

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

October 14, 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

October 7, 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 October 14, 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. Consideration of E.T. MacKenzie Company of Florida, Inc. DPO Balancing Change Order
5. Ratification Items
 - A. Florida Power & Light Company LED Lighting Agreement
 - B. Accurate Drilling Solutions, LLC Work Order #15664
 - C. Vanasse Hangen Brustlin, Inc. [Central & East Mitigation Nodes – Mobilization]
 - I. New Contract
 - II. Invoice No. 0483922
 - D. 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]
6. Acceptance of Unaudited Financial Statements as of August 31, 2025
7. Approval of August 19, 2025 Public Hearings and Regular Meeting Minutes

ATTENDEES:

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

8. 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: November 18, 2025 at 11:00 AM

- QUORUM CHECK

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

9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

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

Sincerely,

Jordan Lansford
Jordan Lansford
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 Pond A8)	13,804.00	CY	\$9.00	\$124,236.00
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
5	Dust Control / Water Truck (Monthly)	0.00	MO	\$45,200.00	\$0.00

Total Price for above Earthwork Items: \$353,981.20

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



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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
3	8" PVC Sanitary Sewer (8/10')	1,112.00	LF	\$60.00	\$66,720.00
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



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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
10	2" Auto Flushing Assembly	3.00	EACH	\$8,060.00	\$24,180.00
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

Base Bid Price Subtotal: **\$4,177,301.00**

Total Bid Price: **\$4,177,301.00**

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.



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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

