

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

September 16, 2025

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 9, 2025

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 on September 16, 2025 at 11:00 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. Consideration of E.T. MacKenzie Company of Florida, Inc. Phase 1C1 Change Order
4. Ratification Items
 - A. Florida Power & Light Company LED Lighting Agreement
 - B. Sunrise Landscape Proposals/Invoices
 - I. Proposal #25193 [Pond Moving]
 - II. Invoice 14 35396 [\$1,985.00]
 - III. Invoice 14 40035 [\$1,985.00]
 - IV. Invoice 14 40992 [\$3,500.00]
 - V. Invoice 14 41255 [\$1,985.00]
5. Acceptance of Unaudited Financial Statements as of July 31, 2025
6. Approval of August 19, 2025 Public Hearings and Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *ZNS Engineering, LC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 21, 2025 at 11:00 AM
 - QUORUM CHECK

ATTENDEES:

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

| | | | | |
|--------|------------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | GARY WALKER | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | JAMES MOTTA | <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 |

8. Board Members' Comments/Requests

9. Public Comments

10. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802 or Jordan Lansford at (813) 728-6062.

Sincerely,



Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 236 6447

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

3



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: | 75W Investors | Contact: | | | |
| Address: | Bradenton | Phone: | | | |
| | | Fax: | | | |
| Project Name: | Seaflower (fka Lake Flores) Phase 1C | Bid Number: | | | |
| Project Location: | | Bid Date: | 9/3/2025 | | |
| Line # | Item Description | Estimated Quantity | Unit | Unit Price | Total Price |

General Conditions

| | | | | | |
|---|-----------------------------|----------|----|-------------|-------------|
| 1 | Mobilization | 1.00 | LS | \$45,540.00 | \$45,540.00 |
| 2 | Payment & Performance Bonds | 1.00 | LS | \$35,895.00 | \$35,895.00 |
| 3 | Silt Fence | 5,200.00 | LF | \$2.60 | \$13,520.00 |
| 4 | Turbidity Barrier | 200.00 | LF | \$16.00 | \$3,200.00 |
| 5 | Erosion Control / NPDES | 1.00 | LS | \$14,885.00 | \$14,885.00 |
| 6 | Geotechnical Testing | 1.00 | LS | \$35,420.00 | \$35,420.00 |
| 7 | Survey & As-Builts | 1.00 | LS | \$57,100.00 | \$57,100.00 |

Total Price for above General Conditions Items: \$205,560.00

Earthwork

| | | | | | |
|---|--|-----------|------|--------------|--------------|
| 1 | Earthwork (Haul from East Mitigation Area Stockpile) | 580.00 | LOAD | \$250.00 | \$145,000.00 |
| 2 | Finish Grading | 1.00 | LS | \$137,440.00 | \$137,440.00 |
| 3 | Bahia Sod (2' BOC) | 2,185.00 | SY | \$4.00 | \$8,740.00 |
| 4 | Seed & Mulch | 98,312.00 | SY | \$0.85 | \$83,565.20 |

Total Price for above Earthwork Items: \$374,745.20

Roadway

| | | | | | |
|----|------------------------------------|-----------|------|-------------|--------------|
| 1 | 1" Type S-III Asphalt (Final Lift) | 11,935.00 | SY | \$11.50 | \$137,252.50 |
| 2 | 1" Type S-III Asphalt (First Lift) | 11,935.00 | SY | \$11.50 | \$137,252.50 |
| 3 | 6" Road Base | 11,935.00 | SY | \$19.50 | \$232,732.50 |
| 4 | 6" Road Subgrade LBR 40 | 14,322.00 | SY | \$7.75 | \$110,995.50 |
| 5 | Miami Curb | 8,445.00 | LF | \$23.00 | \$194,235.00 |
| 6 | Type F Curb | 1,310.00 | LF | \$35.00 | \$45,850.00 |
| 7 | Bypass Curb | 130.00 | LF | \$56.00 | \$7,280.00 |
| 8 | Valley Gutter Crossing | 2.00 | EACH | \$7,900.00 | \$15,800.00 |
| 9 | Concrete Sidewalk (4" Thick) | 580.00 | SY | \$54.00 | \$31,320.00 |
| 10 | Handicap Ramps | 18.00 | EACH | \$975.00 | \$17,550.00 |
| 11 | Temporary Striping | 1.00 | LS | \$1,910.00 | \$1,910.00 |
| 12 | Permanent Striping | 1.00 | LS | \$4,455.00 | \$4,455.00 |
| 13 | Traffic & Street Signs | 1.00 | LS | \$14,865.00 | \$14,865.00 |

Total Price for above Roadway Items: \$951,498.00

Sanitary Sewer

| | | | | | |
|---|-------------------------------|----------|----|---------|-------------|
| 1 | 8" PVC Sanitary Sewer (0/6') | 844.00 | LF | \$39.00 | \$32,916.00 |
| 2 | 8" PVC Sanitary Sewer (6/8') | 999.00 | LF | \$59.00 | \$58,941.00 |
| 3 | 8" PVC Sanitary Sewer (8/10') | 1,112.00 | LF | \$60.00 | \$66,720.00 |



