

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

December 16, 2025

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

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

December 9, 2025

Board of Supervisors
Lake Flores Community Development District

Dear Board Members:

The Board of Supervisors of the Lake Flores Community Development District will hold a Regular Meeting on December 16, 2025 at 11:00 a.m., at 8116 Cortez Road W., Bradenton, Florida 34210. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of ET Mackenzie Change Orders [Phase 1B Project]
 - A. No. 26 [Additional Sidewalk in Ph 1b1]
 - B. No. 33 [Ph 1B2 Utility Revisions, Moving Hydrant to Follow County Requirements and Watermain so it's Located Outside of Roadway]
 - C. No. 34 [Cortez Road Drainage Pipe Size Change]
 - D. No. 35 [PH 1C2 Proposal]
4. Consideration of Resolution 2026-04, Ratifying the Actions of the District Manager in Redesignating the Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date
5. Ratification Items
 - A. SR Landscaping, LLC Agreement for Pond Bank Mowing Services
 - B. ZNS Engineering, L.C. Work Authorization #2 [Seaflower Project]
6. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025
 - B. October 1, 2025 - September 30, 2026
7. Acceptance of Unaudited Financial Statements as of October 31, 2025

ATTENDEES:

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

8. Approval of November 18, 2025 Regular Meeting Minutes

9. 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: January 20, 2026 at 11:00 AM

- QUORUM CHECK

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

10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

Should you 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.

26

DATE:

10/27/2025

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 Additional sidewalk in ph 1b1**DETAILS:**

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	5' wide sidewalk- Throughfare	320	SY	\$53.50	\$17,120.00
2	Grading for Sidewalk	3	SY	\$2,750.00	\$8,250.00

TOTAL25,370.00

ORIGINAL CONTRACT TOTAL \$ 31,938,845.45
ADD/DELETE C0# 1 THRU CO# 25 \$12,588,774.88
TOTAL THIS CO (CO# 26) \$25,370.00

REVISED CONTRACT AMOUNT THRU CO# 26 \$ **44,552,990.33**

ORIGINAL CONTRACT DAYS 570
ADD/DELETE C0# 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

3B

CHANGE ORDER

NO.
DATE:

33

12/9/2025

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: ***Ph 1B2 Utility Revisions, Moving hydrant to follow county requirements and watermain so it's located outside of roadway***

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	Uninstall and reinstall 4" pvc water main on alley	40	LF	\$80.15	\$3,206.00
2	Moving 2 Fire Hydrant assembly	2	EA	\$1,947.29	\$3,894.58

TOTAL

\$7,100.58

ORIGINAL CONTRACT TOTAL \$31,938,845.45

ADD/DELETE C0# 1 THRU CO# 32 \$13,806,786.08

TOTAL THIS CO (CO# 33) \$7,100.58

REVISED CONTRACT AMOUNT THRU CO# 33 \$45,752,732.11

ORIGINAL CONTRACT DAYS 570

ADD/DELETE C0# 1 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: _____

Date: _____

Accepted:

CDD: _____

Date: _____

Name: _____

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

3C

CHANGE ORDER

NO.
DATE:

34

12/9/2025

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: **Cortez Road Drainage pipe size change**

DETAILS:

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
1	18" Pipe culvert (RCP)	(121)	LF	\$249.00	(\$30,129.00)
2	14"x23" Pipe culvert (ERCP)	121	LF	\$288.00	\$34,848.00

