

**LAKE FLORES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**February 17, 2026**

**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/>**

February 10, 2026

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

Board of Supervisors  
Lake Flores Community Development District

Dear Board Members:

The Board of Supervisors of the Lake Flores Community Development District will hold a Regular Meeting on February 17, 2026 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 Order No. 4 [Central & East Mitigation Area]
4. Consideration of Florida Permitting, Inc. Proposal No. 25045 [Wetlands Maintenance]
5. Consideration of Resolution 2026-07, Ratifying the Actions of the District Manager in Redesignating the Location for Landowners' Meeting; Providing for an Effective Date
6. Update: Streetlight Property Insurance
  - FY25 Cost Share Invoices with Lake PAZ
7. Ratification Items
  - A. FP&L Company
    - I. Underground Distribution Facilities Installation Agreement
    - II. LED Lighting Agreement [Work Request No. 13653743]
  - B. Florida Permitting, Inc. Proposal No. 25040 [Wet Pond Maintenance]
  - C. Burkholders Excavating, Inc. Estimate No. 1252 [SeaFlower Retaining Wall]
  - D. UES Professional Solutions, LLC Agreement for Construction Material Testing Services
8. Acceptance of Unaudited Financial Statements as of December 31, 2025

9. Approval of January 20, 2026 Regular Meeting Minutes

10. Staff Reports

A. District Counsel: *Kutak Rock LLP*

B. District Engineer: *ZNS Engineering, LC*

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

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*
- NEXT MEETING DATE: March 17, 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

11. Board Members' Comments/Requests

12. Public Comments

13. 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**

# CHANGE ORDER

NO. 4  
DATE: 2/4/2026

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

CONTRACTOR:

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

PROJECT NAME CENTRAL & EAST MITIGATION AREA PROJ NO. \_\_\_\_\_

REASON FOR REQUEST: Riser needed to bring the rim to correct elevation

**DETAILS:**

ITEM NO	DESCRIPTION	QTY	MEAS	UNIT PRICE	TOTAL
<b>CENTRAL NODE</b>					
1	Bypass Pumping/Dewatering	1	LS	999.00	999.00
2	Riser for Type D Inlet	2	EA		11,552.00
				5,776.00	

**TOTAL** 12,551.00

ORIGINAL CONTRACT TOTAL	\$ 326,726.70
ADD/DELETE CO#_1 THRU CO#_3	<u>\$157,220.79</u>
TOTAL THIS CO (CO# 4)	<u>12,551.00</u>
<b>REVISED CONTRACT AMOUNT THRU CO# 3</b>	<b><u>\$ 496,498.49</u></b>

ORIGINAL CONTRACT DAYS	393
ADD/DELETE CO#_THRU CO #	-
TOTAL DAYS THIS CO (CO# 1)	*
<b>REVISED CONTRACT DAYS THRU CO# 3</b>	<b><u>393</u></b>

*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 Engineer and accept this revision to the Contract.*

CONTRACTOR: \_\_\_\_\_ Date: \_\_\_\_\_

DISTRICT ENGINEER: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted: \_\_\_\_\_

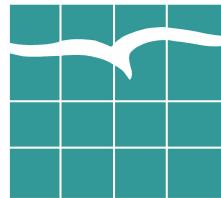
CDD: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

**LAKE FLORES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

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



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

Proposal Number 25045  
Proposal Date 01/27/2026  
Reference West Mitigation Node  
Annual Maintenance  
Lake Flores Land  
Company Manatee  
County Florida

## Scope of Work

At your request, we prepared a proposal of services and fees to perform ongoing wetland mitigation area maintenance for the West Mitigation Node constructed at the Lake Flores project site. Florida Permitting, Inc. (FPI) will complete a total of seven (7) maintenance events at the site between January 1, 2026, and Dec. 31, 2026. Our scope of services and compensation is provided below:

## Pricing

Description	Rate	Qty	Line Total
Wetlands Maintenance	\$3,480.00	7	\$24,360.00
1.1 Perform a general site inspection and identify any areas of concern within the wetlands or adjacent buffer areas.			
1.2 Conduct a total of 7 wetland maintenance events which will primarily target species such as primrose willow ( <i>Luwidgia spp.</i> ), cattails ( <i>Typha spp.</i> ), torpedo grass ( <i>Panicum repens</i> ), and carolina willow ( <i>Salix caroliniana</i> ), as well as any other nuisance/exotic species found in the wetlands			
1.3 Conduct a total of 7 upland buffer maintenance events which will primarily target species such as primrose willow ( <i>Luwidgia spp.</i> ), sand spur ( <i>Cenchrus spp.</i> ), torpedo grass ( <i>Panicum repens</i> ), and johnson grass ( <i>Sorghum halepense</i> ), as well as any other nuisance/exotic species found in the uplands.			
1.4 This service does not include treatment of submerged weeds or fast growing species such as duckweed ( <i>Lemna spp.</i> ), watermeal ( <i>Wolffia spp.</i> ), or algae.			
1.5 Vegetation will be treated with aquatic herbicides and left to break down in place naturally.			

Subtotal 24,360.00  
Tax 0.00

Proposal Total (USD) \$24,360.00

## Notes

If additional maintenance events are necessary, they will be completed at the per event rate listed above. If additional services such as mowing or planting are required, a separate proposal will be provided to the client for review and approval.

## Terms

### AUTHORIZATION TO PROCEED

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

Thank you for your business.

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Lake Flores Community Development District

**LAKE FLORES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE  
DISTRICT MANAGER IN REDESIGNATING THE LOCATION FOR  
LANDOWNERS' MEETING; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, (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") previously adopted Resolution 2026-02, Designating a Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date [SEATS 1, 2 & 5]; and

**WHEREAS**, the Board desires to ratify its actions in redesignating the location of the Landowners' Meeting and the District Manager's action in providing the required notice landowners' meeting and election, proxy, ballot form and instructions.

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

**SECTION 1.** The actions of the District Manager in redesignating the location of the Landowners' Meeting and providing the notice are hereby ratified. Resolution 2026-07 is hereby amended to reflect that the location of Landowners' Meeting as declared in Resolution 2026-07 is redesignated to 10:00 a.m., on November 3, 2026, at Holiday Inn Express and Suites Bradenton East-Lakewood Ranch, 5464 Lena Road Bradenton, Florida 34211.

**SECTION 2.** Except as otherwise provided herein, all of the provisions of Resolution 2026-07 continue in full force and effect.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 17th day of February, 2026.

**ATTEST:**

**LAKE FLORES COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**LAKE FLORES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**

# Lake Flores CDD

# INVOICE

PO BOX 810036  
Boca Raton, FL 33481  
Phone 561.571.0010 Fax 561.571.0013

DATE: 23-Jan-2026  
INVOICE #: LAKEPAZ1  
DUE: UPON RECEIPT

**Bill To:**

Long Bar Pointe LLLP  
Attn: Carlos M Beruff  
1651 Whitfield Ave Suite 200  
Sarasota, FL 34243

TYPE	DESCRIPTION	AMOUNT
Reimb	Cost Share of FY25 Annual Shared Lake Paz Maintenance Budget Reimbursement	\$ 11,367.80
		<b>TOTAL</b> \$ 11,367.80

Make all checks payable to Lake Flores CDD.

If you have any questions regarding this invoice please contact Rhalina Fleming at 561-571-0010 ext. 306.