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www.mackenzieco.com



| | | | |
|--------------------------|--------------------------------------|--------------------|----------|
| To: | 75W Investors | Contact: | |
| Address: | Bradenton | Phone: | |
| | | Fax: | |
| Project Name: | Seaflower (fka Lake Flores) Phase 1C | Bid Number: | |
| Project Location: | | Bid Date: | 9/3/2025 |

| Line # | Item Description | Estimated Quantity | Unit | Unit Price | Total Price |
|--------|--|--------------------|------|-------------|--------------|
| 4 | 8" PVC Sanitary Sewer (10/12') | 838.00 | LF | \$75.00 | \$62,850.00 |
| 5 | 8" PVC Sanitary Sewer (12/14') | 219.00 | LF | \$81.00 | \$17,739.00 |
| 6 | Sanitary Sewer Manholes (0/6') | 4.00 | EACH | \$6,065.00 | \$24,260.00 |
| 7 | Sanitary Sewer Manholes (0/6') (5' Diameter) | 1.00 | EACH | \$7,690.00 | \$7,690.00 |
| 8 | Sanitary Sewer Manholes (6/8') | 2.00 | EACH | \$7,290.00 | \$14,580.00 |
| 9 | Sanitary Sewer Manholes (8/10') | 4.00 | EACH | \$8,215.00 | \$32,860.00 |
| 10 | Sanitary Sewer Manholes (10/12') | 2.00 | EACH | \$9,435.00 | \$18,870.00 |
| 11 | Sanitary Sewer Manholes (6/8') Lined | 1.00 | EACH | \$22,940.00 | \$22,940.00 |
| 12 | Sanitary Sewer Manholes (10/12') Drop | 2.00 | EACH | \$50,545.00 | \$101,090.00 |
| 13 | Double Sewer Service | 55.00 | EACH | \$3,933.00 | \$216,315.00 |
| 14 | Single Sewer Service | 9.00 | EACH | \$2,388.00 | \$21,492.00 |
| 15 | Sanitary Sewer Testing | 4,012.00 | LF | \$3.65 | \$14,643.80 |
| 16 | Raise Existing Sewer Manholes | 4.00 | EACH | \$4,585.00 | \$18,340.00 |

Total Price for above Sanitary Sewer Items: \$732,246.80

Storm Drainage

| | | | | | |
|----|--|----------|------|-------------|--------------|
| 1 | Connect To Existing Drainage Structure | 2.00 | EACH | \$2,485.00 | \$4,970.00 |
| 2 | 18" HDPE Pipe | 288.00 | LF | \$66.00 | \$19,008.00 |
| 3 | 24" HDPE Pipe | 779.00 | LF | \$93.00 | \$72,447.00 |
| 4 | 36" HDPE Pipe | 952.00 | LF | \$162.00 | \$154,224.00 |
| 5 | 42" HDPE Pipe | 558.00 | LF | \$195.00 | \$108,810.00 |
| 6 | 48" HDPE Pipe | 1,072.00 | LF | \$270.00 | \$289,440.00 |
| 7 | Curb Inlet | 5.00 | EACH | \$9,610.00 | \$48,050.00 |
| 8 | Valley Gutter Inlet | 27.00 | EACH | \$7,850.00 | \$211,950.00 |
| 9 | Junction Box | 6.00 | EACH | \$13,320.00 | \$79,920.00 |
| 10 | Storm Drainage Testing | 3,649.00 | LF | \$4.70 | \$17,150.30 |

Total Price for above Storm Drainage Items: \$1,005,969.30

Potable Watermain

| | | | | | |
|----|--------------------------------|----------|------|------------|--------------|
| 1 | Connect to Existing Water | 3.00 | EACH | \$1,710.00 | \$5,130.00 |
| 2 | 6" PVC Water (with Fittings) | 4,733.00 | LF | \$35.00 | \$165,655.00 |
| 3 | 6" DIP Water | 552.00 | LF | \$62.00 | \$34,224.00 |
| 4 | 6" Gate Valve | 28.00 | EACH | \$2,385.00 | \$66,780.00 |
| 5 | Fire Hydrant Assembly | 6.00 | EACH | \$9,395.00 | \$56,370.00 |
| 6 | 1" Double Water Service, Short | 24.00 | EACH | \$2,145.00 | \$51,480.00 |
| 7 | 1" Double Water Service, Long | 20.00 | EACH | \$2,605.00 | \$52,100.00 |
| 8 | 1" Single Water Service, Short | 21.00 | EACH | \$1,200.00 | \$25,200.00 |
| 9 | 1" Single Water Service, Long | 9.00 | EACH | \$1,600.00 | \$14,400.00 |
| 10 | 2" Auto Flushing Assembly | 3.00 | EACH | \$8,060.00 | \$24,180.00 |



