

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

November 18, 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
<https://lakeflorescdd.net/>

November 10, 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 November 18, 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 ET Mackenzie Change Orders
 - A. No. 25 Backslope Additional Sod for Lot Stabilization 1B2
 - B. No. 27 Additional Seed and Mulch Phase 1C
 - C. No. 28 Phase 1C2 Mass Grading (Earthwork Portion Only)
 - D. No. 29 1B1 Balancing Change Order
 - E. No. 30 Final Life Deduct for Commercial Area (Flowerfields Trail and West Lake Street)
 - F. No. 31 Missing/Damaged Concrete in Model Areas and Dust Control Measures
 - G. No. 32 Moving Sanitary Items from 1B2 to 1C (Deduct)
4. Consideration of SR Landscaping, LLC Agreement for Pond Bank Mowing Services
5. Update: Reciprocal Easements and Lake Use Matters
6. Consideration of Resolution 2026-02, Designating a Date, Time, and Location for a Landowners' Meeting; Providing for Publication, Providing for an Effective Date
7. Consideration of Resolution 2026-03, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date

ATTENDEES:

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

8. Ratification Items

- A. Florida Permitting, Inc. Proposals
 - I. No. 25019 [East Node Mitigation Area Maintenance]
 - II. No. 25020 [Central Node Mitigation Area Maintenance]
- B. ET Mackenzie Change Orders
 - I. No. 2 [Central & East Mitigation Area]
 - II. No. 17 [75th Street Roundabout Signs]
 - III. No. 18 [Additional Service Relocation N-1 Sewer Service Connection Extensions]
 - IV. No. 19 [Drainage 1B-2]
 - V. No. 20 [Drainage Removed from 1B-2 and Moving to 1C-1]
 - VI. No. 21 [Multi Use Trail – Uninstalled Quantity]
 - VII. No. 22 [Additional Phase]
 - VIII. No. 23 [Contract Time Reconciliation]

9. Acceptance of Unaudited Financial Statements as of September 30, 2025

10. Approval of October 14, 2025 Regular Meeting Minutes

11. 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: December 16, 2025 at 11:00 AM

○ QUORUM CHECK

SEAT 1	GARY WALKER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JAMES MOTTA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	REGINALD TISDALE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	KRYSTAL PARSONS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	WALTER PRESTON	☐ IN PERSON	☐ PHONE	☐ NO

12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (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

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

3A

CHANGE ORDER

NO. 25
DATE: 11/7/2025

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

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

PROJECT NAME LAKES FORES, PH IB PROJ NO.

REASON FOR REQUI Backslope additional Sod for lot stabilization where there is no retaining wall (1B2)

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	Sodding	5,292	SY	\$3.75	\$19,845.00
2	Watering for two weeks	2	WK	\$3,500.00	\$7,000.00

TOTAL 26,845.00

ORIGINAL CONTRACT TOTAL \$ 31,938,845.45
ADD/DELETE CO# 1 THRU CO# 24 \$12,547,037.88
TOTAL THIS CO (CO# 25) \$26,845.00
REVISED CONTRACT AMOUNT THRU CO# 24 \$ 44,512,728.33

ORIGINAL CONTRACT DAYS 570
ADD/DELETE CO# 1 THRU CO #20 363
TOTAL DAYS THIS CO (CO# 25) 116
REVISED CONTRACT DAYS THRU CO# 23 1,049

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

CONTRACTOR: _____ Date: _____
DISTRICT _____
ENGINEER _____ Date: _____
R: _____
Accepted: _____
CDD: _____ Date: _____
Name: _____

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

3B

CHANGE ORDER

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

NO. 27
DATE: 11/11/2025

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

PROJECT NAME LAKES FORES, PH IB PROJ NO. _____

REASON FOR REQUIAdditional Seed and Mulch Phase 1C

DETAILS:					
ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	Seeding 1C	80,405	SY	\$0.85	\$68,344.25
2	Watering for 2 Weeks	2	WK	\$3,500.00	\$7,000.00
3	Grading for Seed and Mulch	80,405	SY	\$0.21	\$16,885.05

TOTAL	92,229.30
ORIGINAL CONTRACT TOTAL	\$31,938,845.45
ADD/DELETE CO# 1 THRU CO# 26	\$12,599,252.88
TOTAL THIS CO (CO# 27)	\$92,229.30
REVISED CONTRACT AMOUNT THRU CO# 27	\$44,630,327.63
ORIGINAL CONTRACT DAYS	570
ADD/DELETE CO# 1 THRU CO #20	363
TOTAL DAYS THIS CO (CO# 26)	*
REVISED CONTRACT DAYS THRU CO# 23	933

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

CONTRACTOR:
DISTRICT _____
ENGINEER _____
R: _____
Accepted: _____
CDD: _____
Name: _____

Date: _____
Date: _____
Date: _____

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

3C

CHANGE ORDER

NO. 28
DATE: 11/11/2025

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

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

PROJECT NAME LAKES FLORES, PH IC-2 Mass Grading PROJ NO. _____

REASON FOR REQU ADDITIONAL PHASE (Earthwork portion only)

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	Mobilization	1	LS	32,995.00	\$32,995.00
2	Payment & Performance Bonds	1	LS	17,290.00	\$17,290.00
3	Silt Fence	5,700	LF	2.60	\$14,820.00
4	Erosion Control/NPDES	1	LS	13,195.00	\$13,195.00
5	Geotechnical Testing	1	LS	7,900.00	\$7,900.00
6	Survey & Asbuilts	1	LS	10,620.00	\$10,620.00
TOTAL FOR GENERAL CONDITIONS				<u>\$96,820.00</u>	
8	Clearing and Grubbing	50	ACRE	1,600.00	\$80,000.00
9	Remove Sock Tile and Clay tile	62,000	LF	2.00	\$124,000.00
10	Earthwork (Haul from Pond A8 -35' Depth) 0-25' Cut	181,596	CY	2.95	\$535,708.20
11	Earthwork (Haul from Pond A8 -35' Depth) 25-30' Cut	25,878	CY	3.50	\$90,573.00
12	Earthwork (Haul from pond A8 - 35' Depth) 30-35' Cut	21,300	CY	4.10	\$87,330.00
14	Rough Grading	1	LS	134,675.00	\$134,675.00
15	Bahia Sod (pond slopes)	6,425	SY	4.00	\$25,700.00
16	Seed and Mulch	207,915	SY	0.85	\$176,727.75
17	Dust Control/ Water Truck (weekly as needed)	-	WK	14,100.00	\$0.00
TOTAL FOR EARTHWORK				<u>1,254,713.95</u>	
TOTAL					<u>1,351,533.95</u>

ORIGINAL CONTRACT TOTAL	\$	31,938,845.45
ADD/DELETE CO# <u>1</u> THRU CO# <u>27</u>		<u>\$12,691,482.18</u>
TOTAL THIS CO (CO# <u>28</u>)		<u>\$1,351,533.95</u>
REVISED CONTRACT AMOUNT THRU CO# <u>28</u>	\$	<u>45,981,861.58</u>

ORIGINAL CONTRACT DAYS	570
ADD/DELETE CO# <u>1</u> THRU CO #28	<u>363</u>
TOTAL DAYS THIS CO (CO# <u>28</u>)	
REVISED CONTRACT DAYS THRU CO# <u>28</u>	<u>1,049</u>

This change to the original Contract has been reviewed and approved by the Contractor and the District Engineer and is executed and accepted per the