SEAFLOWER, PH 1C PROPOSAL (8/2025)					JULY 2023					OCT 2024							
Line #	Item Description	Estimated Quantity	Uni	Unit Price	Total Price	PHASE IB-1				PHASE IB-2							
						QTY	UNIT	UNIT PRICE	TOTAL	DIFF	% DIFF	QTY	UNIT	UNIT PRICE	TOTAL	DIFF	% DIFF
General Conditions						Highlighted >20% Increase											
1	Mobilization	1.00	LS	45,540.00	\$45,540.00	1	LS	\$129,180.00	\$129,180.00			1	LS	86,500.00	86,500.00		
2	Payment & Performance Bonds	1.00	LS	35,895.00	\$35,895.00	1	LS	\$180,790.00	\$180,790.00			1	LS	66,497.53	66,497.53		
3	Silt Fence	5,200.00	LF	2.60	\$13,520.00	17,100	LF	\$2.60	\$44,460.00	-	0%	13,200	LF	2.60	34,320.00	-	0%
4	Turbidity Barrier	200.00	LF	16.00	\$3,200.00												
5	Erosion Control / NPDES	1.00	LS	14,885.00	\$14,885.00	1	LS	\$56,300.00	\$56,300.00			1	LS	42,466.00	42,466.00		
6	Geotechnical Testing	1.00	LS	35,420.00	\$35,420.00	1	LS	\$117,250.00	\$117,250.00			1	LS	112,500.00	112,500.00		
7	Survey & As-Builts	1.00	LS	57,100.00	\$57,100.00	1	LS	\$220,250.00	\$220,250.00			1	LS	167,200.00	167,200.00		
Total Price for above General Conditions Items:					\$205,560.00	\$748,230.00				509,483.53							
Earthwork																	
1	Earthwork (Haul from East Mitigation Area Stockpile)	580.00	LOAD	250.00	\$145,000.00	95,000	CY	\$2.60	\$247,000.00	(2.60)		60,640	CY	3.00	181,920.00		0%
2	Finish Grading	1.00	LS	137,440.00	\$137,440.00	764,243	SY	\$0.75	\$573,182.25	0.24	32%	255,703	SY	0.75	191,777.25		0%
3	Bahia Sod (2' BOC)	2,185.00	SY	4.00	\$8,740.00	36,000	SY	\$3.00	\$108,000.00	(1.00)	-33%	4,808	SY	3.75	18,030.00	(0.25)	-7%
4	Seed & Mulch	98,312.00	SY	0.85	\$83,565.20	615,175	SY	\$0.85	\$522,898.75	-	0%	200,086	SY	0.85	170,073.10	-	0%
Total Price for above Earthwork Items:					\$374,745.20	\$1,451,081.00				561,800.35							
Roadway					8700 \$ 16.67												
1	1" Type S-III Asphalt (Final Lift)	11,935.00	SY	11.50	\$137,252.50	10,540	SY	\$10.25	\$108,035.00	(1.25)	-12%	10,540	SY	\$11.00	\$115,940.00	(0.50)	-5%
2	1" Type S-III Asphalt (First Lift)	11,935.00	SY	11.50	\$137,252.50	10,540	SY	\$10.25	\$108,035.00	(1.25)	-12%	10,540	SY	\$11.00	\$115,940.00	(0.50)	-5%
3	6" Road Base	11,935.00	SY	19.50	\$232,732.50	10,540	SY	\$17.70	\$186,558.00	(1.80)	-10%	10,540	SY	\$19.10	\$201,314.00	(0.40)	-2%
4	6" Road Subgrade LBR 40	14,322.00	SY	7.75	\$110,995.50	12,648	SY	\$7.00	\$88,536.00	(0.75)	-11%	12,648	SY	\$8.00	\$101,184.00	0.25	3%
5	Miami Curb	8,445.00	LF	23.00	\$194,235.00	15,780	LF	\$22.50	\$355,050.00	(0.50)	-2%	15,780	LF	\$22.50	\$355,050.00	(0.50)	-2%
6	Type F Curb	1,310.00	LF	35.00	\$45,850.00	11,740	LF	\$28.00	\$328,720.00	(7.00)	-25%	11,740	LF	\$28.00	\$328,720.00	(7.00)	-25%
7	Bypass Curb	130.00	LF	56.00	\$7,280.00	300	LF	\$55.50	\$16,650.00	(0.50)	-1%	300	LF	\$55.50	\$16,650.00	(0.50)	-1%
8	Valley Gutter Crossing	2.00	EACH	7,900.00	\$15,800.00	1	EA	\$7,900.00	\$7,900.00	-	0%	1	EA	\$7,900.00	\$7,900.00	-	0%
9	Concrete Sidewalk (4" Thick)	580.00	SY	54.00	\$31,320.00	2,123	SY	\$53.50	\$113,580.50	(0.50)	-1%	2,123	SY	\$53.50	\$113,580.50	(0.50)	-1%
10	Handicap Ramps	18.00	EACH	975.00	\$17,550.00	112	EA	\$975.00	\$109,200.00	-	0%	112	EA	\$975.00	\$109,200.00	-	0%
11	Temporary Striping	1.00	LS	1,910.00	\$1,910.00	1	LS	\$4,068.00	\$4,068.00		0%	1	LS	\$1,017.00	\$1,017.00	(893.00)	-88%
12	Permanent Striping	1.00	LS	4,455.00	\$4,455.00	1	LS	\$12,888.00	\$12,888.00		0%	1	LS	\$3,222.00	\$3,222.00	(1,233.00)	-38%
13	Traffic & Street Signs	1.00	LS	14,865.00	\$14,865.00	1	LS	\$15,640.00	\$15,640.00	775.00	5%	1	LS	\$1,738.00	\$1,738.00	(13,127.00)	-755%
Total Price for above Roadway Items:					\$951,498.00	\$1,454,860.50				\$1,471,455.50							
Sanitary Sewer																	
1	8" PVC Sanitary Sewer (0/6')	844	LF	39.00	\$32,916.00	2,191	LF	\$39.00	\$85,449.00	-	0%	2,191	LF	\$39.00	\$85,449.00	-	0%
2	8" PVC Sanitary Sewer (6/8')	999	LF	59.00	\$58,941.00	2,559	LF	\$59.00	\$150,981.00	-	0%	2,559	LF	\$59.00	\$150,981.00	-	0%
3	8" PVC Sanitary Sewer (8/10')	1112	LF	60.00	\$66,720.00	2,036	LF	\$60.00	\$122,160.00	-	0%	2,036	LF	\$60.00	\$122,160.00	-	0%
	8" PVC Sanitary Sewer (10/12')	838.00	LF	75.00	\$62,850.00	1,673	LF	\$75.00	\$125,475.00	-	0%	1,673	LF	\$75.00	\$125,475.00	-	0%
	8" PVC Sanitary Sewer (12/14')	219.00	LF	81.00	\$17,739.00	1,394	LF	\$79.00	\$110,126.00	(2.00)	-3%	1,394	LF	\$79.00	\$110,126.00	(2.00)	-3%
	Sanitary Sewer Manholes (0/6')	4.00	EACH	6,065.00	\$24,260.00	7	EA	\$5,330.00	\$37,310.00	(735.00)	-14%	7	EA	\$5,330.00	\$37,310.00	(735.00)	-14%
	Sanitary Sewer Manholes (0/6') (5' Diameter)	1.00	EACH	7,690.00	\$7,690.00	5	EA	\$6,750.00	\$33,750.00	(940.00)	-14%	5	EA		\$0.00	(7,690.00)	
	Sanitary Sewer Manholes (6/8')	2.00	EACH	7,290.00	\$14,580.00	8	EA	\$6,310.00	\$50,480.00	(980.00)	-16%	8	EA	\$6,310.00	\$50,480.00	(980.00)	-16%
	Sanitary Sewer Manholes (8/10')	4.00	EACH	8,215.00	\$32,860.00	7	EA	\$7,410.00	\$51,870.00	(805.00)	-11%	7	EA	\$7,410.00	\$51,870.00	(805.00)	-11%
	Sanitary Sewer Manholes (10/12')	2.00	EACH	9,435.00	\$18,870.00	4	EA	\$8,525.00	\$34,100.00	(910.00)	-11%	4	EA	\$8,525.00	\$34,100.00	(910.00)	-11%
	Sanitary Sewer Manholes (6/8') Lined	1.00	EACH	22,940.00	\$22,940.00	1	EA	\$20,130.00	\$20,130.00	(2,810.00)	-14%	1	EA	\$30,045.00	\$30,045.00	7,105.00	24%
	Sanitary Sewer Manholes (10/12') Drop	2.00	EACH	50,545.00	\$101,090.00	1	EA	\$36,270.00	\$36,270.00	(14,275.00)	-39%	1	EA	\$44,815.00	\$44,815.00	(5,730.00)	-13%
	Double Sewer Service	55.00	EACH	3,933.00	\$216,315.00	21	EA	\$2,875.00	\$60,375.00	(1,058.00)	-37%	21	EA	\$3,933.00	\$82,593.00	-	0%
	Single Sewer Service	9.00	EACH	2,388.00	\$21,492.00	127	EA	\$1,610.00	\$204,470.00	(778.00)	-48%	127	EA	\$2,388.00	\$303,276.00	-	0%
	Sanitary Sewer Testing	4,012.00	LF	3.65	\$14,643.80	1,056	LF	\$3.65	\$3,854.40	-	0%	1,056	LF	\$3.65	\$3,854.40	-	0%
	Raise Existing Sewer Manholes	4.00	EACH	4,585.00	\$18,340.00					(4,585.00)						(4,585.00)	
Total Price for above Sanitary Sewer Items:					\$732,246.80	\$1,126,800.40				\$1,232,534.40							
Storm Drainage																	
	Connect To Existing Drainage Structure	2.00	EACH	\$2,485.00	\$4,970.00					(2,485.00)							
	18" HDPE Pipe	288.00	LF	\$66.00	\$19,008.00	2,936	LF	\$59.00	\$173,224.00	(7.00)	-12%	2,936	LF	\$59.00	\$173,224.00	(7.00)	-12%
	24" HDPE Pipe	779.00	LF	\$93.00	\$72,447.00	5,938	LF	\$89.00	\$528,482.00	(4.00)	-4%	5,938	LF	\$89.00	\$528,482.00	(4.00)	-4%
	36" HDPE Pipe	952.00	LF	\$162.00	\$154,224.00	4,499	LF	\$152.00	\$683,848.00	(10.00)	-7%	4,499	LF	\$152.00	\$683,848.00	(10.00)	-7%
	42" HDPE Pipe	558.00	LF	\$195.00	\$108,810.00	932	LF	\$200.00	\$186,400.00	5.00	3%	932	LF	\$200.00	\$186,400.00	5.00	3%
	48" HDPE Pipe	1,072.00	LF	\$270.00	\$289,440.00	1,113	LF	\$261.00	\$290,493.00	(9.00)	-3%	1,113	LF	\$261.00	\$290,493.00	(9.00)	-3%
	Curb Inlet	5.00	EACH	\$9,610.00	\$48,050.00	92	EA	\$10,910.00	\$1,003,720.00	1,300.00	12%	92	EA	\$10,910.00	\$1,003,720.00	1,300.00	12%
	Valley Gutter Inlet	27.00	EACH	\$7,850.00	\$211,950.00	77	EA	\$6,450.00	\$496,650.00	(1,400.00)	-22%	77	EA	\$7,095.00	\$546,315.00	(755.00)	-11%
	Junction Box	6.00	EACH	\$13,320.00	\$79,920.00	42	EA	\$11,490.00	\$482,580.00	(1,830.00)	-16%	42	EA	\$11,490.00	\$482,580.00	(1,830.00)	-16%
	Storm Drainage Testing	3,649.00	LF	\$4.70	\$17,150.30	23,253	LF	\$3.60	\$83,710.80	(1.10)	-31%	23,253	LF	\$3.60	\$83,710.80	(1.10)	-31%
Total Price for above Storm Drainage Items:					\$1,005,969.30	\$3,929,107.80				\$3,978,772.80							
Potable Watermain																	
	Connect to Existing Water	3.00	EACH	\$1,710.00	\$5,130.00					(1,710.00)							
	6" PVC Water (with Fittings)	4,733.00	LF	\$35.00	\$165,655.00	6,431	LF	\$31.00	\$199,361.00	(4.00)	-13%	6,431	LF	\$34.50	\$221,869.50	(0.50)	-1