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| | | | |
|--------------------------|--------------------------------------|--------------------|----------|
| To: | 75W Investors | Contact: | |
| Address: | Bradenton | Phone: | |
| | | Fax: | |
| Project Name: | Seaflower (fka Lake Flores) Phase 1C | Bid Number: | |
| Project Location: | | Bid Date: | 9/3/2025 |

| Line # | Item Description | Estimated Quantity | Unit | Unit Price | Total Price |
|---|---------------------------|--------------------|------|-------------|---------------------|
| 11 | Temporary Jumper Assembly | 1.00 | EACH | \$11,635.00 | \$11,635.00 |
| 12 | Water Testing | 5,285.00 | LF | \$4.00 | \$21,140.00 |
| Total Price for above Potable Watermain Items: | | | | | \$528,294.00 |

Reclaim Watermain

| | | | | | |
|---|----------------------------------|----------|------|------------|---------------------|
| 1 | Connect To Existing Reclaim | 3.00 | EACH | \$1,525.00 | \$4,575.00 |
| 2 | 4" PVC Reclaim w/ Fittings | 4,518.00 | LF | \$28.00 | \$126,504.00 |
| 3 | 4" DIP Reclaim | 425.00 | LF | \$80.00 | \$34,000.00 |
| 4 | 4" Gate Valve | 25.00 | EACH | \$2,045.00 | \$51,125.00 |
| 5 | 1" Double Reclaim Service, Short | 22.00 | EACH | \$2,110.00 | \$46,420.00 |
| 6 | 1" Double Reclaim Service, Long | 31.00 | EACH | \$2,570.00 | \$79,670.00 |
| 7 | 1" Single Reclaim Service, Short | 6.00 | EACH | \$1,220.00 | \$7,320.00 |
| 8 | 1" Single Reclaim Service, Long | 5.00 | EACH | \$1,552.00 | \$7,760.00 |
| 9 | 2" Reclaim Blow Off Assembly | 3.00 | EACH | \$7,700.00 | \$23,100.00 |
| 10 | Reclaim Testing | 4,943.00 | LF | \$3.90 | \$19,277.70 |
| Total Price for above Reclaim Watermain Items: | | | | | \$399,751.70 |

Total Bid Price: \$4,198,065.00

Notes:

- **EXCLUSIONS**
The proposal price excludes the following:
 - All permits and fees.
 - Meters for watermain services.
 - Electrical service for Lift Station.
 - All landscaping and wetland/littoral plantings.
 - Testing for and handling of radon material.
 - Removal of contaminated or unsuitable material.
- **FUEL**
- The proposal price is based on a current off-road diesel fuel price of \$3.00 per gallon. E.T. MacKenzie reserves the right to adjust its proposal based on current pricing at the time of construction.
- **PROPOSAL PRICE**
- The proposal price is good for a period of 60 days from the date shown on the proposal. After that time, E.T. MacKenzie reserves the right to adjust its proposal price to account for changes in the market.
- **TARIFFS**
- THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED.



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| | |
|---|---------------------------|
| To: 75W Investors | Contact: |
| Address: Bradenton | Phone: |
| | Fax: |
| Project Name: Seaflower (fka Lake Flores) Phase 1C | Bid Number: |
| Project Location: | Bid Date: 9/3/2025 |

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

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

4

**RATIFICATION
ITEMS**

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

4A

| Pole Description | # Installed | # Removed |
|---------------------------------|----------------|--------------|
| Standard Concrete arm mount 30' | 1 | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

- (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 \$29.62. 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 \$0.00 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 (Authorized Representative)

Gary Walker

(Print or type name)

Title: Chairman

FLORIDA POWER & LIGHT COMPANY

By: _____

(Signature)

Yader Portocarrero

(Print or type name)

Title: LT-1 Lighting Representative

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

4B

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

4BI



Proposal Prepared for:

Lake Flores Community Development

District

8116 Cortez Rd West

Bradenton , Florida 34210

Contact: Lake Flores Community
Development District Care of Weather,
Hunt & Associates

Email:

Prepared by:

Alex Gonzalez

Email:

agonzalez@sunriselandscape.com

Proposal Date: 6/23/2025

Proposal #: 25193

Lake Flores Pond Mowing

Lake Flores Pond Mowing

Mow 4 ponds & 2 strips

Proposal Pricing is valid for 30 days from the proposal date.

PROJECT TOTAL: \$1,985.00

*Approved
6.24.25
[Signature]*

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

4BII



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Bill To

Lake Flores
C/O Weather, Hunt & Associates
2300 Glades Road, Su-410W
Boca Raton, FL 33431

Invoice 14 35396

| PO# | Date |
|---------------|------------|
| | 04/22/2025 |
| Sales Rep | Terms |
| Alex Gonzalez | Net 30 |

Property Address

Lake Flores Community Development District
8116 Cortez Rd West
Bradenton , FL 34210

| Item | Qty / UOM | Rate | Ext. Price | Amount |
|------|-----------|------|------------|--------|
|------|-----------|------|------------|--------|

#21108 - Lake Flores Pond Mowing

Lake Flores Pond Mowing

Mow 4 ponds & 2 strips

Proposal Pricing is valid for 30 days from the proposal date.

