"-24" Polymer Manhole	12.12'	7,893	\$17,182
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X4FL	24 IN X 4 IN FLAT PRO-RING			\$222
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4872H	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1		CAST-A-SEAL 603-08			\$164
1	MHB4836.75	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,350
3		CAST-A-SEAL 603-08			\$164
0.6666		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
2		48" GASKET			\$75
2		WRAPIDSEAL CLOSURE			\$35
0.3332		WRAPIDSEAL PRIMER 1 GAL			\$200
2	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
1		ENCASEMENT ON OUTSIDE DROP ELBOW			\$1,600
MH-115		48"-24" Polymer Manhole	15.04'	9,439	\$18,103
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X1FL	24 IN X 1 IN FLAT PRO-RING			\$92
1	PR24X2FL	24 IN X 2 IN FLAT PRO-RING			\$145
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4836	48 IN X 3 FT POLYMER MH SECTION			\$2,120
1	MHS4872	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1	MHB4836.75	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,350
2		CAST-A-SEAL 603-08			\$164
0.9999		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
3		48" GASKET			\$75
3		WRAPIDSEAL CLOSURE			\$35
0.4998		WRAPIDSEAL PRIMER 1 GAL			\$200
3	MASJ	14' X 1 1/8" JOINT MASTIC			\$24



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1708 Turkey Creek Road
Plant City, FL 33566
702-824-9702
www.armorock.com

For:

Ref: Lake Flores Ph 1B-1
Manatee County, FL

Quote Date: 9/25/2023

Structure		Description	Height	Weight	Price	
Qty	Part #	Description	Price Ea			
MH-120			48"-24" Polymer Manhole	14.46'	9,044	\$21,413
1		24" CAP MANATEE COUNTY	\$2,100			
1	PR24X2FL	24 IN X 2 IN FLAT PRO-RING	\$145			
1	PR24X6FL	24 IN X 6 IN FLAT PRO-RING	\$355			
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN	\$2,395			
1	MHS4824	48 IN X 2 FT POLYMER MH SECTION	\$1,475			
1	MHS4872H	48 IN X 6 FT POLYMER MH SECTION	\$3,430			
2		CAST-A-SEAL 603-08	\$164			
1	MHB4836.75	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)	\$5,350			
3		CAST-A-SEAL 603-08	\$164			
0.9999		18 IN X 50 FT WRAPIDSEAL ROLL	\$1,641			
3		48" GASKET	\$75			
3		WRAPIDSEAL CLOSURE	\$35			
0.4998		WRAPIDSEAL PRIMER 1 GAL	\$200			
3	MASJ	14' X 1 1/8" JOINT MASTIC	\$24			
2		ENCASEMENT ON OUTSIDE DROP ELBOW	\$1,600			
MH-123			48"-24" Polymer Manhole	14.12'	9,003	\$19,371
1		24" CAP MANATEE COUNTY	\$2,100			
1	PR24X4FL	24 IN X 4 IN FLAT PRO-RING	\$222			
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN	\$2,395			
1	MHS4872H	48 IN X 6 FT POLYMER MH SECTION	\$3,430			
1		CAST-A-SEAL 603-08	\$164			
1	MHS4824	48 IN X 2 FT POLYMER MH SECTION	\$1,475			
1	MHB4836.75	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)	\$5,350			
3		CAST-A-SEAL 603-08	\$164			
0.9999		18 IN X 50 FT WRAPIDSEAL ROLL	\$1,641			
3		48" GASKET	\$75			
3		WRAPIDSEAL CLOSURE	\$35			
0.4998		WRAPIDSEAL PRIMER 1 GAL	\$200			
3	MASJ	14' X 1 1/8" JOINT MASTIC	\$24			
1		ENCASEMENT ON OUTSIDE DROP ELBOW	\$1,600			
MH-126			48"-24" Polymer Manhole	16.95'	9,855	\$21,029
1		24" CAP MANATEE COUNTY	\$2,100			
1	PR24X2FL	24 IN X 2 IN FLAT PRO-RING	\$145			
2	PR24X6FL	24 IN X 6 IN FLAT PRO-RING	\$355			
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN	\$2,395			
1	MHS4848	48 IN X 4 FT POLYMER MH SECTION	\$2,500			
1	MHS4872H	48 IN X 6 FT POLYMER MH SECTION	\$3,430			
1		CAST-A-SEAL 603-08	\$164			
1	MHB4836.75	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)	\$5,350			
3		CAST-A-SEAL 603-08	\$164			
0.9999		18 IN X 50 FT WRAPIDSEAL ROLL	\$1,641			
3		48" GASKET	\$75			
3		WRAPIDSEAL CLOSURE	\$35			
0.4998		WRAPIDSEAL PRIMER 1 GAL	\$200			
3	MASJ	14' X 1 1/8" JOINT MASTIC	\$24			
1		ENCASEMENT ON OUTSIDE DROP ELBOW	\$1,600			



1575 W Horizon Ridge Parkway
#520427
Henderson, NV 89012
207 Heritage Court
Sulphur Springs, TX 75482
1708 Turkey Creek Road
Plant City, FL 33508
702-824-9702
www.armorock.com

For:

Ref: Lake Flores Ph 1B-1
Manatee County, FL

Quote Date: 9/25/2023

Structure		Description	Height	Weight	Price
Qty	Part #	Description			Price Ea
MH-129 48"-24" Polymer Manhole			16.83'	9,808	\$20,884
1		24" CAP MANATEE COUNTY			\$2,100
2	PR24X6FL	24 IN X 6 IN FLAT PRO-RING			\$355
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4848H	48 IN X 4 FT POLYMER MH SECTION			\$2,500
1		CAST-A-SEAL 603-08			\$164
1	MHS4872	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1	MHB4836.75	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,350
3		CAST-A-SEAL 603-08			\$164
0.9999		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
3		48" GASKET			\$75
3		WRAPIDSEAL CLOSURE			\$35
0.4998		WRAPIDSEAL PRIMER 1 GAL			\$200
3	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
1		ENCASEMENT ON OUTSIDE DROP ELBOW			\$1,600
MH-132 48"-24" Polymer Manhole			16.78'	9,791	\$20,843
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X1FL	24 IN X 1 IN FLAT PRO-RING			\$92
1	PR24X4FL	24 IN X 4 IN FLAT PRO-RING			\$222
1	PR24X6FL	24 IN X 6 IN FLAT PRO-RING			\$355
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4872H	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1		CAST-A-SEAL 603-08			\$164
1	MHS4848	48 IN X 4 FT POLYMER MH SECTION			\$2,500
1	MHB4836.75	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,350
3		CAST-A-SEAL 603-08			\$164
0.9999		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
3		48" GASKET			\$75
3		WRAPIDSEAL CLOSURE			\$35
0.4998		WRAPIDSEAL PRIMER 1 GAL			\$200
3	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
1		ENCASEMENT ON OUTSIDE DROP ELBOW			\$1,600
MH-134 48"-24" Polymer Manhole			14.65'	9,098	\$19,726
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X4FL	24 IN X 4 IN FLAT PRO-RING			\$222
1	PR24X6FL	24 IN X 6 IN FLAT PRO-RING			\$355
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4872H	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1		CAST-A-SEAL 603-08			\$164
1	MHS4824	48 IN X 2 FT POLYMER MH SECTION			\$1,475
1	MHB4836.75	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,350
3		CAST-A-SEAL 603-08			\$164
0.9999		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
3		48" GASKET			\$75
3		WRAPIDSEAL CLOSURE			\$35
0.4998		WRAPIDSEAL PRIMER 1 GAL			\$200
3	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
1		ENCASEMENT ON OUTSIDE DROP ELBOW			\$1,600



1575 W Horizon Ridge Parkway
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Henderson, NV 89012
207 Heritage Court
Sulphur Springs, TX 75482
1708 Turkey Creek Road
Plant City, FL 33566
702-824-9702
www.armorock.com

For:

Ref: Lake Flores Ph 1B-1
Manatee County, FL

Quote Date: 9/25/2023

Structure		Description	Height	Weight	Price
Qty	Part #	Description	Price Ea		
MH-138		48"-24" Polymer Manhole	13.83'	8,359	\$18,100
1		24" CAP MANATEE COUNTY			\$2,100
2	PR24X6FL	24 IN X 6 IN FLAT PRO-RING			\$355
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4872H	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1		CAST-A-SEAL 603-08			\$164
1	MHB4848.75	48 IN X 4 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,780
3		CAST-A-SEAL 603-08			\$164
0.6666		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
2		48" GASKET			\$75
2		WRAPIDSEAL CLOSURE			\$35
0.3332		WRAPIDSEAL PRIMER 1 GAL			\$200
2	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
1		ENCASEMENT ON OUTSIDE DROP ELBOW			\$1,600
MH-144		48"-24" Polymer Manhole	11.19'	8,350	\$15,273
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X4FL	24 IN X 4 IN FLAT PRO-RING			\$222
1	PR24X6FL	24 IN X 6 IN FLAT PRO-RING			\$355
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4848	48 IN X 4 FT POLYMER MH SECTION			\$2,500
1	MHB4848.75	48 IN X 3 FT 6 IN POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,780
3		CAST-A-SEAL 603-08			\$164
0.6666		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
2		48" GASKET			\$75
2		WRAPIDSEAL CLOSURE			\$35
0.3332		WRAPIDSEAL PRIMER 1 GAL			\$200
2	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
MH-152		48"-24" Polymer Manhole	7.18'	5,785	\$11,703
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X4FL	24 IN X 4 IN FLAT PRO-RING			\$222
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHB4848.75	48 IN X 4 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,780
3		CAST-A-SEAL 603-08			\$164
0.3333		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
1		48" GASKET			\$75
1		WRAPIDSEAL CLOSURE			\$35
0.1666		WRAPIDSEAL PRIMER 1 GAL			\$200
1	MASJ	14' X 1 1/8" JOINT MASTIC			\$24



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www.armorock.com

For:

Ref: Lake Flores Ph 1B-1
Manatee County, FL

Quote Date: 9/25/2023

Structure		Description	Height	Weight	Price
Qty	Part #	Description	Price Ea		
MH-158		48"-24" Polymer Manhole	11.42'	7,719	\$14,979
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X1FL	24 IN X 1 IN FLAT PRO-RING			\$92
1	PR24X6FL	24 IN X 6 IN FLAT PRO-RING			\$355
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE W/ 24" ACCESS			\$2,395
1	MHS4848	48 IN X 4 FT POLYMER MH SECTION			\$2,500
1	MHB4848.75ES	48 IN X 4 FT POLYMER PRECAST BASE 3/4 DEPTH ES			\$5,780
2		CAST-A-SEAL 603-08			\$164
0.6666		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
2		48" GASKET			\$75
2		WRAPIDSEAL CLOSURE			\$35
0.3332		WRAPIDSEAL PRIMER 1 GAL			\$200
2	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
MH-175		48"-24" Polymer Manhole	20.17'	11,557	\$23,794
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X4FL	24 IN X 4 IN FLAT PRO-RING			\$222
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4872H	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1		CAST-A-SEAL 603-08			\$164
2	MHS4848	48 IN X 4 FT POLYMER MH SECTION			\$2,500
1	MHB4836.75	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,350
3		CAST-A-SEAL 603-08			\$164
1		CAST-A-SEAL 603-10			\$184
1.3332		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
4		48" GASKET			\$75
4		WRAPIDSEAL CLOSURE			\$35
0.6664		WRAPIDSEAL PRIMER 1 GAL			\$200
4	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
1		ENCASEMENT ON OUTSIDE DROP ELBOW			\$1,600
MH-18		48"-24" Polymer Manhole	22.09'	12,007	\$26,573
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X1FL	24 IN X 1 IN FLAT PRO-RING			\$92
1	PR24X2FL	24 IN X 2 IN FLAT PRO-RING			\$145
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE W/ 24" ACCESS			\$2,395
1	MHS4836	48 IN X 3 FT POLYMER MH SECTION			\$2,120
1	MHS4872H	48 IN X 6 FT POLYMER MH SECTION HOLES			\$3,430
2		CAST-A-SEAL 603-08			\$164
1	MHS4872	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1	MHB4848.75ES	48 IN X 4 FT POLYMER PRECAST BASE 3/4 DEPTH ES			\$5,780
2		CAST-A-SEAL 603-08			\$164
2		CAST-A-SEAL 603-10			\$184
1.3332		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
4		48" GASKET			\$75
4		WRAPIDSEAL CLOSURE			\$35
0.6664		WRAPIDSEAL PRIMER 1 GAL			\$200
4	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
2		ENCASEMENT ON OUTSIDE DROP ELBOW			\$1,600



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Henderson, NV 89012
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www.armorock.com

For:

Ref: Lake Flores Ph 1B-1
Manatee County, FL

Quote Date: 9/25/2023

Structure		Description	Height	Weight	Price	
Qty	Part #	Description	Price Ea			
MH-190			48"-24" Polymer Manhole	13.68'	8,245	\$16,367
1		24" CAP MANATEE COUNTY			\$2,100	
1	PR24X4FL	24 IN X 4 IN FLAT PRO-RING			\$222	
1	PR24X6FL	24 IN X 6 IN FLAT PRO-RING			\$355	
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395	
1	MHS4872	48 IN X 6 FT POLYMER MH SECTION			\$3,430	
1	MHB4848.75	48 IN X 4 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,780	
4		CAST-A-SEAL 603-08			\$164	
0.6666		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641	
2		48" GASKET			\$75	
2		WRAPIDSEAL CLOSURE			\$35	
0.3332		WRAPIDSEAL PRIMER 1 GAL			\$200	
2	MASJ	14' X 1 1/8" JOINT MASTIC			\$24	
MH-191			48"-24" Polymer Manhole	12.59'	7,890	\$15,952
1		24" CAP MANATEE COUNTY			\$2,100	
1	PR24X1FL	24 IN X 1 IN FLAT PRO-RING			\$92	
1	PR24X2FL	24 IN X 2 IN FLAT PRO-RING			\$145	
1	PR24X6FL	24 IN X 6 IN FLAT PRO-RING			\$355	
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395	
1	MHS4872	48 IN X 6 FT POLYMER MH SECTION			\$3,430	
1	MHB4836.75	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,350	
4		CAST-A-SEAL 603-08			\$164	
0.6666		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641	
2		48" GASKET			\$75	
2		WRAPIDSEAL CLOSURE			\$35	
0.3332		WRAPIDSEAL PRIMER 1 GAL			\$200	
2	MASJ	14' X 1 1/8" JOINT MASTIC			\$24	
MH-193			48"-24" Polymer Manhole	9.42'	6,946	\$14,333
1		24" CAP MANATEE COUNTY			\$2,100	
1	PR24X1FL	24 IN X 1 IN FLAT PRO-RING			\$92	
1	PR24X6FL	24 IN X 6 IN FLAT PRO-RING			\$355	
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395	
1	MHS4836	48 IN X 3 FT POLYMER MH SECTION			\$2,120	
1	MHB4836.75	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,350	
3		CAST-A-SEAL 603-08			\$164	
0.6666		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641	
2		48" GASKET			\$75	
2		WRAPIDSEAL CLOSURE			\$35	
0.3332		WRAPIDSEAL PRIMER 1 GAL			\$200	
2	MASJ	14' X 1 1/8" JOINT MASTIC			\$24	



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www.armorock.com

For:

Ref: Lake Flores Ph 1B-1
Manatee County, FL

Quote Date: 9/25/2023

Structure		Description	Height	Weight	Price
Qty	Part #	Description	Price Ea		
MH-33		48"-24" Polymer Manhole	18.34'	10,383	\$21,459
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X6FL	24 IN X 6 IN FLAT PRO-RING			\$355
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4872	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1	MHS4872H	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1		CAST-A-SEAL 603-08			\$164
1	MHB4836.75	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,350
3		CAST-A-SEAL 603-08			\$164
0.9999		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
3		48" GASKET			\$75
3		WRAPIDSEAL CLOSURE			\$35
0.4998		WRAPIDSEAL PRIMER 1 GAL			\$200
3	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
1		ENCASEMENT ON OUTSIDE DROP ELBOW			\$1,600
MH-84		48"-24" Polymer Manhole	18.06'	10,333	\$21,341
1		24" CAP MANATEE COUNTY			\$2,100
1	PR24X1FL	24 IN X 1 IN FLAT PRO-RING			\$92
1	PR24X2FL	24 IN X 2 IN FLAT PRO-RING			\$145
1	MHC4824	48 IN X 3 FT ECC POLYMER CONE 24 IN			\$2,395
1	MHS4872H	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1		CAST-A-SEAL 603-08			\$164
1	MHS4872	48 IN X 6 FT POLYMER MH SECTION			\$3,430
1	MHB4836.75	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)			\$5,350
3		CAST-A-SEAL 603-08			\$164
0.9999		18 IN X 50 FT WRAPIDSEAL ROLL			\$1,641
3		48" GASKET			\$75
3		WRAPIDSEAL CLOSURE			\$35
0.4998		WRAPIDSEAL PRIMER 1 GAL			\$200
3	MASJ	14' X 1 1/8" JOINT MASTIC			\$24
1		ENCASEMENT ON OUTSIDE DROP ELBOW			\$1,600
Spreader Bar for Lifting			0.00'	0	\$2,000
1		SPREADER BAR AND RIGGING FOR LIFTING			\$2,000
Sub-Total					\$696,558
Tax (7.00%)					\$48,759
Freight/Delivery					\$46,543
Total Price for Lake Flores Ph 1B-1					\$791,860

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS AIII



Equal Opportunity Employer

E.T. MacKenzie Company of Florida, Inc.