6" DIP Water	552.00	LF	\$62.00	\$34,224.00	1,087	LF	\$47.00	\$51,089.00	(15.00)	-32%	1,087	LF	\$47.00	\$51,089.00	(15.00)	-32%	Material price increase for tariffs. Additional restraints and fittings.
6" Gate Valve	28.00	EACH	\$2,385.00	\$66,780.00	42	EA	\$2,055.00	\$86,310.00	(330.00)	-16%	42	EA	\$2,055.00	\$86,310.00	(330.00)	-16%	
Fire Hydrant Assembly	6.00	EACH	\$9,395.00	\$56,370.00	20	EA	\$8,930.00	\$178,600.00	(465.00)	-5%	20	EA	\$8,930.00	\$178,600.00	(465.00)	-5%	
1" Double Water Service, Short	24.00	EACH	\$2,145.00	\$51,480.00	29	EA	\$1,505.00	\$43,645.00	(640.00)	-43%	29	EA	\$1,885.00	\$54,665.00	(260.00)	-14%	Material price increase for tariffs.
1" Double Water Service, Long	20.00	EACH	\$2,605.00	\$52,100.00	38	EA	\$1,795.00	\$68,210.00	(810.00)	-45%	38	EA	\$2,339.00	\$88,882.00	(266.00)	-11%	Material price increase for tariffs.
1" Single Water Service, Short	21.00	EACH	\$1,200.00	\$25,200.00	42	EA	\$890.00	\$37,380.00	(310.00)	-35%	42	EA	\$1,106.00	\$46,452.00	(94.00)	-8%	Material price increase for tariffs.
1" Single Water Service, Long	9.00	EACH	\$1,600.00	\$14,400.00	62	EA	\$1,150.00	\$71,300.00	(450.00)	-39%	62	EA	\$1,506.00	\$93,372.00	(94.00)	-6%	Material price increase for tariffs.
2" Auto Flushing Assembly	3.00	EACH	\$8,060.00	\$24,180.00	12	EA	\$6,705.00	\$80,460.00	(1,355.00)	-20%	12	EA	\$6,705.00	\$80,460.00	(1,355.00)	-20%	Material price increase for tariffs.
Temporary Jumper Assembly	1.00	EACH	\$11,635.00	\$22,635.00	2	EA	\$11,130.00	\$22,260.00	(505.00)	-5%	2	EA	\$11,130.00	\$22,260.00	(505.00)	-5%	
Water Testing	5285	LF	\$4.00	\$21,140.00	21,617	LF	\$4.00	\$86,468.00	-	0%	21,617	LF	\$4.00	\$86,468.00	-	0%	
Total Price for above Potable Watermain Items:				\$528,294.00				\$925,083.00	-					\$1,010,427.50			
Reclaim Watermain																	
Connect To Existing Reclaim	3.00	EACH	\$1,525.00	\$4,575.00					(1,525.00)								
4" PVC Reclaim w/ Fittings	4,518.00	LF	\$28.00	\$126,504.00	5,617	LF	\$28.00	\$157,276.00	-	0%	5,617	LF	\$28.00	\$157,276.00	-	0%	
4" DIP Reclaim	425.00	LF	\$80.00	\$34,000.00	884	LF	\$62.00	\$54,808.00	(18.00)	-29%	884	LF	\$62.00	\$54,808.00	(18.00)	-29%	Material price increase for tariffs. Additional restraints and fittings.
4" Gate Valve	25.00	EACH	\$2,045.00	\$51,125.00	40	EA	\$1,990.00	\$79,600.00	(55.00)	-3%	40	EA	\$1,990.00	\$79,600.00	(55.00)	-3%	
1" Double Reclaim Service, Short	22.00	EACH	\$2,110.00	\$46,420.00	13	EA	\$1,465.00	\$19,045.00	(645.00)	-44%	13	EA	\$1,868.00	\$24,284.00	(242.00)	-13%	Material price increase for tariffs.
1" Double Reclaim Service, Long	31.00	EACH	\$2,570.00	\$79,670.00	8	EA	\$1,765.00	\$14,120.00	(805.00)	-46%	8	EA	\$2,327.00	\$18,616.00	(243.00)	-10%	Material price increase for tariffs.
1" Single Reclaim Service, Short	6.00	EACH	\$1,220.00	\$7,320.00	74	EA	\$830.00	\$61,420.00	(390.00)	-47%	74	EA	\$995.00	\$73,630.00	(225.00)	-23%	Material price increase for tariffs.
1" Single Reclaim Service, Long	5.00	EACH	\$1,552.00	\$7,760.00	53	EA	\$1,105.00	\$58,565.00	(447.00)	-40%	53	EA	\$1,512.00	\$80,136.00	(40.00)	-3%	Material price increase for tariffs.
2" Reclaim Blow Off Assembly	3.00	EACH	\$7,700.00	\$23,100.00	5	EA	\$1,950.00	\$9,750.00	(5,750.00)	-295%	5	EA	\$1,950.00	\$9,750.00	(5,750.00)	-295%	Blow off w/ auto flusher per the plans.
Reclaim Testing	4,943.00	LF	\$3.90	\$19,277.70	21,773	LF	\$3.90	\$84,914.70	-	0%	21,773	LF	\$3.90	\$84,914.70	-	0%	
Total Price for above Reclaim Watermain Items:				\$399,751.70				\$539,498.70						\$583,014.70			
Total Bid Price:				\$ 4,198,065.00				10,174,661.40						9,347,488.78			
# Lots	119	Cost/Lot	\$ 35,277.86		# Lots	230	Cost/Lot	\$ 44,237.66			# Lots	265	Cost/Lot	\$ 35,273.54			

Other Recent Project Bids

			\$ 3,757,000.00
# Lots	98	Cost/Lot	\$ 38,336.73
			\$ 4,092,452.00
# Lots	120	Cost/Lot	\$ 34,103.77

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.