EM - Non Contractual Mowing - 04/16/2025

\$1,985.00

7.25.25
LHG

| | |
|------------------|------------|
| Total | \$1,985.00 |
| Credits/Payments | (\$0.00) |
| Balance Due | \$1,985.00 |

| Current | 1-30 Days Past Due | 31-60 Days Past Due | 61-90 Days Past Due | 90+ Days Past Due |
|------------|-----------------------|------------------------|------------------------|----------------------|
| \$5,485.00 | \$0.00 | \$0.00 | \$1,985.00 | \$0.00 |

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

4BIII



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Bill To

Lake Flores
C/O Weather, Hunt & Associates
2300 Glades Road, Su-410W
Boca Raton, FL 33431

Invoice 14 40035

| PO# | Date |
|---------------|------------|
| | 06/30/2025 |
| Sales Rep | Terms |
| Alex Gonzalez | Net 30 |

Property Address

Lake Flores Community Development District
8116 Cortez Rd West
Bradenton, FL 34210

| Item | Qty / UOM | Rate | Ext. Price | Amount |
|------|-----------|------|------------|--------|
|------|-----------|------|------------|--------|

#25193 - Lake Flores Pond Mowing

Lake Flores Pond Mowing

Mow 4 ponds & 2 strips

Proposal Pricing is valid for 30 days from the proposal date.

EM - Non Contractual Mowing - 06/27/2025

\$1,985.00

7.25.25
AR

| | |
|--------------------|-------------------|
| Total | \$1,985.00 |
| Credits/Payments | (\$0.00) |
| Balance Due | \$1,985.00 |

| Current | 1-30 Days Past Due | 31-60 Days Past Due | 61-90 Days Past Due | 90+ Days Past Due |
|------------|-----------------------|------------------------|------------------------|----------------------|
| \$5,485.00 | \$0.00 | \$0.00 | \$1,985.00 | \$0.00 |

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

4BIV



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

| Bill To |
|--|
| Lake Flores C/O Weather, Hunt & Associates 2300 Glades Road, Su-410W Boca Raton, FL 33431 |

Invoice 14 40992

| PO# | Date |
|---------------|------------|
| | 07/16/2025 |
| Sales Rep | Terms |
| Alex Gonzalez | Net 30 |

| Property Address |
|---|
| Lake Flores Community Development District 8116 Cortez Rd West Bradenton , FL 34210 |

| Item | Qty / UOM | Rate | Ext. Price | Amount |
|------|-----------|------|------------|--------|
|------|-----------|------|------------|--------|

#25129 - Bush Hog Commercial Site

Proposal Pricing is valid for 30 days from the proposal date.

EM - Non Contractual Mowing - 07/08/2025

\$3,500.00

7.25.25

| | |
|------------------|------------|
| Total | \$3,500.00 |
| Credits/Payments | (\$0.00) |
| Balance Due | \$3,500.00 |

| Current | 1-30 Days Past Due | 31-60 Days Past Due | 61-90 Days Past Due | 90+ Days Past Due |
|------------|-----------------------|------------------------|------------------------|----------------------|
| \$5,485.00 | \$0.00 | \$0.00 | \$1,985.00 | \$0.00 |

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

4BV



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

| Bill To |
|--|
| Lake Flores C/O Weather, Hunt & Associates 2300 Glades Road, Su-410W Boca Raton, FL 33431 |

Invoice 14 41255

| PO# | Date |
|---------------|------------|
| | 07/29/2025 |
| Sales Rep | Terms |
| Alex Gonzalez | Net 30 |

| Property Address |
|---|
| Lake Flores Community Development District 8116 Cortez Rd West Bradenton , FL 34210 |

| Item | Qty | Rate | Ext. Price | Amount |
|------|-----|------|------------|--------|
|------|-----|------|------------|--------|

#26388 - Lake Flores Pond Mowing

Lake Flores Pond Mowing

Mow Commons and Ponds.

Proposal Pricing is valid for 30 days from the proposal date.

EM - Non Contractual Mowing - 07/28/2025

\$1,985.00

*Approved
7.30.25
AR*

| | |
|--------------------|-------------------|
| Total | \$1,985.00 |
| Credits/Payments | (\$0.00) |
| Balance Due | \$1,985.00 |

| Current | 1-30 Days Past Due | 31-60 Days Past Due | 61-90 Days Past Due | 90+ Days Past Due |
|------------|-----------------------|------------------------|------------------------|----------------------|
| \$7,470.00 | \$0.00 | \$0.00 | \$1,985.00 | \$0.00 |