TOTAL

\$4,719.00

ORIGINAL CONTRACT TOTAL \$31,938,845.45

ADD/DELETE CO# 1 THRU CO# 33 \$13,813,886.66

TOTAL THIS CO (CO# 34) \$4,719.00

REVISED CONTRACT AMOUNT THRU CO# 34 \$45,757,451.11

ORIGINAL CONTRACT DAYS 570

ADD/DELETE CO# 1 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: _____

Date: _____

Accepted: _____

Date: _____

CDD: _____

Name: _____

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

3D

CHANGE ORDER

TO:	LAKE FLORES CDD 2000 Glades Rd, Suite 410W Boca Raton, FL 33431	NO. DATE:	35 12/10/2025		
CONTRACTOR:	ET MACKENZIE 6212 33rd Ave E Bradenton, FL 34203	PROJ. NO.			
PROJECT NAME	LAKES FORES, PH II				
REASON FOR REQUEST:	PH 1C2 Proposal				
DETAILS:					
ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
General Conditions					
1	Mobilization	1	LS	\$37,315.00	\$37,315.00
2	Payment and Performance Bonds	1	LS		
3	Silt Fence	-	LF	\$2.60	\$0.00
4	Turbidity Barrier	200	LF	\$16.00	\$3,200.00
5	Erosion Control/MPDES	1	LS	\$17,605.00	\$17,605.00
6	Geotechnical Testino	1	LS	\$137,880.00	\$137,880.00
7	Survey and As-built	1	LS	\$143,200.00	\$143,200.00
					\$428,055.00
Earthwork					
1	Finish Grading	258,892	SY	\$0.80	\$207,113.60
2	Bahia Soil (2 BOC)	5,456	SY	\$4.00	\$21,824.00
3	Bahia Soil (Perimeter Slopes)	11,186	SY	\$4.00	\$44,744.00
4	Seed and Mulch	173,200	SY	\$0.85	\$147,220.00
5	Dust Control/ Water truck (as needed)	-	MO	\$45,200.00	\$0.00
6	Dust Control site camera (as needed)	-	MO	\$2,850.00	\$0.00
					\$420,901.60
Roadway					
1	1" Type S-III Asphalt (final lift)	41,630	SY	\$11.50	\$478,745.00
2	1" Type S-III Asphalt (first lift)	41,630	SY	\$11.50	\$478,745.00
3	12" road subgrade LBR 40- main road	19,250	SY	\$13.00	\$250,250.00
4	8" Road Base- Main road	16,042	SY	\$25.50	\$409,071.00
5	6" road base- local road	18,570	SY	\$19.50	\$362,115.00
6	6" road subgrade LBR 40- Local road	22,284	SY	\$7.75	\$172,701.00
7	6" Road Base- Alley	7,015	SY	\$20.75	\$145,561.25
8	6" Road Subgrade LBR 40- Alley	8,418	SY	\$8.75	\$73,657.50
9	Mam Curb	13,790	LF	\$23.00	\$317,170.00
10	Type F Curb	10,205	LF	\$30.00	\$306,150.00
11	Recess Curb	450	LF	\$56.00	\$25,200.00
12	Type AB curb	705	LF	\$34.00	\$23,970.00
13	Concrete sidewalk (4" Thick)	2,810	SY	\$54.00	\$151,740.00
14	Handicap Ramps	103	EA	\$975.00	\$101,175.00
15	1" Type S-III Asphalt (final lift)- Trail	2,570	SY	\$12.30	\$31,611.00
16	1" Type S- III Asphalt (first lift)- Trail	2,570	SY	\$12.30	\$31,611.00
17	6" Road Base- trail	2,570	SY	\$23.00	\$59,110.00
18	6" Road Subgrade LBR 40- Trail	3,064	SY	\$12.10	\$37,176.40
19	Handicap Ramps- Path	2	EA	\$1,575.00	\$3,150.00
20	Temp Stopping	1	LS	\$10,245.00	\$10,245.00
21	Perm Stopping	1	LS	\$35,955.00	\$35,955.00
22	Traffic and Street signs	1	LS	\$34,470.00	\$34,470.00
					\$1,489,319.15
Sanitary Sewer					
1	Connect to ex. Sewer manhole	4	EA	\$9,205.00	\$36,820.00
2	8" PVC Sanitary Sewer (0/6)	3,363	LF	\$39.00	\$131,157.00
3	8" PVC Sanitary Sewer (0/8)	3,497	LF	\$59.00	\$206,323.00
4	8" PVC Sanitary Sewer (8/10)	2,626	LF	\$72.00	\$189,072.00
5	8" PVC Sanitary Sewer (10/12)	165	LF	\$75.00	\$12,375.00
6	8" PVC Sanitary Sewer (12/14)	988	LF	\$80.00	\$79,040.00
7	8" PVC Sanitary Sewer (14/16)	200	LF	\$82.00	\$16,400.00
8	8" PVC Sanitary Sewer (16/18)	619	LF	\$89.00	\$55,091.00
9	8" PVC Sanitary Sewer (18/20)	100	LF	\$118.00	\$11,800.00
9.5	Additional dewatering for sanitary sewer	4,598	LF	\$23.00	\$105,852.80
10	Sanitary sewer manholes (0/6)	12	EA	\$6,065.00	\$72,780.00
11	Sanitary sewer manholes (0/8) (2' Diameter)	9	EA	\$7,690.00	\$69,210.00
12	Sanitary sewer manholes (8/10)	16	EA	\$7,290.00	\$116,640.00
13	Sanitary sewer manholes (8/10) Lined	6	EA	\$8,215.00	\$49,290.00
14	Sanitary sewer manholes (10/12)	1	EA	\$9,435.00	\$9,435.00
15	Sanitary sewer manholes (12/14)	2	EA	\$10,120.00	\$20,240.00
16	Sanitary sewer manholes (16/18)	2	EA	\$12,340.00	\$24,680.00
17	Sanitary sewer manholes (0/6) Lined	1	EA	\$27,895.00	\$27,895.00
18	Sanitary sewer manholes (8/10) Lined	1	EA	\$31,820.00	\$31,820.00
19	Sanitary sewer manholes (8/10) Drop	1	EA	\$37,540.00	\$37,540.00
20	Sanitary sewer manholes (10/12) Drop	1	EA	\$50,545.00	\$50,545.00
21	Sanitary sewer manholes (14/16) drop	1	EA	\$53,940.00	\$53,940.00
22	Sanitary sewer manholes (16/18) drop	1	EA	\$61,975.00	\$61,975.00
23	Double Sewer Service	122	EA	\$3,933.00	\$479,626.00
24	single sewer service	24	EA	\$2,386.00	\$57,312.00