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

4



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:	
CO Name:	DPO Balancing Change Order	CO ID:	DPO Balancing Change Order
Project Location:	Bradenton, FL	CO Date:	4/28/2023
Item Description	Estimated Quantity	Unit	Unit Price
			Total Price

Owner Direct Purchase

Owner Direct Purchase Polymer Concrete Structures Additional Purchases	1.00	LS	(\$40,026.00)	(\$40,026.00)
Owner Direct Purchase Precast Structures Unpurchased Materials	1.00	LS	\$66,825.00	\$66,825.00
Precast Structures Purchased	1.00	LS	\$92,107.64	\$92,107.64
Owner Direct Purchase Core & Main Additional Purchases	1.00	LS	(\$250,908.16)	(\$250,908.16)

Total Price for above Owner Direct Purchase Items: **(\$132,001.52)**

Total Bid Price: **(\$132,001.52)**

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. Couthart, P.E.
941.756.6760 kc@mackenzieco.com

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

**RATIFICATION
ITEMS**

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS A



FPL Account Number: **77868-91106**

FPL Work Request Number: _____

LED LIGHTING AGREEMENT

In accordance with the following terms and conditions, Lake Flores Community Development District (hereinafter called the Customer), requests on this 13th day of **August, 2025**, 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, 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
Roadway	42	5000	3000k	1	

- (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 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

RATIFICATION

ITEMS B



Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Lake Flores Community Development
District
2300 Galdes Road
Suite 410W
Boca Raton, FL 33431

Ship to
Lake Flores Community Development
District
2300 Galdes Road
Suite 410W
Boca Raton, FL 33431

Work Order #: 15664

Transaction Date: 8/12/2025

Terms: Net 30

Invoice Due Date: 9/11/2025

Invoice #: i7012

Item	Description	Quantity	Price	Amount
Installation	Installation	1	\$150.00	\$150.00
Siemens 7.5-10HP 3PH MagStarter	Siemens 7.5 - 10HP 3PH Magnetic Starter\CR40	1	\$901.60	\$901.60

Central Mitigation.

Subtotal: \$1,051.60

Total: \$1,051.60

Balance Due: \$1,051.60

*Approved
8.12.25
ALG*

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS CI



☒ New Contract

Date: June 12, 2025

☐ Amendment No.

Project No. 66422.04

Project Name: Central & East Mitigation Nodes - Mobilization

To: Lake Flores Community Development District Lake Flores Land Company, LLC 1600 SE 17 th Street, Suite 418 Fort Lauderdale, FL 33316	Cost Estimate	
	Amendment	Contract Total
Labor		\$3,130.00
Expenses		\$800.00
TOTAL		\$3,930.00

Email: gwalker@tritonatlantic.com

☒ Lump Sum

☐ Time & Expenses

☐ Cost + Fixed Fee

☐ Other

Phone No: (954) 761-2601

Estimated Date of Completion: July 2025

This Agreement includes details of the services to be performed, timing of the services, and compensation between Lake Forest Land Company, hereinafter called the "Client," and Vanasse Hangen Brustlin, Inc. (VHB).

PROJECT DESCRIPTION

Vanasse Hangen Brustlin, Inc. (VHB) was requested by the Lake Flores Land Company (CLIENT) to prepare a proposal of professional services and fees to install water level measurement devices (i.e., staff gages) at mitigation wetlands located within the Lake Flores development. The staff gages are a requirement of the wetland mitigation monitoring plan approved by the Southwest Florida Water Management District (SWFWMD) and must be installed to attain compliance with the Client's Environmental Resource Permit.

This scope of services includes pre-field mobilization and gathering of materials as well as all required labor required to install the requested staff gages.

SCOPE OF SERVICES

As outlined above, VHB has prepared this document to outline the overall scope of services that VHB will complete as part of the design, permitting and construction oversight of the Project. A detailed summary of each Task of the scope is presented below:

1.0 BASIC SERVICES

1.1 Staff Gage Installation

VHB shall furnish to the CLIENT all labor, materials, and equipment necessary to construct and install water level monitoring devices (staff gages). VHB will install a total of four (4) staff gauges in locations within the Central and East Mitigation Nodes, as directed by the CLIENT.

Two (2) staff gages will be installed within the Central Mitigation Node.

Two (2) staff gages will be installed within the East Mitigation Node.

KEY ASSUMPTIONS

In developing this scope and fee estimate, VHB has made the following key assumptions. Changes to these assumptions will require changes to VHB's scope and fee.

- › The Client and no other party may rely solely upon due diligence documents prepared by VHB. The Client understands that VHB is providing the limited services described herein. VHB will not be liable for unknown or unforeseen circumstances.
- › VHB's assumptions on meeting attendance are outlined herein.

SERVICES NOT INCLUDED

The Scope of Services for this Agreement is inclusive only of those Tasks described above. The following services are not included in this Agreement:

- › Additional work Tasks that may be required due to third party objectors, Chapter 120 Florida Statutes hearing requests, appeals to the Governor and Cabinet, and other third-party appeal processes.
- › Listed species relocations
- › Florida Department of Transportation (FDOT) permitting
- › Consumptive Water Use permitting
- › Coordination for on-site easements or utility agreements
- › Tree barricade or silt fence inspections prior to construction
- › Surveying services, including boundary, topographic
- › Sub-surface or underground utility investigations
- › Public noticing or project/permit advertising in a local newspaper

Should work be required in these areas or areas not previously described, VHB will prepare a new proposal or Amendment, at the Client's request, that contains the Additional Scope of Services, fees, and updated schedule required to complete the additional work items.