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**LAKE FLORES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**LAKE FLORES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

| | 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 | Capital Project Fund Series Mitigation | Total Governmental Funds |
|--------------------------------------|-----------------|--|--|---|---|---|--------------------------------|
| ASSETS | | | | | | | |
| Cash | \$ 3,849 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,849 |
| Investments | | | | | | | |
| Revenue | - | 54,250 | 50,492 | - | - | - | 104,742 |
| Reserve | - | 923,081 | 1,225,853 | - | - | - | 2,148,934 |
| Prepayment | - | - | 1,219,774 | - | - | - | 1,219,774 |
| Construction | - | - | - | 124,068 | 10,049,436 | - | 10,173,504 |
| Cost of issuance | - | - | 53 | - | - | - | 53 |
| Undeposited funds | - | - | 62,268 | - | - | 123,215 | 185,483 |
| Due from Landowner | - | 749,925 | - | - | - | 471,658 | 1,221,583 |
| Utility deposits | 756 | - | - | - | - | - | 756 |
| Total assets | <u>\$ 4,605</u> | <u>\$ 1,727,256</u> | <u>\$ 2,558,440</u> | <u>\$ 124,068</u> | <u>\$ 10,049,436</u> | <u>\$ 594,873</u> | <u>\$ 15,058,678</u> |
| LIABILITIES AND FUND BALANCES | | | | | | | |
| Liabilities: | | | | | | | |
| Accounts payable | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 594,873 | \$ 594,873 |
| Contracts payable | - | - | - | - | 1,801,833 | - | 1,801,833 |
| Retainage payable | - | - | - | 1,106,837 | 1,496,045 | 159,802 | 2,762,684 |
| Landowner advance | 6,000 | - | - | - | - | - | 6,000 |
| Due to Landowner | 861 | - | - | - | - | - | 861 |
| Total liabilities | <u>6,861</u> | <u>-</u> | <u>-</u> | <u>1,106,837</u> | <u>3,297,878</u> | <u>754,675</u> | <u>5,166,251</u> |
| DEFERRED INFLOWS OF RESOURCES | | | | | | | |
| Unearned revenue | - | - | 35,234 | - | - | - | 35,234 |
| Deferred receipts | - | 749,925 | - | - | - | 471,658 | 1,221,583 |
| Total deferred inflows of resources | <u>-</u> | <u>749,925</u> | <u>35,234</u> | <u>-</u> | <u>-</u> | <u>471,658</u> | <u>1,256,817</u> |
| Fund balances: | | | | | | | |
| Restricted for: | | | | | | | |
| Debt service | - | 977,331 | 2,523,206 | - | - | - | 3,500,537 |
| Capital projects | - | - | - | (982,769) | 6,751,558 | (631,460) | 5,137,329 |
| Unassigned | (2,256) | - | - | - | - | - | (2,256) |
| Total fund balances | <u>(2,256)</u> | <u>977,331</u> | <u>2,523,206</u> | <u>(982,769)</u> | <u>6,751,558</u> | <u>(631,460)</u> | <u>8,635,610</u> |
| Total liabilities and fund balances | <u>\$ 4,605</u> | <u>\$ 1,727,256</u> | <u>\$ 2,558,440</u> | <u>\$ 124,068</u> | <u>\$ 10,049,436</u> | <u>\$ 594,873</u> | <u>\$ 15,058,678</u> |

**LAKE FLORES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025**

| | Current Month | Year to Date | Budget | % of Budget |
|--|-------------------|-------------------|----------------|----------------|
| REVENUES | | | | |
| Landowner contribution | \$ 14,783 | \$ 204,473 | \$ 221,731 | 92% |
| Landowner: lakes cost share | - | - | 10,074 | 0% |
| Total revenues | <u>14,783</u> | <u>204,473</u> | <u>231,805</u> | 88% |
| EXPENDITURES | | | | |
| Professional & administrative | | | | |
| Supervisors | - | 2,368 | 6,459 | 37% |
| Management/accounting/recording | 4,000 | 40,000 | 48,000 | 83% |
| Legal | 721 | 9,738 | 25,000 | 39% |
| Engineering | 3,736 | 11,056 | 2,000 | 553% |
| Audit | 4,575 | 7,740 | 5,500 | 141% |
| Arbitrage rebate calculation | - | - | 500 | 0% |
| Dissemination agent | 83 | 833 | 1,000 | 83% |
| Debt service fund accounting | 458 | 4,583 | 5,500 | 83% |
| Trustee* | - | 8,493 | 5,500 | 154% |
| Telephone | 17 | 117 | 200 | 59% |
| Postage | 68 | 350 | 500 | 70% |
| Printing & binding | 42 | 417 | 500 | 83% |
| Legal advertising | - | 743 | 1,500 | 50% |
| Annual special district fee | - | 175 | 175 | 100% |
| Insurance | - | 5,408 | 5,800 | 93% |
| Contingencies/bank charges | 90 | 941 | 500 | 188% |
| Website hosting & maintenance | - | 705 | 705 | 100% |
| Website ADA compliance | - | - | 210 | 0% |
| Total professional & administrative | <u>13,790</u> | <u>93,667</u> | <u>109,549</u> | 86% |
| Field operations (phase 1) | | | | |
| Field management | - | - | 1,000 | 0% |
| Combined lakes | | | | |
| Monitoring/reports | - | - | 24,280 | 0% |
| 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 | | | | |
| Miscellaneous | - | - | 5,000 | 0% |
| Wetland maintenance | - | 34,800 | 14,214 | 245% |
| Wetland monitoring/report | - | 4,585 | 31,320 | 15% |
| Conservation area landscaping | - | - | 20,350 | 0% |
| Unbudget field expenses | 1,419 | 71,072 | - | N/A |
| Total field operations | <u>1,419</u> | <u>110,457</u> | <u>122,256</u> | 90% |
| Total expenditures | <u>15,209</u> | <u>204,124</u> | <u>231,805</u> | 88% |
| Excess/(deficiency) of revenues over/(under) expenditures | (426) | 349 | - | |
| Fund balances - beginning | (1,830) | (2,605) | - | |
| Fund balances - ending | <u>\$ (2,256)</u> | <u>\$ (2,256)</u> | <u>\$ -</u> | |