CONTRACTOR: _____ Date: _____
ENGINEER _____ Date: _____
Accepted: _____
CDD: _____ Date: _____
Name: _____

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

3D

CHANGE ORDER

NO. 29
DATE: 11/11/2025

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

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

PROJECT NAME LAKE FLORES, Ph 1B

PROJ NO. _____

REASON FOR REQUEST Contract Items not charged in 1B1- Balancing Change order

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	Manatee county 3- year Warranty Bond	(1)	LS	85,000.00	-\$85,000.00
	TOTAL FOR GENERAL CONDITIONS			(85,000.00)	
2	Rock Excavation (allowance)	(2,000)	CY	75.00	-\$150,000.00
	TOTAL FOR EARTHWORK 1B-1			(150,000.00)	
3	Rip Rap w/geotextile	(50)	LF	224.00	-\$11,200.00
	TOTAL FOR STORM DRAINAGE			(11,200.00)	
4	12" Yard Drain	(15)	EA	1375	-\$20,625.00
8	12" HDPE Pipe	(1,000)	LF	34.00	-\$34,000.00
	TOTAL FOR ROADWAY			(54,625.00)	
	TOTAL			(300,825.00)	

ORIGINAL CONTRACT TOTAL	\$	31,938,845.45
ADD/DELETE C0# <u>1</u> THRU CO# <u>28</u>		\$14,342,016.13
TOTAL THIS CO (CO# <u>29</u>)		-\$300,825.00
REVISED CONTRACT AMOUNT THRU CO# <u>29</u>	\$	45,980,036.58

ORIGINAL CONTRACT DAYS	570
ADD/DELETE C0# <u>1</u> THRU CO #28	479
TOTAL DAYS THIS CO (CO# 28)	
REVISED CONTRACT DAYS THRU CO# <u>28</u>	1,049

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

CONTRACTOR: _____ Date: _____

DISTRICT
ENGINEER: _____ Date: _____

Accepted: _____

CDD: _____ Date: _____

Name: _____

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

3E

CHANGE ORDER

NO.
DATE:

30
11/11/2025

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

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

PROJECT NAME Lake Flores 1B

PROJ NO. _____

REASON FOR REQUEST Final Lift Deduct for Commerical area (Flowerfields Trail and West lake street

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	1" Type SP-12.5 Asphalt In Commerical Area (Final Lift)	(7,340)	SY	10.25	-\$75,235.00
	TOTAL FOR ROADWAY			(75,235.00)	

ORIGINAL CONTRACT TOTAL	\$	31,938,845.45
ADD/DELETE C0# <u>1</u> THRU CO# <u>29</u>		\$14,041,191.13
TOTAL THIS CO (CO# <u>30</u>)		-\$75,235.00
REVISED CONTRACT AMOUNT THRU CO# <u>30</u>	\$	45,904,801.58

ORIGINAL CONTRACT DAYS	570
ADD/DELETE C0# <u>1</u> THRU CO #29	479
TOTAL DAYS THIS CO (CO# 30)	
REVISED CONTRACT DAYS THRU CO# 30	1,049

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

CONTRACTOR: _____

Date: _____

DISTRICT
ENGINEER: _____

Date: _____

Accepted:

CDD: _____

Date: _____

Name: _____

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

3F

CHANGE ORDER

NO. 31
DATE: 11/11/2025

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

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

PROJECT NAME LAKES FORES, PH IB PROJ NO. _____

REASON FOR REQUEST: Missing/Damaged Concrete in model areas and Dust control measures to meet Manatee Co requirements

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	Concrete repairs	1	LS	\$90,000.00	\$90,000.00
2	Dust Control Measures	1	LS	\$182,215.00	\$182,215.00

TOTAL 272,215.00

ORIGINAL CONTRACT TOTAL	\$31,938,845.45
ADD/DELETE C0# <u>1</u> THRU CO# <u>30</u>	\$13,965,956.13
TOTAL THIS CO (CO# <u>31</u>)	\$272,215.00
REVISED CONTRACT AMOUNT THRU CO# <u>31</u>	\$46,177,016.58

ORIGINAL CONTRACT DAYS	570
ADD/DELETE C0# <u>1</u> THRU CO #31	479
TOTAL DAYS THIS CO (CO# 31)	*
REVISED CONTRACT DAYS THRU CO# 31	1,049

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

CONTRACTOR: _____ Date: _____

DISTRICT ENGINEER: _____ Date: _____

Accepted:

CDD: _____ Date: _____

Name: _____

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

3G

CHANGE ORDER

NO. 31
DATE: 11/11/2025

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

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

PROJECT NAME LAKES FORES, PH IB PROJ NO. _____

REASON FOR REQU Moving sanitary items from 1b2 to 1C (Deduct)

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	Phase 1C	(1)	LS	\$0.00	\$0.00
2	Manholes 0'-6'	(2)	EA	\$5,330.00	(\$10,660.00)
3	Polymer Manholes 6'-8'	(1)	EA	\$30,045.00	(\$30,045.00)
4	Polymer Manholes 10'-12'	(1)	EA	\$44,815.00	(\$44,815.00)
5	8" PVC Gravity Sewer 0' - 6'	(390)	LF	\$39.00	(\$15,210.00)
6	8" PVC Gravity Sewer 6'-8'	(200)	LF	\$59.00	(\$11,800.00)
7	8" PVC Gravity Sewer 10' - 12'	(224)	LF	\$75.00	(\$16,800.00)
8	Testing	(837)	LF	\$3.65	(\$3,055.05)
TOTAL				(\$132,385.05)	

ORIGINAL CONTRACT TOTAL	\$31,938,845.45
ADD/DELETE C0# <u>1</u> THRU CO# <u>31</u>	\$14,238,171.13
TOTAL THIS CO (CO# <u>32</u>)	-\$132,385.05
REVISED CONTRACT AMOUNT THRU CO# <u>32</u>	\$46,044,631.53

ORIGINAL CONTRACT DAYS	570
ADD/DELETE C0# <u>1</u> THRU CO #31	479
TOTAL DAYS THIS CO (CO# 32)	*
REVISED CONTRACT DAYS THRU CO# 32	1,049

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

CONTRACTOR:	Date:
DISTRICT	
ENGINEER	
R:	Date:
Accepted:	
CDD:	Date:
Name:	

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

4

**AGREEMENT BETWEEN THE LAKE FLORES COMMUNITY DEVELOPMENT
DISTRICT AND SR LANDSCAPING, LLC FOR POND BANK MOWING SERVICES**

THIS AGREEMENT (the “**Agreement**”) is made and entered into this ____ day of _____, 2025 (the “**Effective Date**”), by and between:

Lake Flores Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Manatee County, Florida, and whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”); and

SR Landscaping, LLC, a Delaware foreign limited liability company, with a mailing address of 5100 W. Kennedy Boulevard, Suite 325, Tampa, Florida 33609 (the “**Contractor**,” together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), by ordinance adopted by Manatee County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure including landscaping; and

WHEREAS, the District owns, operates and maintains certain lakes and ponds (the “**Facilities**”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide **Pond Bank Mowing** services for the Facilities; and

WHEREAS, the Contractor represents that it is qualified to provide such services and has agreed to provide to the District the services identified in **Exhibit A**, attached hereto and incorporated by reference herein (the “**Services**”); and

WHEREAS, the District and the Contractor accordingly desire to enter into this Agreement to set forth the rights, duties, and obligations of the parties relative to same; and

WHEREAS, the District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF CONTRACTOR'S SERVICES.