## Steadfast Alliance

30435 Commerce Drive, Suite 102  
San Antonio, FL 33576  
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
3/28/2025	SA-10869

Please make all Checks payable to:  
Steadfast Alliance

### Bill To

Lake Flores CDD  
Lake Flores CDD  
Lake Flores Ave  
Bradenton, Florida 34210  
United States

### Ship To

Lake Flores Ave  
Bradenton, FL 34210  
USA

P.O. No.	W.O. No.		Account #	Cost Code	Terms	Project
Lake Paz				Net 30	SE1500 Lake Paz Erosion	
Quantity	Description			Rate	Serviced Date	Amount
1	Install 11,520 Sq Ft of C-350 erosion blanket. 1-2' into water and 4' from top of bank for approximately 11,520SQ FT/1,280 SQ Yds. Area highlighted on map.  Est Completion 2 Days  Area will be graded and prepped for install before mobilization can commence.			12,250.00		12,250.00
1	Install on South side of Lake Paz: 144 4" plug Sand Chord Grass 192 Bare Root Arrowhead 192 Bare Root Pickler weed			2,568.00		2,568.00
1	Install and additional 2500 SQ Ft of P300 erosion blanket. CHANGE ORDER			2,500.00		2,500.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$17,318.00
Payments/Credits	\$0.00
Balance Due	\$17,318.00

# INVOICE

Burkholders Excavating INC  
2295 Lakewood Ranch Blvd  
Sarasota, FL 34240-9018

burkholdersexcauting@gmail.com  
+1 (941) 735-2186



## Lake Flores Community Development District

Bill to  
Lake Flores Land Company  
Cortez75W Investors, LLC

Ship to  
Lake Flores Community Development  
District  
Lake Flores Community Development  
District

### Invoice details

Invoice no.: 1728  
Terms: Net 30  
Invoice date: 03/14/2025  
Due date: 04/13/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/04/2024	Dozer/hourly	Repair lake bank washouts Lake Paz	30	\$200.00	\$6,000.00
2.	12/04/2024	Excavator/hourly 320	Use excavator to pull up washouts caused by Hurricane damage	25	\$185.00	\$4,625.00
3.	12/04/2024	Skidsteer/hourly	Final grade washouts caused by hurricane damage	20	\$175.00	\$3,500.00
4.	12/04/2024	Loader/ hourly	Transfer materials on site	8	\$200.00	\$1,600.00
5.	12/04/2024	On site hauling	Haul away dirt/debris, on site (hourly) Tri-axle on road dump truck	10	\$130.00	\$1,300.00
						Total <b>\$17,025.00</b>

*Lake Paz Repair  
3.17.25  
hbg*

**INVOICE**

Agriscapes LLC  
121 S Orange Ave  
Arcadia, FL 34266-3944

agriscapeflorida@gmail.com  
+1 (941) 685-1581

**Bill to**

Lake Flores Community Development  
District  
8116 Cortez Road West  
bardenton, fl 34210

**Ship to**

Lake Flores Community Development  
District  
8116 Cortez Road West  
bardenton, fl 34210

**Shipping info**

Ship date: 04/11/2025

**Invoice details**

Invoice no.: 5547  
Terms: Due on receipt  
Invoice date: 04/16/2025  
Due date: 05/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bahia	Installation of Bahia Sod p.s.f	59200	\$0.38	\$22,496.00
		Total		<b>\$22,496.00</b>	

0456-1030-0015  
22216013  
4.16.25  
dsg

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION  
ITEMS**

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION  
ITEMS A**

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION  
ITEMS AI**

## UNDERGROUND DISTRIBUTION FACILITIES INSTALLATION AGREEMENT

This Agreement, made this 18<sup>th</sup> day of August, 2025 by and between LAKE FLORES – PHASE 1B-2A (hereinafter called the Customer) and Florida Power & Light Company, a corporation organized and existing under the laws of the State of Florida (hereinafter called FPL).

### WITNESSETH:

Whereas, the Customer has applied to FPL for underground distribution facilities to be installed on Customer's property known as LAKE FLORES – PHASE 1B-2A located in Lakewood Ranch, Florida.

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

1. The Customer shall pay FPL a Contribution in Aid of Construction of \$0 (the total Contribution) to cover the differential cost between an underground and an overhead system. This is based on the currently effective tariff filed with the Florida Public Service Commission by FPL and is more particularly described on Exhibit A attached here to.
2. That a credit of \$100,558.86 shall be provided to the Customer for trenching, backfilling, installation of Company provided conduit and other work, as shown on Exhibit B, if applicable, and approved by FPL. If such credit applies, the resulting Contribution cash payment shall be \$0.
3. The contribution and credit are subject to adjustment when FPL's tariff is revised by the Florida Public Service Commission and the Customer has requested FPL to delay FPL's scheduled date of installation. Any additional costs caused by a Customer's change in the Customer's plans submitted to FPL on which the contribution was based shall be paid for by the Customer. The contribution does not include the cost of conversion of any existing overhead lines to underground or the relocation of any existing overhead or underground facilities to serve the property identified above.
4. That the Contribution provides for 120/208V 3-phase underground electrical service with facilities located on private property in easements as required by FPL. The Contribution is based on employment of rapid production techniques and cooperation to eliminate conflicts with other utilities. Underground service, secondary, and primary conductors are to be of standard FPL design, in conduit, and with above-grade appurtenances.
5. That the payment of the Contribution does not waive any provisions of FPL's Electric Tariff.

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

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

6. That good and sufficient easements, including legal descriptions and survey work to produce such easements, and mortgage subordinations required by FPL for the installation and maintenance of its electric distribution facilities must be granted or obtained, and recorded, at no cost to FPL, prior to trenching, installation and/or construction of FPL facilities. FPL may require mortgage subordinations when the Customer's property, on which FPL will install its facilities, is mortgaged and (1) there are no provisions in the mortgage that the lien of the mortgage will be subordinate to utility easements, (2) FPL's easement has not been recorded prior to the recording of the mortgage, (3) FPL's facilities are or will be used to serve other parcels of property, or (4) other circumstances exist which FPL determines would make such a subordination necessary.

- a) The Customer shall furnish FPL a copy of the deed or other suitable document which contains a full legal description and exact name of the legal owner to be used when an easement is prepared, as required by FPL.
- b) The Customer shall furnish drawings, satisfactory to FPL, showing the location of existing and proposed structures on the Customer's construction site, as required by FPL.
- c) Should for any reason, except for the sole error of FPL, FPL's facilities not be constructed within the easement, FPL may require the Customer to grant new easements and obtain any necessary mortgage subordinations to cover FPL's installed facilities, and FPL will release the existing easement. Mortgage subordinations will be necessary in this context when 1) the Customer's property on which FPL will install its facilities is mortgaged, 2) there are no provisions in the mortgage for subordination of the lien of the mortgage to utility easements, or 3) FPL's facilities are or will be used to serve other parcels of property.

7. Before FPL can begin its engineering work on the underground electric distribution facilities, the Customer shall provide FPL with the following:

- a) Paving, grading, and drainage plans showing all surface and sub-surface drainage satisfactory to FPL,
- b) A construction schedule,
- c) An estimate of when electric service will be required, and
- d) Copies of the Customer's final construction plans as well as other construction drawings (plot, site, sewage, electrical, etc.) requested by FPL. Plats provided by the Customer must be either recorded by the circuit clerk or other recording officer or prepared and certified as meeting the requirements for recording (except approval by the governing body) by a registered land surveyor.