One of The MacKenzie Companies

6212 33rd Street East

Bradenton, FL 34203

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

www.mackenzieco.com



To:	Lake Flores Community Development District	Contact:	
Address:	2300 Glades Road, Suite 410W Boca Raton, FL 33431	Phone:	
		Fax:	
Project Name:	Lake Flores Phase 1B-1	Bid Number:	Utility Plan Changes <i>order</i>
Project Location:	Bradenton, FL	Bid Date:	4/28/2023 <i>40#5</i>

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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Deduct

Owner Direct Material Purchase Core & Main	1.00	LS	(\$47,849.18)	(\$47,849.18)
Owner Direct Tax Savings Core & Main	1.00	LS	(\$2,920.95)	(\$2,920.95)

Total Price for above Deduct Items: (\$50,770.13)

Total Price for above Items: (\$50,770.13)

AMENITY

POTABLE WATER

6" Master Meter Assembly	1.00	EACH	\$26,890.00	\$26,890.00
6" Gate Valve	2.00	EACH	\$2,055.00	\$4,110.00

Total Price for above POTABLE WATER Items: \$31,000.00

RECLAIM WATER

4" DIP	72.00	LF	\$62.00	\$4,464.00
4" Gate Valve	2.00	EACH	\$1,990.00	\$3,980.00
6" Gate Valve	1.00	EACH	\$2,055.00	\$2,055.00
Blow off assembly	1.00	EACH	\$1,950.00	\$1,950.00
4" Reclaim Meter Assembly	1.00	EACH	\$16,507.00	\$16,507.00

Total Price for above RECLAIM WATER Items: \$28,956.00

Total Price for above AMENITY Items: \$59,956.00

N-1

SANITARY SEWER

Single Service	8.00	EACH	\$1,610.00	\$12,880.00
Double Service	12.00	EACH	\$2,875.00	\$34,500.00

Total Price for above SANITARY SEWER Items: \$47,380.00

POTABLE WATER

Double Service - short	4.00	EACH	\$1,505.00	\$6,020.00
Double Service - long	12.00	EACH	\$1,795.00	\$21,540.00

Total Price for above POTABLE WATER Items: \$27,560.00

RECLAIM WATER

Single Service- short	6.00	EACH	\$830.00	\$4,980.00
Single Service - long	2.00	EACH	\$1,105.00	\$2,210.00



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One of The MacKenzie Companies

6212 33rd Street East
Bradenton, FL 34203

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



To:	Lake Flores Community Development District	Contact:			
Address:	2300 Glades Road, Suite 410W	Phone:			
	Boca Raton, FL 33431	Fax:			
Project Name:	Lake Flores Phase 1B-1	Bid Number:	Utility Plan Changes		
Project Location:	Bradenton, FL	Bid Date:	4/28/2023		
Item Description		Estimated Quantity	Unit	Unit Price	Total Price
Double Service - short		9.00	EACH	\$1,465.00	\$13,185.00
Double Service - long		3.00	EACH	\$1,765.00	\$5,295.00
Total Price for above RECLAIM WATER Items:					\$25,670.00

Total Price for above N-1 Items: **\$100,610.00**

SEAFLOWER COMMON IRRIGATION

RECLAIM WATER

4" DIP	71.00	LF	\$62.00	\$4,402.00
4" Gate Valve	2.00	EACH	\$1,990.00	\$3,980.00
8" Gate Valve	1.00	EACH	\$2,355.00	\$2,355.00
4" Reclaim Meter Assembly	1.00	EACH	\$16,507.00	\$16,507.00
Total Price for above RECLAIM WATER Items:				\$27,244.00

Total Price for above SEAFLOWER COMMON IRRIGATION Items: **\$27,244.00**

Total Bid Price: **\$137,039.87**

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: 2024.06.27 15:57:10-04'00'

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: LAKE FLORES CDP Signature: <i>[Signature]</i> / Chairman Date of Acceptance: 6/28/2024	CONFIRMED: E.T. MacKenzie of Florida, Inc. Authorized Signature: <i>[Signature]</i> Estimator: K.C. Coulthart, P.E. 941.756.6760 kc@mackenzieco.com
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LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS AIV

CHANGE ORDER

NO. 6
DATE: 7/16/2024

TO: LAKE FLORES CDD
2300 Glades Rd, Suite 410W
Boca Raton, FL 33431

CONTRACTOR:
ET MACKENZIE
6212 33rd Ave E.
Bradenton, FL 34203

PROJECT NAME LAKE FLORES, PH I-B PROJ NO. _____

REASON FOR REQ INCREASE SCOPE OF WORK BY ADDING PH N-1

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
A.	GENERAL CONDITIONS				
1	Mobilization	1	LS	\$25,000.00	\$25,000.00
2	NPDES measures, maintenance and compliance.(SWPPP)	1	LS	\$10,000.00	\$10,000.00
3	Survey & As-Builts	1	LS	\$86,250.00	\$86,250.00
4	Geotechnical Testing	1	LS	\$20,537.50	\$20,537.50
5	Seed & Mulch	35,986	SY	\$0.85	\$30,588.10
	GENERAL CONDITIONS TOTAL				\$172,375.60
B.	CLEARING, GRUBBING AND EARTHWORK - PH 1B				
1	Silt Fence	3,675	LF	\$2.60	\$9,555.00
2	Temporary Construction Access Drive	1	EA	\$6,000.00	\$6,000.00
3	Finish Grading	1	LS	\$134,675.00	\$134,675.00
4	Remove Concrete Curb & Gutter	580	LF	\$20.00	\$11,600.00
	CLEARING & EARTHWORK TOTAL				\$161,830.00
C.	STORM DRAINAGE				
1	18" HP Pipe	529	LF	\$59.00	\$31,211.00
2	24" HP Pipe	1,237	LF	\$89.00	\$110,093.00
3	30" HP Pipe	705	LF	\$132.00	\$93,060.00
4	36" HP Pipe	104	LF	\$152.00	\$15,808.00
5	Curb Inlet	4	EA	\$10,910.00	\$43,640.00
6	Valley Grate Inlet	24	EA	\$6,450.00	\$154,800.00
7	Junction Box	4	EA	\$11,490.00	\$45,960.00
8	Ditch Bottom Inlet	3	EA	\$2,849.00	\$8,547.00
9	Remove Existing Plug	9	EA	\$4,218.00	\$37,962.00
10	Testing	2,488	LF	\$3.60	\$8,956.80
	STORM DRAINAGE TOTAL				\$550,037.80
D.	SANITARY SEWER				
1	Manholes 0' - 6'	5	EA	\$5,330.00	\$26,650.00
2	Manholes 0' - 6' (5' ID)	5	EA	\$6,750.00	\$33,750.00
3	Manholes 6' - 8'	1	EA	\$6,310.00	\$6,310.00
4	Manholes 8' - 10'	1	EA	\$7,410.00	\$7,410.00
5	Polymer Manholes 6'-8'	1	EA	\$20,130.00	\$20,130.00
6	8" PVC (SDR 26) Gravity Sewer 0' - 6'	1,422	LF	\$39.00	\$55,458.00
7	8" PVC (SDR 26) Gravity Sewer 6' - 8'	1,118	LF	\$59.00	\$65,962.00
8	8" PVC (SDR 26) Gravity Sewer 8' - 10'	375	LF	60.00	22,500.00
9	Single Service	18	EA	\$1,610.00	\$28,980.00
10	Double Service	55	EA	\$2,875.00	\$158,125.00
11	Testing	2,915	LF	\$3.65	\$10,639.75
12	Connect to Existing Sewer Manhole	3	EA	\$8,200.00	\$24,600.00
	SANITARY SEWER TOTAL				\$460,514.75
E.	WATER DISTRIBUTION				
1	6" PVC Water Main (with fittings)	2,943	LF	\$31.00	\$91,233.00

2	6" DIP	222	LF	\$47.00	\$10,434.00
3	6" Gate Valve	12	EA	\$2,055.00	\$24,660.00
4	Fire Hydrant Assembly	4	EA	\$8,930.00	\$35,720.00
5	Single Service- short	5	EA	\$890.00	\$4,450.00
6	Single Service - long	5	EA	\$1,150.00	\$5,750.00
7	Double Service - short	32	EA	\$1,505.00	\$48,160.00
8	Double Service - long	27	EA	\$1,795.00	\$48,465.00
9	Connect to existing	7	EA	\$15,375.00	\$107,625.00
10	Temporary Jumper	1	EA	\$11,130.00	\$11,130.00
11	Testing	3,165	LF	\$4.00	\$12,660.00
6	Material Cost Increase	1	LS	\$31,343.48	\$31,343.48
WATER DISTRIBUTION TOTAL					\$431,630.48
F. RECLAIMED WATER SYSTEM					
1	4" PVC Main (with fittings)	2,827	LF	\$28.00	\$79,156.00
2	4" DIP	161	LF	\$62.00	\$9,982.00
3	2" HDPE	141	LF	\$17.00	\$2,397.00
4	4" Gate Valve	12	EA	\$1,990.00	\$23,880.00
5	Single Service- short	6	EA	\$830.00	\$4,980.00
6	Single Service - long	12	EA	\$1,105.00	\$13,260.00
7	Double Service - short	26	EA	\$1,465.00	\$38,090.00
8	Double Service - long	28	EA	\$1,765.00	\$49,420.00
9	Blow off assembly	1	EA	\$1,950.00	\$1,950.00
10	Connect to Existing	6	EA	\$11,625.00	\$69,750.00
11	Testing	3,129	LF	\$3.90	\$12,203.10
RECLAIMED WATER TOTAL					\$305,068.10
G. ROAD CONSTRUCTION					
Section 10B, 10GMod & Parallel Parking					
1	6" Stabilized Subbase LBR 40	10,362	SY	\$7.00	\$72,534.00
2	6" Base (FDOT certified)	7,981	SY	\$17.70	\$141,263.70
3	1" Type SP 9.5 asphalt (First Lift)	7,981	SY	\$10.25	\$81,805.25
4	1" Type SP 9.5 asphalt (Second Lift)	7,981	SY	\$10.00	\$79,810.00
5	Type F Curb	1,768	LF	\$34.10	\$60,288.80
6	Type A Curb	5,487	LF	\$32.30	\$177,230.10
7	Type D	75	LF	\$53.50	\$4,012.50
8	Valley Gutter Crossing	5	EA	\$4,778.25	\$23,891.25
9	Sod	1,726	SY	\$3.00	\$5,178.00
10	Temporary Pavement Markings	1	LS	\$4,068.00	\$4,068.00
11	Permanent Pavement Markings	1	LS	\$12,888.00	\$12,888.00
12	Traffic and Street Signs	1	LS	\$15,640.00	\$15,640.00
ALLEYS					
1	6" Stabilized Subbase LBR 40	1,992	SY	\$8.00	\$15,936.00
2	6" Base (FDOT certified)	1,329	SY	\$17.70	\$23,523.30
3	1" Type SP 9.5 asphalt (First Lift)	1,329	SY	\$10.25	\$13,622.25
4	1" Type S 9.5 asphalt (Second Lift)	1,329	SY	\$10.00	\$13,290.00
5	Temporary Pavement Markings	1	LS	\$5,000.00	\$5,000.00
6	Permanent Pavement Markings	1	LS	\$12,250.00	\$12,250.00
7	Traffic and Street Signs	1	LS	\$14,480.00	\$14,480.00
COMMON AREA					
1	5' wide Sidewalk - Thoroughfare & Common Area	923	SY	\$49.15	\$45,365.45
2	Handicap Ramps with mat	41	EA	\$842.95	\$34,560.95
ROAD CONSTRUCTION TOTAL					\$856,637.55

SUMMARY	
A. GENERAL CONDITIONS	172,375.60
B. EXCAVATION & GRADING	161,830.00
C. STORM DRAINAGE	550,037.80
D. SEWER	460,514.75
E. WATER DISTRIBUTION	431,630.48
F. RECLAIMED WATER SYSTEM	305,068.10
G. ROADS	856,637.55
TOTAL	2,938,094.28

EXCLUSIONS

The proposal price excludes the following:

-Any Bonds
-All Permits and Fees.
-Meters for watermain services.
-All landscaping and wetland/littoral plantings.

-Testing for and handling of radon material.
-Temporary drainage pipe and inlets.
-Driveway maintenance.
-Removal of contaminated or unsuitable material.

TERMS AND CONDITIONS

-See Original contract for terms and conditions.

TOTAL THIS REQUEST

\$2,938,094.28

ORIGINAL CONTRACT TOTAL \$ 31,938,845.45

ADD/DELETE C0# 1 THRU C0# 5 \$ (5,999,493.44)

TOTAL THIS CO (C0# 6) \$ 2,938,094.28

REVISED CONTRACT AMOUNT THRU C0# 6 \$ 28,877,446.29

ORIGINAL CONTRACT DAYS 570

ADD/DELETE C0# 1 THRU C0# 5 -

TOTAL DAYS THIS CO (C0# 6) 183

REVISED CONTRACT DAYS THRU C0# 6 753

This change to the original Contract has been reviewed and approved by the Contractor and the District Engineer and is executed and accepted per the signatures below. The District approves and accept this revision to the Contract

CONTRACTOR: 

Date: 7/31/24

DISTRICT
ENGINEER: **Jeb Mullock, PE**

Digitally signed by Jeb Mullock, PE
DN: C=US, E=jebm@znseng.com, O=ZNS Engineering, CN="Jeb Mullock, PE"
Reason: I have reviewed this document
Date: 2024.07.31 16:07:55-04'00'

Date: _____

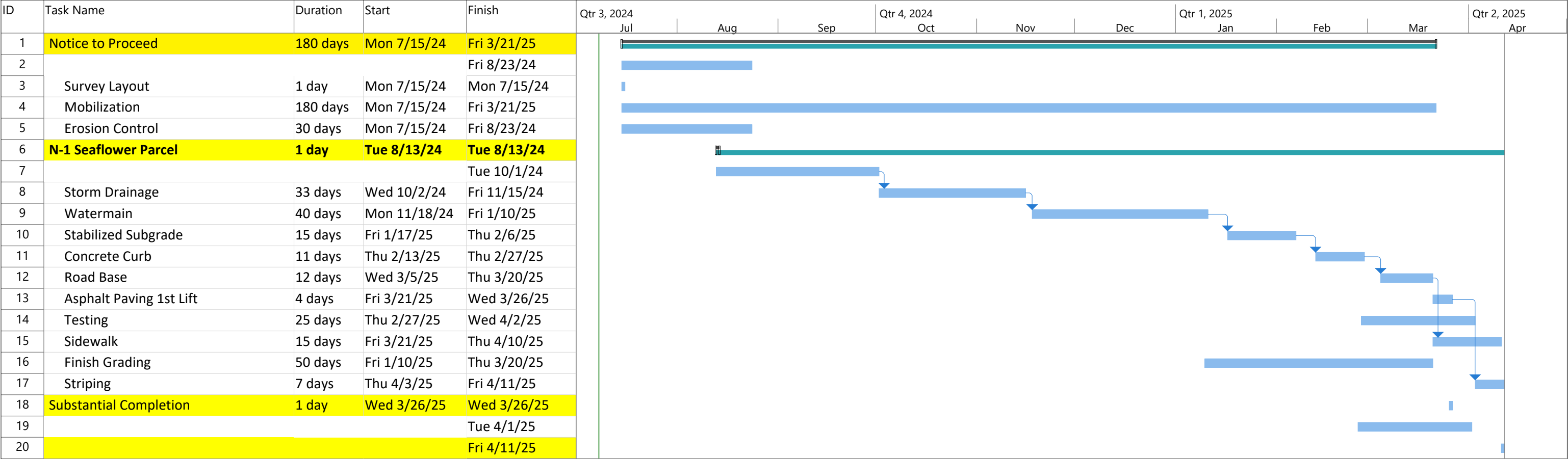
Accepted:

CDD: 

Date: July 31, 2024

Name: Gary Walker

Title: Chairman



Project: N-1 Schedule 6.25.24
Date: Mon 7/8/24

- Task
- Split
- Milestone
- Summary

- Project Summary
- Inactive Task
- Inactive Milestone
- Inactive Summary

- Manual Task
- Duration-only
- Manual Summary Rollup
- Manual Summary

- Start-only
- Finish-only
- External Tasks
- External Milestone

- Deadline
- Progress
- Manual Progress

-
-
-

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS BI

Utility Relocation Service, LLC

Change Order #1

This letter describes the consulting agreement between Utility Relocation Service, LLC (URS) LAKE FLORES CDD (Owner). Utility Relocation Service will provide assistance with all aspects of implementing the relocation of all existing dry utilities to make way for a new construction project, located in Bradenton, FL, known as LAKE FLORES - (Cortez Road West Scope)

URS's responsibilities will include but not be limited to managing the utility relocation process on right-of-way as follows:

1. Construction management of the relocations
 - a. Collaboration of utility engineers and their facilities
 - b. Collaboration with Owner's engineers
 - c. Coordination of utility providers' designs with owner's design
 - d. Administration/Supervision of all utility providers field construction operations

Terms of Engagement

Owner agrees to compensate Utility Relocation Service LLC (URS) an amount of Ten Thousand Dollars & Zero Cents (\$10,000.00) will be due at the notification of project completion.

URS will be solely responsible for any expenses it incurs with the exception of travel, lodging, and meal expenses when site meetings are required. Actual travel, lodging, and meal expenses will be billed simply as reimbursements to the developer.

Utility Relocation Service accepts no liability of any kind for the decisions made by

Owner based on any information or advice provided by Utility Relocation Service, LLC.

Upon approval of this letter by an authorized Agent, Utility Relocation Service LLC will be engaged and proceed with its responsibilities described herein.

This Letter is the entire Agreement between the two parties.

Submitted By:
Chris M Sirmans
Partner
Utility Relocation Service, LLC

Christopher M Sirmans 8/16/24
Signed & Dated

Approved By:
Lake Flores CDD
CORTEZ RD W

Title:

by Wale. 8/20/2024
Signed & Dated

DP
8.19.24

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS BII

Utility Relocation Service, LLC Change Order #1

This letter describes the consulting agreement between Utility Relocation Service, LLC (URS) LAKE FLORES CDD (Owner). Utility Relocation Service will provide assistance with all aspects of implementing the relocation of all existing dry utilities to make way for a new construction project, located in Bradenton, FL, known as LAKE FLORES - (75TH Street Scope)

URS's responsibilities will include but not be limited to managing the utility relocation process on right-of-way as follows:

1. Construction management of the relocations
 - a. Collaboration of utility engineers and their facilities
 - b. Collaboration with Owner's engineers
 - c. Coordination of utility providers' designs with owner's design
 - d. Administration/Supervision of all utility providers field construction operations

Terms of Engagement

Owner agrees to compensate Utility Relocation Service LLC (URS) an amount of Six Thousand Dollars & Zero Cents (\$6,000.00) will be due at the notification of project completion.

URS will be solely responsible for any expenses it incurs with the exception of travel, lodging, and meal expenses when site meetings are required. Actual travel, lodging, and meal expenses will be billed simply as reimbursements to the developer.

Utility Relocation Service accepts no liability of any kind for the decisions made by

Owner based on any information or advice provided by Utility Relocation Service, LLC.

Upon approval of this letter by an authorized Agent, Utility Relocation Service LLC will be engaged and proceed with its responsibilities described herein.

This Letter is the entire Agreement between the two parties

Submitted By:

Chris M Sirmans

Partner

Utility Relocation Service, LLC

Christopher M Sirmans

8/16/24

Signed & Dated

Approved By:

Lake Flores CDD

75th St W

Title:

Signed & Dated

AS
8.19.24

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS CI

UNDERGROUND DISTRIBUTION FACILITIES INSTALLATION AGREEMENT

This Agreement, made this 5 day of September, 2024 by and between Lake Flores Community Development District (hereinafter called the Customer) and Florida Power & Light Company, a corporation organized and existing under the laws of the State of Florida (hereinafter called FPL).

WITNESSETH:

Whereas, the Customer has applied to FPL for underground distribution facilities to be installed on Customer's property known as Lake Flores located in Manatee, Florida.
(City/County)

That for and in consideration of the covenants and agreements herein set forth, the parties hereto covenant and agree as follows:

1. The Customer shall pay FPL a Contribution in Aid of Construction of \$161,350.04 (the total Contribution) to cover the differential cost between an underground and an overhead system. This is based on the currently effective tariff filed with the Florida Public Service Commission by FPL and is more particularly described on Exhibit A attached hereto.
2. That a credit of \$23,268.09 shall be provided to the Customer for trenching, backfilling, installation of Company provided conduit and other work, as shown on Exhibit B, if applicable, and approved by FPL. If such credit applies, the resulting Contribution cash payment shall be \$138,081.95.
3. The contribution and credit are subject to adjustment when FPL's tariff is revised by the Florida Public Service Commission and the Customer has requested FPL to delay FPL's scheduled date of installation. Any additional costs caused by a Customer's change in the Customer's plans submitted to FPL on which the contribution was based shall be paid for by the Customer. The contribution does not include the cost of conversion of any existing overhead lines to underground or the relocation of any existing overhead or underground facilities to serve the property identified above.
4. That the Contribution provides for 277/480 volt, 3 phase (120/240 volt, single phase for URD Subdivisions) underground electrical service with facilities located on private property in easements as required by FPL. The Contribution is based on employment of rapid production techniques and cooperation to eliminate conflicts with other utilities. Underground service, secondary, and primary conductors are to be of standard FPL design, in conduit, and with above-grade appurtenances.
5. That the payment of the Contribution does not waive any provisions of FPL's Electric Tariff.

If the property is subject to an underground ordinance, FPL shall notify the appropriate governmental agency that satisfactory arrangements have been made with the Customer as specified by FPL.

Title to and ownership of the facilities installed as a result of this agreement shall at all times remain the property of FPL.