25	sanitary sewer testing	11,558	LF	\$3.65	\$42,186.70
					\$2,591,765.58
Storm Drainage					
1	Connect to existing Drainage structure	1	EA	\$2,485.00	\$2,485.00
2	18" HP pipe	1,803	LF	\$64.00	\$115,392.00
3	24" HP pipe	3,932	LF	\$93.00	\$365,676.00
4	30" HP pipe	3,230	LF	\$148.00	\$478,040.00
5	36" HP pipe	1,628	LF	\$192.00	\$312,576.00
6	48" HP pipe	296	LF	\$296.00	\$87,616.00
7	60" HP pipe (in lieu of 54")	83	EA	\$45,235.00	\$3,753,605.00
8	30" Pipe support with rip rap	1	EA	\$4,580.00	\$4,580.00
9	36" pipe support with rip rap	2	EA	\$4,810.00	\$9,620.00
10	60" pipe support with rip rap	1	EA	\$8,970.00	\$8,970.00
11	curb inlet	36	EA	\$7,625.00	\$274,500.00
12	valley gutter inlet	96	EA	\$5,285.00	\$506,880.00
13	grate inlet	3	EA	\$5,585.00	\$16,755.00
14	control structure- D	1	EA	\$27,150.00	\$27,150.00
15	Junction box	22	EA	\$8,260.00	\$181,720.00
16	storm drainage testing	10,972	LF	\$4.70	\$51,568.40
					\$2,277,443.40
Storm Drainage - 75th					
1	18" HP pipe	95	LF	\$298.00	\$28,310.00
2	24" HP pipe	454	LF	\$175.00	\$79,450.00
3	Grate Inlet	3	EA	\$5,225.00	\$15,675.00
4	Maintenance of Traffic	1	EA	\$126,060.00	\$126,060.00
5	Road Restoration for RCP crossing	192	LF	\$295.00	\$56,640.00
6	Mill and re-surface, 1" thick (ex. Asphalt 25' beyond limits of work each way)	1,000	SY	\$39.00	\$39,000.00
7	Removal of curb and median	1	LS	\$35,500.00	\$35,500.00
8	Grading and install temp base and asphalt	1	LS	\$68,370.00	\$68,370.00
9	Median restoration and grading	1	LS	\$80,245.00	\$80,245.00
					\$528,230.00
Reclaim Watermain					
1	Connect to ex watermain with 12"x8" tapping sleeve and valve	1	EA	\$12,730.00	\$12,730.00
2	Connect to ex watermain	4	EA	\$2,590.00	\$10,360.00
3	10" PVC watermain with fittings	1,367	LF	\$73.00	\$99,791.00
4	8" PVC watermain with fittings	4,320	LF	\$46.00	\$198,720.00
5	6" PVC watermain with fittings	5,478	LF	\$35.00	\$191,730.00
6	4" PVC watermain with fittings	1,024	LF	\$26.00	\$26,624.00
7	2" PVC watermain with fittings	161	LF	\$18.00	\$2,898.00
8	10" DIP watermain	134	LF	\$101.00	\$13,534.00
9	8" DIP watermain	315	LF	\$84.00	\$26,460.00
10	6" DIP watermain	614	LF	\$62.00	\$38,068.00
11	4" DIP watermain	243	LF	\$82.00	\$19,926.00
12	10" Gate valve	1	EA	\$4,460.00	\$4,460.00
13	8" Gate Valve	22	EA	\$10,460.00	\$230,520.00
14	6" Gate Valve	28	EA	\$2,385.00	\$66,780.00
15	4" Gate Valve	10	EA	\$2,145.00	\$21,450.00
16	Fire hydrant assembly	13	EA	\$9,395.00	\$122,135.00
17	1" Double water service, Short	40	EA	\$2,145.00	\$85,800.00
18	1" Double water service, Long	61	EA	\$2,005.00	\$122,305.00
19	1" single water service, Short	38	EA	\$1,200.00	\$45,600.00
20	1" single water service, long	33	EA	\$1,600.00	\$52,800.00
21	2" Auto Flushing assembly	4	EA	\$8,060.00	\$32,240.00
22	Temp jumper assembly	1	EA	\$11,635.00	\$11,635.00
23	watermain Testing	13,656	LF	\$4.00	\$54,624.00
					\$1,407,610.00
Reclaim Watermain					
1	Connect to ex reclaim watermain	4	EA	\$1,785.00	\$7,060.00
2	8" PVC Reclaim watermain with fittings	1,270	LF	\$60.00	\$76,200.00
3	6" PVC reclaim watermain with fittings	4,171	LF	\$37.00	\$154,327.00
4	4" PVC reclaim watermain with fittings	6,494	LF	\$28.00	\$179,312.00
5	8" DIP reclaim watermain	172	LF	\$62.00	\$10,664.00
6	6" DIP reclaim watermain	186	LF	\$62.00	\$11,532.00
7	4" DIP reclaim watermain	843	LF	\$60.00	\$50,580.00
8	8" Gate Valve	8	EA	\$3,200.00	\$25,600.00
9	6" gate valve	23	EA	\$2,385.00	\$54,855.00
10	4" gate valve	39	EA	\$2,045.00	\$79,755.00
11	1" Double reclaim watermain service, short	71	EA	\$2,110.00	\$149,810.00
12	1" Double reclaim watermain service, long	53	EA	\$2,570.00	\$136,210.00
13	1" single reclaim watermain service, short	14	EA	\$1,220.00	\$17,080.00
14	1" single reclaim watermain service, long	12	EA	\$1,552.00	\$18,624.00
15	2" reclaim watermain blow off assembly	6	EA	\$7,700.00	\$46,200.00
16	reclaim watermain testing	13,046	LF	\$3.90	\$50,879.40
					\$1,088,988.40
TOTAL					
				\$11,690,673.05	
ORIGINAL CONTRACT TOTAL				\$31,938,846.46	
ADDDLETE CDM 1 THRU CDM 34				\$13,818,695.06	
TOTAL THIS CO (COW 35)				\$11,690,673.05	
REVISED CONTRACT AMOUNT THRU COW 35					\$57,448,124.16
ORIGINAL CONTRACT DAYS				670	
ADDDLETE CDM 1 THRU CDM 34				479	
TOTAL DAYS THIS CO (COW 35)				-	
REVISED CONTRACT DAYS THRU COW 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:	_____	Date: _____
Accepted: CDD:	_____	Date: _____
Name:	_____	