- A.** The Contractor shall provide professional pond bank mowing services within presently accepted professional standards and in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.
- B.** The Contractor agrees, as an independent contractor, to perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of the Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- C.** This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and professional manner reasonably acceptable to the District. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In the event the District in its sole determination, finds that the work of the Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of the Services satisfactorily completed and for materials actually incorporated into the Services.
- E.** The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 2** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- G.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect

to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager or his or her designee, to act as its representative.
- (2) Upon request, the Contractor shall meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and other items.

H. The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

- A.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor One Thousand Nine Hundred Eighty-Five Dollars and No Cents (\$1,985.00). The term of this Agreement shall be from June 24, 2025 through June 24, 2026 unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement shall be renewed on an annual basis, subject to Board approval.
- B.** If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall

invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within forty-five (45) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
- 1.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - 2.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - i.** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - 3.** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
 - 4.** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants, officers, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall

furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

- A.** The Contractor, SR Landscaping, LLC, agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by the Contractor, SR Landscaping, LLC, its subcontractors, and sub-subcontractors as follows; its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto but only to the extent caused in whole or in part by the negligent acts or omissions of the subcontractors and its sub-subcontractors as listed and incorporated herein.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 8. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement.

The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 21. NOTICES. All notices, requests, consents and other communications under this Agreement (the "Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to the District:	Lake Flores Community Development District 2300 Glades Road, Suite 410W Boca Raton, Florida 33431
-------------------------------	---

Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

SR Landscaping, LLC
5100 W. Kennedy Boulevard, Suite 325
Tampa, Florida 33609
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 23. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Manatee County, Florida.

SECTION 24. COMPLIANCE WITH PUBLIC RECORDS LAWS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the District is **Daphne Gillyard** (the “**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records

Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GILLYARDD@WHHASSOCIATES.COM, 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431, (561) 571-0010.

SECTION 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 28. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, the Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if

there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Services, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 29. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 31. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

**LAKE FLORES COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

SR LANDSCAPING, LLC

By: _____
Its: _____

Exhibit A: Scope of Services

Exhibit A

Scope of Services



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
RG

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE FLORES
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND
LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR
PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

WHEREAS, Lake Flores Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Manatee County Ordinance No. 22-04 creating the District (the "Ordinance") is January 13, 2022; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the ____ day of November, 2026 at ____:____ .m., at _____.

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 18th day of November, 2025. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of November, 2025.

Attest:

**LAKE FLORES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF
SUPERVISORS OF THE LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Lake Flores Community Development District (the "District") in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November ___, 2026

TIME: ___:___ .m.

PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November** __, 2026

TIME: __: __ .m.

LOCATION: _____

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – November ____, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Lake Flores Community Development District to be held at __:__ __.m., on November ____, 2026 at _____, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2026**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Lake Flores Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
2.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT
RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET
FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND
ENDING SEPTEMBER 30, 2025; AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, on June 27, 2024, the Board of Supervisors ("Board") of the Lake Flores Community Development District ("District"), adopted a Budget for Fiscal Year 2024/2025; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2024/2025.

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

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit "A" attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2025 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 18th day of November, 2025.

ATTEST:

**LAKE FLORES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

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

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

	FY 2025 Actual	FY2025 Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2025 Amended Budget
REVENUES					
Landowner contribution	\$ 278,097	\$ 221,731	\$ (56,366)	\$ 56,366	\$ 278,097
Landowner: lakes cost share	-	10,074	10,074	(10,074)	-
Total revenues	<u>278,097</u>	<u>231,805</u>	<u>(46,292)</u>	<u>46,292</u>	<u>278,097</u>
EXPENDITURES					
Professional & administrative					
Supervisors	4,090	6,459	2,369	(2,369)	4,090
Management/accounting/recording	48,000	48,000	-	-	48,000
Legal	23,777	25,000	1,223	(1,223)	23,777
Engineering	11,056	2,000	(9,056)	9,056	11,056
Audit	7,740	5,500	(2,240)	2,240	7,740
Arbitrage rebate calculation	-	500	500	(500)	-
Dissemination agent	1,000	1,000	-	-	1,000
Debt service fund accounting	5,500	5,500	-	-	5,500
Trustee*	8,493	5,500	(2,993)	2,993	8,493
Telephone	150	200	50	(50)	150
Postage	525	500	(25)	25	525
Printing & binding	500	500	-	-	500
Legal advertising	991	1,500	509	(509)	991
Annual special district fee	175	175	-	-	175
Insurance	5,408	5,800	392	(392)	5,408
Contingencies/bank charges	1,127	500	(627)	10,627	11,127
Website hosting & maintenance	705	705	-	-	705
Website ADA compliance	-	210	210	(210)	-
Total professional & administrative	<u>119,237</u>	<u>109,549</u>	<u>(9,688)</u>	<u>19,688</u>	<u>129,237</u>
Field operations (phase 1)					
Field management	-	1,000	1,000	(1,000)	-
Combined lakes					
Monitoring/reports	-	24,280	24,280	(24,280)	-
Lake maintenance	-	7,749	7,749	(7,749)	-
Lake bank mowing	17,205	11,343	(5,862)	5,862	17,205
Lake bank erosion repair	-	2,000	2,000	(2,000)	-
Lake PAZ	17,318	-	(17,318)	17,318	17,318
Hurricane cleanup	29,930	-	(29,930)	29,930	29,930
Title insurance	10,935	-	(10,935)	10,935	10,935
Plant & landscape replacement	22,496	-	(22,496)	22,496	22,496
Control structure & outfall	-	5,000	5,000	(5,000)	-
West mitigation node area					
Miscellaneous	-	5,000	5,000	(5,000)	-
Wetland maintenance	55,935	14,214	(41,721)	41,721	55,935
Wetland monitoring/report	5,225	31,320	26,095	(26,095)	5,225
Conservation area landscaping	-	20,350	20,350	(20,350)	-
Street lighting	5,864	-	(5,864)	5,864	5,864
Total field operations	<u>164,908</u>	<u>122,256</u>	<u>(42,652)</u>	<u>42,652</u>	<u>164,908</u>
Total expenditures	<u>284,145</u>	<u>231,805</u>	<u>(52,340)</u>	<u>62,340</u>	<u>294,145</u>
Excess/(deficiency) of revenues over/(under) expenditures	(6,048)	-	6,048	(16,048)	(16,048)
Fund balances - beginning	(2,605)	-	2,605	(2,605)	(2,605)
Fund balances - ending	<u>\$ (8,653)</u>	<u>\$ -</u>	<u>\$ 8,653</u>	<u>\$ (18,653)</u>	<u>\$ (18,653)</u>

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

**RATIFICATION
ITEMS**

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS A

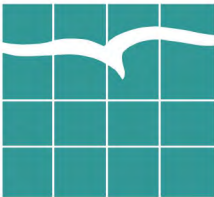
LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS AI

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



Florida Permitting
Lake Flores Community Development District
2300 Glades Road
Suite 410W
Boca Raton, FL

Proposal Number 25019
Proposal Date 05/29/2025
Reference East Mitigation Node
Maintenance Lake Flores
Development

Scope of Work

Florida Permitting shall perform the following services:

Pricing

Description	Rate	Qty	Line Total
Mitigation Area Maintenance	\$2,750.00	9	\$24,750.00
East Mitigation Node (Year One)			
Task 1.0			
1.1 Perform a general site inspection an identify any areas of concern within the wetlands or areas.			
1.2 Conduct a total of 9 wetland maintenance events which will primarily target species such as primrose willow (Luwidgia spp.), cattails (Typha spp.), torpedo grass (Panicum repens), and carolina willow (Salix caroliniana), as well as any other nuisance/exotic species found in the wetlands			
1.3 Conduct a total of 9 upland buffer maintenance events which will primarily target species such as primrose willow (Luwidgia spp.), sand spur (Cenchrus spp.), torpedo grass (Panicum repens), and johnson grass (Sorghum halepense), as well as any other nuisance/exotic species found in the uplands.			
1.4 This service does not include treatment of submerged weeds or fast growing species such as duckweed (Lemna spp.), watermeal (Wolffia spp.), or algae.			
1.5 Vegetation will be treated with aquatic herbicides and left to break down in place naturally.			
	Subtotal		24,750.00
	Tax		0.00
	Proposal Total (USD)		\$24,750.00

Terms

If you are in agreement with the above services and fees, please sign this proposal. If you have any questions or need additional information, please call our office.

Thank you for your business.

DocuSigned by:
[Signature]
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Florida Permitting, Lake Flores Community
Development District

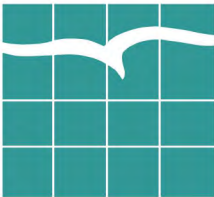
LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS AII

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



Florida Permitting
Lake Flores Community Development District
2300 Glades Road
Suite 410W
Boca Raton, FL

Proposal Number 25020
Proposal Date 05/29/2025
Reference Central Mitigation Node
Maintenance Lake Flores
Development

Scope of Work

Florida Permitting shall perform the following services:

Pricing

Description	Rate	Qty	Line Total
Mitigation Area Maintenance Central Mitigation Node (Year One) Task 1.0 1.1 Perform a general site inspection an identify any areas of concern within the wetlands or areas. 1.2 Conduct a total of 9 wetland maintenance events which will primarily target species such as primrose willow (Luwidgia spp.), cattails (Typha spp.), torpedo grass (Panicum repens), and carolina willow (Salix caroliniana), as well as any other nuisance/exotic species found in the wetlands 1.3 Conduct a total of 9 upland buffer maintenance events which will primarily target species such as primrose willow (Luwidgia spp.), sand spur (Cenchrus spp.), torpedo grass (Panicum repens), and johnson grass (Sorghum halepense), as well as any other nuisance/exotic species found in the uplands. 1.4 This service does not include treatment of submerged weeds or fast growing species such as duckweed (Lemna spp.), watermeal (Wolffia spp.), or algae. 1.5 Vegetation will be treated with aquatic herbicides and left to break down in place naturally.	\$4,485.00	9	\$40,365.00
Subtotal			40,365.00
Tax			0.00
Proposal Total (USD)			\$40,365.00

Terms

If you are in agreement with the above services and fees, please sign this proposal. If you have any questions or need additional information, please call our office.

Thank you for your business.

Florida Permitting, Lake Flores Community
Development District

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS B

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS BI

CHANGE ORDER

NO. 2
DATE: 10/21/2025

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

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

PROJECT NAME CENTRAL & EAST MITIGATION AREA PROJ NO. _____

REASON FOR REQUEST: Work not required or completed

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
CENTRAL NODE					
1	Performance and Payment bond	(1)	LS	9,000.00	(9,000.00)
2	Seeding/Stabilization	(189,338)	SY	0.40	(75,735.20)
3	Rip Rap w/geotextile	(50)	TN	172.00	(8,600.00)
SUBTOTAL CENTRAL NODE				(93,335.20)	
EAST NODE					
4	Performance and Payment bond	(1)	LS	9,000.00	(9,000.00)
5	Stockpile silt fence	(6,591)	LF	2.60	(17,136.60)
6	Rock Excavation	(175)	CY	24.50	(4,287.50)
7	Seeding/Stabilization	(109,000)	SY	0.40	(43,600.00)
SUBTOTAL EAST NODE				(65,024.10)	
TOTAL				(167,359.30)	

ORIGINAL CONTRACT TOTAL \$ 326,726.70
ADD/DELETE CO#_1 THRU CO#_1 \$224,500.00
TOTAL THIS CO (CO#_2) (167,359.30)
REVISED CONTRACT AMOUNT THRU CO#_2 \$ 383,867.40

ORIGINAL CONTRACT DAYS 393
ADD/DELETE CO#_1 THRU CO#_1
TOTAL DAYS THIS CO (CO#_1)
REVISED CONTRACT DAYS THRU CO#_22 393

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

CONTRACTOR: _____
DISTRICT ENGINEER: _____
Accepted: _____
CDD: _____
Name: Gary Walker chairman

Date: 10-17-25
Date: 10/21/2025
Date: 10/21/2025

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS BII

CHANGE ORDER

NO. 17
DATE: 10/1/2025

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

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

PROJECT NAME LAKES FLORES, PH IB-1 PROJ NO. _____

REASON FOR REQUEST: 75th STREET ROUNDABOUT SIGNS

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	Additional DOT signs including: DOT Signs DOT Concrete Sign Bases DOT Sign Posts Installation	1	LS	60,785.90	60,785.90
TOTAL				60,785.90	

ORIGINAL CONTRACT TOTAL	\$	31,938,845.45
ADD/DELETE CO# 1 THRU CO# 16		\$8,620,854.66
TOTAL THIS CO (CO# 17)		\$60,785.90
REVISED CONTRACT AMOUNT THRU CO# 18	\$	40,620,486.01

ORIGINAL CONTRACT DAYS	570
ADD/DELETE CO# 1 THRU CO #16	363
TOTAL DAYS THIS CO (CO# 17)	
REVISED CONTRACT DAYS THRU CO# 18	933

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

CONTRACTOR: _____
DISTRICT ENGINEER: _____
Accepted: _____
CDD: _____
Name: Gary Walker Chairman

Date 10-17-25
Date 10/1/2025
Date 10/21/2025

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS BIII

CHANGE ORDER

NO. 18
DATE: 10/2/2025

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

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

PROJECT NAME LAKES FORES, PH IB-1 PROJ NO. _____

REASON FOR REQUEST: Additional Service Relocation N-1 Sewer service connection extensions

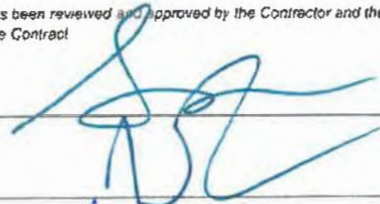
DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	Uninstall service due to soft utility conflicts	20	EA	632.95	12,659.00
2	Relocate Sanitary sewer service per MC request	13	EA	1,284.15	16,693.95
TOTAL				29,352.95	

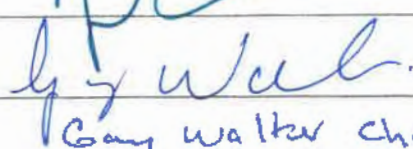
ORIGINAL CONTRACT TOTAL	\$	31,938,845.45
ADD/DELETE CO# 1 THRU CO# 17		\$8,681,840.56
TOTAL THIS CO (CO# 18)		\$29,352.95
REVISED CONTRACT AMOUNT THRU CO# 19	\$	40,649,838.96

ORIGINAL CONTRACT DAYS	570
ADD/DELETE CO# 1 THRU CO #17	363
TOTAL DAYS THIS CO (CO# 18)	
REVISED CONTRACT DAYS THRU CO# 18	933

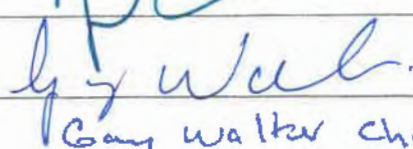
This change to the original Contract has been reviewed and approved by the Contractor and the District Engineer and is executed and accepted per the signatures below. The District approves and accept this revision to the Contract.