6. That good and sufficient easements, including legal descriptions and survey work to produce such easements, and mortgage subordinations required by FPL for the installation and maintenance of its electric distribution facilities must be granted or obtained, and recorded, at no cost to FPL, prior to trenching, installation and/or construction of FPL facilities. FPL may require mortgage subordinations when the Customer's property, on which FPL will install its facilities, is mortgaged and (1) there are no provisions in the mortgage that the lien of the mortgage will be subordinate to utility easements, (2) FPL's easement has not been recorded prior to the recordation of the mortgage, (3) FPL's facilities are or will be used to serve other parcels of property, or (4) other circumstances exist which FPL determines would make such a subordination necessary.
 - a) The Customer shall furnish FPL a copy of the deed or other suitable document which contains a full legal description and exact name of the legal owner to be used when an easement is prepared, as required by FPL.
 - b) The Customer shall furnish drawings, satisfactory to FPL, showing the location of existing and proposed structures on the Customer's construction site, as required by FPL.
 - c) Should for any reason, except for the sole error of FPL, FPL's facilities not be constructed within the easement, FPL may require the Customer to grant new easements and obtain any necessary mortgage subordinations to cover FPL's installed facilities, and FPL will release the existing easement. Mortgage subordinations will be necessary in this context when 1) the Customer's property on which FPL will install its facilities is mortgaged, 2) there are no provisions in the mortgage for subordination of the lien of the mortgage to utility easements, or 3) FPL's facilities are or will be used to serve other parcels of property.
7. Before FPL can begin its engineering work on the underground electric distribution facilities, the Customer shall provide FPL with the following:
 - a) Paving, grading, and drainage plans showing all surface and sub-surface drainage satisfactory to FPL,
 - b) A construction schedule,
 - c) An estimate of when electric service will be required, and
 - d) Copies of the Customer's final construction plans as well as other construction drawings (plot, site, sewage, electrical, etc.) requested by FPL. Plans provided by the Customer must be either recorded by the circuit clerk or other recording officer or prepared and certified as meeting the requirements for recording (except approval by the governing body) by a registered land surveyor.
8. Prior to FPL construction pursuant to this agreement, the Customer shall:
 - a) Clear the FPL easement on the Customer's property of tree stumps, all trees, and other obstructions that conflict with construction, including the drainage of all flooded areas. The Customer shall be responsible for clearing, compacting, boulder and large rock removal, stump removal, paving and addressing other special conditions. The easement shall be graded to within six inches of final grade with soil stabilized.
 - b) Provide property line and corner stakes, designated by a licensed surveyor, to establish a reference for locating the underground cable trench route in the easement and additional reference points when required by FPL. Also, the Customer shall provide stakes identifying the location, depth, size and type facility of all non-FPL underground facilities within or near the easement where FPL distribution facilities will be installed. The Customer shall maintain these stakes, and if any of these stakes are lost, destroyed or moved and FPL requires their use, the Customer shall replace the stakes at no cost to FPL, unless the stakes are lost, destroyed or moved by an agent, employee, contractor or subcontractor of FPL, in which case FPL will pay the Customer the cost of replacing the stakes.

- c) It is further understood and agreed that subsequent relocation or repair of the FPL system, once installed, will be paid by the Customer if said relocation or repair is a result of a change in the grading by the Customer or any of the Customer's contractors or subcontractors from the time the underground facilities were installed; and, that subsequent repair to FPL's system, once installed, will be paid by the Customer if said repair is a result of damage caused by the Customer or any of the Customer's contractors or subcontractors.
- d) Provide sufficient and timely advance notice (0 days) as required by FPL, for FPL to install its underground distribution facilities prior to the installation of paving, landscaping, sodding, sprinkler systems, or other surface obstructions. In the absence of sufficient coordination, as determined by FPL, by the Customer, all additional costs for trenching and backfilling shall be paid by the Customer, and none of the costs of restoring paving, landscaping, grass, sprinkler systems and all other surface obstructions to their original condition, should they be installed prior to FPL's facilities, shall be borne by FPL.
- e) Pay for all additional costs incurred by FPL which may include, but are not limited to, engineering design, administration and relocation expenses, due to changes made subsequent to this agreement on the subdivision or development layout or grade.
- f) Provide applicable trenching, backfilling, installation of Company provided conduit and other work in accordance with FPL specifications more particularly described on Exhibit B attached hereto. At the discretion of FPL, either correct any discrepancies, within two (2) working days, found in the installation that are inconsistent with the instructions and specifications attached to this agreement or pay the associated cost to correct the installation within thirty (30) days of receiving the associated bill, and in either case, reimburse FPL for costs associated with lost crew time due to such discrepancies.

9. FPL shall:

- a) Provide the Customer with a plan showing the location of all FPL underground facilities, point of delivery, and transformer locations and specifications required by FPL and to be adhered to by the Customer.
- b) Install, own, and maintain the electric distribution facilities up to the designated point of delivery except when otherwise noted.
- c) Request the Customer to participate in a pre-construction conference with the Customer's contractors, the FPL representatives and other utilities within six (6) weeks of the start of construction. At the pre-construction conference, FPL shall provide the Customer with an estimate of the date when service may be provided.

10. This Agreement is subject to FPL's Electric Tariff, including but not limited to the General Rules and Regulations for Electric Service and the Rules of the Florida Public Service Commission, as they are now written, or as they may be revised, amended or supplemented.

11. This agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the Customer and FPL.

The Customer and FPL will coordinate closely in fulfilling obligations in order to avoid delays in providing permanent electric service at the time of the Customer's receipt of a certificate of occupancy.

Accepted:

Scott Overbaugh 9/6/24
For FPL (Date)

Accepted:

[Signature] 9/5/24
Customer (Date)
Chairman
Sharon DeAngelis 9/5/24
Witness (Date)
[Signature] 9/5/24
Witness (Date)

PAYMENT COUPON

/4115006400063000262986180046673000013808195

Lake Flores CDD
CORTEZ 75W INVESTOR LLC
400 SE 12TH STREET BUILDING D
FT. LAUDERALE FL 33316

Cust. No.: 3000262986	Bill No.: 1800466730
Payment Due Upon Receipt	Amount Due This Bill \$ 138,081.95
Reference# 1J.D00012957873	

Your payment may be eligible to be paid online. Visit www.fpl.com/construction to learn more. You can also mail a check payable to FPL in USD to the FPL address listed below right. Please mail the top portion of the coupon with your check.

FPL
General Mail Facility
Miami FL 33188-0001

Please retain this portion for your records.

Florida Power & Light Company
Federal Tax Id.#: 59-0247775

Customer Name and Address

Lake Flores CDD.
CORTEZ 75W INVESTOR LLC
400 SE 12TH STREET BUILDING D
FT. LAUDERALE FL 33316

Customer Number: 3000262986
Reference Number: 1J.D00012957873
Bill Number: 1800466730
Bill Date: 06/03/2024

CURRENT CHARGES AND CREDITS

Customer No: 3000262986 Bill No: 1800466730

Description		Amount
UG RES FEEDER/8116 CORTEZ RD W Reference# 1J.D00012957873		138,081.95
For Inquiries Contact: Whitfield Svc Ctr 941-927-4278		Total Amount Due \$138,081.95 Payment Due Upon Receipt

(13.2.12.e.1) Single Phase per box	\$1,963.54	X		per box	\$ -
(13.2.12.e.2) Two Phase per box	\$2,562.44	X		per box	\$ -
(13.2.12.e.3) Three Phase per box	\$2,790.06	X	1	per box	\$ 2,790.06

(13.2.12.f) Additional installation charge for underground primary laterals including trench and cable-in-conduit which exceeds the limits set in 13.2.12.a to reach FPL designated point of delivery.

(13.2.12.f.1) Single Phase per foot	\$3.95	X		per ft.	\$ -
(13.2.12.f.2) Two Phase per foot	\$8.87	X		per ft.	\$ -
(13.2.12.f.3) Three Phase per foot	\$7.90	X		per ft.	\$ -

(13.2.12.g) Additional installation charge for underground primary laterals including trench and cable-in-conduit extended beyond the FPL designated point of delivery.

(13.2.12.g.1) Single Phase per foot	\$12.67	X		per ft.	\$ -
(13.2.12.g.2) Two Phase per foot	\$20.26	X		per ft.	\$ -
(13.2.12.g.3) Three Phase per foot	\$22.44	X		per ft.	\$ -

(13.2.12.h) UG Feeder					
(13.2.12.h) 1000 KCMIL (not including switch package)	\$32.72	X	2176	per ft.	\$ 71,198.72
(13.2.12.h) Switch package (6/6 or 9/3 per package)	\$43,680.63	X	2	each	\$ 87,361.26
(13.2.12.h) Switch package (4/4 per package)	\$43,680.63	X		each	\$ -

(13.2.13.a) Trench and backfilling credits

(13.2.13.a.1) Credit per foot of primary trench	\$4.64	X	3133	per ft.	\$ 14,537.12
(13.2.13.a.2) Credit per foot of secondary trench	\$3.68	X		per ft.	\$ -

(13.2.13.b) Conduit installation credits

(13.2.13.b.1) Credit per foot of 2" PVC	\$0.80	X		per ft.	\$ -
(13.2.13.b.2) Credit per foot of >2" PVC	\$1.12	X	5309	per ft.	\$ 5,946.08

(13.2.13.c) Handhole / primary splice box installation credits

(13.2.13.c.1) Credit per large HH (greater than 30") / Pri Splice Bo	\$310.50	X	1	HH(s)	\$ 310.50
(13.2.13.c.2) Credit per small / intermediate HH (30" or less)	\$81.83	X		HH(s)	\$ -

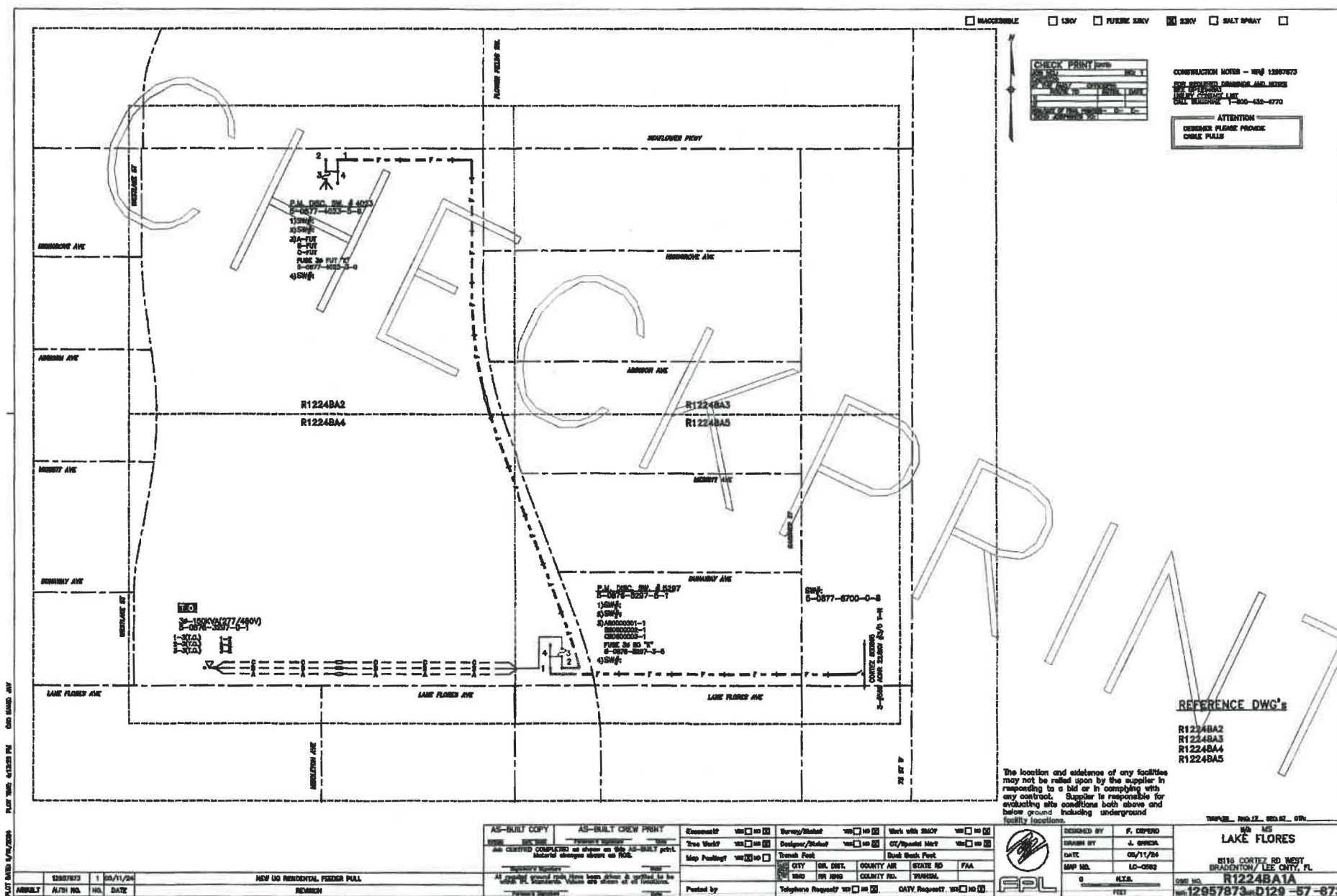
(13.2.13.d) Transformer / cap bank pad installation credits

(13.2.13.d.) Credit per pad	\$80.03	X	1	pad(s)	\$ 80.03
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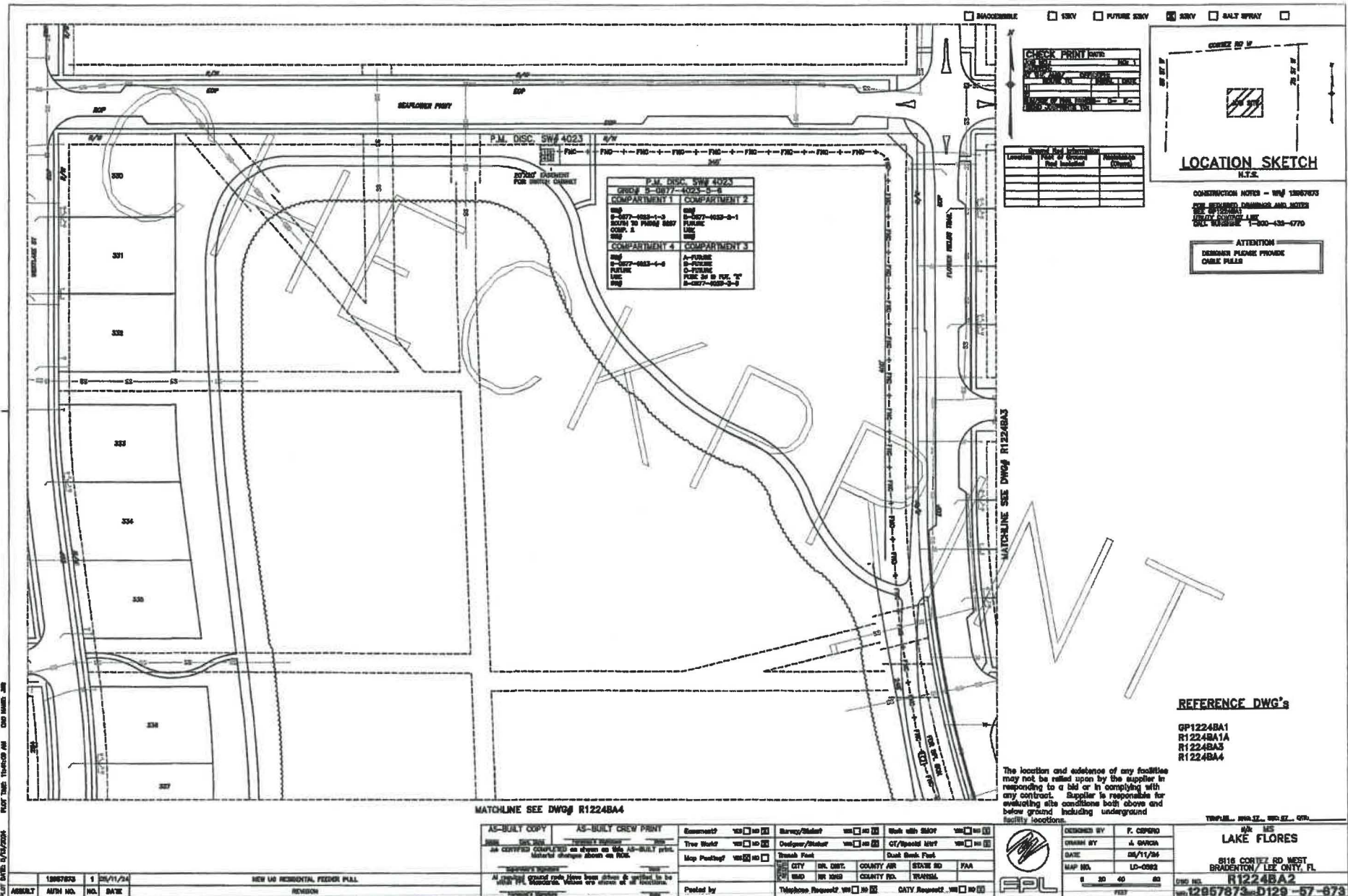
Feeder Splice Box Credit	\$886.68	X	1	each	\$ 886.68
Padmount Switch Chamber Credit	\$753.04	X	2	each	\$ 1,506.08

Additional Charges (e.g. non-rapid trenching, restoration, etc.)

TOTAL CONTRIBUTION:	\$ 161,350.04
LESS TOTAL CREDITS:	\$ 23,268.09
TOTAL CASH PAYMENT:	\$ 138,081.95
TOTAL CUSTOMER PAYMENT	\$ 161,350.04
(CONTRIBUTION MAT + LABOR)	\$ 23,268.09
(CONTRIBUTION CASH)	\$ 138,081.95



1 of 5



CHECK PRINT DATE

DATE	BY

Legend

LOCATION SKETCH
N.T.S.

CONSTRUCTION NOTES - WP# 12867033
SEE ATTACHED DIMENSIONS AND NOTES
SEE 10' TYPICAL
STREET CROWN LINE
E.L.C. MILEAGE 1+300-435-4770

ATTENTION
DESIGNER PLEASE PROVIDE
CHECK FILES

REFERENCE DWG's

GP1224BA1
R1224BA1A
R1224BA3
R1224BA4

The location and existence of any facilities may not be relied upon by the supplier in responding to a bid or in complying with any contract. Supplier is responsible for evaluating site conditions both above and below ground including underground facility locations.

DATE: 05/02/2004
 PLOT TIME: 11:45:09 AM
 CWD NAME: JMB

MATCHLINE SEE DWG# R1224BA4



DESIGNED BY	F. CORDO
DRAWN BY	J. GARCIA
DATE	05/11/04
MAP NO.	LC-0082
0 20 40 80 FEET	

TOWN: LEE COUNTY: LEE SECTION: 36 RANGE: 12N MERIDIAN: 30W	
LAKE FLORES 816 CORTEZ RD. WEST BRADENTON / LEE COUNTY, FL R1224BA2 12867873-0129-57-873	

AS-BUILT COPY AS-BUILT CREW PRINT AS-CERTIFIED COMPLETED on sheet or this AS-BUILT print. Material changes shown on R.O.S.		Easement? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES True Work? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Map Posting? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Survey/Status? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Designer/Status? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Break Point? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES CITY: BR. DIST. COUNTY: FOR. STATE: FL. FWA: ROAD: BR. HIGH. COUNTY: ROAD. TRAIL:	Walk with SMOY? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES CT/Speedy MVT? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Dual Bank Fuel? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Telephone Request? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES CANY Request? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
DESIGNED BY: _____ CHECKED BY: _____ DATE: _____		PLOTTED BY: _____ DATE: _____		

12867873	1	05/11/04	NEW LEO RESIDENTIAL FEEDER PLAN
ASSEMBLY	AUTH NO.	NO.	DATE
REVISION			

2 of 5

PAYMENT COUPON

/4115006400083000262986180046673000013808195

Lake Flores CDD
CORTEZ 75W INVESTOR LLC
400 SE 12TH STREET BUILDING D
FT. LAUDERALE FL 33316

Cust. No.: 3000262986	Bill No.: 1800466730
Payment Due Upon Receipt	Amount Due This Bill \$ 138,081.95
Reference# 1J.D00012957873	

Your payment may be eligible to be paid online. Visit www.fpl.com/construction to learn more. You can also mail a check payable to FPL in USD to the FPL address listed below right. Please mail the top portion of the coupon with your check.

FPL
General Mail Facility
Miami FL 33188-0001

Please retain this portion for your records.