8. Prior to FPL construction pursuant to this agreement, the Customer shall:

- a) Clear the FPL easement on the Customer's property of tree stumps, all trees, and other obstructions that conflict with construction, including the drainage of all flooded areas. The Customer shall be responsible for clearing, compacting, boulder and large rock removal, stump removal, paving and addressing other special conditions. The easement shall be graded to within six inches of final grade with soil stabilized.
- b) Provide property line and corner stakes, designated by a licensed surveyor, to establish a reference for locating the underground cable trench route in the easement and additional reference points when required by FPL. Also, the Customer shall provide stakes identifying the location, depth, size and type facility of all non-FPL underground facilities within or near the easement where FPL distribution facilities will be installed. The Customer shall maintain these stakes, and if any of these stakes are lost, destroyed or moved and FPL requires their use, the Customer shall replace the stakes at no cost to FPL, unless the stakes are lost, destroyed or moved by an agent, employee, contractor or subcontractor of FPL, in which case FPL will pay the Customer the cost of replacing the stakes.

- c) It is further understood and agreed that subsequent relocation or repair of the FPL system, once installed, will be paid by the Customer if said relocation or repair is a result of a change in the grading by the Customer or any of the Customer's contractors or subcontractors from the time the underground facilities were installed; and, that subsequent repair to FPL's system, once installed, will be paid by the Customer if said repair is a result of damage caused by the Customer or any of the Customer's contractors or subcontractors.
- d) Provide sufficient and timely advance notice (56-70 days) as required by FPL, for FPL to install its underground distribution facilities prior to the installation of paving, landscaping, sodding, sprinkler systems, or other surface obstructions. In the absence of sufficient coordination, as determined by FPL, by the Customer, all additional costs for trenching and backfilling shall be paid by the Customer, and none of the costs of restoring paving, landscaping, grass, sprinkler systems and all other surface obstructions to their original condition, should they be installed prior to FPL's facilities, shall be borne by FPL.
- e) Pay for all additional costs incurred by FPL which may include, but are not limited to, engineering design, administration and relocation expenses, due to changes made subsequent to this agreement on the subdivision or development layout or grade.
- f) Provide applicable trenching, backfilling, installation of Company provided conduit and other work in accordance with FPL specifications more particularly described on Exhibit B attached hereto. At the discretion of FPL, either correct any discrepancies, within two (2) working days, found in the installation that are inconsistent with the instructions and specifications attached to this agreement or pay the associated cost to correct the installation within thirty (30) days of receiving the associated bill, and in either case, reimburse FPL for costs associated with lost crew time due to such discrepancies.

9. FPL shall:

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

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

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

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

Accepted:

Raegan Reeves  
For FPL

01/27/2026  
(Date)

Accepted:

J. Walker  
Customer

(Date)

Mark  
Witness

1.20.26  
(Date)

John  
Witness

1.20.26  
(Date)

**EXHIBIT A**

COLOR LEGEND:			INPUTS	OUTPUTS	CREDIT OUTPUTS		
JRD TARIFF ESTIMATE - URD Tariff Effective 8/31/2023							
PROJECT:	LAKE FLORES PH 1B-2A			WR #:	13653716	DATE:	7/1/2025
Designer:	0			LOCATION:	8116 CORTEZ RD W, BRADENTON		
DWELLING UNITS:	138	TOTAL ACRES:	(43,560 FT <sup>2</sup> /ACRE)	EXEMPT ACRES:		NET ACRES:	0.00
				DWELLING UNITS/ACRE:		Exhibit "A"	Exhibit "B"

#### SECTION 10.2 - GENERAL

Point of delivery beyond that designated by the company

- (10.2.11) Cost per additional trench foot
- (10.2.11) Where trench, backfill, FPL conduit installed by applicant
- (10.2.11) Through existing trench

# OF UNITS	CHARGES	CREDITS
\$8.05 X	ft.	\$ -
\$2.05 X	ft.	\$ -
\$2.93 X	ft.	\$ -

#### SECTION 10.3 - UG DISTRIBUTION FACILITIES FOR RESIDENTIAL SUBDIVISIONS

Density = 6.0 or more dwelling units per acre:

Buildings that do not exceed four units, townhouses, and mobile-homes.

- (10.3.2.a.1.1) Contribution - per svc lateral
- (10.3.2.d) When differential cost paid previously for backbone only
- (10.3.3.a.1.1) Credit - trench/backfill; backbone AND service, OR, backbone ONLY
- service ONLY
- (10.3.3.b.1.1) Credit - install FPL conduit; backbone AND service, OR, backbone ONLY
- service ONLY

\$0.00 X	svc lat.	\$ -
\$434.01 X	svc lat.	\$ -
\$407.83 X	svc lat.	\$ -
\$198.96 X	svc lat.	\$ -
\$208.87 X	svc lat.	\$ -
\$146.81 X	svc lat.	\$ -
\$82.79 X	svc lat.	\$ -
\$64.02 X	svc lat.	\$ -
\$80.03 X	svc lat.	\$ -

##### 10.2.8.1 TUG credit

Mobile homes with customer owned services from a multiple meter center installed adjacent to FPL primary trench route - per dwelling unit.

- (10.3.2.a.1.2(1)) Contribution - per svc lateral
- (10.3.3.a.1.2(1)) Credit - trench/backfill (if NO contribution is charged)
- (10.3.3.a.1.2(2)) Credit - trench/backfill (if contribution IS charged)
- (10.3.3.b.1.2(1)) Credit - install FPL conduit (if NO contribution is charged)
- (10.3.3.b.1.2(2)) Credit - install FPL conduit (if contribution IS charged)

\$0.00 X	units	\$ -
\$0.00 X	units	\$ -
\$164.53 X	units	\$ -
\$0.00 X	units	\$ -
\$87.51 X	units	\$ -

Density = 0.5 or greater, but less than 6.0 dwelling units per acre:

Buildings that do not exceed four units, townhouses, and mobile-homes.

- (10.3.2.a.2(1)) Contribution - Per svc lateral
- (10.3.2.d) When differential cost paid previously for backbone only
- (10.3.3.a.2) Credit - trench/backfill backbone AND service, OR, backbone ONLY
- service ONLY
- (10.3.3.b.2) Credit - install FPL conduit backbone AND service, OR, backbone ONLY
- service ONLY

\$0.00 X	138	svc lat.	\$ -
\$583.70 X		svc lat.	\$ -
\$621.95 X		svc lat.	\$ -
\$329.54 X	138	svc lat.	\$ 45,476.52
\$292.41 X		svc lat.	\$ -
\$211.10 X		svc lat.	\$ -
\$132.68 X	138	svc lat.	\$ 18,309.84
\$78.42 X		svc lat.	\$ -
\$80.03 X	138	svc lat.	\$ 11,044.14

##### 10.2.8.1 TUG credit

Feeder trench, and primary laterals crossing open areas within the subdivision:

- (10.3.2.b) Applicant's contribution (feeder, includes feeder splice boxes)
- (10.3.2.b) Switch Package (6/6 or 9/3 per package)
- (10.3.2.b) Switch Package (4/4 per package)
- (10.3.2.c) Applicant's contribution (lateral - 1 phase)
- (10.3.2.c) Applicant's contribution (lateral - 2 phase)
- (10.3.2.c) Applicant's contribution (lateral - 3 phase)

\$32.72 X	ft.	\$ -
\$43,680.63 X	each	\$ -
\$43,680.63 X	each	\$ -
\$3.95 X	75 ft.	\$ 296.25
\$8.87 X	ft.	\$ -
\$13.47 X	ft.	\$ -