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE FLORES
COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE
DISTRICT MANAGER IN REDESIGNATING THE DATE, TIME AND LOCATION
FOR LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION, PROVIDING
FOR 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 16th day of December, 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 16th day of December, 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

RATIFICATION ITEMS

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS A

**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 1 day of June, 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.

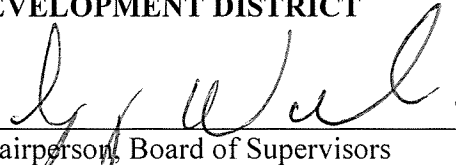
Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the 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*.

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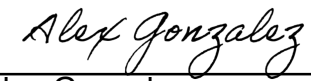
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

**LAKE FLORES COMMUNITY
DEVELOPMENT DISTRICT**



Chairperson, Board of Supervisors

SR LANDSCAPING, LLC



By: Alex Gonzalez

Its: Regional VP

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
[Signature]*

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS B

WORK AUTHORIZATION

September 10, 2025

Lake Flores Community Development District
Manatee County, Florida

Subject: **Work Authorization Number 2**
Lake Flores Community Development District

Dear Chairperson, Board of Supervisors:

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

I. Scope of Work

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

II. Fees

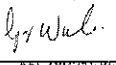
The District will compensate Engineer in accordance with the terms of the Agreement and **Attachment A**.

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

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

APPROVED AND ACCEPTED

Sincerely,

DocuSigned by:

By: _____
65E78B21E8F5464
Authorized Representative of Lake Flores
Community Development District

Authorized Representative of ZNS Engineering,
L.C.

Date: 11/21/2025

WORK AUTHORIZATION

September 10, 2025

Lake Flores Community Development District
Manatee County, Florida

Subject: **Work Authorization Number 2**
Lake Flores Community Development District

Dear Chairperson, Board of Supervisors:

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

I. Scope of Work

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

II. Fees

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

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

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

APPROVED AND ACCEPTED

Sincerely,

By: _____
Authorized Representative of Lake Flores
Community Development District

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

Digitally signed by Jeb C Mulock
DN: C=US,
E=jebm@znseng.com, O=ZNS
Engineering, OU=ZNS
Engineering, CN=Jeb C Mulock
Reason: I signed the
document
Date: 2025.11.26 09:46:38-05'00'

Date: _____

ATTACHMENT A



September 10, 2025

Mr. Gary Walker
Lake Flores CDD
c/o Wrathell Hunt and Associates
2300 Glades Road, Ste 410W
Boca Raton, FL 33431

**RE: SeaFlower – Future Wetland Impacts & Updated Stormwater Model
Professional Services – Survey Services, Civil Design and Permitting
Manatee County, Florida**

Dear Gary:

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

TASK 1: SURVEY SERVICES

- A. A Design Survey will be performed to obtain topographic information as necessary to complete the design of future wetland impacts and set up a comprehensive stormwater model. The Topographic Survey shall be suitable for design and will be based on NAVD 1988 (showing relationship to NGVD 1929) and derived from published benchmark information. Existing improvements, site elevations, and visible utilities shall be shown. The survey will be prepared per the specifications as outlined in "Standards of Practice for Land Surveying in the State of Florida", Chapter 5J-17.050 of the Florida Administrative Code

TASK 2: ENGINEERING DESIGN AND PERMITTING

- A. Manatee County Public Works
1. Prepare and submit all necessary plans, calculations and applications to support an approved Revised Construction Plan permit which takes into account the latest Phase 1 development, three constructed wetland mitigation projects and future wetland impacts that are currently approved by Manatee County, SWFWMD and the Army Corps of Engineers (ACOE). See attached wetland impact exhibit.
 2. Prepare and submit plans, calculations and applications for limited review by Manatee County Environmental Department and the Manatee County Stormwater Department for Construction Plan Approvals.
 3. Respond to three rounds of County Requests For Information (RFI's). Additional responses will be billed T&M.

Mr. Gary Walker
Re: SeaFlower

September 10, 2025

2

B. Southwest Florida Water Management District (SWFWMD)

1. Prepare and submit all necessary plans, calculations and applications to support an approved Revised Conceptual Environmental Resource Permit (ERP) which takes into account the latest Phase 1 development, three wetland mitigation projects and future wetland impacts that are currently approved by Manatee County, SWFWMD and the Army Corps of Engineers (ACOE). Documents submitted will show that the stormwater design meets all current regulations outlined by FAC 40D-400.443 and Part IV Ch 373, Florida Statutes.
2. Respond to two rounds of Requests For Information (RFI's). Additional responses will be billed T&M.

TASK 3: LANDSCAPE ARCHITECTURE - CODE MINIMUM LANDSCAPE PLAN

- A. Prepare and submit with the FSP plans, County Code minimum Tree Removal and Planting Plans. Address irrigation requirements per Manatee County standards.
- B. Respond to three rounds of Requests For Information (RFI's). Additional responses will be billed T&M.

TASK 4: GENERAL CONSULTING SERVICES

Additional Client Requested Services - Including but not limited to coordination with client's sub-consultants, additional survey, specific exhibits, lot fits or other services as may be requested by the Owner and/or designated representative. This service will only be billed as needed when client has authorized ZNS to work outside the scope outlined in tasks above.

PROFESSIONAL FEES

TASK 1: SURVEY SERVICES	\$ 48,950.00
TASK 2: ENGINEERING DESIGN AND PERMITTING	\$ 76,995.00
TASK 3: LANDSCAPE ARCHITECTURE - CODE MINIMUM	\$ 20,250.00
TASK 4: GENERAL CONSULTING SERVICES (T&M Budget Not To Exceed)	\$ 10,000.00

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

Respectfully submitted,
ZNS Engineering, L.C.