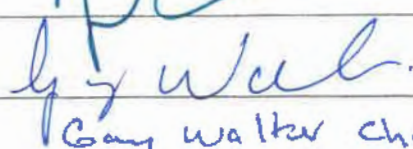
CONTRACTOR: 

Date 10-17-25

DISTRICT
ENGINEER: 

Date 10/21/25

Accepted: 

CDD: 

Date 10/21/2025

Name Gary Walker Chairman

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS BIV

CHANGE ORDER

NO. 19
DATE: 10/2/2025

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

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

PROJECT NAME LAKES FLORES, PH IB-1 PROJ NO. _____

REASON FOR REQUEST: Drainage 1B-2

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	18" HDPE	22	LF	59.00	1,298.00
2	24" HDPE	399	LF	235.00	93,765.00
3	30" HDPE	144	LF	266.00	38,304.00
4	48" HDPE	99	LF	261.00	25,839.00
5	Valley Grate Inlet	4	EA	8,562.28	34,249.12
6	Junction Box	1	EA	11,490.00	11,490.00
7	Dog House junction box	1	EA	28,771.94	28,771.94
8	Remove & replace junction box	1	EA	56,216.35	56,216.35
9	Remove junction box & install curb inlet	1	EA	38,686.68	38,686.68
10	Testing	664	LF	3.60	2,390.40
TOTAL				331,010.49	

ORIGINAL CONTRACT TOTAL \$ 31,938,845.45
ADD/DELETE CO# 1 THRU CO# 18 58,710,993.51
TOTAL THIS CO (CO# 18) \$331,010.49
REVISED CONTRACT AMOUNT THRU CO# 19 \$ 40,980,849.45

ORIGINAL CONTRACT DAYS 570
ADD/DELETE CO# 1 THRU CO #18 363
TOTAL DAYS THIS CO (CO# 19) 933
REVISED CONTRACT DAYS THRU CO# 20

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

CONTRACTOR: _____

Date 10-17-25

DISTRICT
ENGINEER: _____

Date 10/21/2025

Accepted: _____

Date 10/21/2025

CDO: _____

Name GARY WALTER CHARNIAN

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS BV

CHANGE ORDER

NO. 20
DATE: 10/21/2025

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

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

PROJECT NAME LAKES FORES, PH IB-1 PROJ NO. _____

REASON FOR REQUEST: Drainage removed from 1B-2 and moving to 1C-1

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	Connect to existing pipe	(1)	LS	9,432.00	(9,432.00)
2	24" HDPE	(279)	LF	235.00	(65,565.00)
3	30" HDPE	(87)	LF	266.00	(23,142.00)
4	36" HDPE	(223)	LF	152.00	(33,896.00)
5	42" HDPE	(451)	LF	200.00	(90,200.00)
6	48" HDPE	(753)	LF	261.00	(196,533.00)
7	Curb Inlet	(1)	EA	10,910.00	(10,910.00)
8	Valley Grate Inlet	(6)	EA	7,095.00	(42,570.00)
9	Junction box	(3)	EA	11,490.00	(34,470.00)
12	Testing	(1,793)	LF	3.60	(6,454.80)
TOTAL					(513,172.80)

ORIGINAL CONTRACT TOTAL \$ 31,938,845.45
ADD/DELETE CO# 1 THRU CO# 19 \$9,042,004.00
TOTAL THIS CO (CO# 20) -\$513,172.80
REVISED CONTRACT AMOUNT THRU CO# 21 \$ 40,467,676.65

ORIGINAL CONTRACT DAYS 570
ADD/DELETE CO# 1 THRU CO# 19 363
TOTAL DAYS THIS CO (CO# 20) 933
REVISED CONTRACT DAYS THRU CO# 21 933

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

CONTRACTOR: _____

Date 10-17-25

DISTRICT
ENGINEER: _____

Date 10/21/2025

Accepted: _____

CDD: _____

Date 10/21/2025

Name Carmy Walker Chapman

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS BVI

CHANGE ORDER

NO. 21
DATE: 10/2/2025

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

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

PROJECT NAME LAKES FLORES, PH IB-1 PROJ NO. _____

REASON FOR REQUEST: Multi use trail - uninstalled quantity

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	6" Stabilize Subbase LBR 40	(118)	SY	7.60	(896.80)
2	6" Base (non FDOT certified)	(95)	SY	19.00	(1,805.00)
3	1" Type SP-12.5 Asphalt (First Lift) S-I	(796)	SY	11.05	(8,795.80)
12	1" Type SP-12.5 Asphalt (2nd Lift) S-I	(1,444)	LF	10.80	(15,585.20)

TOTAL (27,092.80)

ORIGINAL CONTRACT TOTAL \$ 31,938,845.45
ADD/DELETE CO# 1 THRU CO# 20 \$8,753,331.20
TOTAL THIS CO (CO# 21) -\$27,092.80
REVISED CONTRACT AMOUNT THRU CO# 22 \$ 40,665,083.85

ORIGINAL CONTRACT DAYS 570
ADD/DELETE CO# 1 THRU CO #20 363
TOTAL DAYS THIS CO (CO# 21) 1
REVISED CONTRACT DAYS THRU CO# 22 933

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

CONTRACTOR: _____

Date 10-17-25

DISTRICT ENGINEER: _____

Date 10/21/2025

Accepted: _____

CDD: _____

Date 10/21/2025

Name

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS BVII

NO. 22
DATE 10/21/2025

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

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

PROJECT NAME LAKES FORES, PH IC-1 PROJ NO. _____

REASON FOR REQUEST: ADDITIONAL PHASE

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
	TOTAL RECLAIMED			\$399,751.70	
	TOTAL			4,177,301.00	

ORIGINAL CONTRACT TOTAL	\$	31,938,845.45
ADD/DELETE CO# 1 THRU CO# 21		\$8,501,738.40
TOTAL THIS CO (CO# 22)		\$4,177,301.00
REVISED CONTRACT AMOUNT THRU CO# 22	\$	44,617,884.85

ORIGINAL CONTRACT DAYS	570
ADD/DELETE CO# 1 THRU CO #21	363
TOTAL DAYS THIS CO (CO# 22)	255
REVISED CONTRACT DAYS THRU CO# 22	1,188