Credits for trench and conduit, where per svc lat. credits have not already been applied:

- (10.3.3.c) Credit - trench/backfill
- (10.3.3.d) Credit - install FPL conduit (per foot of 2" conduit)
- (10.3.3.d) Credit - install FPL conduit (per foot of >2" conduit)

\$4.64 X	4142 ft.	\$ 19,218.86
\$0.80 X	ft.	\$ -
\$1.12 X	ft.	\$ -

Other Credits:

- (10.3.3.e) Credit - Install FPL feeder splice box
- (10.3.3.f) Credit - Install FPL primary splice box
- (10.3.3.g) Credit - Install 17" FPL secondary handhole
- (10.3.3.g) Credit - Install 24" or 30" FPL secondary handhole
- (10.3.3.h) Credit - install FPL concrete pad for padmounted transformer
- (10.3.3.i) Credit - install flexible HDPE conduit (per foot of conduit)
- (10.3.3.j) Credit - install FPL feeder switch pad

\$886.68 X	boxes	\$ -
\$310.50 X	9 boxes	\$ 2,794.50
\$28.81 X	each	\$ -
\$81.63 X	21 each	\$ 1,714.23
\$80.03 X	25 pads	\$ 2,000.75
\$0.16 X	ft.	\$ -
\$753.84 X	pads	\$ -

#### SECTION 10.4 (NEW) UG SERVICE FROM OH ELECTRIC DISTRIBUTION SYSTEM

- (10.4.2.a.2) Riser to HH, any density - per service lateral

\$940.71 X	svc lat.	\$ -
------------	----------	------

Buildings that do not exceed four units, townhouses, and mobile homes.

- (10.4.2.a.1.a) Applicant's contribution (from OH source - includes riser)
- (10.4.2.a.1.b) Applicant's contribution (from existing UG source)
- (10.4.3.a.1) Credit - trench/backfill (per foot of trench)
- (10.4.3.b.1) Credit - install FPL conduit (per foot of 2" conduit)
- (10.4.3.b.1) Credit - install FPL conduit (per foot of >2" conduit)
- (10.2.8.1) TUG Credit

\$997.84 X	svc lat.	\$ -
\$583.70 X	svc lat.	\$ -
\$4.64 X	ft.	\$ -
\$0.80 X	ft.	\$ -
\$1.12 X	ft.	\$ -
\$80.03 X	svc lat.	\$ -

TOTAL CONTRIBUTION: \$ 296.25

minus TOTAL CREDITS: \$ 296.25

TOTAL CASH PAYMENT: \$ -

Deduct from credits any charges for delivery of material (enter dollar amount)

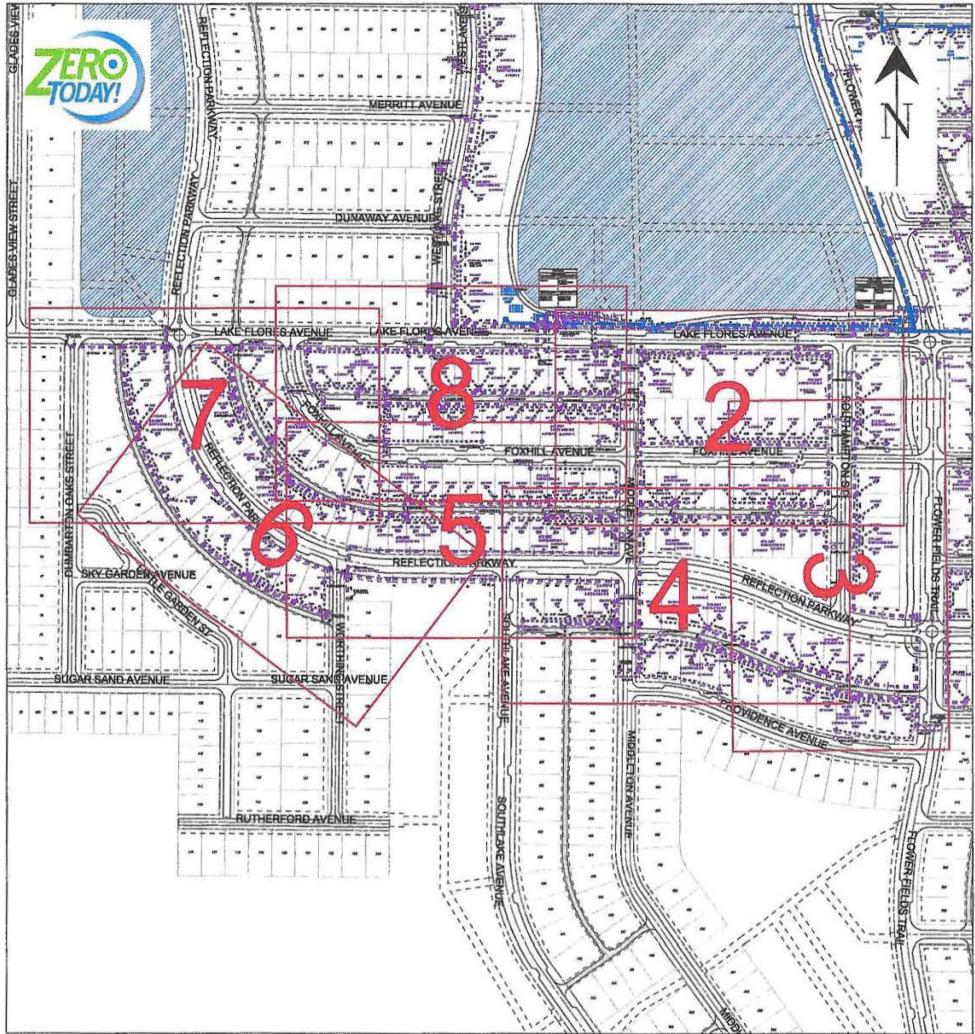
TOTAL CUSTOMER PAYMENT	\$ 296.25
(CONTRIBUTION MAT + LABOR)	\$ 296.25
(CONTRIBUTION CASH)	\$ -

**EXHIBIT B**

# Cover Sheet: WR#13653716

Page 1 of 8

INACCESSIBLE  12KV  13KV  FUTURE 23KV  23KV  FUTURE 25KV  25KV  SALT SPRAY  ROCK



## GENERAL NOTES

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

## CAUTION

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

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



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

## Construction Notes:

REQUIRED DRAWINGS:  
WR\_13653716\_18x24 UG R1224BA1E,1A

### TRENCH:

- CENTERLINE OF TRENCH IS 5 FT OUTSIDE RW EASEMENT:
- MAINTAIN A MINIMUM OF 12" SEPARATION FROM ALL OTHER UTILITIES

- INSTALL #12C WIRE ALONGSIDE EMPTY CONDUIT RUNS  
- CUSTOMER INSTALLED CONDUIT: ALL CABLE:

- FNC IS 3CC-1000 MCM AL 25KV XPE-J IN 1-6" PVC WITH 42" MIN COVER

- 3PN3C IS 1CC #1/0A 25KV-XLP IN 3-2" PVC WITH 36" MIN COVER

- SECONDARY IS #4/0 TPX HM-HD IN 1-2" PVC WITH 24" MIN COVER (UNLESS NOTED)

- ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER

- XXX' DENOTES CABLE PULL DISTANCE  
- UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING

- INSTALL NEUTRAL BOND FOR COMMUNICATION COMPANIES AT ALL SINGLE PHASE TRANSFORMERS PER D.C.S. G-11.0.0

- ALL HANHOLES ARE 24" (UNLESS NOTED)

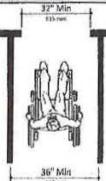
- ALL TRANSFORMERS ARE LOW STYLE (UNLESS NOTED)

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

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

### American Disabilities Act

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



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

STREET LIGHTS: WR#13653738  
- STREET LIGHTS ARE 42W 3000K LED ROADWAY ARM MOUNT AND 39W 3000K LED POST TOP CONTEMPO ON 30FT & 20FT CONCRETE POLES - FPL OWNED AND MAINTAINED

LARGEST A/C TONS:	8	
HOME SQ. FT.	3850	
Job Owner:	Michelle Mitch	M/A: M8 Township: 35 Range: 17 Section 07
Designer:	Kirkland Thomas	LAKE FLORES PH-1B-2A
Date:	05/23/2025	Original Size: 18 x 24
		8118 CORTEZ RD W, BRADENTON, 34210
0'	197'	Dwg No. 13653716_18x24 UG.xml
	394'	Map: LC0689
		WR# 13653716
		Page 1 of 8

Easement? <input type="checkbox"/>	Tree Work? <input type="checkbox"/>	Tree Access? <input type="checkbox"/>	Tree Staking Req'd? <input type="checkbox"/>
Designer/Steak? <input type="checkbox"/>	CT/Spacial Mr? <input type="checkbox"/>	Work with SMOT? <input type="checkbox"/>	Survey/Stake? <input type="checkbox"/>
POLE LINE FT:		POLE LINE FT. ON TRANSM. POLES:	
PERMIT CITY <input type="checkbox"/>		COUNTY RD <input type="checkbox"/>	
RECD WND <input type="checkbox"/>		COUNTY AIR <input type="checkbox"/>	
RECD RR XING <input type="checkbox"/>		STATE RD <input type="checkbox"/>	
RECD DR. DIST. <input type="checkbox"/>		FAA <input type="checkbox"/>	
RECD TRANSM. <input type="checkbox"/>			
Requested Tel. Co. Set Poles? <input type="checkbox"/>			
Requested Tel. Co. Transfer? <input type="checkbox"/>			
Request CATV Transfer? <input type="checkbox"/>			



## UNDERGROUND DISTRIBUTION FACILITIES INSTALLATION AGREEMENT

This Agreement, made this 23<sup>RD</sup> day of November 2025 by and between Lake Flores Phases 1B-2B, 1C-1A-, 1C-1B, 1C-1C, and 1C-1D (hereinafter called the Customer) and Florida Power & Light Company, a corporation organized and existing under the laws of the State of Florida (hereinafter called FPL).

### WITNESSETH:

Whereas, the Customer has applied to FPL for underground distribution facilities to be installed on Customer's property known as Lake Flores Phases 1B-2B, 1C-1A-, 1C-1B, 1C-1C, and 1C-1D located in Bradenton, Florida.

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

1. The Customer shall pay FPL a Contribution in Aid of Construction of \$0 (the total Contribution) to cover the differential cost between an underground and an overhead system. This is based on the currently effective tariff filed with the Florida Public Service Commission by FPL and is more particularly described on Exhibit A attached here to.
2. That a credit of \$670,310 shall be provided to the Customer for trenching, backfilling, installation of Company provided conduit and other work, as shown on Exhibit B, if applicable, and approved by FPL. If such credit applies, the resulting Contribution cash payment shall be \$0.
3. The contribution and credit are subject to adjustment when FPL's tariff is revised by the Florida Public Service Commission and the Customer has requested FPL to delay FPL's scheduled date of installation. Any additional costs caused by a Customer's change in the Customer's plans submitted to FPL on which the contribution was based shall be paid for by the Customer. The contribution does not include the cost of conversion of any existing overhead lines to underground or the relocation of any existing overhead or underground facilities to serve the property identified above.
4. That the Contribution provides for 120/240V, 1-phase underground electrical service with facilities located on private property in easements as required by FPL. The Contribution is based on employment of rapid production techniques and cooperation to eliminate conflicts with other utilities. Underground service, secondary, and primary conductors are to be of standard FPL design, in conduit, and with above-grade appurtenances.
5. That the payment of the Contribution does not waive any provisions of FPL's Electric Tariff.  
If the property is subject to an underground ordinance, FPL shall notify the appropriate governmental agency that satisfactory arrangements have been made with the Customer as specified by FPL.  
Title to and ownership of the facilities installed as a result of this agreement shall at all times remain the property of FPL.
6. That good and sufficient easements, including legal descriptions and survey work to produce such easements, and mortgage subordinations required by FPL for the installation and maintenance of its electric distribution facilities must be granted or obtained, and recorded, at no cost to FPL, prior to trenching, installation and/or construction of FPL facilities. FPL may require mortgage subordinations when the Customer's property, on which FPL will install its facilities, is mortgaged and (1) there are no provisions in the mortgage that the lien of the mortgage will be subordinate to utility easements, (2) FPL's easement has not been recorded prior to the recordation of the mortgage, (3) FPL's facilities are or will be used to serve other parcels of property, or (4) other circumstances exist which FPL determines would make such a subordination necessary.
  - a) The Customer shall furnish FPL a copy of the deed or other suitable document which contains a full legal description and exact name of the legal owner to be used when an easement is prepared, as required by FPL.
  - b) The Customer shall furnish drawings, satisfactory to FPL, showing the location of existing and proposed structures on the Customer's construction site, as required by FPL.
  - c) Should for any reason, except for the sole error of FPL, FPL's facilities not be constructed within the easement, FPL may require the Customer to grant new easements and obtain any necessary mortgage subordinations to cover FPL's installed facilities, and FPL will release the existing easement. Mortgage subordinations will be necessary in this context when 1) the Customer's property on which FPL will install its facilities is mortgaged, 2) there are no provisions in the mortgage for subordination of the lien of the mortgage to utility easements, or 3) FPL's facilities are or will be used to serve other parcels of property.
7. Before FPL can begin its engineering work on the underground electric distribution facilities, the Customer shall provide FPL with the following:
  - a) Paving, grading, and drainage plans showing all surface and sub-surface drainage satisfactory to FPL,
  - b) A construction schedule,
  - c) An estimate of when electric service will be required, and
  - d) Copies of the Customer's final construction plans as well as other construction drawings (plot, site, sewage, electrical, etc.) requested by FPL. Plats provided by the Customer must be either recorded by the circuit clerk or other recording officer or prepared and certified as meeting the requirements for recording (except approval by the governing body) by a registered land surveyor.
8. Prior to FPL construction pursuant to this agreement, the Customer shall:
  - a) Clear the FPL easement on the Customer's property of tree stumps, all trees, and other obstructions that conflict with construction, including the drainage of all flooded areas. The Customer shall be responsible for clearing, compacting, boulder and large rock removal, stump removal, paving and addressing other special conditions. The easement shall be graded to within six inches of final grade with soil stabilized.
  - b) Provide property line and corner stakes, designated by a licensed surveyor, to establish a reference for locating the underground cable trench route in the easement and additional reference points when required by FPL. Also, the Customer shall provide stakes identifying the location, depth, size and type of facility of all non-FPL underground facilities within or near the easement where FPL distribution facilities will be installed. The Customer shall maintain these stakes, and if any of these stakes are lost, destroyed or moved and FPL requires their use, the Customer shall replace the stakes at no cost to FPL, unless the stakes are lost, destroyed or moved by an agent, employee, contractor or subcontractor of FPL, in which case FPL will pay the Customer the cost of replacing the stakes.