**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 JULY 31, 2025**

| | Current Month | Year To Date | Budget | % of Budget |
|---------------------------------|-------------------|-------------------|---------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ - | \$ 960,299 | \$ - | N/A |
| Assessment levy: off-roll | - | 134,038 | 1,839,767 | 7% |
| Assessment prepayments | - | - | - | N/A |
| Developer contribution | - | - | - | N/A |
| Interest | 3,228 | 44,502 | - | N/A |
| Total revenues | <u>3,228</u> | <u>1,138,839</u> | <u>1,839,767</u> | 62% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | - | 250,000 | 250,000 | 100% |
| Interest | - | 1,594,688 | 1,594,688 | 100% |
| Total debt service | <u>-</u> | <u>1,844,688</u> | <u>1,844,688</u> | 100% |
| Other fees & charges | | | | |
| Transfer out | 9,893 | 98,639 | - | N/A |
| Total other fees and charges | <u>9,893</u> | <u>98,639</u> | <u>-</u> | N/A |
| Total expenditures | <u>9,893</u> | <u>1,943,327</u> | <u>1,844,688</u> | 105% |
| Net change in fund balances | (6,665) | (804,488) | (4,921) | |
| Fund balances - beginning | 983,996 | 1,781,819 | 1,753,215 | |
| Fund balances - ending | <u>\$ 977,331</u> | <u>\$ 977,331</u> | <u>\$ 1,748,294</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 JULY 31, 2025**

| | Current Month | Year To Date | Budget | % of Budget |
|--|---------------------|---------------------|---------------------|----------------|
| REVENUES | | | | |
| Assessment levy: off-roll | \$ - | \$ 952,413 | 2,086,133 | 46% |
| Assessment prepayments | 57,891 | 3,291,823 | - | N/A |
| Lot closing assessment | 2,400 | 40,720 | - | N/A |
| Lot closing interest | 1,978 | 30,855 | - | N/A |
| Interest & miscellaneous | 4,706 | 56,714 | - | N/A |
| Total revenues | <u>66,975</u> | <u>4,372,525</u> | <u>2,086,133</u> | 210% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | - | 2,150,000 | - | N/A |
| Cost of issuance | - | 270,750 | 270,750 | 100% |
| Interest | - | 1,017,758 | 982,523 | 104% |
| Total debt service | <u>-</u> | <u>3,438,508</u> | <u>1,253,273</u> | 274% |
| Excess/(deficiency) of revenues over/(under) expenditures | 66,975 | 934,017 | 832,860 | |
| OTHER FINANCING SOURCES/(USES) | | | | |
| Bond proceeds | - | 1,771,045 | 1,771,045 | 100% |
| Original issue premium | - | (764,418) | (764,418) | 100% |
| Total other financing sources | <u>-</u> | <u>1,006,627</u> | <u>1,006,627</u> | 100% |
| Net change in fund balances | 66,975 | 1,940,644 | 1,839,487 | |
| Fund balances - beginning | 2,456,231 | 582,562 | 573,751 | |
| Fund balances - ending | <u>\$ 2,523,206</u> | <u>\$ 2,523,206</u> | <u>\$ 2,413,238</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 JULY 31, 2025**

| | Current Month | Year To Date |
|--|---------------------|---------------------|
| REVENUES | | |
| Interest | \$ 391 | \$ 1,678 |
| Total revenues | <u>391</u> | <u>1,678</u> |
| EXPENDITURES | | |
| Total expenditures | <u>-</u> | <u>-</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | 391 | 1,678 |
| OTHER FINANCING SOURCES/(USES) | | |
| Transfer in | 9,894 | 98,640 |
| Total other financing sources/(uses) | <u>9,894</u> | <u>98,640</u> |
| Net change in fund balances | 10,285 | 100,318 |
| Fund balances - beginning | (993,054) | (1,083,087) |
| Fund balances - ending | <u>\$ (982,769)</u> | <u>\$ (982,769)</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 JULY 31, 2025**

| | Current Month | Year To Date |
|--|----------------------------|----------------------------|
| REVENUES | | |
| Interest | \$ 54,780 | \$ 427,577 |
| Total revenues | <u>54,780</u> | <u>427,577</u> |
| EXPENDITURES | | |
| Construction costs | 4,354,187 | 16,066,687 |
| Total expenditures | <u>4,354,187</u> | <u>16,066,687</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | (4,299,407) | (15,639,110) |
| OTHER FINANCING SOURCES/(USES) | | |
| Bond proceeds | - | 16,278,955 |
| Total other financing sources/(uses) | <u>-</u> | <u>16,278,955</u> |
| Net change in fund balances | (4,299,407) | 639,845 |
| Fund balances - beginning | 11,050,965 | 6,111,713 |
| Fund balances - ending | <u><u>\$ 6,751,558</u></u> | <u><u>\$ 6,751,558</u></u> |