Florida Power & Light Company
Federal Tax Id.#: 59-0247775
Customer Name and Address

Lake Flores CDD.
CORTEZ 75W INVESTOR LLC
400 SE 12TH STREET BUILDING D
FT. LAUDERALE FL 33316

Customer Number: 3000262986
Reference Number: 1J.D00012957873
Bill Number: 1800466730
Bill Date: 06/03/2024

CURRENT CHARGES AND CREDITS

Customer No: 3000262986 Bill No: 1800466730

Description		Amount
UG RES FEEDER/8116 CORTEZ RD W Reference# 1J.D00012957873		138,081.95
For Inquiries Contact: Whitfield Svc Ctr 941-927-4278		Total Amount Due \$138,081.95 Payment Due Upon Receipt

6 of 6

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS CII

EXHIBIT A



FPL Account Number: **77868-91106**

FPL Work Request Number: **13171026**

LED LIGHTING AGREEMENT

In accordance with the following terms and conditions, Lake Flores Community Development District (hereinafter called the Customer), requests on this 11th day of September, 2024, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) Cortez Road West/ 75 Street West, located in Bradenton, Florida.

(a) Installation and/or removal of FPL-owned facilities described as follows:

Fixture Description (1)	Watts	Lumens	Color Temperature	# Installed	# Removed
Contempo	38	3358	3000k	8	
Roadway	42	5000	3000k	12	

(1) Catalog of available fixtures and the assigned billing tier for each can be viewed at www.fpl.com/led

Pole Description	# Installed	# Removed
Standard Concrete tenon mount 20'	8	
Standard Concrete arm mount 30'	12	

- (b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.
- (c) Modification to existing facilities other than described above or additional notes (explain fully): 6' arm bracket

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$91.65. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$0 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
 - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
 - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
 - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

IT IS MUTUALLY AGREED THAT:

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
 - a. the addition of lighting facilities;
 - b. the removal of lighting facilities; and
 - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This Agreement supersedes all previous Agreements or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

Lake Flores Community Development District
Customer (Print or type name of Organization)

By: [Signature]
Signature (Authorized Representative)

GARY WALKER
(Print or type name)

Title: Chairman

FLORIDA POWER & LIGHT COMPANY

By: [Signature]
(Signature)

Anthony Brito
(Print or type name)

Title: FPL LT-1 Representative

EXHIBIT B



Revised:
01/11/24

LED Lighting Plan

Close date is INCLUSIVE of
-Signed Agreement
-CIAC
-Permitting & Assessments

Completion Date - Calculator
Tool

Date

Going Green

This plan reduces power consumption by
and that eliminates
or removing:

(3,408) kWh / year
(2) metric tons of CO₂ every year¹
(1) cars from the road²

¹ eGRID, U.S. Annual non-biomass CO₂ output emissions from year 2012 data
² U.S. Environmental Protection Agency

TOTAL	20	\$	-	\$	302.62	\$	-	\$	-
-------	----	----	---	----	--------	----	---	----	---

Installation Details		Existing	Option 1	Option 2	Option 3
1	select fixture:		Roadway 5,000L		
	fixture / pole:	1	1	1	1
	select pole:		30' with 22.5'MH Standard Concrete Side Mount		
	Fixture*		\$ 53.94		
	Pole		\$ 97.68		
	Quantity: 12				
	FPL Non-LED Conversion: No				
Full/Hybrid: Full					
FPL NW Area: No					
Monthly Total			\$ 182.01		

Installation Details		Existing	Option 1	Option 2	Option 3
2	select fixture:		Contempo 38 Watt 3000K (Post Top)		
	fixture / pole:	1	1	1	1
	select pole:		20' with 13'MH Standard Concrete Tenon Mount		
	Fixture*		\$ 35.96		
	Pole		\$ 65.12		
	Quantity: 8				
	FPL Non-LED Conversion: No				
Full/Hybrid: Full					
FPL NW Area: No					
Monthly Total			\$ 120.61		

*Includes fixture fee and monthly conversion fee where applicable.

**Includes Non-Fuel Energy charge, Fuel, Conservation, Capacity, Environmental, and Storm Charges.
Based upon FPL bill rates as of 01.01.22

EXHIBIT C

** ALC Calculator **

Type	ALC Description	Footage / Quantity	Cost*	Cost to Customer
Wire	OH			
UG	CBL IN DUCT	1313		
UG	17" hh	9		
Hybrid	Adapter			

\$ 91.65 MONTHLY COST TO CUSTOMER

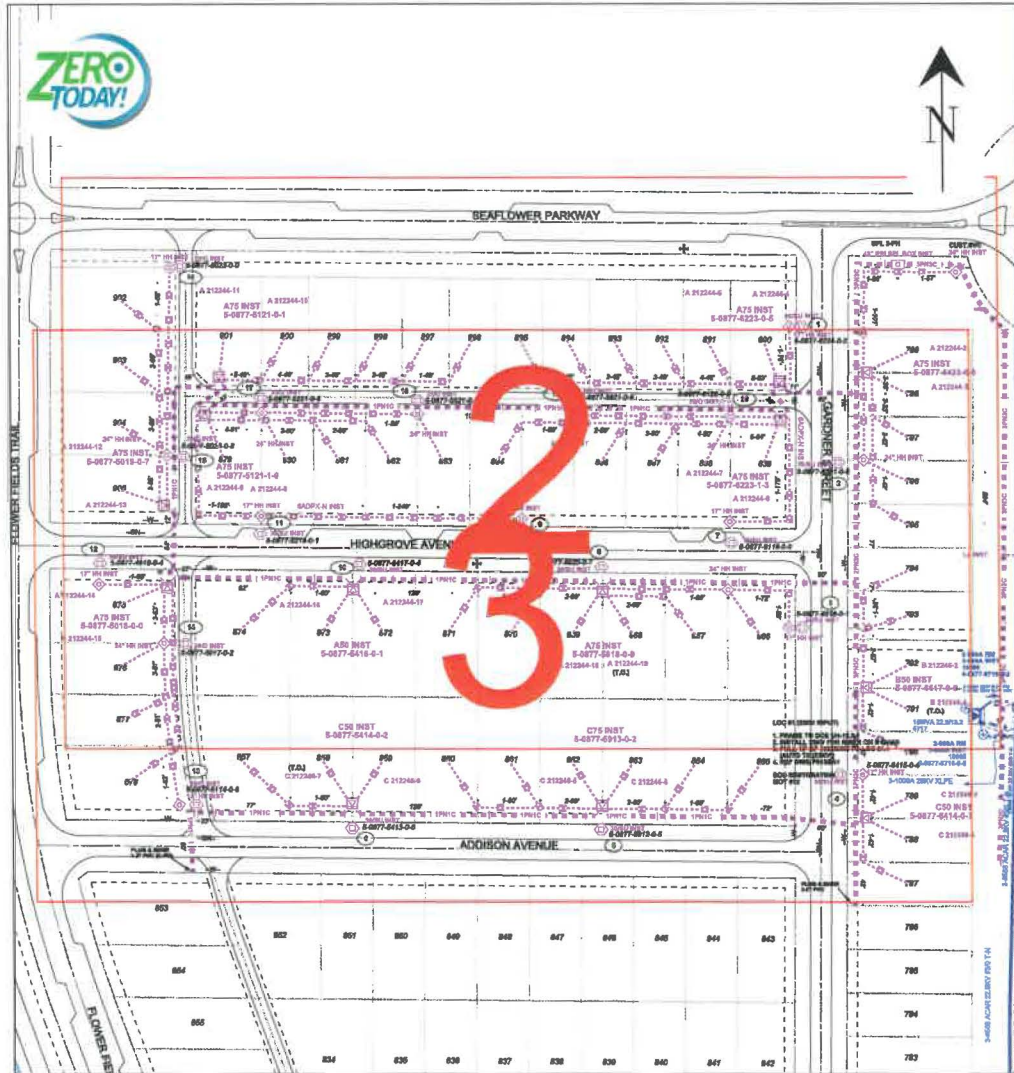
TARIFF ALC FACTOR 1.28%

EXHIBIT D

Cover Sheet: WR#13171026

Page 1 of 3

[] INACCESSIBLE [] 12KV [] 13KV [] FUTURE 23KV [X] 23KV [] FUTURE 25KV [] 25KV [X] SALT SPRAY [] ROCK



GENERAL NOTES

- NOTIFY CUSTOMERS OF TEMPORARY POWER AND TRAFFIC INTERRUPTIONS.
- PROVIDE WARNING SIGNALS FOR PEDESTRIANS AND TRAFFIC SIGNALS FOR MOTORISTS.
- SERVICE TO TRAFFIC SIGNAL, SCHOOL FLASHING SIGNAL, AND LIFT STATIONS MUST REMAIN ENERGIZED AT ALL TIMES.

CAUTION

- THIS DRAWING IS MERELY AN APPROXIMATION. EXACT LOCATION OF FPL COMPANY UNDERGROUND FACILITIES MUST BE DETERMINED PRIOR TO ANY SUBSURFACE OPERATIONS IN THIS AREA.
- ALL BOUNDARIES ARE APPROXIMATE. ONLY ACCURATE ON THE DAY OF THIS TRANSMISSION. FACILITY LOCATION AND DEPTH SUBJECT TO CHANGE WITHOUT NOTICE. NOT TO BE USED FOR SURVEY OR EXCAVATION PURPOSES.

NOTE: THE LOCATION AND EXISTENCE OF ANY FACILITIES MAY NOT BE RELIED UPON BY THE SUPPLIER IN RESPONDING TO A BID OR IN COMPLYING WITH ANY CONTRACT. SUPPLIER IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS BOTH ABOVE AND BELOW GROUND INCLUDING UNDERGROUND FACILITY LOCATIONS.

CALL SUNSHINE #811
48 HOURS BEFORE YOU DIG
LOCATE MARKINGS COLOR CODE

RED	ELECTRIC	BLUE	WATER
YELLOW	GAS-OIL-STEAM	GREEN	SEWER
PINK	TEMP. SURVEY MARKINGS	ORANGE	CABLE TV
WHITE	PROPOSED EXCAVATION		

American Disabilities Act
If pole placement location does not meet the minimum single point distance of 32" from edge of curb or back of sidewalk, contact your Production Lead, for further instructions.



-STUB, SEAL, AND ELECTRONICALLY MARK ALL EMPTY SERVICE CONDUITS AT THE LOT CORNER FOR FUTURE EXTENSION TO THE METER.



PLEASE BE ADVISED THAT RECEIPT OF THIS DRAWING AND/OR SURVEY, WHICH IS AN APPROXIMATION, DOES NOT RELIEVE YOU OF ANY STATUTORY OBLIGATIONS, INCLUDING THE PROVISIONS CONTAINED IN SECTION 556, FLORIDA STATUTES.
CALL 811 (Sunshine811) PRIOR TO ANY EXCAVATION ACTIVITIES

Construction Notes:

REQUIRED DRAWINGS:
WR_13171026_18X24 UG

- CABLE:
- STREET LIGHT IS #6 DPX HM-HD IN 1-2" PVC WITH 24" MIN COVER
 - ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER
 - XXX' DENOTES CABLE PULL DISTANCE
 - UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING
 - STREET LIGHTS:

-STREET LIGHTS LOC 11-12 : 3000K LED ROADWAY ARM MOUNT ON 30 FT CONCRETE POLES - FPL OWNED AND MAINTAINED

-STREET LIGHTS LOC 13-20 : 3000K LED POST TOP CONTEMPO ON 20 FT TENON MOUNT CONCRETE POLES - FPL OWNED AND MAINTAINED

LARGEST A/C TONS:

HOME SQ. FT.



Job Owner:	Michelle Milich	M/A: M8	Township: 36 Range: 17 Section 07
Designer:	Kirkland Thomas		LAKE FLORES PH-1B-1A SL
Date:	08/12/2024		
Original Size:	18 x 24		
Draw No.	13171026_18x24 UG.dwg		
Map:	LC0092		
WR:	13171026		

Sheet 18 x 24

PRINTED BY: bcdwink

PLOT DATE/TIME: 08/12/2024 08:54:21

4			
3			
2	07/31/2024	INSTALL 9-39W 3000K LED POST TOP CONTEMPO STREET LIGHTS ON 20 FT TENON MOUNT CONCRETE POLES	
1	07/31/2024	INSTALL 12-42W 3000K LED ROADWAY ARM MOUNT STREET LIGHTS ON 30 FT CONCRETE POLES	
IPC	DATE		

REVISION

Examined?	[]	Tree Work?	[]	Tree Access?	[]	Tree Staking Rec'd?	[]
Designer/Checker?	[]	CT/Revised Mr?	[]	Work with SMO?	[]	Survey/Checker?	[]
POLE LINE FT:		POLE LINE FT. ON TRANS. POLES:		TRENCH FT:		DUCT BANK FT:	
PERMIT REQD		CITY []	COUNTY RD []	COUNTY AIR []	STATE RD []	FAA []	
REQD		WMD []	RR/XING []	DR. DIST. []	TRANSM. []		
Requested Tel. Co. Set Poles?	[]	Requested Tel. Co. Transfer?	[]	Requested CATV Transfer?	[]		

FEEDERS:

[] INACCESSIBLE

[] 13KV

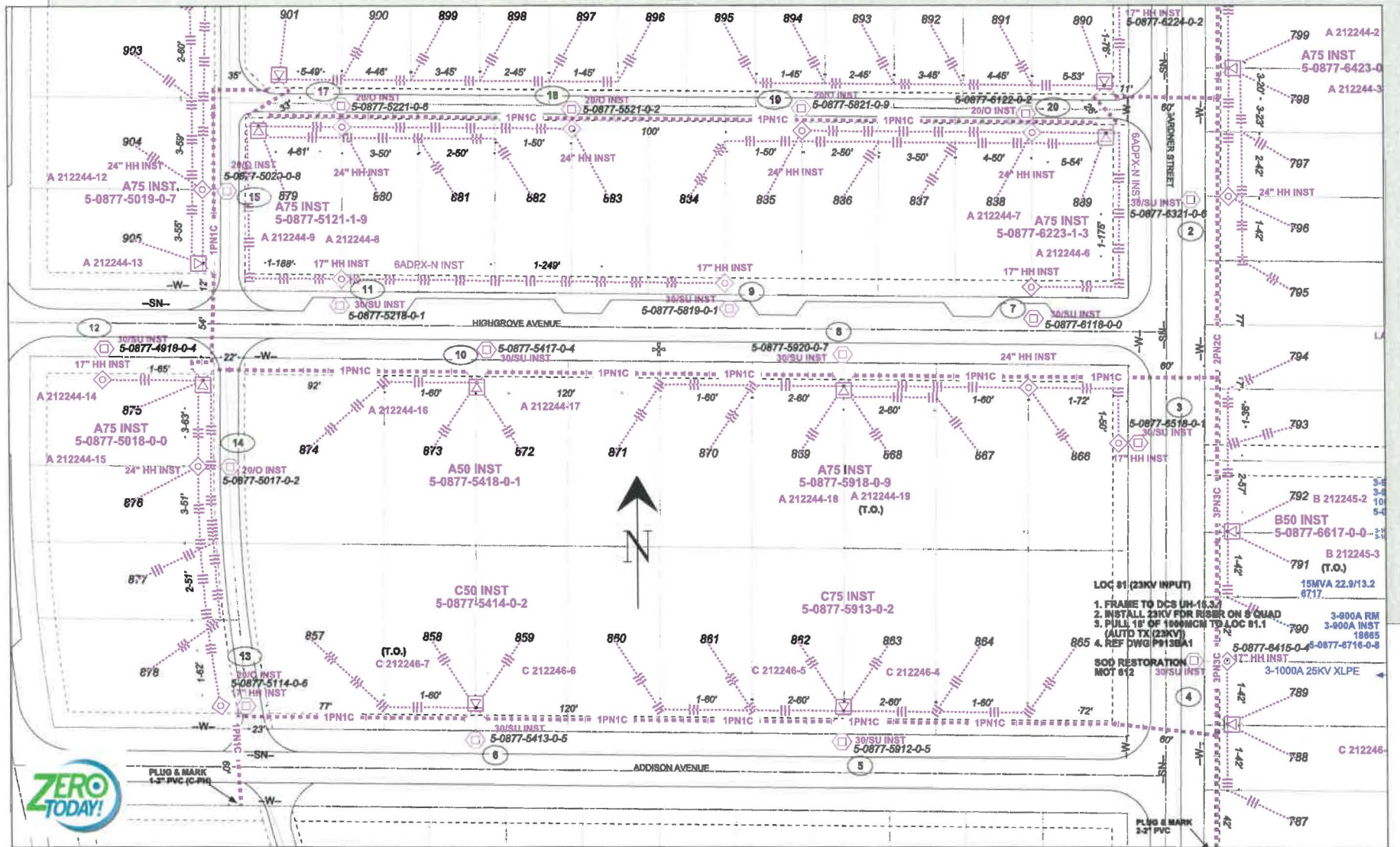
[] FUTURE 23KV

[x] 23KV

[x] SALT SPRAY

[] ROCK

PAGE 2



Job Owner:	Michelle Milch	Township:	35 Range: 17 Section 07
Designer:	Kirkland Thomas		LAKE FLORES PH-1B-1A SL
Date:	08/02/2024		
Original Size:	18 x 24		
Draw No.	15171028_18x24 UG.mxd	Map:	LC0009
WIC:	13171028		Page 3 of 3

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS CIII

EXHIBIT A



FPL Work Request Number: 13275374

In accordance with the following terms and conditions, Lake Flores Community Development District (hereinafter called the Customer), requests on this 11th day of September, 2024, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) Cortez Road West/ 75 Street West, located in Bridenton, Florida.

[illegible]

1

Pole Description	# Installed	# Removed
Standard Concrete tenon mount 20'	11	
Standard Concrete arm mount 30'	38	

- (b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.
- (c) Modification to existing facilities other than described above or additional notes (explain fully): 6' arm bracket

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$270.70. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$0 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
 - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
 - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
 - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

IT IS MUTUALLY AGREED THAT:

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
 - a. the addition of lighting facilities;
 - b. the removal of lighting facilities; and
 - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This Agreement supersedes all previous Agreements or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

Lake Flores Community Development District
Customer (Print or type name of Organization)

By: [Signature]
Signature (Authorized Representative)

GARY WALKER
(Print or type name)

Title: Chairman

FLORIDA POWER & LIGHT COMPANY

By: [Signature]
(Signature)

Anthony Brito
(Print or type name)

Title: FPL LT-1 Representative

EXHIBIT B



- Signed Agreement
- CIAC
- Permitting & Easements

Completion Date - Calculator Tool

Date _____

Going Green

This plan reduces power consumption by:
and that eliminates:
or removing:

(b) metric tons of CO₂ every year¹
(c) cars from the road²

[†]ACIP25, (A)5, approval number C003 output emission rule, year 2002 case.

Installation Details		Existing	Option 1	Option 2	Option 3
2		select fixture:	Contempo 38 Watt 3000K (Post Top)		
		fixture / pole:	1	1	1
		select pole:	20' with 13'MH Standard Concrete Tenon Mount		
Quantity:	11	Fixture*	\$ 49.45		
		Pole	\$ 89.54		
FPL Non-LED Conversion:	No	Maintenance	\$ 15.95		
Full/Hybrid:	Full	Energy**	\$ 10.90		
FPL NW Area:	No	Monthly Total	\$ 165.83		

*Includes fixture fee and monthly conversion fee where applicable.