- c) It is further understood and agreed that subsequent relocation or repair of the FPL system, once installed, will be paid by the Customer if said relocation or repair is a result of a change in the grading by the Customer or any of the Customer's contractors or subcontractors from the time the underground facilities were installed; and, that subsequent repair to FPL's system, once installed, will be paid by the Customer if said repair is a result of damage caused by the Customer or any of the Customer's contractors or subcontractors.
- d) Provide sufficient and timely advance notice (56-70 days) as required by FPL, for FPL to install its underground distribution facilities prior to the installation of paving, landscaping, sodding, sprinkler systems, or other surface obstructions. In the absence of sufficient coordination, as determined by FPL, by the Customer, all additional costs for trenching and backfilling shall be paid by the Customer, and none of the costs of restoring paving, landscaping, grass, sprinkler systems and all other surface obstructions to their original condition, should they be installed prior to FPL's facilities, shall be borne by FPL.
- e) Pay for all additional costs incurred by FPL which may include, but are not limited to, engineering design, administration and relocation expenses, due to changes made subsequent to this agreement on the subdivision or development layout or grade.
- f) Provide applicable trenching, backfilling, installation of Company provided conduit and other work in accordance with FPL specifications more particularly described on Exhibit B attached hereto. At the discretion of FPL, either correct any discrepancies, within two (2) working days, found in the installation that are inconsistent with the instructions and specifications attached to this agreement or pay the associated cost to correct the installation within thirty (30) days of receiving the associated bill, and in either case, reimburse FPL for costs associated with lost crew time due to such discrepancies.

9. FPL shall:

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

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

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

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

Accepted:

Raeagan Reeves  
For FPL

02/02/26  
(Date)

Accepted:

by W.L.  
Customer

(Date)

Kelli  
Witness

(Date)

J.W.  
Witness

1.20.26  
(Date)

**EXHIBIT A**

COLOR LEGEND:	INPUTS	OUTPUTS	CREDIT/OUTPUTS
JRD TARIFF ESTIMATE - URD Tariff Effective 8/31/2023			
PROJECT:	LAKE FLORES PHASES 1B-2B, 1C-1A, 1C-1B, 1C-1C, 1C-1D		
Designer:	0		
DWELLING UNITS:	400	TOTAL ACRES:	(43,560 FT <sup>2</sup> /ACRE)
EXEMPT ACRES:		NET ACRES:	0.00
DWELLING UNITS/ACRE:		Exhibit "A"	Exhibit "B"

#### SECTION 10.2 - GENERAL

Point of delivery beyond that designated by the company

- (10.2.11) Cost per additional trench foot
- (10.2.11) Where trench, backfill, FPL conduit installed by applicant
- (10.2.11) Through existing trench

# OF UNITS	CHARGES	CREDITS
\$8.05 X	ft.	\$ -
\$2.05 X	ft.	\$ -
\$2.93 X	ft.	\$ -

#### SECTION 10.3 - UG DISTRIBUTION FACILITIES FOR RESIDENTIAL SUBDIVISIONS

Density = 6.0 or more dwelling units per acre:

Buildings that do not exceed four units, townhouses, and mobile-homes.

- (10.3.2.a.1) Contribution - per svc lateral
- (10.3.2.d) When differential cost paid previously for backbone only
- (10.3.3.a.1) Credit - trench/backfill; backbone AND service, OR, backbone ONLY
- service ONLY
- (10.3.3.b.1) Credit - install FPL conduit; backbone AND service, OR, backbone ONLY
- service ONLY

10.2.8.1 TUG credit

Mobile homes with customer owned services from a multiple meter center installed adjacent to FPL primary trench route - per dwelling unit.

- (10.3.2.a.12(1)) Contribution - per svc lateral
- (10.3.3.a.12(1)) Credit - trench/backfill (if NO contribution is charged)
- (10.3.3.a.12(2)) Credit - trench/backfill (if contribution IS charged)
- (10.3.3.b.12(1)) Credit - install FPL conduit (if NO contribution is charged)
- (10.3.3.b.12(2)) Credit - install FPL conduit (if contribution IS charged)

\$0.00 X	svc lat.	\$ -
\$434.01 X	svc lat.	\$ -
\$407.83 X	svc lat.	\$ -
\$198.96 X	svc lat.	\$ -
\$208.87 X	svc lat.	\$ -
\$146.81 X	svc lat.	\$ -
\$82.79 X	svc lat.	\$ -
\$64.02 X	svc lat.	\$ -
\$80.03 X	svc lat.	\$ -

\$0.00 X	units	\$ -
\$0.00 X	units	\$ -
\$164.53 X	units	\$ -
\$0.00 X	units	\$ -
\$67.51 X	units	\$ -

Density = 0.5 or greater, but less than 6.0 dwelling units per acre:

Buildings that do not exceed four units, townhouses, and mobile-homes.

- (10.3.2.a.2(1)) Contribution - Per svc lateral
- (10.3.2.d) When differential cost paid previously for backbone only
- (10.3.3.a.2) Credit - trench/backfill; backbone AND service, OR, backbone ONLY
- service ONLY
- (10.3.3.b.2) Credit - install FPL conduit; backbone AND service, OR, backbone ONLY
- service ONLY

10.2.8.1 TUG credit

\$0.00 X	400	svc lat.	\$ -
\$583.70 X	400	svc lat.	\$ -
\$621.95 X	400	svc lat.	\$ -
\$329.54 X	400	svc lat.	\$ 131,816.00
\$292.41 X	400	svc lat.	\$ -
\$211.10 X	400	svc lat.	\$ -
\$132.68 X	400	svc lat.	\$ 53,072.00
\$78.42 X	400	svc lat.	\$ -
\$80.03 X	400	svc lat.	\$ 32,012.00

Feeder trench, and primary laterals crossing open areas within the subdivision:

- (10.3.2.b) Applicant's contribution (feeder, includes feeder splice boxes)
- (10.3.2.b) Switch Package (6/6 or 9/3 per package)
- (10.3.2.b) Switch Package (4/4 per package)
- (10.3.2.c) Applicant's contribution (lateral - 1 phase)
- (10.3.2.c) Applicant's contribution (lateral - 2 phase)
- (10.3.2.c) Applicant's contribution (lateral - 3 phase)

\$32.72 X	8210	ft.	\$ 268,631.20
\$43,680.63 X	3	each	\$ 131,041.89
\$43,680.63 X	90	ft.	\$ 355.50
\$3.95 X			
\$8.87 X			
\$13.47 X			

Credits for trench and conduit, where per svc lat. credits have not already been applied:

- (10.3.3.c) Credit - trench/backfill
- (10.3.3.d) Credit - install FPL conduit (per foot of 2" conduit)
- (10.3.3.d) Credit - install FPL conduit (per foot of >2" conduit)

\$4.64 X	42890	ft.	\$ 199,009.60
\$0.80 X	34680	ft.	\$ 27,744.00
\$1.12 X	6014	ft.	\$ 6,735.68

Other Credits:

- (10.3.3.e) Credit - install FPL feeder splice box
- (10.3.3.f) Credit - install FPL primary splice box
- (10.3.3.g) Credit - install 17" FPL secondary handhole
- (10.3.3.g) Credit - install 24" or 30" FPL secondary handhole
- (10.3.3.h) Credit - install FPL concrete pad for padmounted transformer
- (10.3.3.i) Credit - install flexible HDPE conduit (per foot of conduit)
- (10.3.3.j) Credit - install FPL feeder switch pad

\$886.68 X	10	boxes	\$ 8,866.80
\$310.50 X	13	boxes	\$ 4,036.50
\$28.81 X			
\$81.63 X	94	each	\$ -
\$80.03 X	96	pads	\$ 7,673.22
\$0.16 X		ft.	\$ 7,682.88
\$753.84 X	3	pads	\$ 2,261.52

#### SECTION 10.4 (NEW) UG SERVICE FROM OH ELECTRIC DISTRIBUTION SYSTEM

- (10.4.2.a.2) Riser to HH, any density - per service lateral
- Buildings that do not exceed four units, townhouses, and mobile homes.
- (10.4.2.a.1.a) Applicant's contribution (from OH source - includes riser)
- (10.4.2.a.1.b) Applicant's contribution (from existing UG source)
- (10.4.3.a.1) Credit - trench/backfill (per foot of trench)
- (10.4.3.b.1) Credit - install FPL conduit (per foot of 2" conduit)
- (10.4.3.b.1) Credit - install FPL conduit (per foot of >2" conduit)

\$940.71 X		svc lat.	\$ -
\$997.84 X		svc lat.	\$ -
\$583.70 X		svc lat.	\$ -
\$4.64 X		ft.	\$ -
\$0.80 X		ft.	\$ -
\$1.12 X		ft.	\$ -
\$80.03 X		svc lat.	\$ -

TOTAL CONTRIBUTION: \$ 400,028.59

minus TOTAL CREDITS: \$ 400,028.59

TOTAL CASH PAYMENT: \$ -

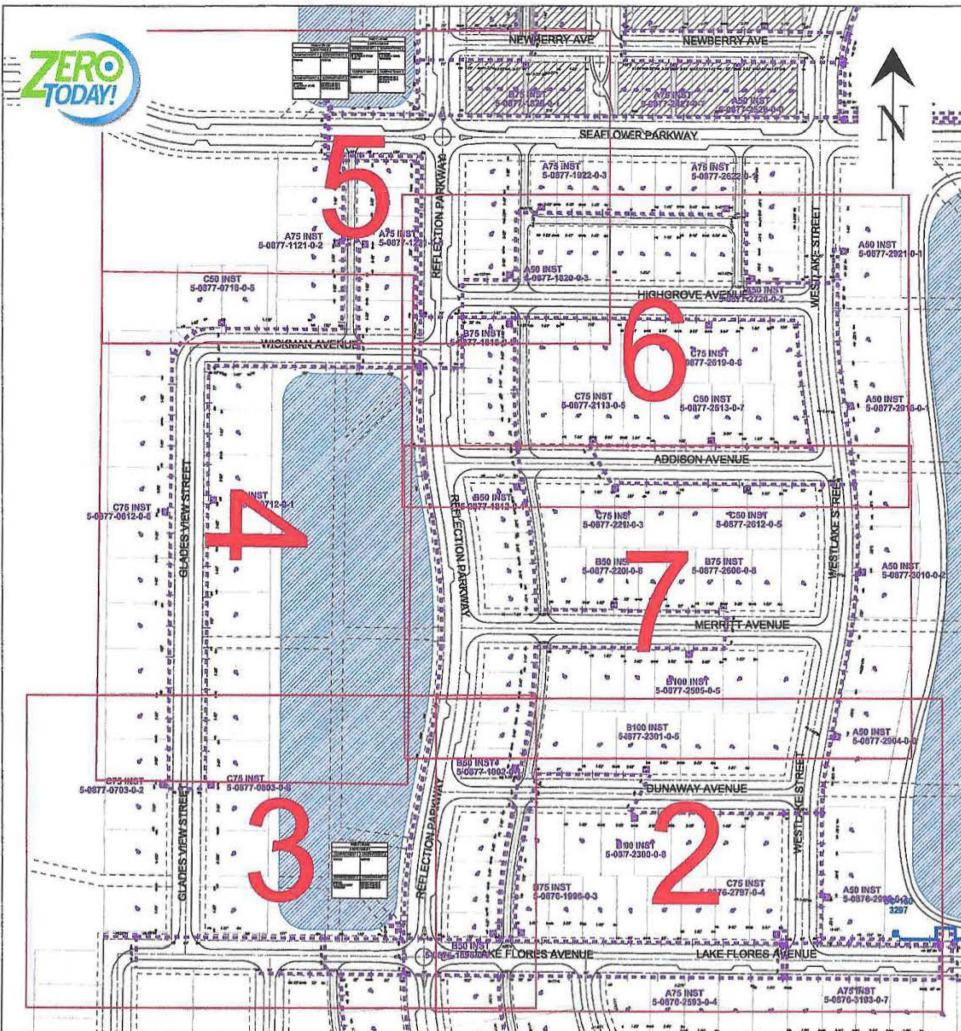
TOTAL CUSTOMER PAYMENT	\$ 400,028.59
(CONTRIBUTION MAT + LABOR)	\$ 400,028.59
(CONTRIBUTION CASH)	\$ -

**EXHIBIT B**

## **Cover Sheet: WR#13653717**

Page 1 of 7

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



## GENERAL NOTES

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

**CAUTION**

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

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



PLEASE BE ADVISED THAT RECEIPT OF THIS DRAWING  
AND/OR SURVEY, WHICH IS AN APPROXIMATION, DOES  
NOT RELIEVE YOU OF ANY STATUTORY OBLIGATIONS,  
INCLUDING THE PROVISIONS CONTAINED IN SECTION 556,  
FLORIDA STATUTES.

### **Construction Notes:**

**REQUIRED DRAWINGS:**

### TRENCH:

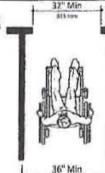
- CENTERLINE OF TRENCH IS 5 FT OUTSIDE RW
- EASEMENT:
- MAINTAIN A MINIMUM OF 12" SEPARATION FROM ALL OTHER UTILITIES
- INSTALL #12C WIRE ALONGSIDE EMPTY CONDUIT RUNS
- CUSTOMER INSTALLED CONDUIT: ALL
- CABLE:
  - FNC IS 3CC-1000 MCM AL 25KV XPE-J IN 1-6" PVC WITH 42" MIN COVER
  - 3PN3C IS 1CC #1/0A 25KV-XLPE IN 3-2" PVC WITH 36" MIN COVER
  - SECONDARY IS #4/0 TPX HM-HD IN 1-2" PVC WITH 24" MIN COVER (UNLESS NOTED)
  - ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER
  - ~~(XXX)~~ DENOTES CABLE PULL DISTANCE
  - UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING
  - INSTALL NEUTRAL BOND FOR COMMUNICATION COMPANIES AT ALL SINGLE PHASE TRANSFORMERS PER D.C.S. G-11.0.0
  - ALL HANDHOLES ARE 24" (UNLESS NOTED)
  - ALL TRANSFORMERS ARE LOW STYLE (LINE FSS NOTED)