**LAKE FLORES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES MITIGATION
FOR THE PERIOD ENDED JULY 31, 2025**

| | Current Month | Year To Date |
|--|----------------------------|----------------------------|
| REVENUES | | |
| Developer contribution | \$ 448,265 | \$ 1,178,653 |
| Total revenues | <u>448,265</u> | <u>1,178,653</u> |
| EXPENDITURES | | |
| Construction costs | <u>655,569</u> | <u>1,810,113</u> |
| Total expenditures | <u>655,569</u> | <u>1,810,113</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | (207,304) | (631,460) |
| Net change in fund balances | (207,304) | (631,460) |
| Fund balances - beginning | (424,156) | - |
| Fund balances - ending | <u><u>\$ (631,460)</u></u> | <u><u>\$ (631,460)</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 Public Hearings and a Regular Meeting on August 19, 2025 at 11:00 a.m., at 8116 Cortez Road W., Bradenton, Florida 34210.

Present:

| | |
|-----------------|---------------------|
| Gary Walker | Chair |
| James Motta | Vice Chair |
| Reggie Tisdale | Assistant Secretary |
| Krystal Parsons | Assistant Secretary |
| Walter Preston | Assistant Secretary |

Also present:

| | |
|-----------------------------|--|
| Jordan Lansford | District Manager |
| Kristen Suit | Wrathell, Hunt and Associates, LLC (WHA) |
| Sarah Sandy (via telephone) | District Counsel |
| Jeb Mulock | District Engineer |
| Ed Hill | Developer Representative |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Lansford called the meeting to order at 11:00 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

| |
|--|
| On MOTION by Mr. Walker and seconded by Mr. Motta, with all in favor, the Public Hearing was opened. |
|--|

Ms. Suit reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

Mr. Walker reviewed the on-roll and off-roll assessment tables on Page 11, explaining the assessment breakdown for the various product/parcel types.

No affected property owners or members of the public spoke.

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

Ms. Lansford presented Resolution 2025-07.

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

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

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

Discussion ensued regarding who received Mailed Notices, how the amounts listed in the Mailed Notices were derived and on-roll and off-roll assessments.

It was noted that, for the Fiscal Year 2027 budget, 5.76 acres should be removed from the future development in the assessment chart.

C. Consideration of Resolution 2025-08, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

No affected property owners or members of the public spoke.

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

Ms. Lansford presented Resolution 2025-08.

On MOTION by Mr. Motta and seconded by Mr. Walker, with all in favor, Resolution 2025-08, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Budget Funding Agreement Fiscal Year 2026

Ms. Lansford presented the Budget Funding Agreement Fiscal Year 2026.

On MOTION by Mr. Motta and seconded by Mr. Tisdale, with all in favor, the Budget Funding Agreement Fiscal Year 2026, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Lansford presented Resolution 2025-09. The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: October 21, 2025; November 18, 2025; December 16, 2025; January 20, 2026; February 17, 2026; March 17, 2026; April 21, 2026; May 19, 2026; June 16, 2026; July 21, 2026; August 18, 2026; and September 15, 2026

TIME: 11:00 AM

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

On MOTION by Ms. Parsons and seconded by Mr. Motta, with all in favor, Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

The Board asked for the agendas to be sent a week prior to the meeting to allow more time for the Board to review it. If there is subsequent information or changes, it can be provided as a handout. The District Manager should contact the Chair to determine if a meeting will be cancelled.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank

Ms. Lansford presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, Resolution 2025-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Hub International Midwest West Invoice # 4230320 [Maintenance Bond, Ph 1B-1 Public Improvements]

Ms. Lansford presented Hub International Midwest West Invoice #4230320 related to the Maintenance Bond, Ph 1B-1 Public Improvements.

Discussion ensued regarding the performance bonds for certain projects, renewal of some performance bonds, releasing some performance bonds, timing of the second asphalt lift,

On MOTION by Mr. Walker and seconded by Ms. Parsons, with all in favor, Hub International Midwest West Invoice #4230320 related to the Maintenance Bond, Ph 1B-1 Public Improvements, was approved.

NINTH ORDER OF BUSINESS

Consideration of Disclosure of Public Finance [2023 Bonds]

Ms. Sandy presented the required Disclosure of Public Finance for the 2023 Bonds.