Accepted by:
Lake Flores CDD



Jeb C. Mulock, P.E.
President

Signature

Printed Name/Title

Date

Mr. Gary Walker
Re: SeaFlower

September 10, 2025
3

GENERAL CONDITIONS

Consulting and representation services to prepare the documents as outlined above are included in the base contract; however, survey re-stakes, revisions to plans after the initial submittals or reports per the clients request, permit deviation responses, special services, if required, for meetings, hearings, agreements, administrative services and/or coordination services requested by the Client, governmental agencies and/or project attorney will be provided based on a time and materials basis per ZNS rate schedule. **ZNS does not provide legal services or legal advice. Please be advised that no client-attorney relationship exists.**

Invoices submitted monthly are due upon presentation and shall be considered PAST DUE if not paid within thirty (30) calendar days of the invoice date. The Client shall have fifteen (15) days to review and advise of any questions concerning each bill upon rendering of same, after which the bill shall be deemed approved and accepted.

In addition to all fees described herein, all invoices will be subject to a sales tax, if applicable by law.

The fees for all services which have not been completed within months of the date of this proposal will be subject to a cost of living increase.

All costs and fees as billed shall constitute a lien against the subject property, pursuant to Chapter 713, Florida Statutes (1988).

In accepting and utilizing any drawings or other data on any form of electronic media generated and provided by ZNS, the Client covenants and agrees that all such drawings and data are instruments of service of ZNS, who shall be deemed the author of the drawings and data, and shall retain all common law, statutory law and other rights, including copyrights.

The Client and ZNS agree that any CADD files prepared by either party shall conform to AutoCAD 2022 DWG format. The electronic files submitted by ZNS to the Client are submitted for an acceptance period of 10 days. Any defects the Client discovers during this period will be reported to ZNS and will be corrected as part of the basic Scope of Services.

The client further agrees not to use these drawings and data, in whole or in part, for any purpose or project other than the project which is the subject of this Agreement. The Client agrees to waive all claims against ZNS resulting in any way from any unauthorized changes or reuse of the drawings and data for any other project by anyone other than ZNS.

The client further agrees, to the fullest extent permitted by law, to indemnify and hold ZNS harmless from any damage, liability or cost, including reasonable attorneys' fees and costs of defense, arising from any changes made by anyone other than ZNS or from any reuse of the drawings and data without the prior written consent of ZNS.

In addition, the Client agrees that any work related to assisting the client in the bid process is not guaranteed to be free of error therefore it's the client's responsibility to review with contractors all bid docs in order to verify they are accurate. Furthermore, the client agrees to the fullest extent permitted by law, to indemnify and hold ZNS harmless from any damage, liability or cost, including reasonable attorneys' fees and costs of defense, arising from any inaccuracies or wording from any bid documents including but not limited to Contract Docs, Specifications, Schedules of Values etc.

Under no circumstances shall transfer of the drawings and other instruments of service on electronic media for use by the Client be deemed a sale by ZNS. ZNS makes no warranties, either expressed or implied, of merchantability and fitness for any particular purpose.

In the event legal action is necessary to enforce the payment provisions of this agreement, the engineer shall be entitled to collect from the client any judgment or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by the engineer in connection therewith and, in addition, the reasonable value of the engineer's time and expenses spent in connection with such collection action, computed at the engineer's prevailing fee schedule and expense policies.

If the client fails to make payments when due or otherwise is in breach of this agreement, the engineer may suspend performance of services upon five (5) calendar days' notice to the client. The engineer shall have no liability whatsoever to the client for any costs or damages as a result of such suspension caused by any breach of this agreement by the client.

Should work under this agreement be suspended by the client for any reason, including breach of agreement, the client agrees to compensate ZNS for services performed to date on a time and material basis, utilizing ZNS then current rates. If the client fails to make payment to the engineer in accordance with the payment terms herein, this shall constitute a material breach of this agreement and shall be cause for termination by the engineer.

Mr. Gary Walker
Re: SeaFlower

September 10, 2025

4

RATE SCHEDULE
(effective 3/01/2022)

Principal or Senior Project Manager	\$305.00 per hour
Professional Engineer	\$250.00 per hour
Professional Land Surveyor or Land Planner	\$240.00 per hour
Professional Landscape Architect/Environmental	\$240.00 per hour
Professional Landscape Architect with GPS Equipment	\$245.00 per hour
Graduate Engineer or Senior Designer	\$225.00 per hour
Technician, Designer or Field Representative	\$195.0 per hour
Technician with GPS or Robotic Equipment	\$200.00 per hour
Inspector (EOR Led Inspections)	\$225.00 per hour
Drafter 1	\$195.00 per hour
Drafter 2	\$185.00 per hour
Drafter 3	\$170.00 per hour
Drafter 4	\$160.00 per hour
Drafter 5	\$150.00 per hour
Drafter 6	\$140.00 per hour
Survey Crew (Four Man Crew)	\$195.00 per hour
Survey Crew (Four Man Crew) with GPS or Robotic Equipment	\$205.00 per hour
Survey Crew (Three Man Crew)	\$170.00 per hour
Survey Crew (Three Man Crew) with GPS or Robotic Equipment	\$185.00 per hour
Survey Crew (Two Man Crew)	\$155.00 per hour
Survey Crew (Two Man Crew) with GPS or Robotic Equipment	\$165.00 per hour
Survey Crew (One Man Crew) with GPS or Robotic Equipment	\$145.00 per hour
Administrative Assistant	\$ 85.00 per hour
Aide (Technical Secretary)	\$ 50.00 per hour