SCHEDULE

VHB will begin performance of the above services upon receipt of a fully executed contract. VHB's role is limited to the scope of services defined herein as that relates to the schedule. The schedule may be subject to weather, delivery of information to be provided by others, as well as Client and agency reviews of interim products. VHB shall not be responsible for delays in the performance of services which arise out of causes beyond the control and/or without the fault or negligence of VHB. If the Client requests that work under this Agreement be stopped, or instructs VHB to complete work out of sequence, the schedule and fee estimate is subject to renegotiation.

COMPENSATION

VHB will perform the Scope of Services contained in this Agreement on a lump sum basis per Task as indicated below. VHB will bill on a percent complete basis and reserves the right to adjust budgeted amounts from Task to Task as may be required.

SCOPE OF SERVICES

Task	Lump Sum Fee
1.1 Staff Gage Installation	\$3,130.00
Direct expenses (Travel and material fees)	\$800.00
SUB-TOTAL LABOR	\$3,130.00
GRAND TOTAL*	\$3,930.00



Prepared by: A. Olenoski

Document Approval: K. Keen

Please execute this Client Authorization for VHB to proceed with the above scope of services at the stated estimated costs. No services will be provided until it is signed and returned to VHB.

☒ Subject to attached terms and conditions

☐ Subject to terms & conditions in our original agreement dated January 19, 2024.

VANASSE HANGEN BRUSTLIN, INC. AUTHORIZATION

By: _____

Print Kathleen Keen, PE

Title: Managing Director – Gulf Coast

Date: _____

KK

CLIENT AUTHORIZATION (Please sign and return)

By: *Gary Walker*

Print: Gary Walker

Title: Chairman

Date: 6/24/2025



PART II

STANDARD TERMS AND CONDITIONS. The engagement of VHB by Client is under the following terms and conditions. These terms and conditions are an integral part of the collective Agreement between Client and VHB.

SCOPE OF SERVICES. VHB shall perform the services set forth in the attached Scope of Services. Requests for additional services and any associated fee adjustment must be authorized in writing before additional services can begin.

PERFORMANCE STANDARDS. VHB's services require decisions that are not based upon science, but rather upon judgmental considerations. In the performance or furnishing of professional services hereunder, VHB, and those it is responsible for, shall exercise the degree of skill and care ordinarily exercised by similarly practicing professionals performing similar services under similar conditions in the same locality ("Standard of Care"). VHB shall be entitled to rely on the accuracy and completeness of data, reports, surveys, requirements, and other information provided by Client.

SCHEDULE. VHB shall perform its services as set forth in the Scope of Services as expeditiously as consistent with the Standard of Care and the orderly progress of the Work. VHB shall not be responsible for failure to perform or for delays in the services arising out of factors beyond the reasonable control or without the fault or negligence of VHB.

PAYMENT. The fee estimate for the proposed Scope of Services is valid for 60 days from the date of Proposal. All schedules set forth in the attached Scope of Services commence upon receipt of a signed Agreement and, if requested, a retainer. Retainers will be applied to the last invoice.

Invoices will be rendered monthly and are due upon receipt. Any invoice unpaid more than 30 days after date of invoice will bear interest at 1-1/2 percent per month.

If Client fails to pay any invoice within 45 days of the date of invoice, VHB may, without waiving any other claim or right against Client or incurring any liability for delay, suspend the services until VHB has been paid in full. Sealed plans, final documents, reports, and attendance at meetings/hearings will not be provided unless payment for services is current.

If VHB is performing services for Client under multiple projects, payments must be current on all projects for services hereunder to continue. Client acknowledges VHB's right to suspend services and withhold plans and documents, as provided above, if any payments are overdue. If services are suspended for 30 days or longer, upon resuming services VHB shall be entitled to expenses incurred in the interruption and resumption of its services. If

services are suspended for 90 days or longer, VHB shall be entitled to expenses incurred in the interruption and resumption of its services and fees for remaining services shall be equitably adjusted.

The parties agree to coordinate invoices to assure timely payment. At minimum, VHB's project manager and Client's representative will confer as often as necessary about any issues involving invoicing and collections. Client's representative will contact VHB's project manager forthwith upon receipt of an invoice about any questions or issues concerning invoiced amounts. If Client's representative and VHB's project manager are unable to resolve any questions or issues, Client's representative will line item any disputed or questionable amount and pay VHB. VHB, at its option, may revise and resubmit disputed amounts at a later date.

Should it become necessary to utilize legal or other resources to collect any or all monies rightfully due for services rendered under this Agreement, VHB shall be entitled to full reimbursement of all such costs, including reasonable attorneys' fees, as part of this Agreement.

OWNERSHIP OF WORK PRODUCT. All work products (whether in hard or electronic form) prepared by VHB pursuant to the Agreement are instruments of service with respect to the Project and are not authorized, intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other Project. Any reuse by Client or a third person or entity authorized by Client without written verification or adaptation by VHB for the specific application will be at Client's sole risk and without liability or legal exposure to VHB. Client shall release, defend, indemnify and hold harmless VHB from all claims, damages, losses and expenses, including attorneys' fees, arising out of or resulting therefrom. Any such verification or adaptation will entitle VHB to additional compensation at rates to be agreed upon by VHB and Client, third person, or entity seeking to reuse said documents.

Client recognizes that information recorded on or transmitted as electronic media, including CADD documents ("Electronic Documents") is subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, the Electronic Documents are provided to Client for informational purposes only and are not represented as suitable for any use or purpose.

VHB retains the copyright in all work products produced in connection with this Agreement, unless otherwise agreed to in writing by an authorized VHB representative. VHB licenses to Client on a non-exclusive basis the use of work products produced solely in connection with this Agreement. The license



may be revoked for any failure of Client to perform under this Agreement.

CERTIFICATIONS. VHB shall not be required to sign any documents, no matter by whom requested, that would result in VHB having to certify, guarantee or warrant the existence of conditions whose existence VHB cannot wholly ascertain. Any certification provided by VHB shall be so provided based on VHB's knowledge, information, and belief subject to the preceding sentence, and shall reflect no greater certainty than VHB's professional opinion developed through and consistent with the Standard of Care. VHB shall be compensated for any work necessary to assess project compliance with regulatory standards for purposes of such certification.