Based upon FPL bill rates as of 01.01.22

EXHIBIT C

** ALC Calculator **

Type	ALC Description	Footage / Quantity	Cost*	Cost to Customer
Wire	OH			
UG	CBL IN DUCT	3798		
UG	17" hh	31		
Hybrid	Adapter			

\$ 270.70 MONTHLY COST TO CUSTOMER

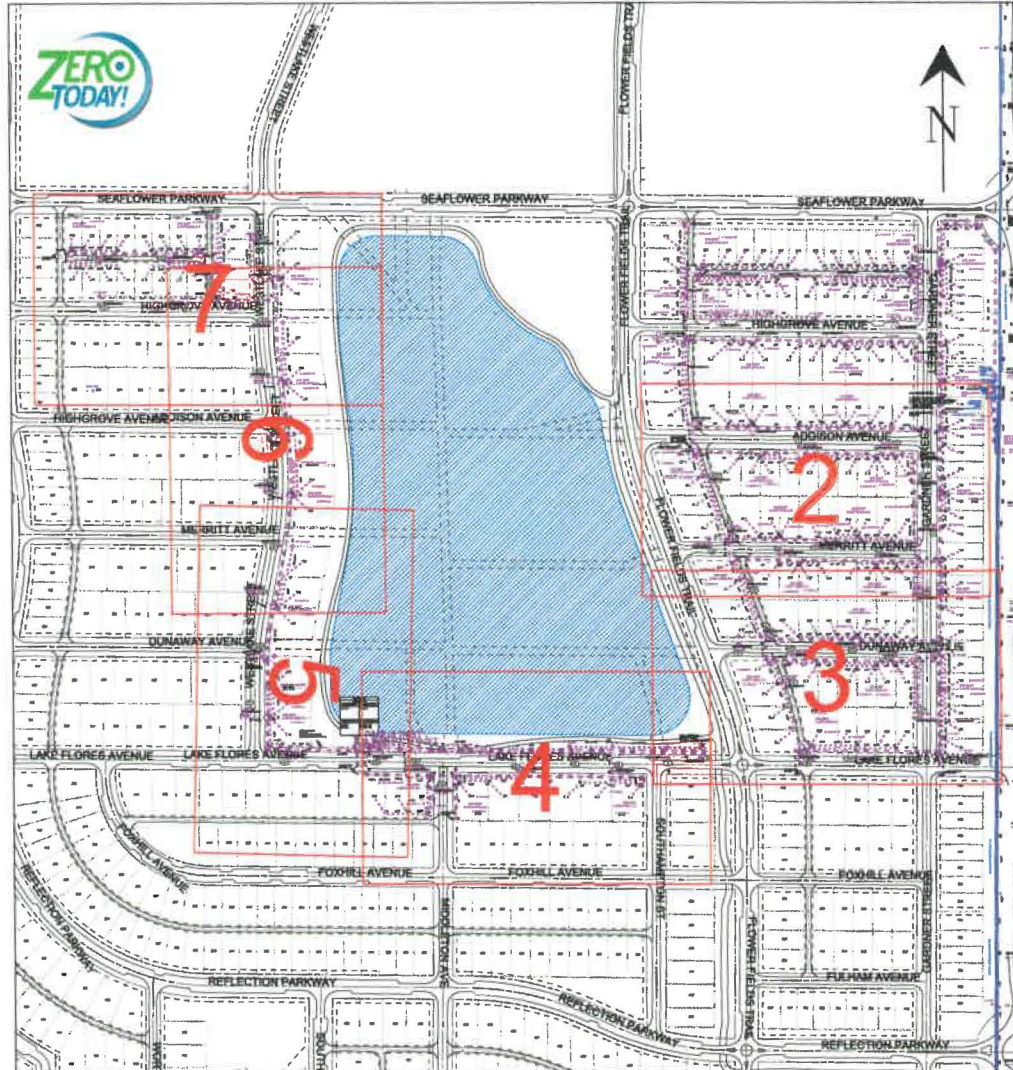
TARIFF ALC FACTOR 1.28%

EXHIBIT D

Cover Sheet: WR#13275374

Page 1 of 7

[] INACCESSIBLE [] 12KV [] 13KV [] FUTURE 23KV [X] 23KV [] FUTURE 25KV [] 25KV [X] SALT SPRAY [] ROCK



GENERAL NOTES
 - NOTIFY CUSTOMERS OF TEMPORARY POWER AND TRAFFIC INTERRUPTIONS.
 - PROVIDE WARNING SIGNALS FOR PEDESTRIANS AND TRAFFIC SIGNALS FOR MOTORISTS.
 - SERVICE TO TRAFFIC SIGNAL, SCHOOL FLASHING SIGNAL, AND LIFT STATIONS MUST REMAIN ENERGIZED AT ALL TIMES.

CAUTION
 - THIS DRAWING IS MERELY AN APPROXIMATION. EXACT LOCATION OF FPL COMPANY UNDERGROUND FACILITIES MUST BE DETERMINED PRIOR TO ANY SUBSURFACE OPERATIONS IN THIS AREA.
 - ALL BOUNDARIES ARE APPROXIMATE. ONLY ACCURATE ON THE DAY OF THIS TRANSMISSION. FACILITY LOCATION AND DEPTH SUBJECT TO CHANGE WITHOUT NOTICE. NOT TO BE USED FOR SURVEY OR EXCAVATION PURPOSES.

NOTE: THE LOCATION AND EXISTENCE OF ANY FACILITIES MAY NOT BE RELIED UPON BY THE SUPPLIER IN RESPONDING TO A BID OR IN COMPLYING WITH ANY CONTRACT. SUPPLIER IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS BOTH ABOVE AND BELOW GROUND INCLUDING UNDERGROUND FACILITY LOCATIONS.

CALL SUNSHINE #811
48 HOURS BEFORE YOU DIG
LOCATE MARKINGS COLOR CODE

RED	ELECTRIC	BLUE	WATER
YELLOW	GAS-OIL-STEAM	GREEN	SEWER
PINK	TEMP. SURVEY MARKINGS	ORANGE	CABLE TV
WHITE	PROPOSED EXCAVATION		

American Disabilities Act
 If pole placement location does not meet the minimum single point distance of 32" from edge of curb or back of sidewalk, contact your Production Lead, for further instructions.

-STUB, SEAL, AND ELECTRONICALLY MARK ALL EMPTY SERVICE CONDUITS AT THE LOT CORNER FOR FUTURE EXTENSION TO THE METER.



PLEASE BE ADVISED THAT RECEIPT OF THIS DRAWING AND/OR SURVEY, WHICH IS AN APPROXIMATION, DOES NOT RELIEVE YOU OF ANY STATUTORY OBLIGATIONS, INCLUDING THE PROVISIONS CONTAINED IN SECTION 556, FLORIDA STATUTES.
 CALL 811 (Sunshine811) PRIOR TO ANY EXCAVATION ACTIVITIES

Construction Notes:

REQUIRED DRAWINGS:
 WR_13275374_18x24 UG

CABLE:
 -STREET LIGHT IS #6 DPX HM-HD IN 1-2" PVC WITH 24" MIN COVER
 -STREET LIGHT IS #1/0 TPX HM-HD IN 1-2" PVC WITH 24" MIN COVER
 -ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER
 -XXX DENOTES CABLE PULL DISTANCE
 -UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING
STREET LIGHTS:
 -STREET LIGHTS LOC 1-38: 42W 3000K LED ROADWAY ARM MOUNT ON 30 FT CONCRETE POLES - FPL OWNED AND MAINTAINED
 -STREET LIGHTS LOC 39-49: 38W 3000K LED POST TOP CONTEMPO ON 20 FT TENON MOUNT CONCRETE POLES - FPL OWNED AND MAINTAINED

LARGEST A/C TONS:			
HOME SQ. FT.			
Job Owner:	Michelle Mlich	MIA: MB	Township: 17 Range: 17 Section: 07
Designer:	Kirkland Thomas	LAKES FLORES Ph 1B-1B SL	
Date:	06/02/2024		
Original Size:	18 x 24	8118 CORTEZ RD W, BRADENTON, 34210	
Sheet:	207	414	Dwg No. 13275374_18x24 UG.dwg
FPL		Map: LC0088	
		WR# 13275374	
		Page 1 of 7	

Plot Date/Time: 06/02/2024 06:25:10
 PRINTED BY: jtdw@fpl.com

IPC	DATE	REVISION
4		
3		
2	07/31/2024	INSTALL 11-38W 3000K LED POST TOP CONTEMPO STREET LIGHTS ON 20 FT TENON MOUNT CONCRETE POLES
1	07/31/2024	INSTALL 38-42W 3000K LED ROADWAY ARM MOUNT STREET LIGHTS ON 30 FT CONCRETE POLES

Basement? []	Tree Work? []	Tree Access? []	Tree Staking Req'd? []
Designer/Checker? []	CT/Special MM? []	Work with BMO? []	Survey/Status? []
POLE LINE FT:	POLE LINE FT. ON TRANSM. POLES:	TRENCH FT:	DUCT BANK FT:
PERMIT CITY []	COUNTY RD []	COUNTY AIR []	STATE RD []
REQD WMD []	RR XING []	DR. DIST. []	TRANS. []
Requested Tel. Co. Set Point? []	Requested Tel. Co. Transfer? []	Request CATV Transfer? []	

FEEDERS:

[] INACCESSIBLE

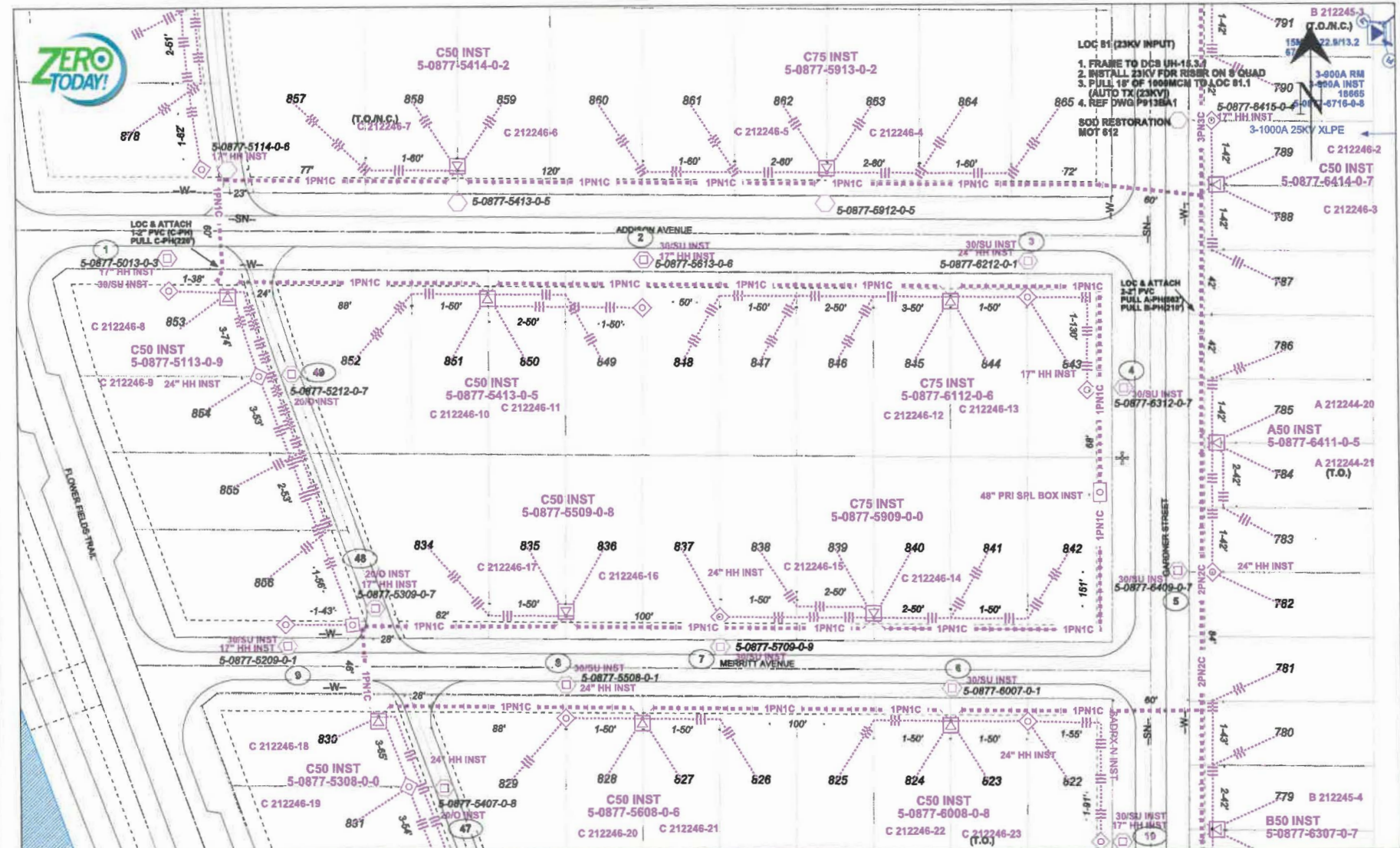
[] 13KV

[] FUTURE 23KV

[X] 23KV

[X] SALT SPRAY

[] ROCK



PAGE 3



Job Owner:	Michelle Mitchell	Township:	35 Range: 17 Section: 07
Designer:	Kirkland Thomas	LAKES FLORES Ph 1B-1B SL	
Date:	06/22/2024	Original Size: 18 x 24	
8118 CORTEZ RD W, BRADENTON, 34210		Dwg No. 1327574_1B-24 UG.dwg	Map: LC0589
7' 40' 80'		WC: 1327574	Page 2 of 7

Scale: 1/8" = 1'

PRINTED BY: iadwork

PLOT DATE/TIME: 06/22/2024 09:26:12

4		AS-BUILT CREW PRINT	Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on PDES.	Tree Work? []	Tree Access? []	Tree Staking Req'd? []
3	07/31/2024	Designer's Signature	Supervisor's Signature	CT/Special Mt? []	Work with BMO? []	Survey/State? []
2	07/31/2024	AS-BUILT COPY	All required ground rods have been driven & verified to be within PPL standards. Values are shown at all locations.	POLE LINE FT:	POLE LINE FT, ON TRANS. POLES:	TRENCH FT:
1	07/31/2024	INSTALL 11-30W 3000K LED POLE TOP CONTINGO STREET LIGHTS ON 25 FT TISMAN MOUNT CONCRETE POLES	PERMIT CITY [] COUNTY RD [] COUNTY AIR [] STATE RD [] FAA []	RR XING [] DR. DIST. [] TRANS. []	DUCT BANK FT:	
IPC	DATE	REVISION	Requested Tel. Co. Set Pole? []	Requested Tel. Co. Transfer? []	Request CATV Transfer? []	

FEEDERS:

[] INACCESSIBLE

[] 13KV

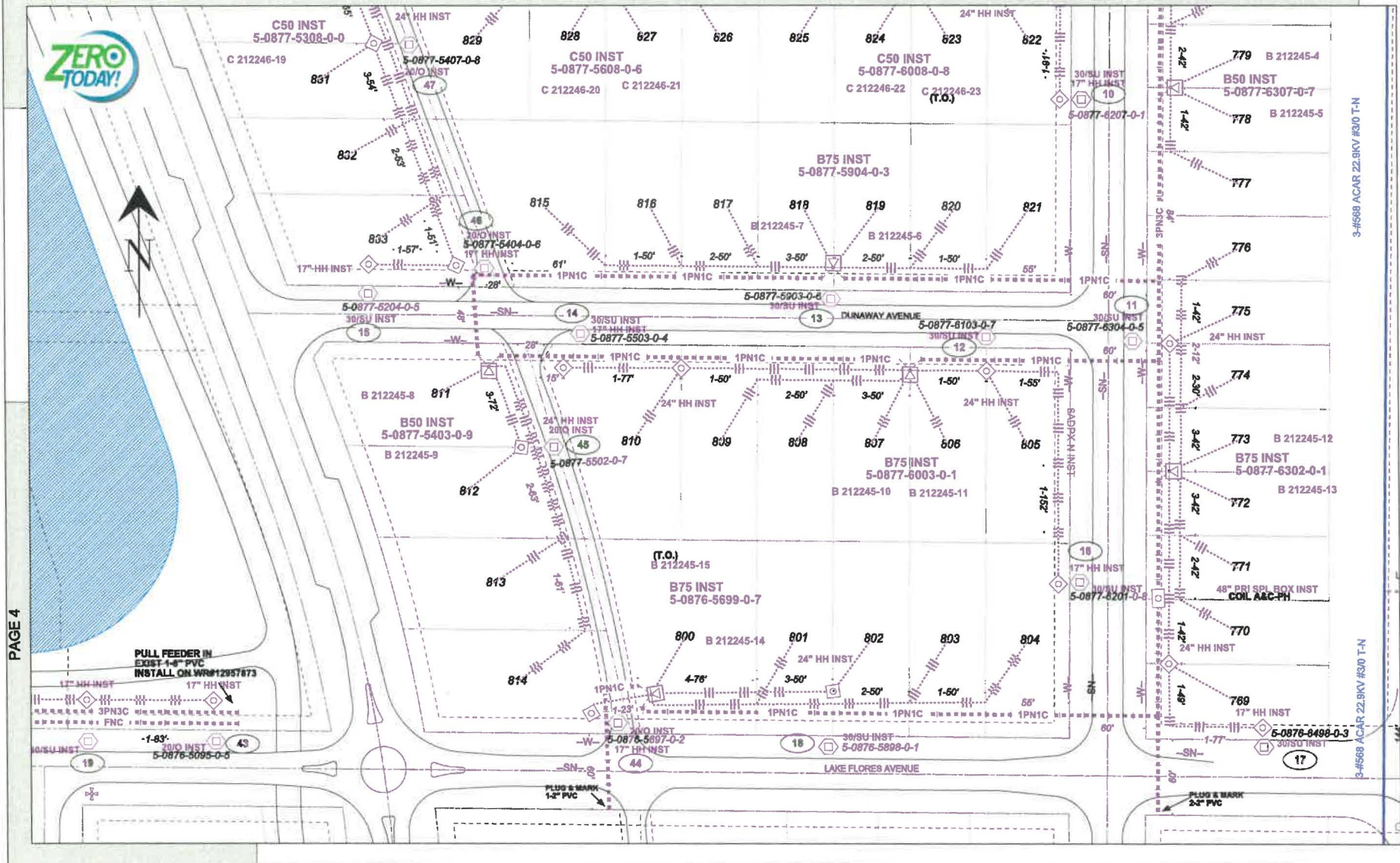
[] FUTURE 23KV

[X] 23KV

[X] SALT SPRAY

[] ROCK

PAGE 2



Sheet 18 of 24

PRINTED BY: jcdw@fpl.com

PLOT DATE/TIME: 06/02/2024 09:26:14

4	DATE	REVISION
3	07/31/2024	INSTALL 11-30W 300K LED POST TOP CONTRAPOST STREET LIGHTS ON 30 FT TENSION MOUNT CONCRETE POLES
1	07/31/2024	INSTALL 30-42W 300K LED ROADWAY ARM MOUNT STREET LIGHTS ON 30 FT CONCRETE POLES

AS-BUILT CREW PRINT	
Foreman's Signature	Date
AS-BUILT COPY	
Initials	Cart. Date

Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Mistake changes shown on R.O.C.	
Supervisor's Signature	Date
All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.	
Foreman's Signature	Date

Essessment? []	Tree Work? []	Tree Access? []	Tree Staking Req? []
Designer/State? []	CT/Special MR? []	Work with SMO? []	Survey/State? []
POLE LINE FT:	POLE LINE FT. ON TRANS. POLES:	TRENCH FT:	DUCT BANK FT:
PERMIT REQ? []	COUNTY RD []	COUNTY AIR []	STATE RD []
WMD []	RR XING []	DR. DIST. []	TRANS. []
Requested Tel. Co. Set Poles? []	Requested Tel. Co. Transfer? []	Request CATV Transfer? []	



Job Owner:	Michelle Milich	Township: 36 Range: 17 Section 07
Designer:	Kirkland Thomas	LAKES FLORES Ph 1B-1B SL
Date:	06/02/2024	
Original Size: 18 x 24	8116 CORTIZ RD W, BRADENTON, 34210	
0' 40' 80'	Dwg No. 13275374_1b24 U3.rvt	Map: LC0589
	WR: 13275374	Page 3 of 7

FEEDERS:

[] INACCESSIBLE

[] 13KV

[] FUTURE 23KV

[X] 23KV

[X] SALT SPRAY

[] ROCK

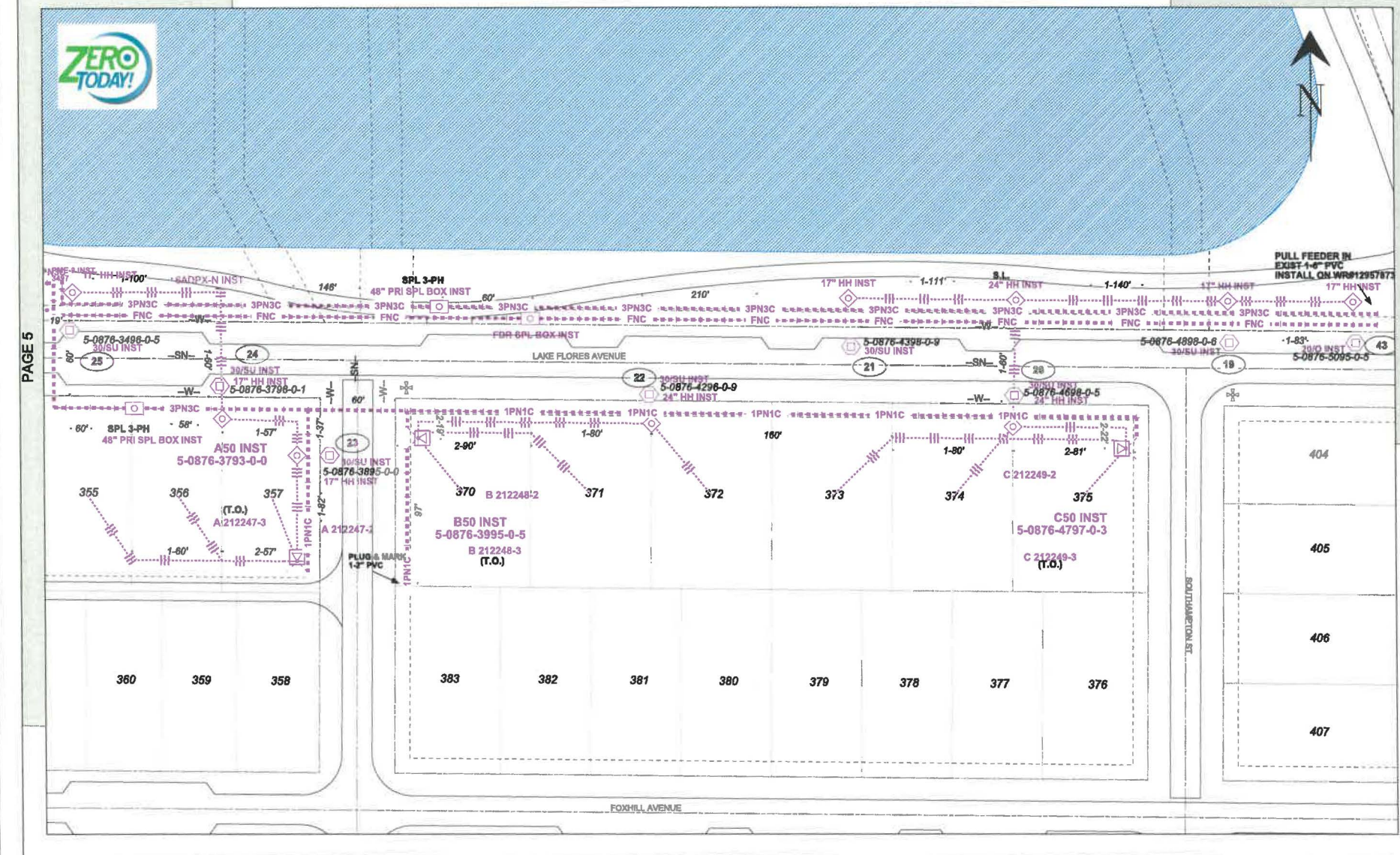


PAGE 5

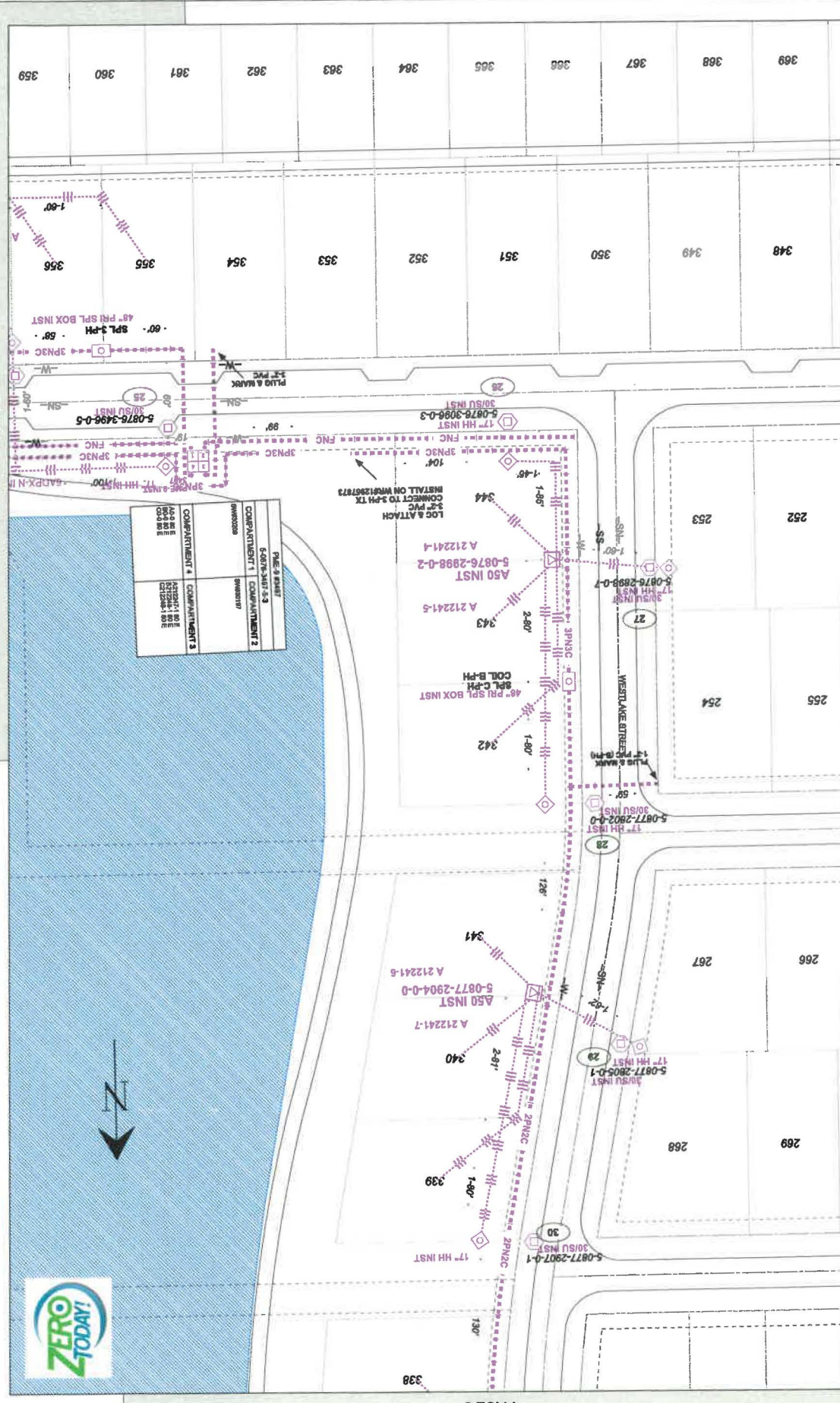
PAGE 3

Scale: 1/8" = 24'

PRINTED BY: kshwark

PLOT DATE/TIME: 06/22/2024 06:28:16
IPC

4			AS-BUILT CREW PRINT	Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on R/S.	Easement? []	Tree Work? []	Tree Access? []	Tree Staking Req'd? []		Job Owner: Michelle Mitchell	Township: 35 Range: 17 Section 07	
3	07/31/2024		Foreman's Signature	Supervisor's Signature	Design/State? []	CT/Special Mt? []	Work with SMO? []	Survey/State? []		Designer: Kikland Thomas	LAKES FLORES Ph 1B-1B SL	
2	07/31/2024		AS-BUILT COPY	All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.	POLE LINE FT:	POLE LINE FT. ON TRANSM. POLES:	TRENCH FT:	DUCT BANK FT:		Date: 06/22/2024	Original Size: 18 x 24	8118 CORTEZ RD W, BRADENTON, 34210
1	07/31/2024				PERMIT CITY []	COUNTY RD []	COUNTY AIR []	STATE RD []		FAA []	Dwg No. 13275374_1b.dwg UG.dwg	Map: LC0586
	DATE	REVISION	Initials	Cont. Date	Requested Tel. Co. Set Poles? []	Requested Tel. Co. Transfer? []	Request CATV Transfer? []				WR: 13275374	Page 4 of 7

[illegible]

FEEDERS:

[] INACCESSIBLE

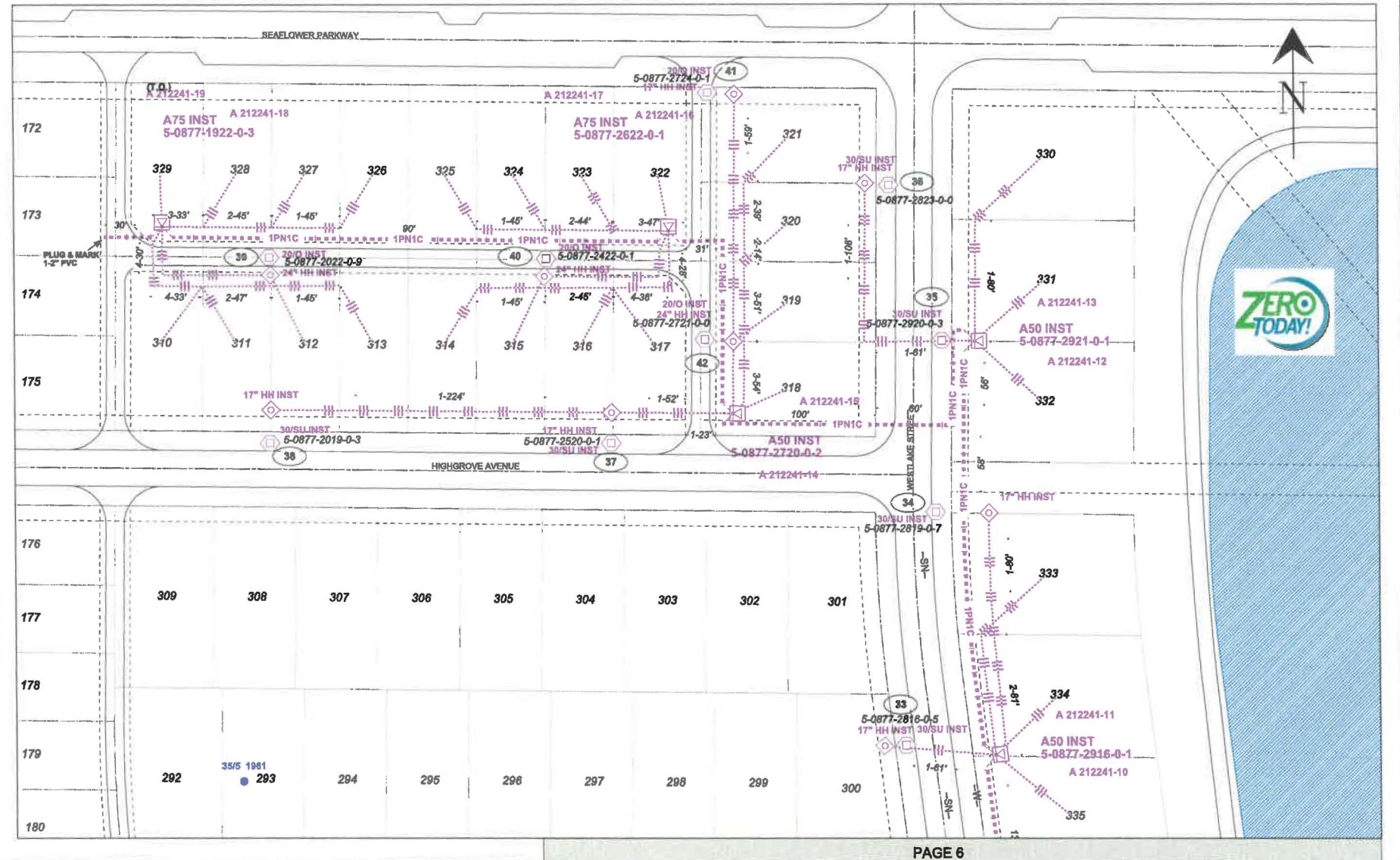
[] 13KV

[] FUTURE 23KV

[X] 23KV

[X] SALT SPRAY

[] ROCK



PAGE 6

Sheet 18 of 24

PRINTED BY: jcd/ewk

PLOT DATE/TIME: 08/02/2024 09:25:21

4		AS-BUILT CREW PRINT	Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on ROS.	Encasement? []	Tree Work? []	Tree Access? []	Tree Staking Req'd? []		Job Owner:	Michelle Mitchell	Township: 36 Range: 17 Section 07
3		Permittee's Signature	Supervisor's Signature	Designer/State? []	CT/Special IM? []	Work with SMO? []	Survey/State? []		Designer:	Kirkland Thomas	LAKES FLORES Ph 1B-1B SL
2	07/31/2024	AS-BUILT COPY	All required ground nails have been driven & verified to be within FPL standards. Values are shown at all locations.	POLE LINE FT:	POLE LINE FT. ON TRANSM. POLES:	TRENCH FT:	DUCT BANK FT:		Date:	08/02/2024	
1	07/31/2024	Initials	Permittee's Signature	PERMIT CITY []	COUNTY RD []	COUNTY AIR []	STATE RD []		Original Size:	18 x 24	8116 CORTEZ RD W, MIAMI, FL 33150
IPC	DATE	REVISION	Initials	Permittee's Signature	REQ'D WMD []	RR XING []	DR. DIST. []	TRANSM. []	0'	40'	80'
					Requested Tel. Co. Set Point? []	Requested Tel. Co. Transfer? []	Request CATV Transfer? []			Day No: 13276374_1b24 UQJ.mxd	Map: L00582
										WR: 13276374	Page 7 of 7

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS DI



1023 Manatee Avenue West, 7th Floor
Bradenton, FL 34205

Invoice

Invoice #: 149122
Invoice Date: 7/22/2024
Project #: 45688
Billing Period: 6/01/24-6/30/24
P.O. #:
Terms: Due on receipt

Bill To:

LAKE FLORES CDD
400 SE 12TH ST, BLDG. D
FORT LAUDERDALE, FL 33316

Project Name/Location

LAKE FLORES STAKEOUT

Description	Est Amt	Prior Amt	Amount
LAKE FLORES PHASE 1B-1 TASK 1: CONSTRUCTION STAKEOUT.	17,250.00		5,250.00
LAKE FLORES - CHANGE ORDER #2 DATED 7.25.2024 TASK 1: SURVEY OF WMN PONDS STAFF GAUCES. TASK 2: WATER SPOT ELEVATIONS FOR LAKE FLORES.	1,800.00		0.00
	675.00		0.00

Thank you for the opportunity to work with you. We appreciate your business.

Please indicate the project number on your remittance.

If you have any questions regarding the current charges on this invoice, we must receive your written inquiry within 15 days of the invoice date. Otherwise, the invoice will be deemed approved and accepted.

Highest Legal interest rate will be charged on delinquent accounts.

Phone #	Fax:	Tax ID #
941.748.8080	941.748.3316	65-0961154

Current Charges	\$5,250.00
-----------------	------------

Payments/Credits	\$0.00
Bal Due This Invoice	\$5,250.00

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS DII



1023 Manatee Avenue West, 7th Floor
Bradenton, FL 34205

Invoice

Invoice #: 149145
Invoice Date: 7/25/2024
Project #: 45688
Billing Period: 6/01/24-6/30/24
P.O. #:
Terms: Due on receipt

Bill To:

LAKE FLORES CDD
400 SE 12TH ST, BLDG. D
FORT LAUDERDALE, FL 33316

Project Name/Location

LAKE FLORES STAKEOUT

Description	Est Amt	Prior Amt	Amount
LAKE FLORES PHASE 1B-1 TASK 1: CONSTRUCTION STAKEOUT.	17,250.00	5,250.00	0.00
LAKE FLORES - CHANGE ORDER #2 DATED 7.25.2024 TASK 1: SURVEY OF WMN PONDS STAFF GAUCES. TASK 2: WATER SPOT ELEVATIONS FOR LAKE FLORES.	1,800.00		1,800.00
	675.00		675.00

Thank you for the opportunity to work with you. We appreciate your business.

Please indicate the project number on your remittance.

If you have any questions regarding the current charges on this invoice, we must receive your written inquiry within 15 days of the invoice date. Otherwise, the invoice will be deemed approved and accepted.

Highest Legal interest rate will be charged on delinquent accounts.

Phone #	Fax:	Tax ID #
941.748.8080	941.748.3316	65-0961154

Current Charges	\$2,475.00
-----------------	------------

Payments/Credits	\$0.00
Bal Due This Invoice	\$2,475.00

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS EI

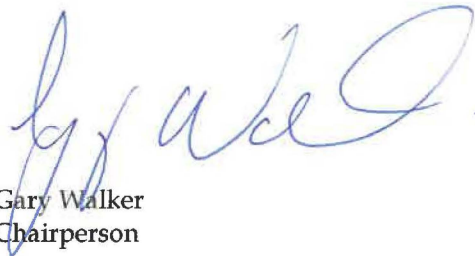
**Project Name: SeaFlower Village Center Phase 2A, SeaFlower Apartments
Operation and Maintenance Acceptance**

To Whom It May Concern:

I am writing as Chairperson of the Lake Flores Community Development District ("CDD"), a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and in connection with Permit No. 43042599.002 ("Permit"), which was issued by the Southwest Florida Water Management District for the construction of the CDD's stormwater system. Please use this letter as authorization to accept the runoff from the proposed project application No. 899856, SeaFlower Village Center Phase 2A, SeaFlower Apartments.

Please let us know if you have any questions, or need anything further in this regard.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary Walker", is positioned above the printed name.

Gary Walker
Chairperson

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS EII

September 23, 2024

**RE: SeaFlower Village Center Phase 2A, SeaFlower Apartments
Operation and Maintenance Instructions**

The following instructions are being furnished to the permittee, for the operation and maintenance of the Storm Water Management Facilities proposed for the referenced project. The instructions that follow are part of the requirements for approval of the Surface Water Management-Construction Permit Application under Chapter 40D-4 of the Florida Administrative Code for Regulation of Storm Water Management Facilities.

The Storm Water Management Facilities, including the surface water conveyance systems and attenuation and water quality treatment systems, have been designed to provide treatment of the first flush of rainfall runoff from the contributing drainage area. Periodic maintenance, including cleaning or replacement of the various elements of the system, will be required for the facilities to continue to operate as designed.

Normal maintenance requirements are as follows:

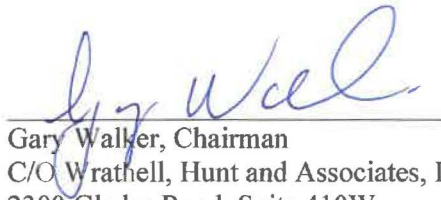
1. Sodded areas should be routinely mowed. Clippings, debris, and excessive vegetative growth are to be removed.
2. All storm sewers, outfall pipes, and inlets must be periodically inspected and cleared of any debris or silt that has collected. The minimum inspection schedule should include biannual inspections.
3. Following storm events and during all other routine inspections, the surface water management system must be observed for erosion of the side slopes in the ponds and conveyance ditches, inlets, the areas surrounding the drainage structures, and at the inflow or outfall swales or ditches. The disturbed areas must be repaired as quickly as possible.
4. Following storm events and during all other routine inspections, the surface water management system must be observed for areas denuded of vegetative cover. These areas must be replanted or resodded as quickly as possible.

The owner of the permitted system may enter into an agreement to assign the operation and maintenance responsibilities to another entity. Responsibility for maintenance and operation may be

transferred to another entity upon written notice to the Southwest Florida Water Management District from the permittee and from the entity assuming responsibility certifying that the transfer responsibility for operation and maintenance is in compliance with Chapter 40D-4.352 F.A.C. has been accepted. The operation and maintenance instructions stated above shall be given to the new entity responsible for maintenance and shall be included in any agreement between the permittee and the new maintenance entity.

All final conditions of the permit, limiting, general or specific shall be made a part of these operating and maintenance instructions and shall be kept at a location easily accessible to the operating authority.

Lake Flores Community Development District

A handwritten signature in blue ink, appearing to read "Gary Walker", is written over a horizontal line.