Plans, specifications, application reproduction required for submittals to governmental agencies as well as any survey monuments furnished by ZNS, as requested by the Client, will be charged as follows:

Plans, including submittals	\$ 2.00 each
Color Rendering Prints (24" x 36"):	
Glossy	\$ 30.00 each
Medium Grade	\$ 25.00 each
Color Prints (11" x 17"):	
Glossy	\$ 5.00 each
Medium Grade	\$ 2.00 each
Color Prints (8½" x 11"):	
Glossy	\$ 2.00 each
Medium Grade	\$ 1.00 each
Mylars	\$ 20.00 each
Photocopies (Specifications, etc.)	\$.25 each
Iron Pipe or Rebar (¾" x 24")	\$ 3.00 each
Surveyor's Certified Concrete Monument	\$ 25.00 each

Out of County travel, long distance telephone calls, facsimile transmittals, special mailings (next day delivery), governmental maps, deeds, reductions, etc., and other out-of-pocket project expenses, will be billed at actual expense incurred. Submittal fees required by governmental agencies are the responsibility of the client, at the time of submittal.

Invoices will be sent monthly. Payment is due immediately upon receipt of invoice, however, there is an allowance for a 15-day grace period for the payment to be received, without adding interest or other penalties. If payment is received after the 15-day grace period, the amount due shall increase to reflect an additional one and one-half percent (1.5%) per month interest plus any attorney's fees required for collection whether action be brought or not.

This rate schedule is subject to change.

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

6

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

6A

**LAKE FLORES
COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3 Annual Financial Audit


Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐

Signed by:


99EB3CDE0CD4413

District Manager


Jordan Lansford

Print Name

11/25/2025

Date

DocuSigned by:


65E78B21E8F5464

Chair/Vice Chair, Board of Supervisors

Gary Walker

Print Name

11/25/2025

Date

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

6B

**LAKE FLORES
COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

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Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

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Achieved: Yes ☐ No ☐

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Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

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Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

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Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

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Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

LAKE FLORES

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

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

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

	General Fund	Debt Service Fund Series 2023 A-1	Debt Service Fund Series 2023 A-2	Capital Project Fund Series 2023 A-1	Capital Project Fund Series 2023 A-2	Capital Project Fund Series Mitigation	Total Governmental Funds
ASSETS							
Cash	\$ 44,747	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,747
Investments							
Revenue	-	801,046	717,367	-	-	-	1,518,413
Reserve	-	923,011	1,238,742	-	-	-	2,161,753
Prepayment	-	2,396,262	224,110	-	-	-	2,620,372
Construction	-	-	-	135,148	4,810,721	-	4,945,869
Cost of issuance	-	-	54	-	-	-	54
Due from Landowner	92,832	85,943	222,833	-	-	20	401,628
Due from debt service fund	-	475,547	-	-	-	-	475,547
Utility deposits	756	-	-	-	-	-	756
Total assets	<u>\$ 138,335</u>	<u>\$ 4,681,809</u>	<u>\$ 2,403,106</u>	<u>\$ 135,148</u>	<u>\$ 4,810,721</u>	<u>\$ 20</u>	<u>\$ 12,169,139</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 133,072	\$ -	\$ -	\$ -	\$ -	\$ 20	\$ 133,092
Contracts payable	-	-	-	114,341	1,818,452	-	1,932,793
Retainage payable	-	-	-	1,185	1,010,242	86,840	1,098,267
Landowner advance	6,000	-	-	-	-	-	6,000
Due to Landowner	861	-	-	-	-	-	861
Due to debt service fund	-	-	475,547	-	-	-	475,547
Accrued wages payable	800	-	-	-	-	-	800
Tax payable	203	-	-	-	-	-	203
Total liabilities	<u>140,936</u>	<u>-</u>	<u>475,547</u>	<u>115,526</u>	<u>2,828,694</u>	<u>86,860</u>	<u>3,647,563</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	86,689	85,943	222,833	-	-	20	395,485
Total deferred inflows of resources	<u>86,689</u>	<u>85,943</u>	<u>222,833</u>	<u>-</u>	<u>-</u>	<u>20</u>	<u>395,485</u>
Fund balances:							
Restricted for:							
Debt service	-	4,595,866	1,704,726	-	-	-	6,300,592
Capital projects	-	-	-	19,622	1,982,027	(86,860)	1,914,789
Unassigned	(89,290)	-	-	-	-	-	(89,290)
Total fund balances	<u>(89,290)</u>	<u>4,595,866</u>	<u>1,704,726</u>	<u>19,622</u>	<u>1,982,027</u>	<u>(86,860)</u>	<u>8,126,091</u>
Total liabilities and fund balances	<u>\$ 138,335</u>	<u>\$ 4,681,809</u>	<u>\$ 2,403,106</u>	<u>\$ 135,148</u>	<u>\$ 4,810,721</u>	<u>\$ 20</u>	<u>\$ 12,169,139</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 93,460	0%
Assessment levy: off-roll	-	-	332,046	0%
Landowner contribution	24,091	24,091	137,359	18%
Landowner: lakes cost share	-	-	14,862	0%
Total revenues	<u>24,091</u>	<u>24,091</u>	<u>577,727</u>	4%
EXPENDITURES				
Professional & administrative				
Supervisors	646	646	6,459	10%
Management/accounting/recording	4,000	4,000	48,000	8%
Legal	-	-	25,000	0%
Engineering	-	-	5,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	83	1,000	8%
Debt service fund accounting	458	458	5,500	8%
Trustee*	-	-	8,500	0%
Telephone	17	17	200	9%
Postage	38	38	500	8%
Printing & binding	42	42	500	8%
Legal advertising	-	-	1,500	0%
Annual special district fee	175	175	175	100%
Insurance	5,732	5,732	6,100	94%
Contingencies/bank charges	91	91	1,000	9%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Property appraiser	-	-	1,460	0%
Tax collector	-	-	1,460	0%
Total professional & administrative	<u>11,282</u>	<u>11,282</u>	<u>119,269</u>	9%
Field operations (phase 1)				
Field management	-	-	1,000	0%
Property insurance	12,900	12,900	-	N/A
Lake PAZ				
Monitoring/reports	-	-	5,000	0%
Lake maintenance	-	-	8,750	0%
Lake bank mowing	-	-	39,060	0%
Lake bank erosion repair	-	-	13,500	0%
Control structure & outfall	-	-	8,000	0%
LF Lake, A1, & A2				
Monitoring/reports	-	-	15,000	0%
Lake maintenance contract	-	-	14,123	0%
Lake bank mowing	-	-	46,410	0%
Lake bank erosion repair	-	-	16,050	0%
Control structure & outfall	-	-	17,500	0%
Wildland conservation easement				
Annual monitoring	-	-	4,000	0%
Baseline report	-	-	5,000	0%
West mitigation node area				
Miscellaneous	-	-	5,000	0%
Wetland maintenance	-	-	47,560	0%
Wetland monitoring/report	-	-	6,470	0%
10' path trail (mulch and weed control)	-	-	5,000	0%
Central and eastern mitigation node area				
Miscellaneous	-	-	10,000	0%
Wetland maintenance	-	-	97,595	0%
Wetland monitoring/report	-	-	12,940	0%
Drainage strip 2 & 3	-	-	16,000	0%