INSURANCE. VHB agrees to carry the following insurance during the term of this Agreement:

- Workmen's Compensation and Employer's Liability Insurance in compliance with statutory limits
- Comprehensive General Liability Insurance including Products Completed, Contractual, Property, and Personal Injury coverage with combined single limits of \$1,000,000 per occurrence and \$2,000,000 in the aggregate
- Professional Liability Insurance with a limit of \$1,000,000 per claim and in the aggregate
- Automobile Liability Insurance including non-owned and hired automobiles with a combined single limit of \$1,000,000 per occurrence

Certificates of insurance will be furnished upon request. If Client requires additional insurance coverage, and it is available, Client agrees to reimburse VHB for such additional expense.

INDEMNITY. Client and VHB shall at all times indemnify and save harmless each other, their officers, and employees on account of damages, losses, expenses, reasonable counsel fees, and compensation arising out of any claims for damages, personal injuries and/or property losses sustained by any person or entity, to the extent caused by the negligent acts, errors or omissions of the indemnifying party, its employees, or subcontractors in connection with the Project, and/or under this Agreement.

Client agrees to the fullest extent permitted by law, to indemnify and hold harmless VHB, its officers, employees and sub-consultants from and against any and all claims, suits, demands, liabilities costs including reasonable attorneys' fees, and defense costs caused by, arising out of, or in any way connected with the detection, presence, handling, removal, abatement, or disposal of any asbestos or hazardous or toxic substances, products, or material that exist on, about, or adjacent to the job site.

LIMITATION ON VHB'S RESPONSIBILITY AND JOBSITE

SAFETY. VHB will not be responsible for the acts or omissions of

contractors or others at the Site, except for its own subcontractors and employees. Neither the professional activities of VHB nor the presence of VHB or its employees or sub-consultants at a project site shall relieve the other parties on this project of their obligations, duties, and, including, but not limited to, construction means, methods, sequence, techniques, or procedures necessary for performing, superintending, and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. VHB and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. Client agrees that Contractor shall be solely responsible for job site safety and warrants that this intent shall be carried out in Client's contract with Contractor.

ALLOCATION OF RISK. In recognition of the relative risks and benefits of the Project to both Client and VHB, the risks have been allocated such that Client agrees that to the fullest extent permitted by law, VHB's total liability in the aggregate to Client and any persons or entities claiming by, through or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to the Project and/or this Agreement from any cause or causes, including, but not limited to, VHB's negligence, errors, omissions, strict liability, statutory liability, indemnity obligation, breach of contract or breach of warranty shall not exceed the higher of \$50,000 (fifty thousand dollars), or ten (10) percent of the compensation actually paid to VHB. Client and VHB may agree to a higher limitation of liability for an increased fee.

DISPUTE RESOLUTION. All questions in dispute under this Agreement shall be submitted to non-binding mediation as a condition precedent to the institution of legal proceedings. On the written notice of either party to the other of the election to submit any dispute under this Agreement to mediation, each party shall designate their representative and shall meet within ten (10) days after the service of the notice. The parties shall then attempt to resolve the dispute within ten (10) days of meeting. Should the parties be unable to agree on a resolution of the dispute, then the parties shall proceed with mediation in accordance with the mediation rules of the American Arbitration Association. The cost of mediation shall be borne equally by both parties. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

LEGAL SUPPORT. To the extent VHB is required to respond to any dispute resolution process, including, but not limited to, requests for document production, discovery or a request to appear in any deposition or legal proceeding, which is related to the Scope of Services but does not arise out of VHB's negligent acts, errors or omissions, Client shall compensate VHB for all costs incurred by VHB, including reasonable attorneys' fees.



DESCRIPTIVE HEADINGS AND COUNTERPARTS. The headings contained in this Agreement are for convenience of reference only and shall not constitute a part hereof, or define, limit or in any way affect the meaning of any of the terms or provisions hereof. This Agreement may be executed in two or more counterparts, and any party hereto may execute any such counterpart, which, when executed and delivered, shall be deemed to be an original and all of such counterparts taken together shall be deemed to be one and the same instrument.

EXCLUSIVE REMEDIES. In the event that any dispute is not remedied through the alternative dispute resolution procedures set forth herein, all claims, actions, and rights of action arising from or relating in any way to this Agreement or the services performed thereunder, whether in contract, tort, indemnity and all other rights of action whatsoever, shall be filed in a court of competent jurisdiction within three years of the completion of such services, or all such claims, actions and rights of action shall be waived. Recovery under this Agreement shall be limited by the parties' agreement on Allocation of Risk and the remainder of this section.

Notwithstanding any other provision of this Agreement, neither party shall be liable to the other for any liquidated, incidental, special, indirect or other consequential damages incurred, regardless of the nature of the cause or whether caused by Client or VHB, or their employees, sub-consultants, or subcontractors. Consequential damages include, without limitation, loss of use, loss of profits, loss of production, or business interruption; however, the same may be caused.

VHB and Client waive all claims against each other arising out of or related to this Agreement or the services to the extent that losses, damages, and liabilities associated with such claims have been compensated by the proceeds of property insurance or any other insurance policy.

VHB makes no warranties or guarantees, express or implied, under this Agreement or any other contract document with respect to its provision of professional services. In entering into this Agreement, Client has relied only upon the representations set forth in this Agreement. No verbal warranties, representations, or statements shall be considered a part of this Agreement or a basis upon which Client relied in entering into this Agreement.

NO THIRD-PARTY BENEFICIARIES. Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either Client or VHB. In addition, nothing herein shall be construed as creating a contractual relationship between Client and any VHB employee, representative, or consultant. Client agrees that in the event of a dispute regarding this Agreement or the services rendered by VHB hereunder, Client shall only seek recourse against VHB and

waives any right to pursue a claim against VHB's individual directors, officers or employees.

VHB's commitments as set forth in this Agreement are based on the expectation that all of the services described in this Agreement will be provided. In the event Client later elects to reduce VHB's Scope of Services, Client hereby agrees to release, hold harmless, defend, and indemnify VHB from any and all claims, damages, losses or costs associated with or arising out of such reduction in services.

SEVERABILITY. The invalidity or unenforceability of any provisions of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect.

TAXES. Any taxes or fees, enacted by local, state, or federal government and based on gross receipts or revenues, will be invoiced to and payable by Client as an additional amount due under this Agreement.

PROJECT SPECIFIC PROVISIONS. To the extent the Scope of Services involves any of the following services/geographies, the following general provisions apply accordingly:

GEOTECHNICAL SERVICES. Client understands that VHB does not perform geotechnical services directly and, if requested, will retain a geotechnical sub-consultant on behalf of Client, and VHB shall rely on the accuracy and completeness of data furnished as if the geotechnical services were contracted directly through Client.