Gary Walker, Chairman
C/O Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS EIII

Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

Permit No.: _____ Application No.: 899586 Date Issued (if modification): _____

Identification or Name of Stormwater Management System: SeaFlower Village Center Phase 2A,
SeaFlower Apartment

Phase of Stormwater Management System (if applicable): _____

Name of Operation and Maintenance Entity: Lake Flores Community Development District

Address of Operation and Maintenance Entity: 2300 Glades Road, Suite 410W
Boca Raton, FL 33431

☒ Cost estimate attached

Total annual operating expenses, including maintenance costs, for the estimated remaining useful life of the system accounting for annualized capital or replacement costs or deferred maintenance expenses for the system, including those components where maintenance or replacement frequencies are less frequent than once per year, for each BMP in the stormwater management system and any associated infrastructure, in current year dollars.

Operation and Maintenance Entity (Select All That Apply):

- ☒ Local, state, or federal government agencies; municipal service other special taxing units, water control or drainage districts; community development, special assessment, or water management districts
- ☐ Communication, water, sewer, stormwater, electrical, or other public utility
- ☐ Construction permittee (see Section 12, Volume I)
- ☐ Non-profit corporations, including homeowners' associations, property owners' associations, condominium owners' or master associations
- ☐ Other (Describe the Other Operation and Maintenance Entity below)

Certification by Operation and Maintenance Entity:

Certification Provisions for the Operation and Maintenance Entity (Select All That Apply):

- ☐ Municipal Separate Storm Sewer System (MS4) permittee subject to Chapter 62-624, F.A.C. (Identify the applicable Florida Department of Environmental MS4 permit below:)
- ☐ Non-profit corporation subject to the Homeowners' Association Act under Chapter 720, Florida Statutes

Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

☐ Construction permittee that will not be the Operation and Maintenance Entity. (Identify the intended Operation and Maintenance Entity below:)

☒ Other: Operation and Maintenance Entity not otherwise selected for this section. Describe the Other Operation and Maintenance Entity below, such as State or federal agency, Property Owners' Association, etc.:

Lake Flores Community Development District

The below Permittee or Operation and Maintenance Entity certifies that this form is true, accurate, and complete; and that it has the financial capability to operate and maintain the system in perpetuity including costs of inspections, operation, repair, and replacement of the system once the system meets its expected life. The signee below will be responsible for all maintenance, operation, and repair costs for the stormwater system of the above permit in perpetuity, until such time the system is properly abandoned, or the permit is transferred to a new operation and maintenance entity.

Name of Permittee or Operation and Maintenance Entity:
District

Lake Flores Community Development

Name: **Gary Walker**

Title: **Chairman**

Signature: _____

Date 9-23-24

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS FI

September 4, 2024

**RE: Lake Flores Central and East Mitigation Node
Operation and Maintenance Instructions**

The following instructions are being furnished to the permittee, for the operation and maintenance of the Storm Water Management Facilities proposed for the referenced project. The instructions that follow are part of the requirements for approval of the Surface Water Management-Construction Permit Application under Chapter 40D-4 of the Florida Administrative Code for Regulation of Storm Water Management Facilities.

The Storm Water Management Facilities, including the surface water conveyance systems and attenuation and water quality treatment systems, have been designed to provide treatment of the first flush of rainfall runoff from the contributing drainage area. Periodic maintenance, including cleaning or replacement of the various elements of the system, will be required for the facilities to continue to operate as designed.

Normal maintenance requirements are as follows:


1. Sodded areas should be routinely mowed. Clippings, debris, and excessive vegetative growth are to be removed.
2. All storm sewers, outfall pipes, and inlets must be periodically inspected and cleared of any debris or silt that has collected. The minimum inspection schedule should include biannual inspections.
3. Following storm events and during all other routine inspections, the surface water management system must be observed for erosion of the side slopes in the ponds and conveyance ditches, inlets, the areas surrounding the drainage structures, and at the inflow or outfall swales or ditches. The disturbed areas must be repaired as quickly as possible.
4. Following storm events and during all other routine inspections, the surface water management system must be observed for areas denuded of vegetative cover. These areas must be replanted or resodded as quickly as possible.

The owner of the permitted system may enter into an agreement to assign the operation and maintenance responsibilities to another entity. Responsibility for maintenance and operation may be

transferred to another entity upon written notice to the Southwest Florida Water Management District from the permittee and from the entity assuming responsibility certifying that the transfer responsibility for operation and maintenance is in compliance with Chapter 40D-4.352 F.A.C. has been accepted. The operation and maintenance instructions stated above shall be given to the new entity responsible for maintenance and shall be included in any agreement between the permittee and the new maintenance entity.

All final conditions of the permit, limiting, general or specific shall be made a part of these operating and maintenance instructions and shall be kept at a location easily accessible to the operating authority.

Lake Flores Community Development District



Gary Walker, Chairman
C/O Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS FII

Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

Permit No.: _____ Application No.: **895285** Date Issued (if modification): _____

Identification or Name of Stormwater Management System: **Lake Flores Central and East Mitigation Node** _____

Phase of Stormwater Management System (if applicable): _____

Name of Operation and Maintenance Entity: **Lake Flores Community Development District** _____

Address of Operation and Maintenance Entity: _____ **2300 Glades Road, Suite 410W**
_____ **Boca Raton, FL 33431** _____

☒ Cost estimate attached

Total annual operating expenses, including maintenance costs, for the estimated remaining useful life of the system accounting for annualized capital or replacement costs or deferred maintenance expenses for the system, including those components where maintenance or replacement frequencies are less frequent than once per year, for each BMP in the stormwater management system and any associated infrastructure, in current year dollars.

Operation and Maintenance Entity (Select All That Apply):

- ☒ Local, state, or federal government agencies; municipal service other special taxing units, water control or drainage districts; community development, special assessment, or water management districts
- ☐ Communication, water, sewer, stormwater, electrical, or other public utility
- ☐ Construction permittee (see Section 12, Volume I)
- ☐ Non-profit corporations, including homeowners' associations, property owners' associations, condominium owners' or master associations
- ☐ Other (Describe the Other Operation and Maintenance Entity below)
-

Certification by Operation and Maintenance Entity:

Certification Provisions for the Operation and Maintenance Entity (Select All That Apply):

- ☐ Municipal Separate Storm Sewer System (MS4) permittee subject to Chapter 62-624, F.A.C. (Identify the applicable Florida Department of Environmental MS4 permit below:)
-
- ☐ Non-profit corporation subject to the Homeowners' Association Act under Chapter 720, Florida Statutes
-

Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

☐ Construction permittee that will not be the Operation and Maintenance Entity. (Identify the intended Operation and Maintenance Entity below:)

☒ Other: Operation and Maintenance Entity not otherwise selected for this section. Describe the Other Operation and Maintenance Entity below, such as State or federal agency, Property Owners' Association, etc.:

Lake Flores Community Development District

The below Permittee or Operation and Maintenance Entity certifies that this form is true, accurate, and complete; and that it has the financial capability to operate and maintain the system in perpetuity including costs of inspections, operation, repair, and replacement of the system once the system meets its expected life. The signee below will be responsible for all maintenance, operation, and repair costs for the stormwater system of the above permit in perpetuity, until such time the system is properly abandoned, or the permit is transferred to a new operation and maintenance entity.

Name of Permittee or Operation and Maintenance Entity:
District

Lake Flores Community Development

Name: **Gary Walker**

Title: **Chairman**

Signature: _____

Date: 9/4/2024

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS GI

From: Gary Walker (Lake Flores) <gwalker@lakefloresland.com>
Sent: Monday, July 15, 2024 9:14 AM
To: Moyer, Jason <Jason.Moyer@coreandmain.com>; Kristen Suit <suitk@whhassociates.com>;
Stephanie Schackmann <schackmanns@whhassociates.com>
Cc: Josiah Rule <jrule@mackenzieco.com>; Karen Wilson <KarenW@znseng.com>; Dave Brasher (Lake Flores) <DBrasher@lakefloresland.com>; kbultema@mackenzieco.com <kbultema@mackenzieco.com>;
Mitch Lloyd <mlloyd@mackenzieco.com>
Subject: Re: Lake Flores Core and Main additional DPO

This change order is approved. Please process

Gary Walker
Lake Flores Land Company, LLC
8116 Cortez Road West
Bradenton, FL 34210
954.261.5646
Gwalker@lakefloresland.com

On Jul 15, 2024, at 6:39 AM, Moyer, Jason <Jason.Moyer@coreandmain.com> wrote:

Good morning, Karen-

I'm following up on this DPO that Josiah is asking for, I'm just trying to be proactive and avoid any material delays. I have ET Mackenzie calling for materials and I'm not able give them to them due to not having a PO for the additional materials. At the moment we have what they need in stock but if we sell the materials before receiving your PO there could be six month lead time on materials needed.

Thank you and call me with any questions.

Jason Moyer
Account Manager
Core and Main.
2525 12th StreetSarasota,Fl.34237
941-364-8909 Office 800-866-7252 Toll Free

From: Josiah Rule <jrule@mackenzieco.com>

Sent: Thursday, June 27, 2024 7:23 AM

To: Karen Wilson <KarenW@znseng.com>

Cc: Dave Brasher (Lake Flores) <DBrasher@lakefloresland.com>; Gary Walker (Lake Flores) <gwalker@lakefloresland.com>

Subject: Lake Flores Core and Main additional DPO

CAUTION: External

Karen,

Good morning. Just wanted to follow up on getting this back to Core and Main.

Thank You,
Josiah Rule
Project Manager/Estimator

E. T. MacKenzie Company of Florida

6212 33rd Street East

Bradenton, FL 34203

Phone 941.756.6760

Fax 941.756.6698

Cell 941.306.7236

jrule@mackenzieco.com



Bid Proposal for Additional Lake Flores (Change Order) Owner Purcha

CUSTOMER	E T MACKENZIE COMPANIES 6212 33RD ST E BRADENTON, FL 34203 Contact: Josiah Rule jrule@mackenzieco.com	Job Additional Lake Flores (Change Order) Owner Purcha Bradenton, FL Manatee County Bid Date: 05/28/2024 Bid #: 3600568
	Sales Representative Jason Moyer (M) 941-809-0930 (T) 941-364-8909 (F) 941-951-7543 Jason.Moyer@coreandmain.com	Core & Main 2525 12th St Bldg 2 Sarasota, FL 34237 (T) 9413648909
CONTACT		
NOTES		



Bid Proposal for Additional Lake Flores (Change Order) Owner Purcha

E T MACKENZIE COMPANIES

Job Location: Bradenton, FL

Bid Date: 05/28/2024

Core & Main 3600568

Core & Main

2525 12th St

Bldg 2

Sarasota, FL 34237

Phone: 9413648909

Fax: 9419517543

Seq#	Qty	Description	Units	Price	Ext Price
10		RECLAIM			
20		=====			
40		6" GATE VALVE-1EA			
50	1	6 F6100 MJ RW GV OL ON SS STEM L/ACC	EA	933.13	933.13
END TOTAL- RECLAIM					933.13
80		WATER MAIN			
90		=====			
100	80	8 TJ PR350 DI PIPE	FT	40.28	3,222.40
110	4	8 TYTON ETCHED "EPDM" GSKT	EA	42.40	169.60
SUBTOTAL					3,392.00
130		2" GATE VALVE-1EA			
140	1	2 7057-07 RW GV FIP OL W/304SS STEM B&N 2" OP NUT 10102007057A316	EA	499.80	499.80
160		8" GATE VALVE-1EA			
170	1	8 F6100 MJ RW GV OL ON SS STEM L/ACC	EA	1,486.25	1,486.25
END TOTAL- WATER MAIN					5,378.05
Sub Total					6,311.18
Tax					428.67
Total					6,739.85

Branch Terms:

PIPE MUST BE PLACED ON ORDER & RELEASED BY XX.XX.XX & SHIPPED COMPLETE BY XX.XX.XX AND IS SUBJECT TO MANUFACTURERS AVAILABILITY. CORE AND MAIN IS NOT RESPONSIBLE FOR DELAYS AND PRICE INCREASES DUE TO PIPE PRICE & SUPPLY VOLATILITY.

SPECIAL ORDER ITEMS MAY BE NON-RETURNABLE OR SUBJECT TO A RESTOCKING CHARGE. ITEMS RETURNED MUST BE IN RESALEABLE CONDITION IN ORDER TO RECEIVE CREDIT.

THIS TAKE-OFF REPRESENTS OUR INTERPRETATION OF THE PLANS AND SPECIFICATIONS AND IS OFFERED AS AN AID TO BIDDING ONLY.

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/TandC/>

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS GII



Bid Proposal for Lake Flores (Change Order) Owner Purchase

CUSTOMER	E T MACKENZIE COMPANIES 6212 33RD ST E BRADENTON, FL 34203 Contact: Josiah Rule jrule@mackenzieco.com	Job Lake Flores (Change Order) Owner Purchase Bradenton, FL Manatee County Bid Date: 05/28/2024 Bid #: 3561721
	Sales Representative Jason Moyer (M) 941-809-0930 (T) 941-364-8909 (F) 941-951-7543 Jason.Moyer@coreandmain.com	Core & Main 2525 12th St Bldg 2 Sarasota, FL 34237 (T) 9413648909
CONTACT		
NOTES		



Bid Proposal for Lake Flores (Change Order) Owner Purchase

E T MACKENZIE COMPANIES

Job Location: Bradenton, FL

Bid Date: 05/28/2024

Core & Main 3561721

Core & Main

2525 12th St

Bldg 2

Sarasota, FL 34237

Phone: 9413648909

Fax: 9419517543

Seq#	Qty	Description	Units	Price	Ext Price
10		RECLAIM			
20		=====			
30	160	4 TJ PR350 DI PIPE	FT	39.78	6,364.80
50		2" GATE VALVE-1EA			
60	1	2 7057-07 RW GV FIP OL W/304SS STEM B&N 2" OP NUT 10102007057A316	EA	499.80	499.80
80		4" GATE VALVE-4EA			
90	4	4 F6100 MJ RW GV OL ON SS STEM L/ACC	EA	731.25	2,925.00
110		6" GATE VALVE-1EA			
120	1	6 F6100 MJ RW GV OL ON SS STEM L/ACC	EA	933.13	933.13
140		8" GATE VALVE-1EA			
150	1	8 F6100 MJ RW GV OL ON SS STEM L/ACC	EA	1,486.25	1,486.25
END TOTAL- RECLAIM					12,208.98
170		WATER MAIN			
180		=====			
190		6" GATE VALVE-2EA			
200	2	6 F6100 MJ RW GV OL ON SS STEM L/ACC	EA	933.13	1,866.26
END TOTAL- WATER MAIN					1,866.26
220		SEWER			
230		=====			
240		SINGLE SERVICE-8EA			
250	224	6 PVC SDR26 HW SWR PIPE (G) 14'	FT	8.35	1,870.40
260	60	2 PVC SCH40 PIPE SWB 20'	FT	1.56	93.60
SUBTOTAL (Avg. Based On 8EA)					1,964.00
Average price per				EA	245.50
280		DOUBLE SERVICE-12EA			
290	672	6 PVC SDR26 HW SWR PIPE (G) 14'	FT	8.35	5,611.20
300	160	2 PVC SCH40 PIPE SWB 20'	FT	1.56	249.60
SUBTOTAL (Avg. Based On 12EA)					5,860.80
Average price per				EA	488.40
END TOTAL- SEWER					7,824.80
320		IRRIGATION			
330		=====			
340		SINGLE SERVICE (SHORT)-6EA			
350	6	202BS-905-IP4 8X1IP BRS SAD DBL SS BAND 9.05 OD	EA	171.37	1,028.22
360	6	FB1100-4NL 1 BALL CORP STOP MIPXPJ CTS NO LEAD	EA	61.08	366.48
370	12	INSERT-52 SS INSERT 1 CTS PE .875 ID	EA	2.59	31.08



Bid Proposal for Lake Flores (Change Order) Owner Purchase

Bid #: 3561721

Seq#	Qty	Description	Units	Price	Ext Price
380	100	1X100 CTS DR9 PE TUBE PURPLE 250 PSI	FT	0.65	65.00
390	6	B41-444WNL 1 BALL CURB PJXFIPT (CTS) W/LW (NO LEAD)	EA	87.76	526.56
400	6	1X3/4 BRASS BUSHING NL (I) NO LEAD	EA	4.79	28.74
410	12	3/4" METER CPLG (EACH) NO LEAD (3002A-LF)	EA	8.19	98.28
420	6	VB42-7WNL 5/8X3/4 RESETTER (NO LEAD)	EA	92.60	555.60
430	40	2 PVC SDR21 PR200 PIPE (G) PURP	FT	1.44	57.60
SUBTOTAL (Avg. Based On 6EA)					2,757.56
Average price per				EA	459.60
SINGLE SERVICE (LONG)-2EA					
450					
460	2	202BS-480-IP4 4X1IP BRS SAD DBL SS BAND 4.80 OD	EA	117.55	235.10
470	2	FB1100-4NL 1 BALL CORP STOP MIPXPJ CTS NO LEAD	EA	61.08	122.16
480	4	INSERT-52 SS INSERT 1 CTS PE .875 ID	EA	2.59	10.36
490	100	1X100 CTS DR9 PE TUBE PURPLE 250 PSI	FT	0.65	65.00
500	80	2 PVC SDR21 PR200 PIPE (G) PURP	FT	1.44	115.20
510	2	B41-444WNL 1 BALL CURB PJXFIPT (CTS) W/LW (NO LEAD)	EA	87.76	175.52
520	2	1X3/4 BRASS BUSHING NL (I) NO LEAD	EA	4.79	9.58
530	4	3/4" METER CPLG (EACH) NO LEAD (3002A-LF)	EA	8.19	32.76
540	2	VB42-7WNL 5/8X3/4 RESETTER (NO LEAD)	EA	92.60	185.20
550	20	2 PVC SDR21 PR200 PIPE (G) PURP	FT	1.44	28.80
SUBTOTAL (Avg. Based On 2EA)					979.68
Average price per				EA	489.84
DOUBLE SERVICE (SHORT)-9EA					
570					
580	9	202BS-905-IP4 8X1IP BRS SAD DBL SS BAND 9.05 OD	EA	171.37	1,542.33
590	9	FB1100-4NL 1 BALL CORP STOP MIPXPJ CTS NO LEAD	EA	61.08	549.72
600	54	INSERT-52 SS INSERT 1 CTS PE .875 ID	EA	2.59	139.86
610	300	1X100 CTS DR9 PE TUBE PURPLE 250 PSI	FT	0.65	195.00
620	9	1" T444-444NL CTS TEE NO LEAD	EA	45.40	408.60
630	18	B41-444WNL 1 BALL CURB PJXFIPT (CTS) W/LW (NO LEAD)	EA	87.76	1,579.68
640	18	1X3/4 BRASS BUSHING NL (I) NO LEAD	EA	4.79	86.22
650	36	3/4" METER CPLG (EACH) NO LEAD (3002A-LF)	EA	8.19	294.84
660	18	VB42-7WNL 5/8X3/4 RESETTER (NO LEAD)	EA	92.60	1,666.80
670	120	2 PVC SDR21 PR200 PIPE (G) PURP	FT	1.44	172.80
SUBTOTAL (Avg. Based On 9EA)					6,635.85
Average price per				EA	737.32
DOUBLE SERVICE (LONG)-3EA					
690					
700	3	202BS-480-IP4 4X1IP BRS SAD DBL SS BAND 4.80 OD	EA	117.55	352.65
710	3	FB1100-4NL 1 BALL CORP STOP MIPXPJ CTS NO LEAD	EA	61.08	183.24
720	18	INSERT-52 SS INSERT 1 CTS PE .875 ID	EA	2.59	46.62
730	300	1X100 CTS DR9 PE TUBE PURPLE 250 PSI	FT	0.65	195.00
740	160	2 PVC SDR21 PR200 PIPE (G) PURP	FT	1.44	230.40
750	3	1" T444-444NL CTS TEE NO LEAD	EA	45.40	136.20
760	6	B41-444WNL 1 BALL CURB PJXFIPT (CTS) W/LW (NO LEAD)	EA	87.76	526.56
770	6	1X3/4 BRASS BUSHING NL (I) NO LEAD	EA	4.79	28.74
780	12	3/4" METER CPLG (EACH) NO LEAD (3002A-LF)	EA	8.19	98.28
790	6	VB42-7WNL 5/8X3/4 RESETTER (NO LEAD)	EA	92.60	555.60
800	40	2 PVC SDR21 PR200 PIPE (G) PURP	FT	1.44	57.60
SUBTOTAL (Avg. Based On 3EA)					2,410.89
Average price per				EA	803.63
END TOTAL- IRRIGATION					12,783.98