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

CONTRACTOR _____
DISTRICT _____
ENGINEER _____
Accepted _____
CDD _____
Name GARY WALKER CHAVIN

Date 10-21-25
Date 10/21/2025
Date 10/21/2025

NO. 22
DATE: 10/2/2025

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

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

PROJECT NAME LAKE FLORES, PH IC-1 PROJ NO. _____

REASON FOR REQUEST: ADDITIONAL PHASE

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	Mobilization	1	LS	45,540.00	\$45,540.00
2	Payment & Performance Bonds	1	LS	35,895.00	\$35,895.00
3	Silt fence	5,200	LF	2.60	\$13,520.00
4	Turbidity Barrier	200	LF	16.00	\$3,200.00
5	Erosion Control/ndpes	1	LS	14,885.00	\$14,885.00
6	Geotechnical Testing	1	LS	35,420.00	\$35,420.00
7	Survey & Asbuilts	1	LS	57,100.00	\$57,100.00
	TOTAL FOR GENERAL CONDITIONS			\$205,560.00	
8	Earthwork (haul from Pond A8)	580	LOAD	250.00	\$145,000.00
9	Finish Grading	1	LS	137,440.00	\$137,440.00
10	Bahia Sod (2' BOC)	2,185	SY	4.00	\$8,740.00
11	Seed & Mulch	98,312	SY	0.85	\$83,565.20
	TOTAL EARTHWORK			\$353,981.20	
12	1" Type S-III asphalt (final lift)	11,935	SY	11.50	\$137,252.50
13	1" Type S-I asphalt (first lift)	11,935	SY	11.50	\$137,252.50
14	6" Road Base	11,935	SY	19.50	\$232,732.50
15	6" Road Subgrade LBR 40	14,322	SY	7.75	\$110,995.50
16	Miami Curb	8,445	LF	23.00	\$194,235.00
17	F Curb	1,310	LF	35.00	\$45,850.00
18	Bypass Curb	130	LF	56.00	\$7,280.00
19	Valley gutter crossing	2	EA	7,900.00	\$15,800.00
20	Concrete sidewalk (4" thick)	580	SY	54.00	\$31,320.00
21	Handicap Ramps	18	EA	975.00	\$17,550.00
22	Temporary Striping	1	LS	1,910.00	\$1,910.00
23	Permanent Striping	1	LS	4,455.00	\$4,455.00
24	Traffic & Street Signs	1	LS	14,865.00	\$14,865.00
	TOTAL ROADWAY			\$951,498.00	
25	8" PVC Sanitary Sewer (0/6')	844	LF	39.00	\$32,916.00
26	8" PVC Sanitary Sewer (8/8')	999	LF	59.00	\$58,941.00
27	8" PVC Sanitary Sewer (8/10')	1 112	LF	60.00	\$66,720.00
28	8" PVC Sanitary Sewer (10/12')	838	LF	75.00	\$62,850.00
29	8" PVC Sanitary Sewer (12/14')	219	LF	81.00	\$17,739.00
30	Sanitary Sewer Manholes (0/6')	4	EA	6,065.00	\$24,260.00
31	Sanitary Sewer Manholes (0/6') (5' Diameter)	1	EA	7,690.00	\$7,690.00
32	Sanitary Sewer Manholes (6/8')	2	EA	7,290.00	\$14,580.00
33	Sanitary Sewer Manholes (8/10')	4	EA	8,215.00	\$32,860.00
34	Sanitary Sewer Manholes (10/12')	2	EA	9,435.00	\$18,870.00
35	Sanitary Sewer Manholes (6/8') Lined	1	EA	22,940.00	\$22,940.00
36	Sanitary Sewer Manholes (10/12') Drop	2	EA	50,545.00	\$101,090.00

NO.

22

DATE:

10/2/2025

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

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

PROJECT NAME LAKE FLORES, PH IC-1

PROJ NO. _____

REASON FOR REQUEST: ADDITIONAL PHASE**DETAILS:**

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
37	Double Sewer Service	55	EA	3,933.00	\$216,315.00
38	Single Sewer Service	9	EA	2,388.00	\$21,492.00
39	Sanitary Sewer Testing	4,012	LF	3.65	\$14,643.80
40	Raise Existing Sewer Manholes	4	EA	4,585.00	\$18,340.00
	TOTAL SANITARY SEWER			\$732,246.80	
41	Connect To Existing Drainage Structure	2	EA	\$2,485.00	\$4,970.00
42	18" HDPE Pipe	288	LF	\$66.00	\$19,008.00
43	24" HDPE Pipe	779	LF	\$93.00	\$72,447.00
44	36" HDPE Pipe	952	LF	\$162.00	\$154,224.00
45	42" HDPE Pipe	558	LF	\$195.00	\$108,810.00
46	48" HDPE Pipe	1,072	LF	\$270.00	\$289,440.00
47	Curb Inlet	5	EA	\$9,610.00	\$48,050.00
48	Valley Gutter Inlet	27	EA	\$7,850.00	\$211,950.00
49	Junction Box	6	EA	\$13,320.00	\$79,920.00
50	Storm Drainage Testing	3,649	LF	\$4.70	\$17,150.30
	TOTAL STORM			\$1,085,969.30	
51	Connect to Existing Water	3	EA	\$1,710.00	\$5,130.00
52	6" PVC Water (with Fittings)	4,733	LF	\$35.00	\$165,655.00
53	6" DIP Water	552	LF	\$62.00	\$34,224.00
54	6" Gate Valve	28	EA	\$2,385.00	\$66,780.00
55	Fire Hydrant Assembly	6	EA	\$9,395.00	\$56,370.00
56	1" Double Water Service, Short	24	EA	\$2,145.00	\$51,480.00
57	1" Double Water Service, Long	20	EA	\$2,605.00	\$52,100.00
58	1" Single Water Service, Short	21	EA	\$1,200.00	\$25,200.00
59	1" Single Water Service, Long	9	EA	\$1,600.00	\$14,400.00
60	2" Auto Flushing Assembly	3	EA	\$8,060.00	\$24,180.00
61	Temporary Jumper Assembly	1	EA	\$11,635.00	\$11,635.00
62	Water Testing	5,285	LF	\$4.00	\$21,140.00
	TOTAL POTABLE WATER			\$528,294.00	
63	Connect To Existing Reclaim	3	EA	\$1,525.00	\$4,575.00
64	4" PVC Reclaim w/ Fittings	4,518	LF	\$28.00	\$126,504.00
65	4" DIP Reclaim	425	LF	\$80.00	\$34,000.00
66	4" Gate Valve	25	EA	\$2,045.00	\$51,125.00
67	1" Double Reclaim Service, Short	22	EA	\$2,110.00	\$46,420.00
68	1" Double Reclaim Service, Long	31	EA	\$2,570.00	\$79,670.00
69	1" Single Reclaim Service, Short	6	EA	\$1,220.00	\$7,320.00
70	1" Single Reclaim Service, Long	5	EA	\$1,552.00	\$7,760.00
71	2" Reclaim Blow Off Assembly	3	EA	\$7,700.00	\$23,100.00
72	Reclaim Testing	4,943	LF	\$3.90	\$19,277.70

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS BVIII

CHANGE ORDER

NO.
DATE

23

10/2/2025

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

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

PROJECT NAME LAKES FORES, PH IB-1

PROJ NO. _____

REASON FOR REQUEST Contract Time Reconciliation

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
---------	-------------	-----	------	------------	-------

TOTAL

ORIGINAL CONTRACT TOTAL	\$	31,938,845.45
ADD/DELETE CO# 1 THRU CO# 22		\$8,753,331.20
TOTAL THIS CO (CO# 23)		\$0.00
REVISED CONTRACT AMOUNT THRU CO# 22	\$	40,692,176.65

ORIGINAL CONTRACT DAYS	570
ADD/DELETE CO# 1 THRU CO #21	363
TOTAL DAYS THIS CO (CO# 23)	116
REVISED CONTRACT DAYS THRU CO# 23	1,049

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

CONTRACTOR:

Date

10-17-25

DISTRICT ENGINEER

Date

10/21/2025

Accepted:

CDD

Date

10/21/2025

Name

Gay Walter Chavira

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**LAKE FLORES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025**

**LAKE FLORES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 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	\$ 4,817	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,817
Investments							
Revenue	-	278,406	348,689	-	-	-	627,095
Reserve	-	919,884	1,234,579	-	-	-	2,154,463
Prepayment	-	2,392,278	9,614,599	-	-	-	12,006,877
Construction	-	-	-	134,718	5,444,829	-	5,579,547
Cost of issuance	-	-	53	-	-	-	53
Undeposited funds	18,184	46,339	-	-	-	79,901	144,424
Due from Landowner	21,139	561,491	913,366	-	-	62,474	1,558,470
Due from general fund	-	-	-	-	-	4,182	4,182
Utility deposits	756	-	-	-	-	-	756
Total assets	<u>\$ 44,896</u>	<u>\$ 4,198,398</u>	<u>\$ 12,111,286</u>	<u>\$ 134,718</u>	<u>\$ 5,444,829</u>	<u>\$ 146,557</u>	<u>\$ 22,080,684</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 35,330	\$ -	\$ -	\$ -	\$ -	\$ 146,557	\$ 181,887
Contracts payable	-	-	-	-	2,467,710	-	2,467,710
Retainage payable	-	-	-	1,185	1,010,241	86,840	1,098,266
Landowner advance	6,000	-	-	-	-	-	6,000
Due to Landowner	861	-	-	-	-	-	861
Due to capital projects fund	4,182	-	-	-	-	-	4,182
Accrued wages payable	800	-	-	-	-	-	800
Tax payable	233	-	-	-	-	-	233
Total liabilities	<u>47,406</u>	<u>-</u>	<u>-</u>	<u>1,185</u>	<u>3,477,951</u>	<u>233,397</u>	<u>3,759,939</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	6,143	561,491	913,366	-	-	20	1,481,020
Total deferred inflows of resources	<u>6,143</u>	<u>561,491</u>	<u>913,366</u>	<u>-</u>	<u>-</u>	<u>20</u>	<u>1,481,020</u>
Fund balances:							
Restricted for:							
Debt service	-	3,636,907	11,197,920	-	-	-	14,834,827
Capital projects	-	-	-	133,533	1,966,878	(86,860)	2,013,551
Unassigned	(8,653)	-	-	-	-	-	(8,653)
Total fund balances	<u>(8,653)</u>	<u>3,636,907</u>	<u>11,197,920</u>	<u>133,533</u>	<u>1,966,878</u>	<u>(86,860)</u>	<u>16,839,725</u>
Total liabilities and fund balances	<u>\$ 44,896</u>	<u>\$ 4,198,398</u>	<u>\$ 12,111,286</u>	<u>\$ 134,718</u>	<u>\$ 5,444,829</u>	<u>\$ 146,557</u>	<u>\$ 22,080,684</u>

**LAKE FLORES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 28,998	\$ 278,097	\$ 221,731	125%
Landowner: lakes cost share	-	-	10,074	0%
Total revenues	<u>28,998</u>	<u>278,097</u>	<u>231,805</u>	120%
EXPENDITURES				
Professional & administrative				
Supervisors	-	4,090	6,459	63%
Management/accounting/recording	4,000	48,000	48,000	100%
Legal	10,114	23,777	25,000	95%
Engineering	-	11,056	2,000	553%
Audit	-	7,740	5,500	141%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	1,000	1,000	100%
Debt service fund accounting	458	5,500	5,500	100%
Trustee*	-	8,493	5,500	154%
Telephone	17	150	200	75%
Postage	154	525	500	105%
Printing & binding	42	500	500	100%
Legal advertising	-	991	1,500	66%
Annual special district fee	-	175	175	100%
Insurance	-	5,408	5,800	93%
Contingencies/bank charges	91	1,127	500	225%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>14,959</u>	<u>119,237</u>	<u>109,549</u>	109%
Field operations (phase 1)				
Field management	-	-	1,000	0%
Combined lakes				
Monitoring/reports	-	-	24,280	0%
Lake maintenance	-	-	7,749	0%
Lake bank mowing	7,750	17,205	11,343	152%
Lake bank erosion repair	-	-	2,000	0%
Control structure & outfall	-	-	5,000	0%
West mitigation node area				
Miscellaneous	-	-	5,000	0%
Wetland maintenance	8,175	53,415	14,214	376%
Wetland monitoring/report	-	7,105	31,320	23%
Conservation area landscaping	-	-	20,350	0%
Unbudget field expenses	3,210	87,183	-	N/A
Total field operations	<u>19,135</u>	<u>164,908</u>	<u>122,256</u>	135%
Total expenditures	<u>34,094</u>	<u>284,145</u>	<u>231,805</u>	123%
Excess/(deficiency) of revenues over/(under) expenditures	(5,096)	(6,048)	-	
Fund balances - beginning	(3,557)	(2,605)	-	
Fund balances - ending	<u>\$ (8,653)</u>	<u>\$ (8,653)</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 SEPTEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 960,299	\$ 1,839,767	52%
Lot closing assessments	66,914	320,373	-	N/A
Interest	3,713	51,690	-	N/A
Total revenues	<u>2,546,449</u>	<u>3,808,184</u>	<u>1,839,767</u>	207%
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	2,546,449	1,963,496	(4,921)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(9,769)</u>	<u>(108,408)</u>	<u>-</u>	N/A
Total other financing sources	<u>(9,769)</u>	<u>(108,408)</u>	<u>-</u>	N/A
Net change in fund balances	2,536,680	1,855,088	(4,921)	
Fund balances - beginning	<u>1,100,227</u>	<u>1,781,819</u>	<u>1,753,215</u>	
Fund balances - ending	<u><u>\$ 3,636,907</u></u>	<u><u>\$ 3,636,907</u></u>	<u><u>\$ 1,748,294</u></u>	

**LAKE FLORES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023 A-2
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 35,234	\$ 987,648	2,086,133	47%
Assessment prepayments	5,313,237	11,928,350	-	N/A
Lot closing assessment	-	38,320	-	N/A
Lot closing interest	-	144,400	-	N/A
Interest & miscellaneous	15,285	80,755	-	N/A
Total revenues	<u>5,363,756</u>	<u>13,179,473</u>	<u>2,086,133</u>	632%
EXPENDITURES				
Debt service				
Prepayment	-	2,280,000	-	N/A
Cost of issuance	-	270,750	270,750	100%
Interest	-	1,019,992	982,523	104%
Total debt service	<u>-</u>	<u>3,570,742</u>	<u>1,253,273</u>	285%
Excess/(deficiency) of revenues over/(under) expenditures	5,363,756	9,608,731	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	5,363,756	10,615,358	1,839,487	
Fund balances - beginning	5,834,164	582,562	573,751	
Fund balances - ending	<u>\$ 11,197,920</u>	<u>\$ 11,197,920</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 SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 441	\$ 2,560
Total revenues	<u>441</u>	<u>2,560</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	441	2,560
OTHER FINANCING SOURCES/(USES)		
Transfer in	9,769	1,214,060
Total other financing sources/(uses)	<u>9,769</u>	<u>1,214,060</u>
Net change in fund balances	10,210	1,216,620
Fund balances - beginning	123,323	(1,083,087)
Fund balances - ending	<u>\$ 133,533</u>	<u>\$ 133,533</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 SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 35,661	\$ 513,309
Total revenues	<u>35,661</u>	<u>513,309</u>
EXPENDITURES		
Construction costs	1,810,521	19,831,447
Total expenditures	<u>1,810,521</u>	<u>19,831,447</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,774,860)	(19,318,138)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	16,278,955
Transfer out	-	(1,105,652)
Total other financing sources/(uses)	<u>-</u>	<u>15,173,303</u>
Net change in fund balances	(1,774,860)	(4,144,835)
Fund balances - beginning	3,741,738	6,111,713
Fund balances - ending	<u><u>\$ 1,966,878</u></u>	<u><u>\$ 1,966,878</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 SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 146,537	\$ 1,796,829
Total revenues	<u>146,537</u>	<u>1,796,829</u>
EXPENDITURES		
Construction costs	<u>73,575</u>	<u>1,883,689</u>
Total expenditures	<u>73,575</u>	<u>1,883,689</u>
Excess/(deficiency) of revenues over/(under) expenditures	72,962	(86,860)
Net change in fund balances	72,962	(86,860)
Fund balances - beginning	(159,822)	-
Fund balances - ending	<u>\$ (86,860)</u>	<u>\$ (86,860)</u>