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

	Current Month	Year to Date	Budget	% of Budget
Streetlights	-	-	9,500	0%
Unbudget field expenses	-	-	55,000	0%
Total field operations	12,900	12,900	458,458	3%
Total expenditures	24,182	24,182	577,727	4%
Excess/(deficiency) of revenues over/(under) expenditures	(91)	(91)	-	
Fund balances - beginning	(89,199)	(89,199)	10,074	
Fund balances - ending	<u>\$ (89,290)</u>	<u>\$ (89,290)</u>	<u>\$ 10,074</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 OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 387,067	0%
Assessment levy: off-roll	-	-	1,464,796	0%
Interest	7,865	7,865	-	N/A
Total revenues	<u>7,865</u>	<u>7,865</u>	<u>1,851,863</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	270,000	0%
Interest	-	-	1,577,813	0%
Tax collector	-	-	12,096	0%
Total debt service	<u>-</u>	<u>-</u>	<u>1,859,909</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	7,865	7,865	(8,046)	
OTHER FINANCING SOURCES/(USES)				
Transfer in	<u>475,547</u>	<u>475,547</u>	-	
Total other financing sources	<u>475,547</u>	<u>475,547</u>	-	N/A
Net change in fund balances	483,412	483,412	(8,046)	
Fund balances - beginning	<u>4,112,454</u>	<u>4,112,454</u>	<u>1,785,170</u>	
Fund balances - ending	<u>\$ 4,595,866</u>	<u>\$ 4,595,866</u>	<u>\$ 1,777,124</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 OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	2,059,406	0%
Assessment prepayments	195,170	195,170	-	N/A
Interest & miscellaneous	29,393	29,393	-	N/A
Total revenues	<u>224,563</u>	<u>224,563</u>	<u>2,059,406</u>	11%
EXPENDITURES				
Debt service				
Prepayment	9,610,000	9,610,000	-	N/A
Interest	322,743	322,743	2,059,406	16%
Total debt service	<u>9,932,743</u>	<u>9,932,743</u>	<u>2,059,406</u>	482%
Excess/(deficiency) of revenues over/(under) expenditures	(9,708,180)	(9,708,180)	-	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(475,547)</u>	<u>(475,547)</u>	-	N/A
Total other financing sources	<u>(475,547)</u>	<u>(475,547)</u>	-	N/A
Net change in fund balances	(10,183,727)	(10,183,727)	-	
Fund balances - beginning	11,888,453	11,888,453	2,368,321	
Fund balances - ending	<u>\$ 1,704,726</u>	<u>\$ 1,704,726</u>	<u>\$ 2,368,321</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 OCTOBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 430	\$ 430
Total revenues	<u>430</u>	<u>430</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	430	430
Net change in fund balances	430	430
Fund balances - beginning	19,192	19,192
Fund balances - ending	<u>\$ 19,622</u>	<u>\$ 19,622</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 OCTOBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 25,871	\$ 25,871
Total revenues	<u>25,871</u>	<u>25,871</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	25,871	25,871
Net change in fund balances	25,871	25,871
Fund balances - beginning	1,956,156	1,956,156
Fund balances - ending	<u>\$ 1,982,027</u>	<u>\$ 1,982,027</u>

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

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Construction costs	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Net change in fund balances	-	-
Fund balances - beginning	(86,860)	(86,860)
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 November 18, 2025 at 11:00 a.m., at 8116 Cortez Road W., Bradenton, Florida 34210.