AMERICANS WITH DISABILITIES ACT (ADA). Client understands and agrees that ADA standards are evolving and subject to varying, potentially contradictory interpretations and applications. VHB will use its reasonable professional efforts and judgment to interpret applicable ADA requirements and other federal, state and local laws, rules, codes, ordinances, and regulations as they apply to the project. VHB cannot and does not warrant or guarantee that Client's Project will comply with all ADA requirements or ADA interpretations or other applicable regulatory interpretations.

CLIMATE CHANGE/FLOOD ANALYSIS. VHB shall not be responsible or liable for any damages, losses, litigation, expenses, counsel fees and compensation arising out of any claims, damages, personal injuries and/or property losses related to flooding conditions whether directly or indirectly due to flood water damage, and Client shall at all times indemnify and hold harmless VHB, its respective officers, agents and employees on account of any related claims, damages, losses, expenses and counsel fees related thereto.



CONSTRUCTION PHASE SERVICES

SITE VISITS. VHB shall make periodic site visits upon the request of Client or as otherwise agreed in writing by Client and VHB for the limited purpose of determining whether work is in general conformance with VHB's plans and specifications. Such visits are not intended to be an exhaustive check or a detailed inspection of Contractor's work. VHB shall not supervise or have control over Contractor's work nor have any responsibility for construction ways, means, methods, techniques, sequences, or procedures selected by Contractor nor for Contractor's safety precautions or programs in connection with the Work.

SHOP DRAWINGS. VHB's review and approval of submittals such as shop drawings, product data, samples, and other data, shall be for the limited purpose of checking for conformance with the design concept and the information in VHB's documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades, or construction safety precautions, all of which are the sole responsibility of Contractor and other unrelated parties. Review of a specific item shall not indicate that VHB has reviewed the entire assembly of which the

item is a component. VHB shall not be responsible for any deviations from VHB's documents or other documents that are not brought to the attention of VHB in writing by Contractor. VHB shall not be required to review partial submissions or those for which submission of correlated items have not been received.

**PROJECTS LOCATED IN FLORIDA.
FLORIDA STATUTES SECTION
558.0035 (2013), AN INDIVIDUAL
EMPLOYEE OR AGENT MAY NOT BE
HELD INDIVIDUALLY LIABLE FOR
ECONOMIC DAMAGES RESULTING
FROM NEGLIGENCE OCCURRING
WITHIN THE COURSE AND SCOPE
OF THIS AGREEMENT**

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS CII



Vanasse Hangen Brustlin, Inc.
260 Arsenal Place #2, PO Box 9151
Watertown, MA 02472-9151
617.924.1770 F 617.924.2286

Please remit checks to:

Vanasse Hangen Brustlin, Inc.
PO Box 845179 | Boston, MA 02284-5179

Invoice

ACH Payment Instructions

Bank Name: Citizens Bank
Account No: 1130161371
ABA Routing No: 211070175

Mr. Gary Walker
Lake Flores Community
Development District
1600 SE 17th Street
Suite 418
Fort Lauderdale, FL 33316

Invoice No: **0483922**
August 11, 2025
VHB Project No: 66422.04

Invoice Total	\$3,130.00
----------------------	-------------------

Central & East Mitigation Nodes - Mobilization

jhattier@lakefloresland.com
gwalker@lakefloresland.com
ehill@lakefloresland.com

Professional Services from July 6, 2025 to August 2, 2025

Task 00000 Reimbursables

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
10001-Staff Gage Installation	3,130.00	100.00	3,130.00	0.00	3,130.00
Total Fee	3,130.00		3,130.00	0.00	3,130.00
Total Fee				3,130.00	
Total this Task				\$3,130.00	
Total this Invoice					<u><u>\$3,130.00</u></u>

Billings to Date

	Current	Prior	Total
Fee	3,130.00	0.00	3,130.00
Totals	3,130.00	0.00	3,130.00

Payment Due Upon Receipt.

Original Copy

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS DI



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

RATIFICATION

ITEMS DII



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
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#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

RATIFICATION

ITEMS DIII



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
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#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
WB

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

RATIFICATION

ITEMS DIV



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 40992

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

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
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#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

RATIFICATION

ITEMS DV



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
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#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
AUGUST 31, 2025**