Bid Proposal for Lake Flores (Change Order) Owner Purchase

Bid #: 3561721

Seq#	Qty	Description	Units	Price	Ext Price
820		WATER			
830		=====			
840		DOUBLE SERVICE (SHORT)-4EA			
850	4	202BS-905-IP4 8X1IP BRS SAD DBL SS BAND 9.05 OD	EA	171.37	685.48
860	4	FB1100-4NL 1 BALL CORP STOP MIPXPJ CTS NO LEAD	EA	61.08	244.32
870	24	INSERT-52 SS INSERT 1 CTS PE .875 ID	EA	2.59	62.16
880	200	1X100 CTS DR9 PE TUBE BLUE 250 PSI NSF	FT	0.59	118.00
890	4	1" T444-444NL CTS TEE NO LEAD	EA	45.40	181.60
900	8	B41-444WNL 1 BALL CURB PJXFIPT (CTS) W/LW (NO LEAD)	EA	87.76	702.08
910	8	1X3/4 BRASS BUSHING NL (I) NO LEAD	EA	4.79	38.32
920	8	VB42-7WNL 5/8X3/4 RESETTER (NO LEAD)	EA	92.60	740.80
930	8	6423-WNL FLORIDA WATER METER MTR BOX W/NON-LOCKING LID BLUE	EA	95.00	760.00
940	60	2 PVC SDR21 PR200 PIPE (G) BLU	FT	1.44	86.40
950	16	3/4" METER CPLG (EACH) NO LEAD (3002A-LF)	EA	8.19	131.04
SUBTOTAL (Avg. Based On 4EA)					3,750.20
Average price per				EA	937.55
970		DOUBLE SERVICE (LONG)-12EA			
980	12	202BS-690-IP4 6X1IP BRS SAD DBL SS BAND 6.90 OD	EA	138.45	1,661.40
990	12	FB1100-4NL 1 BALL CORP STOP MIPXPJ CTS NO LEAD	EA	61.08	732.96
1000	72	INSERT-52 SS INSERT 1 CTS PE .875 ID	EA	2.59	186.48
1010	900	1X100 CTS DR9 PE TUBE BLUE 250 PSI NSF	FT	0.59	531.00
1020	24	1X3/4 BRASS BUSHING NL (I) NO LEAD	EA	4.79	114.96
1030	48	3/4" METER CPLG (EACH) NO LEAD (3002A-LF)	EA	8.19	393.12
1040	24	VB42-7WNL 5/8X3/4 RESETTER (NO LEAD)	EA	92.60	2,222.40
1050	12	1" T444-444NL CTS TEE NO LEAD	EA	45.40	544.80
1060	24	B41-444WNL 1 BALL CURB PJXFIPT (CTS) W/LW (NO LEAD)	EA	87.76	2,106.24
1070	640	2 PVC SDR21 PR200 PIPE (G) BLU	FT	1.44	921.60
SUBTOTAL (Avg. Based On 12EA)					9,414.96
Average price per				EA	784.58



Bid Proposal for Lake Flores (Change Order) Owner Purchase

Bid #: 3561721

Seq#	Qty	Description	Units	Price	Ext Price
END TOTAL- WATER					13,165.16
Sub Total					47,849.18
Tax					2,920.95
Total					50,770.13

Branch Terms:

PIPE MUST BE PLACED ON ORDER & RELEASED BY XX.XX.XX & SHIPPED COMPLETE BY XX.XX.XX AND IS SUBJECT TO MANUFACTURERS AVAILABILITY. CORE AND MAIN IS NOT RESPONSIBLE FOR DELAYS AND PRICE INCREASES DUE TO PIPE PRICE & SUPPLY VOLATILITY.

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LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS H

Florida Permitting, Inc.
5318 Bayshore Road - Suite A
Palmetto, FL 34221
941-721-9584



Lake Flores Community Development District	Proposal Number	24043
	Proposal Date	07/25/2024
	Reference	West Mitigation Node Second Annual Monitoring and Report Lake Flores Land Company

Scope of Work

At the request of the Lake Flores Community Development District, Florida Permitting, Inc. (FPI) has prepared a proposal of services and fees to complete the second two semi-annual mitigation area monitoring events and associated report as required by the SWFWMD and USACE permits issued for Phase I of the Lake Flores project. The completed report will be submitted to the above-listed agencies as well as Manatee County per the issued permit conditions. Florida Permitting shall perform the following services:

Pricing

Description	Rate	Qty	Line Total
Early Season Semi-Annual Field Data Collection	\$1,885.00	1	\$1,885.00
<ul style="list-style-type: none">• Inspect previously established transect markers and replace as necessary.• Complete a “Semi-Annual” monitoring event as required by the SWFWMD and USACE permits. Each monitoring event will note the percent cover of desirable and undesirable species as well as other types of ground cover found along the transects. Water levels will be measured at each plot.• Take a panoramic photograph at the landward edge of each monitoring transect.• Read water levels at the two staff gauges installed within the West Mitigation Node.• Adjacent upland buffers will also be inspected for their overall condition.• On-going maintenance activities will also be reviewed for their effectiveness during each monitoring event.			
Late Season Semi-Annual Field Data Collection	\$1,885.00	1	\$1,885.00
<ul style="list-style-type: none">• Inspect previously established transect markers and replace as necessary.• Complete a “Semi-Annual” monitoring event as required by the SWFWMD and USACE permits. Each monitoring event will note the percent cover of desirable and undesirable species as well as other types of ground cover found along the transects. Water levels will be measured at each plot.• Take a panoramic photograph at the landward edge of each monitoring transect.			

- Read water levels at the two staff gauges installed within the West Mitigation Node.
- Adjacent upland buffers will also be inspected for their overall condition.
- On-going maintenance activities will also be reviewed for their effectiveness during each monitoring event.

Report Preparation and Submittal	\$2,700.00	1	\$2,700.00
<ul style="list-style-type: none">• Analyze field data from both events and begin preparation of “First Annual” monitoring report for the West Mitigation Node.• Prepare a summary report to include all criteria detailed in the SWFWMD and USACE permits for the project.• Provide a draft monitoring report to team members for comments.• Obtain any required photographs, maps, figures, or other data as necessary.• Submit the “First Annual Monitoring Report” for the West Mitigation Node to SWFWMD, Manatee County, and USACE to comply with permit conditions.			
Subtotal			6,470.00
Tax			0.00
Proposal Total (USD)			\$6,470.00

Notes

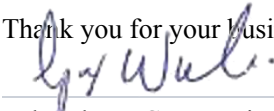
If additional services are required by the client, government agencies, or unexpected site conditions, a separate proposal will be prepared for the additional work.

Terms

AUTHORIZATION TO PROCEED

If you are in agreement with the above services and fees, please sign this proposal. We require a 50% retainer to schedule the project (we accept payments by check and ACH transfer). If you have any questions or need additional information, please call our office.

Thank you for your business.



Lake Flores Community Development District

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

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

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

	General Fund	Debt Service Fund Series 2023 A-1	Debt Service Fund Series 2023 A-2	Capital Project Fund Series 2023 A-1	Capital Project Fund Series 2023 A-2	Total Governmental Funds
ASSETS						
Cash	\$ 11,727	\$ -	\$ -	\$ -	\$ -	\$ 11,727
Investments						
Revenue	-	-	155	-	-	155
Reserve	-	939,466	579,783	-	-	1,519,249
Capitalized interest	-	858,153	-	-	-	858,153
Construction	-	-	-	29	11,750,339	11,750,368
Interest	-	-	68	-	-	68
Total assets	<u>\$ 11,727</u>	<u>\$1,797,619</u>	<u>\$ 580,006</u>	<u>\$ 29</u>	<u>\$11,750,339</u>	<u>\$14,139,720</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 6,695	\$ -	\$ -	\$ -	\$ -	\$ 6,695
Retainage payable	-	-	-	1,106,837	77,356	1,184,193
Landowner advance	6,000	-	-	-	-	6,000
Tax payable	203	-	-	-	-	203
Total liabilities	<u>12,898</u>	<u>-</u>	<u>-</u>	<u>1,106,837</u>	<u>77,356</u>	<u>1,197,091</u>
Fund balances:						
Restricted for:						
Debt service	-	1,797,619	580,006	-	-	2,377,625
Capital projects	-	-	-	(1,106,808)	11,672,983	10,566,175
Unassigned	(1,171)	-	-	-	-	(1,171)
Total fund balances	<u>(1,171)</u>	<u>1,797,619</u>	<u>580,006</u>	<u>(1,106,808)</u>	<u>11,672,983</u>	<u>12,942,629</u>
Total liabilities and fund balances	<u>\$ 11,727</u>	<u>\$1,797,619</u>	<u>\$ 580,006</u>	<u>\$ 29</u>	<u>\$11,750,339</u>	<u>\$14,139,720</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 11,908	\$ 82,777	\$ 165,555	50%
Total revenues	<u>11,908</u>	<u>82,777</u>	<u>165,555</u>	50%
EXPENDITURES				
Professional & administrative				
Supervisors	-	4,952	6,459	77%
Management/accounting/recording	4,000	44,000	48,000	92%
Legal	1,496	8,506	25,000	34%
Engineering	15	15	2,000	1%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	917	1,000	92%
Debt service fund accounting	-	-	5,500	0%
Trustee*	-	-	5,500	0%
Telephone	16	183	200	92%
Postage	-	229	500	46%
Printing & binding	42	458	500	92%
Legal advertising	1,463	2,057	1,500	137%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	95	521	500	104%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>7,210</u>	<u>68,128</u>	<u>109,249</u>	62%
Field operations (phase 1)				
Field management	-	-	1,000	0%
Combined lakes				
Monitoring/reports		15,820	24,280	65%
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	-	-	31,320	0%
Total field operations	<u>-</u>	<u>15,820</u>	<u>96,906</u>	16%
Total expenditures	<u>7,210</u>	<u>83,948</u>	<u>206,155</u>	41%
Excess/(deficiency) of revenues over/(under) expenditures	4,698	(1,171)	(40,600)	
Fund balances - beginning	(5,869)	-	-	
Fund balances - ending	<u>\$ (1,171)</u>	<u>\$ (1,171)</u>	<u>\$ (40,600)</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 AUGUST 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 7,908	\$ 92,184
Total revenues	<u>7,908</u>	<u>92,184</u>
EXPENDITURES		
Debt service		
Cost of issuance	-	663,689
Interest	-	854,930
Total debt service	<u>-</u>	<u>1,518,619</u>
Excess/(deficiency) of revenues over/(under) expenditures	7,908	(1,426,435)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	3,527,837
Original issue premium	-	(286,807)
Transfer in	-	46,952
Transfer out	-	(16,976)
Total other financing sources	<u>-</u>	<u>3,271,006</u>
Net change in fund balances	7,908	1,844,571
Fund balances - beginning	1,789,711	(46,952)
Fund balances - ending	<u>\$ 1,797,619</u>	<u>\$ 1,797,619</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 AUGUST 31, 2024**

	Current Month	Year To Date
REVENUES		
Assessment levy: off-roll	\$ -	\$ 225,328
Developer contribution	-	1,082
Interest & miscellaneous	1,677	7,058
Total revenues	<u>1,677</u>	<u>233,468</u>
EXPENDITURES		
Debt service		
Cost of issuance	75,000	260,486
Interest	155,633	226,410
Total debt service	<u>230,633</u>	<u>486,896</u>
Excess/(deficiency) of revenues over/(under) expenditures	(228,956)	(253,428)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	490,594	1,428,663
Original issue premium	(211,750)	(595,229)
Total other financing sources	<u>278,844</u>	<u>833,434</u>
Net change in fund balances	49,888	580,006
Fund balances - beginning	530,118	-
Fund balances - ending	<u>\$ 580,006</u>	<u>\$ 580,006</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 AUGUST 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 29	\$ 342,371
Total revenues	<u>29</u>	<u>342,371</u>
EXPENDITURES		
Construction costs	-	20,598,559
Total expenditures	<u>-</u>	<u>20,598,559</u>
Excess/(deficiency) of revenues over/(under) expenditures	29	(20,256,188)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	20,097,163
Transfer in	-	16,976
Transfer out	-	(46,952)
Total other financing sources/(uses)	<u>-</u>	<u>20,067,187</u>
Net change in fund balances	29	(189,001)
Fund balances - beginning	<u>(1,106,837)</u>	<u>(917,807)</u>
Fund balances - ending	<u><u>\$ (1,106,808)</u></u>	<u><u>\$ (1,106,808)</u></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 AUGUST 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 34,613	\$ 146,235
Total revenues	<u>34,613</u>	<u>146,235</u>
EXPENDITURES		
Construction costs	-	1,099,589
Total expenditures	<u>-</u>	<u>1,099,589</u>
Excess/(deficiency) of revenues over/(under) expenditures	34,613	(953,354)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	4,509,406	12,626,337
Total other financing sources/(uses)	<u>4,509,406</u>	<u>12,626,337</u>
Net change in fund balances	4,544,019	11,672,983
Fund balances - beginning	7,128,964	-
Fund balances - ending	<u><u>\$ 11,672,983</u></u>	<u><u>\$ 11,672,983</u></u>

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 Public Hearing and Regular Meeting on June 27, 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
Krystal Parsons	Assistant Secretary
Walter Preston (via telephone)	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jonathan Johnson (via telephone)	District Counsel
Jeb Mulock	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 1:00 p.m. Supervisors Walker, Brasher, Tisdale and Parsons were present. Supervisor Preston attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing to Consider the Adoption of
the Fiscal Year 2024/2025 Budget**

**On MOTION by Mr. Walker and seconded by Ms. Parsons, with all in favor, the
Public Hearing was opened.**

40
41
42 **A. Proof/Affidavit of Publication**

43 The affidavit of publication was included for informational purposes.

44 **B. Consideration of Resolution 2024-06, Relating to the Annual Appropriations and**
45 **Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending**
46 **September 30, 2025; Authorizing Budget Amendments; and Providing an Effective**
47 **Date**

48 Ms. Suit presented Resolution 2024-06. She reviewed the proposed Fiscal Year 2025
49 budget.

50 Asked when the Operation and Maintenance (O&M) assessments will be placed on the
51 tax rolls, Mr. Johnson stated it is generally in June or July but it depends on the County.

52
53 **On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, the**
54 **Public Hearing was closed.**

55
56 **On MOTION by Ms. Parsons and seconded by Mr. Tisdale, with all in favor,**
57 **Resolution 2024-06, Relating to the Annual Appropriations and Adopting the**
58 **Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September**
59 **30, 2025; Authorizing Budget Amendments; and Providing an Effective Date,**
60 **was adopted.**

61
62
63 **FOURTH ORDER OF BUSINESS**

Consideration of Budget Funding
Agreement - Fiscal Year 2025

64
65
66 Ms. Suit presented the Fiscal Year 2025 Budget Funding Agreement between the CDD
67 and Cortez75W Investors, LLC.

68 Asked when the Agreement must be executed, Ms. Suit stated as soon as possible, as
69 the effective date for the funding for Fiscal Year 2025 is October 1, 2024.

70
71 **On MOTION by Mr. Walker and seconded by Mr. Brasher, with all in favor, the**
72 **Fiscal Year 2025 Budget Funding Agreement, was approved.**
73
74

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-07,
Ratifying the Actions of the District
Manager in Redesignating the Time and
Location for Landowners' Meeting;
Providing for Publication, Providing for an
Effective Date**

Ms. Suit presented Resolution 2024-07. The Landowners' meeting time and location were changed to 11:00 a.m., at Home2Suites by Hilton - Lakewood Ranch, 6015 Exchange Way, Bradenton, FL 34202.

On MOTION by Mr. Tisdale and seconded by Mr. Walker, with all in favor, Resolution 2024-07, Ratifying the Actions of the District Manager in Redesignating the Time and Location for Landowners' Meeting to 11:00 a.m. at the Home2Suites by Hilton - Lakewood Ranch, 6015 Exchange Way, Bradenton, FL 34202; Providing for Publication, Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of May 31, 2024**

Ms. Suit presented the Unaudited Financial Statements as of May 31, 2024.

Discussion ensued regarding bond fund retainage, if requisitions can be paid out of the A-2 Fund and if there is a \$40,000 deficit in the budget.

On MOTION by Mr. Walker and seconded by Ms. Parsons, with all in favor, the Unaudited Financial Statements as of May 31, 2024, were accepted.

SEVENTH ORDER OF BUSINESS

**Approval of April 25, 2024 Special Meeting
Minutes**

Ms. Suit presented the April 25, 2024 Special Meeting Minutes.

On MOTION by Mr. Tisdale and seconded by Mr. Brasher, with all in favor, the April 25, 2024 Special Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS**NEXT MEETING DATE: TBD**

Ms. Suit stated the next meeting is to be determined.

○ **QUORUM CHECK**

Mr. Mulock stated he would like to have authorization to publicly bid the contract for the central and eastern mitigation work. In response to Mr. Walker's question, Mr. Johnson stated that this is about the two mitigation areas that need to be constructed before July 2025. These are both in process with the Southwest Florida Water Management District (SWFWMD) and Manatee County for construction plan approval.

NINTH ORDER OF BUSINESS**Board Members' Comments/Requests**

Discussion ensued regarding the mitigation work, bidding process, when to schedule the meetings to approve and ratify change orders, the initial bond proceeds, the 2023 Project, Engineer's Report and approval from the Developer.

Mr. Hill stated there are a few issues with the combined lake and Carlos McRoof. He asked District Counsel to contact him before sending any correspondence to the property owner.

Mr. Walker expressed concern about unit price increases from McKenzie and voiced his expectation that the CDD will be limited to a couple of line items. The thought is that the CDD will have a change order to McKenzie's contract and there will obviously be a change in scope and quantity; the hope is that McKenzie will hold its pricing per the original contract, except for a couple of line items where they had spec changes from Manatee County.

Discussion ensued regarding the potential line item increases, exceptions driven by Manatee County requirements, possible cost negotiations with McKenzie, the \$3 million contract, the change order involving the internal local road, difficulty obtaining more than one bid from a public notice and holding a public bidding.

Mr. Johnson stated, given the information received from the Landowner and from the District Engineer, he recommends that the Board approve authorizing District Staff to negotiate

and finalize a change order from a sole source provider for this specific project. Staff will also scrutinize and ensure that the price increases are reasonable.

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, authorizing District Staff to negotiate and finalize a change order from a sole source provider for this specific project, was approved.

Mr. Hill asked about the language in an agreement regarding the bonding and read that language into the record as follows:

“In lieu of the bond required by the statute, contractor may file with the State, County, City or other political authority.”

Mr. Hill stated his interpretation is that, as long as there is a bond with another public entity that covers the same thing, the work and the performance of it, then the CDD does not have to also have a matching bond; he asked if that is correct. Mr. Johnson stated no, it means that, in lieu of a bond, the CDD can accept cash, money order, certified check, cashier’s check, a bond note or debenture language. The primary purpose of that bond is payment; it is to ensure that the sub-contractors, suppliers, etc., are paid since they cannot file liens on the CDD’s project.

Discussion ensued regarding the Statute, Cortez 75, the payment element, performance bonds, construction funds in the Trust Account and Manatee County.

TENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Walker and seconded by Ms. Parsons, with all in favor, the meeting adjourned at 1:42 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

9



JAMES SATCHER
MANATEE COUNTY SUPERVISOR OF ELECTIONS

600 301 Boulevard West, Suite 108, Bradenton, FL 34205-7946
PO Box 1000, Bradenton, FL 34206-1000

Phone 941-741-3823 • Fax 941-741-3820
Info@VoteManatee.gov • VoteManatee.gov

April 19, 2024

Lake Flores Community Development District
Attn: Daphne Gillyard
2300 Glades Rd., Suite 410W
Boca Raton FL 33431

Dear Ms. Gillyard:

We are in receipt of your request for the number of registered voters in the Lake Flores Community Development District of April 15, 2024. According to our records, there were 0 persons registered in the Lake Flores Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

James Satcher
Supervisor of Elections

JS/sas