Present:

Gary Walker	Chair
Reggie Tisdale	Assistant Secretary
Krystal Parsons	Assistant Secretary
Walter Preston	Assistant Secretary

Also present:

Jordan Lansford	District Manager
Sarah Sandy (via telephone)	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, Parsons, Tisdale and Preston were present. Supervisor Motta was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of E.T. MacKenzie Change Orders

Mr. Mulock presented the following:

A. No. 25 Backslope Additional Sod for Lot Stabilization 1B2

On MOTION by Mr. Tisdale and seconded by Mr. Walker, with all in favor, E.T. MacKenzie Change Order No. 25, in the amount of \$26,845, was approved.

B. No. 27 Additional Seed and Mulch Phase 1C

Discussion ensued regarding seeding, dust control, watering and camera upgrades.

On MOTION Mr. Walker and seconded by Mr. Tisdale, with all in favor, E.T. MacKenzie Change Order No. 27, in the amount of \$92,229.30, was approved.

C. No. 28 Phase 1C2 Mass Grading (Earthwork Portion Only)

Discussion ensued regarding the Change Order which includes lake excavation. Unit costs were updated to account for inflation since costs were estimated in 2023. It was noted that the Change Order affects pricing only; the footnotes in the original contract are unaffected.

Ms. Parsons left the meeting at 11:08 a.m.

On MOTION by Mr. Walker and seconded by Mr. Preston, with all in favor, E.T. MacKenzie Change Order No. 28, in the amount of \$1,351,533.95, was approved.

D. No. 29 1B1 Balancing Change Order

This is a deductive Change Order.

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, E.T. MacKenzie Change Order No. 29, in the deductive amount of -\$300,825, was approved.

E. No. 30 Final Life Deduct for Commercial Area (Flowerfields Trail and West Lake Street)

Discussion ensued regarding the locations of the streets, which do not intersect.

This deductive Change Order relates to an area where the final lift of asphalt was not applied near the commercial area. It was noted that this cost will be incurred at some time in the future and that a release for completed work can be used to reduce the amount of bonds.

On MOTION by Mr. Tisdale and seconded by Mr. Walker, with all in favor, E.T. MacKenzie Change Order No. 30, in the deductive amount of -\$75,235, was approved.

F. No. 31 Missing/Damaged Concrete in Model Areas and Dust Control Measures

This Change Order relates to repairs needed for certification and extra dust control measures. It was noted that ZNS did a good job reducing the total from the original amount requested for the concrete repairs.

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, E.T. MacKenzie Change Order No. 31, in the amount of \$272,215, was approved.

G. No. 32 Moving Sanitary Items from 1B2 to 1C (Deduct)

This is a deductive Change Order.

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, E.T. MacKenzie Change Order No. 32, in the deductive amount of -\$132,385.05, was approved.

FOURTH ORDER OF BUSINESS**Consideration of SR Landscaping, LLC Agreement for Pond Bank Mowing Services**

Ms. Lansford presented the SR Landscaping, LLC (SR) Agreement for Pond Bank Mowing Services, and stated that SR has been providing pond bank mowing services since June. The CDD's standard form of agreement is consistent with other agreements they have signed in other CDDs. The Certificate of Insurance is valid.

On MOTION by Mr. Walker and seconded by Mr. Preston, with all in favor, the SR Landscaping, LLC Agreement for Pond Bank Mowing Services, was approved.

FIFTH ORDER OF BUSINESS**Update: Reciprocal Easements and Lake Use Matters**

Mr. Hill stated he and Mr. Preston are wrapping up the relationship between common properties and negotiating the termination of responsibilities by both parties. Moving forward, an Operating and Joint Use Agreement will include the legal description for the actual combined lake. The current cost share is 80/20; they are working on a new cost share agreement that will be presented at the next meeting.

Discussion ensued regarding expected revenues, budgeted amounts and expenses.

This item will be included on the next agenda.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-02, Designating a Date, Time, and Location for a Landowners' Meeting; Providing for Publication, Providing for an Effective Date**

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, Resolution 2026-02, Designating a Date, Time, and Location of November 17, 2026 at 11:00 a.m., at 8116 Cortez Road W., Bradenton, Florida 34210 for a Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

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

Ms. Lansford presented Resolution 2026-03. This Resolution is necessary because total expenditures at the end of Fiscal Year 2025 exceeded the adopted budget by \$16,048. Adoption of this Resolution alleviates the potential of a finding in the annual audit.

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, 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, was adopted.

EIGHTH ORDER OF BUSINESS**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]

On MOTION by Mr. Tisdale and seconded by Mr. Preston, with all in favor, the Ratification Items, as listed, were ratified.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

On MOTION by Mr. Tisdale and seconded by Mr. Walker, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of October 14, 2025 Regular Meeting Minutes

On MOTION by Mr. Tisdale and seconded by Mr. Walker, with all in favor, the October 14, 2025 Regular Meeting Minutes, as presented, were approved.

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

Mr. Walker stated the Phase 1C bonds for 1C1 and 1C2 will likely be issued in January.

B. District Engineer: ZNS Engineering, LC

Mr. Mulock stated that numbers are being finalized and he thinks a final draft Report can be approved in substantial form in December. Ms. Lansford will assemble a timeline and ensure that all parties are included in Bond Counsel's distribution list.

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

- **NEXT MEETING DATE: December 16, 2025 at 11:00 AM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the December 16, 2025 meeting.

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

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

Mr. Hill will work to provide the aforementioned Agreement in advance of the December meeting; however, due to the need to coordinate with the other Landowner, he might not be able to provide it one week in advance.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Walker and seconded by Mr. Preston, with all in favor, the meeting adjourned at 11:33 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