On MOTION by Mr. Motta and seconded by Mr. Walker, with all in favor, the Disclosure of Public Finance for the 2023 Bond, was approved.

TENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

• Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

Ms. Lansford presented the Goals and Objectives Reporting for Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives Reporting.

On MOTION by Mr. Motta and seconded by Mr. Tisdale, with all in favor, the Goals and Objectives Reporting for Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

ELEVENTH ORDER OF BUSINESS

Ratification Items

A. Florida Permitting, Inc.

I. Proposal Number 25021 [Quarterly Drainage Strip Maintenance]

- 217 II. Proposal Number 25024 [Permanent Weir Installation]
- 218 B. SR Landscaping, LLC Agreement for Landscape Hurricane Impact Replant Services
- 219 C. Sunrise Landscape Proposal # 25193 [Pond Mowing]
- 220 D. Vanasse Hangen Brustlin, Inc. Project No. 66422.04 [Central & East Mitigation Nodes –
- 221 Mobilization]
- 222 E. Zayo Group, LLC Relocation Reimbursement Agreement
- 223 F. First American Title Insurance Company
- 224 I. Invoice No. 12891-9918390 [Central Lake Flores Easement]
- 225 II. Invoice No. 12891-9918391 [Eastern Lake Flores Easement]
- 226 G. Manatee County, Florida, Bill of Sale

227 On MOTION by Mr. Motta and seconded by Mr. Tisdale, with all in favor, the

228 Ratification Items, as listed, were ratified.

229

230

231 TWELFTH ORDER OF BUSINESS

232 Acceptance of Unaudited Financial

233 Statements as of June 30, 2025

234 Ms. Lansford presented the Unaudited Financial Statements as of June 30, 2025.

235

236 On MOTION by Mr. Walker and seconded by Mr. Motta, with all in favor, the

237 Unaudited Financial Statements as of June 30, 2025, were accepted.

238

239

240 THIRTEENTH ORDER OF BUSINESS

241 Approval of June 6, 2025 Special Meeting

242 Minutes

243 Ms. Lansford presented the June 6, 2025 Special Meeting Minutes.

244 Discussion ensued regarding the Notice to Proceed to E.T. 101 Mackenzie for 1B2

245 schedule including dates, etc. on Pages 3 and 4. It was noted that the minutes reflect the final

246 project completion date no later than March 1, 2026 but the date might need to be updated on

247 the associated documents for the project.

248

249 On MOTION by Mr. Tisdale and seconded by Ms. Parsons, with all in favor, the

250 June 6, 2025 Special Meeting Minutes, as presented, were approved.

251

252

253 FOURTEENTH ORDER OF BUSINESS

254 Staff Reports

A. District Counsel: Kutak Rock LLP

- **Discussion of HB 683: Construction Regulations**

Ms. Sandy presented the Summary of HB 683, which explains the new statute related to Construction Regulations. This is only for construction contracts entered into after July 1, 2025. The details and requirements are set forth in the Summary.

B. District Engineer: ZNS Engineering, LC

- **Discussion: Mackenzie Request for Change Order Lake Flores 1C1**

Mr. Mulock stated that he would like to send a letter to Mackenzie asking them to draft a change order as soon as possible. The 1C1 total is 398 units. The letter encompasses 119 units that would be created as a sub-phase and separate plat. Mr. Walker would like a bond issuance for this area to occur by the end of 2025.

The Board directed Mr. Mulock to send the letter to Mackenzie and request a response by September 3, 2025.

Mr. Walker stated that there was a direct material change order that Karen needs to review; Mackenzie provided all the supporting documentation.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

The next meeting will be held on September 16, 2026 at 11:00 a.m.

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

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

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| <p>On MOTION by Ms. Parsons and seconded by Mr. Motta, with all in favor, the meeting adjourned at 12:12 p.m.</p> |
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

| LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT | | |
|---|----------------------------|----------|
| | | |
| BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE | | |
| | | |
| LOCATION | | |
| <i>8116 Cortez Road W., Bradenton, Florida 34210</i> | | |
| | | |
| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
| | | |
| October 21, 2025 | Regular Meeting | 11:00 AM |
| | | |
| November 18, 2025 | Regular Meeting | 11:00 AM |
| | | |
| December 16, 2025 | Regular Meeting | 11:00 AM |
| | | |
| January 20, 2026 | Regular Meeting | 11:00 AM |
| | | |
| February 17, 2026 | Regular Meeting | 11:00 AM |
| | | |
| March 17, 2026 | Regular Meeting | 11:00 AM |
| | | |
| April 21, 2026 | Regular Meeting | 11:00 AM |
| | | |
| May 19, 2026 | Regular Meeting | 11:00 AM |
| | | |
| June 16, 2026 | Regular Meeting | 11:00 AM |
| | | |
| July 21, 2026 | Regular Meeting | 11:00 AM |
| | | |
| August 18, 2026 | Regular Meeting | 11:00 AM |
| | | |
| September 15, 2026 | Regular Meeting | 11:00 AM |
| | | |