**LAKE FLORES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 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	\$ 47,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,690
Investments							
Revenue	-	171,460	164,213	-	-	-	335,673
Reserve	-	926,369	1,230,217	-	-	-	2,156,586
Prepayment	-	-	4,415,047	-	-	-	4,415,047
Construction	-	-	-	124,508	9,914,301	-	10,038,809
Cost of issuance	-	-	53	-	-	-	53
Undeposited funds	-	-	62,268	-	-	-	62,268
Due from Landowner	-	659,147	-	-	-	79,921	739,068
Utility deposits	756	-	-	-	-	-	756
Total assets	<u>\$ 48,446</u>	<u>\$ 1,756,976</u>	<u>\$ 5,871,798</u>	<u>\$ 124,508</u>	<u>\$ 9,914,301</u>	<u>\$ 79,921</u>	<u>\$ 17,795,950</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 44,109	\$ -	\$ -	\$ -	\$ -	\$ 79,921	\$ 124,030
Contracts payable	-	-	-	-	5,335,331	79,900	5,415,231
Retainage payable	-	-	-	1,185	837,232	-	838,417
Landowner advance	6,000	-	-	-	-	-	6,000
Due to Landowner	861	-	-	-	-	-	861
Accrued wages payable	800	-	-	-	-	-	800
Tax payable	233	-	-	-	-	-	233
Total liabilities	<u>52,003</u>	<u>-</u>	<u>-</u>	<u>1,185</u>	<u>6,172,563</u>	<u>159,821</u>	<u>6,385,572</u>
DEFERRED INFLOWS OF RESOURCES							
Unearned revenue	-	-	35,234	-	-	-	35,234
Deferred receipts	-	659,147	-	-	-	79,921	739,068
Total deferred inflows of resources	<u>-</u>	<u>659,147</u>	<u>35,234</u>	<u>-</u>	<u>-</u>	<u>79,921</u>	<u>774,302</u>
Fund balances:							
Restricted for:							
Debt service	-	1,097,829	5,836,564	-	-	-	6,934,393
Capital projects	-	-	-	123,323	3,741,738	(159,821)	3,705,240
Unassigned	(3,557)	-	-	-	-	-	(3,557)
Total fund balances	<u>(3,557)</u>	<u>1,097,829</u>	<u>5,836,564</u>	<u>123,323</u>	<u>3,741,738</u>	<u>(159,821)</u>	<u>10,636,076</u>
Total liabilities and fund balances	<u>\$ 48,446</u>	<u>\$ 1,756,976</u>	<u>\$ 5,871,798</u>	<u>\$ 124,508</u>	<u>\$ 9,914,301</u>	<u>\$ 79,921</u>	<u>\$ 17,795,950</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 44,626	\$ 249,099	\$ 221,731	112%
Landowner: lakes cost share	-	-	10,074	0%
Total revenues	<u>44,626</u>	<u>249,099</u>	<u>231,805</u>	107%
EXPENDITURES				
Professional & administrative				
Supervisors	1,722	4,090	6,459	63%
Management/accounting/recording	4,000	44,000	48,000	92%
Legal	3,925	13,663	25,000	55%
Engineering	-	11,056	2,000	553%
Audit	-	7,740	5,500	141%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	917	1,000	92%
Debt service fund accounting	458	5,041	5,500	92%
Trustee*	-	8,493	5,500	154%
Telephone	17	133	200	67%
Postage	20	371	500	74%
Printing & binding	42	458	500	92%
Legal advertising	247	991	1,500	66%
Annual special district fee	-	175	175	100%
Insurance	-	5,408	5,800	93%
Contingencies/bank charges	96	1,037	500	207%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>10,610</u>	<u>104,278</u>	<u>109,549</u>	95%
Field operations (phase 1)				
Field management	-	-	1,000	0%
Combined lakes				
Monitoring/reports	-	-	24,280	0%
Lake maintenance	-	-	7,749	0%
Lake bank mowing	9,455	9,455	11,343	83%
Lake bank erosion repair	-	-	2,000	0%
Control structure & outfall	-	-	5,000	0%
West mitigation node area				
Miscellaneous	-	-	5,000	0%
Wetland maintenance	10,440	45,240	14,214	318%
Wetland monitoring/report	2,520	7,105	31,320	23%
Conservation area landscaping	-	-	20,350	0%
Unbudget field expenses	<u>12,901</u>	<u>83,973</u>	<u>-</u>	N/A
Total field operations	<u>35,316</u>	<u>145,773</u>	<u>122,256</u>	119%
Total expenditures	<u>45,926</u>	<u>250,051</u>	<u>231,805</u>	108%
Excess/(deficiency) of revenues over/(under) expenditures	(1,300)	(952)	-	
Fund balances - beginning	<u>(2,257)</u>	<u>(2,605)</u>	<u>-</u>	
Fund balances - ending	<u>\$ (3,557)</u>	<u>\$ (3,557)</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 AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 117,022	\$ 1,211,359	\$ 1,839,767	66%
Interest	3,476	47,978	-	N/A
Total revenues	<u>120,498</u>	<u>1,259,337</u>	<u>1,839,767</u>	68%
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%
Excess/(deficiency) of revenues over/(under) expenditures	120,498	(585,351)	(4,921)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(98,639)	-	N/A
Total other financing sources	<u>-</u>	<u>(98,639)</u>	<u>-</u>	N/A
Net change in fund balances	120,498	(683,990)	(4,921)	
Fund balances - beginning	977,331	1,781,819	1,753,215	
Fund balances - ending	<u>\$ 1,097,829</u>	<u>\$ 1,097,829</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 AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 952,413	2,086,133	46%
Assessment prepayments	3,323,291	6,615,114	-	N/A
Lot closing assessment	-	40,720	-	N/A
Lot closing interest	113,545	144,400	-	N/A
Interest & miscellaneous	8,757	65,470	-	N/A
Total revenues	<u>3,445,593</u>	<u>7,818,117</u>	<u>2,086,133</u>	375%
EXPENDITURES				
Debt service				
Prepayment	130,000	2,280,000	-	N/A
Cost of issuance	-	270,750	270,750	100%
Interest	2,234	1,019,992	982,523	104%
Total debt service	<u>132,234</u>	<u>3,570,742</u>	<u>1,253,273</u>	285%
Excess/(deficiency) of revenues over/(under) expenditures	3,313,359	4,247,375	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	3,313,359	5,254,002	1,839,487	
Fund balances - beginning	2,523,205	582,562	573,751	
Fund balances - ending	<u>\$ 5,836,564</u>	<u>\$ 5,836,564</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 AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 441	\$ 2,118
Total revenues	<u>441</u>	<u>2,118</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	441	2,118
OTHER FINANCING SOURCES/(USES)		
Transfer in	1,105,652	1,204,292
Total other financing sources/(uses)	<u>1,105,652</u>	<u>1,204,292</u>
Net change in fund balances	1,106,093	1,206,410
Fund balances - beginning	(982,770)	(1,083,087)
Fund balances - ending	<u>\$ 123,323</u>	<u>\$ 123,323</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, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 50,070	\$ 477,648
Total revenues	<u>50,070</u>	<u>477,648</u>
EXPENDITURES		
Construction costs	1,954,239	18,020,926
Total expenditures	<u>1,954,239</u>	<u>18,020,926</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,904,169)	(17,543,278)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	16,278,955
Transfer out	(1,105,652)	(1,105,652)
Total other financing sources/(uses)	<u>(1,105,652)</u>	<u>15,173,303</u>
Net change in fund balances	(3,009,821)	(2,369,975)
Fund balances - beginning	6,751,559	6,111,713
Fund balances - ending	<u><u>\$ 3,741,738</u></u>	<u><u>\$ 3,741,738</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 AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 471,639	\$ 1,650,292
Total revenues	<u>471,639</u>	<u>1,650,292</u>
EXPENDITURES		
Construction costs	-	1,810,113
Total expenditures	<u>-</u>	<u>1,810,113</u>
Excess/(deficiency) of revenues over/(under) expenditures	471,639	(159,821)
Net change in fund balances	471,639	(159,821)
Fund balances - beginning	(631,460)	-
Fund balances - ending	<u>\$ (159,821)</u>	<u>\$ (159,821)</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**

On MOTION by Ms. Parsons and seconded by Mr. Motta, with all in favor, the meeting adjourned at 12:12 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

270
271
272
273
274

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		
8116 Cortez Road W., Bradenton, Florida 34210		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 14, 2025	Regular Meeting	11:00 AM
October 21, 2025 <i>rescheduled to October 14, 2025</i>	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