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
LAKE FLORES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lake Flores Community Development District held a Regular Meeting on October 14, 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
Sarah Sandy	District Counsel
Jeb Mulock	District Engineer
Ed Hill	Developer Representative
Whiting Preston	LF Manatee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Lansford called the meeting to order at 11:00 a.m. Supervisors Walker, Tisdale and Motta were present. Supervisors Parsons and Preston were not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of E.T. MacKenzie Company of Florida, Inc. Change Orders

Mr. Mulock presented the following:

A. Phase 1C1 Change Order

Ms. Parsons arrived at 11:02 a.m.

Discussion ensued regarding the purpose of this Change Order and how the pricing was determined, lots involved, scope of work, impact of tariffs on pricing, whether to bid certain phases of work, etc.

The Change Order will be amended to update the "To" and/or "bill to" name to Lake Flores CDD, rather than the Developer.

On MOTION by Mr. Walker and seconded by Mr. Motta, with all in favor, E.T. MacKenzie Company of Florida, Inc. Phase 1C1 Change Order, in the amount of \$4,177,301, as amended, was approved.

B. DPO Balancing Change Order

This is a deductive Change Order.

On MOTION Ms. Parsons and seconded by Mr. Walker, with all in favor, E.T. MacKenzie Company of Florida, Inc. DPO Balancing Change Order, in the amount of -\$131,001.52, was approved.

C. Central and East Mitigation Node Balancing Change Order

This is a deductive Change Order.

The Change Order will be amended to update the "To" and/or "bill to" name to Lake Flores CDD, rather than the Developer.

On MOTION by Mr. Motta and seconded by Mr. Walker, with all in favor, E.T. MacKenzie Company of Florida, Inc. Central and East Mitigation Node Balancing Change Order, in the amount of -\$167,359.30, as amended, was approved.

D. Drainage Change Order

This is a deductive Change Order.

The Change Order will be amended to update the "To" and/or "bill to" name to Lake Flores CDD, rather than the Developer.

On MOTION by Mr. Motta and seconded by Ms. Parsons, with all in favor, E.T. MacKenzie Company of Florida, Inc. Drainage Change Order, -\$182,162.31, as amended, was approved.

E. 75th Additional Signs Change Order

On MOTION by Mr. Walker and seconded by Mr. Motta, with all in favor, E.T. MacKenzie Company of Florida, Inc. 75th Additional Signs Change Order, in the amount of \$60,785.90, was approved.

F. Multi-Use Trail Deduct Change Order

This is a deductive Change Order.

On MOTION by Mr. Motta and seconded by Mr. Walker, with all in favor, E.T. MacKenzie Company of Florida, Inc. Multi-Use Trail Deduct Change Order, in the amount of -\$27,092.80, was approved.

On MOTION by Mr. Walker and seconded by Ms. Parsons, amending the agenda to add consideration of E.T. MacKenzie Company of Florida, Inc. Phase N1 Change Order and consideration of Resolution 2026-01 designating Michael Symonowicz, Han Liu & Daniel Perez to Sign Lien Releases, was approved.

It was noted that Mr. Preston joined the meeting earlier via telephone.

G. N-1 Additional Storm Drainage Change Order

On MOTION by Mr. Walker and seconded by Mr. Motta, with all in favor, E.T. MacKenzie Company of Florida, Inc. N-1 Additional Storm Drainage Change Order, in the amount of \$44,388.06, was approved.

▪ **Consideration of E.T. MacKenzie Company of Florida, Inc. Phase N1 Services Change Order**

This item was an addition to the agenda.

On MOTION by Mr. Walker and seconded by Mr. Motta, with all in favor, E.T. MacKenzie Company of Florida, Inc. Phase N1 Services Change Order, in the amount of \$29,352.95, was approved.

FOURTH ORDER OF BUSINESS

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 Mowing]**
 - 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]

A Board Member asked when maintenance responsibilities transfer from the Developer to the CDD. It was noted that the lake banks were transferred and the CDD is maintaining them.

Discussion ensued regarding CDD and HOA maintenance responsibilities, and distinguishing which entity is responsible for certain areas or types of maintenance.

On MOTION by Ms. Parsons and seconded by Mr. Motta, with all in favor, the Ratification Items, as listed, were ratified.

FIFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of August 31, 2025**

It was noted that the lake cost share to be billed annually should be billed at the end of Fiscal Year 2025.

Ms. Lansford discussed the process to amend the Fiscal Year 2025 budget, if necessary.

On MOTION by Mr. Walker and seconded by Ms. Parsons, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.

SIXTH ORDER OF BUSINESS**Approval of August 19, 2025 Public Hearings and Regular Meeting Minutes**

Ms. Lansford presented the August 19, 2025 Public Hearings and Regular Meeting Minutes. The following changes were made:

Insert the following in the "Also present" section:

Ed Hill Developer Representative

Whiting Preston LF Manatee

On MOTION by Mr. Tisdale and seconded by Ms. Parsons, with all in favor, the August 19, 2025 Public Hearings and Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

There was no report.

B. District Engineer: ZNS Engineering, LC

Mr. Walker referred to 1C1 and 1C2 and stated that additional bonds will be issued. He believes the related Engineer's Report should be presented in November. Mr. Mulock stated initial work on the Report is underway.

Discussion ensued regarding bond issuance, whether it will be one or two issuances, whether two Reports will be needed, etc.

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

- **NEXT MEETING DATE: November 18, 2025 at 11:00 AM**

- **QUORUM CHECK**

The next meeting will be held on November 18, 2025, unless it needs to be moved to a different date or is cancelled.

- **Consideration of Resolution 2026-01, Granting the Authority to Execute lien Release Documents; Providing a Severability Claus; and Providing an Effective Date**

This item was an addition to the agenda.

Ms. Lansford stated this authorizes Michael Symonowicz, Han Liu & Daniel Perez to sign Lien Releases, in Mr. Wrathell's absence.

On MOTION by Mr. Walker and seconded by Ms. Parsons, with all in favor, Resolution 2026-01, Granting the Authority to Execute lien Release Documents; Providing a Severability Claus; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Parsons and seconded by Mr. Motta, with all in favor, the meeting adjourned at 11:53 a.m.

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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		
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