CALL SUNSHINE #811  
48 HOURS BEFORE YOU D

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

### American Disabilities Act

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



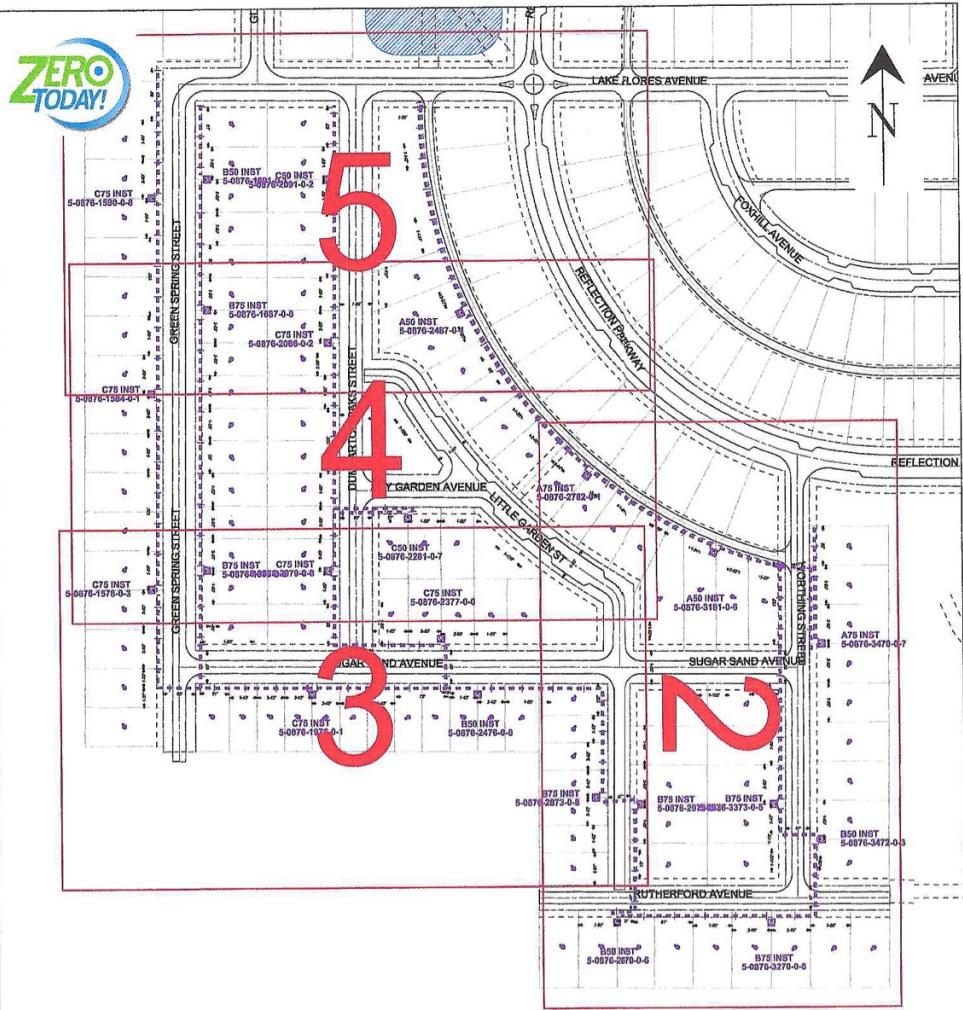
-STUB, SEAL, AND ELECTRONICALLY MARK ALL EMPTY  
SERVICE CONDUITS AT THE LOT CORNER FOR FUTURE  
EXTENSION TO THE METER.

LARGEST A/C TONS:		8			
HOME SQ. FT.		3850			
 <b>FPL</b>	Job Owner:	Michelle Millich	M/A: M8	Township: 35 Range: 17 Section 07	
	Designer:	Kirkland Themes			
	Date:	05/23/2025			
	Original Size: 18 x 24		8118 CORTEZ RD W, BRADENTON, 34210		
	0'	130'	271"	Map No. 13853717_18x24.UG.xlsf	Map: LC0599
			WR: 13853717	Page 1 of 7	

# Cover Sheet: WR#13653720

Page 1 of 5

INACCESSIBLE  12KV  13KV  FUTURE 23KV  23KV  FUTURE 25KV  25KV  SALT SPRAY  ROCK



## GENERAL NOTES

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

## CAUTION

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- ALL BOUNDARIES ARE APPROXIMATE. ONLY ACCURATE ON THE DAY OF THIS TRANSMISSION. FACILITY LOCATION AND DEPTH SUBJECT TO CHANGE WITHOUT NOTICE. NOT TO BE USED FOR SURVEY OR EXCAVATION PURPOSES.



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CALL 811 (Sunshine811) PRIOR TO ANY EXCAVATION ACTIVITIES

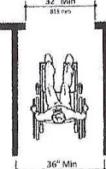
NOTE: THE LOCATION AND EXISTENCE OF ANY FACILITIES MAY NOT BE RELIED UPON BY THE SUPPLIER IN RESPONDING TO A BID OR IN COMPLYING WITH ANY CONTRACT. SUPPLIER IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS BOTH ABOVE AND BELOW GROUND INCLUDING UNDERGROUND FACILITY LOCATIONS.

CALL SUNSHINE #811 48 HOURS BEFORE YOU DIG LOCATE MARKINGS COLOR CODE											
RED	ELECTRIC	BLUE	WATER								
YELLOW	GAS-OIL-STEAM	GREEN	SEWER								
PINK	TEMP. SURVEY MARKINGS	ORANGE	CABLE TV								
WHITE	PROPOSED EXCAVATION										

## American Disabilities Act

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

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



## Construction Notes:

REQUIRED DRAWINGS:  
WR\_13653720\_18X24 UG R1224BA1F,1E,1B

### TRENCH:

- CENTERLINE OF TRENCH IS 5 FT OUTSIDE R/W EASEMENT:
- 5 FEET SIDE
- MAINTAIN A MINIMUM OF 12" SEPARATION FROM ALL OTHER UTILITIES
- INSTALL #12C WIRE ALONGSIDE EMPTY CONDUIT RUNS
- CUSTOMER INSTALLED CONDUIT: ALL CABLE:
- 3PN3C IS 1CC #10A 25KV-XLPE IN 3-2" PVC WITH 36" MIN COVER
- SECONDARY IS #4/0 TPX HM-HD IN 1-2" PVC WITH 24" MIN COVER (UNLESS NOTED)
- ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER
- '(XXX)' DENOTES CABLE PULL DISTANCE
- UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING
- INSTALL NEUTRAL BOND FOR COMMUNICATION COMPANIES AT ALL SINGLE PHASE TRANSFORMERS PER D.C.S. G-11.0.0
- ALL HANDHOLES ARE 24" (UNLESS NOTED)
- ALL TRANSFORMERS ARE LOW STYLE (UNLESS NOTED)

STREET LIGHTS: WR#13653743  
-STREET LIGHTS ARE 42W 3000K LED ROADWAY ARM MOUNT & 39W 3000K LED POST TOP CONTEMP ON 30FT & 20 FT CONCRETE POLES - FPL OWNED AND MAINTAINED

LARGEST A/C TONS:	8	HOME SQ. FT.
HOME SQ. FT.	3850	
Job Owner:	Michelle Milch	MA: MS
Designer:	Kirkland Thamee	Township: 35 Range: 16 Section 12
Date:	05/23/2025	LAKE FLORES PH-1C-1A
Original Size:	18 x 24	8116 CORTEZ RD W, BRADENTON, 34210
0'	118'	Dwg No. 13653720_18x24 UG.xml
	235'	Map: LC0569
		WR: 13653720
		Page 1 of 5

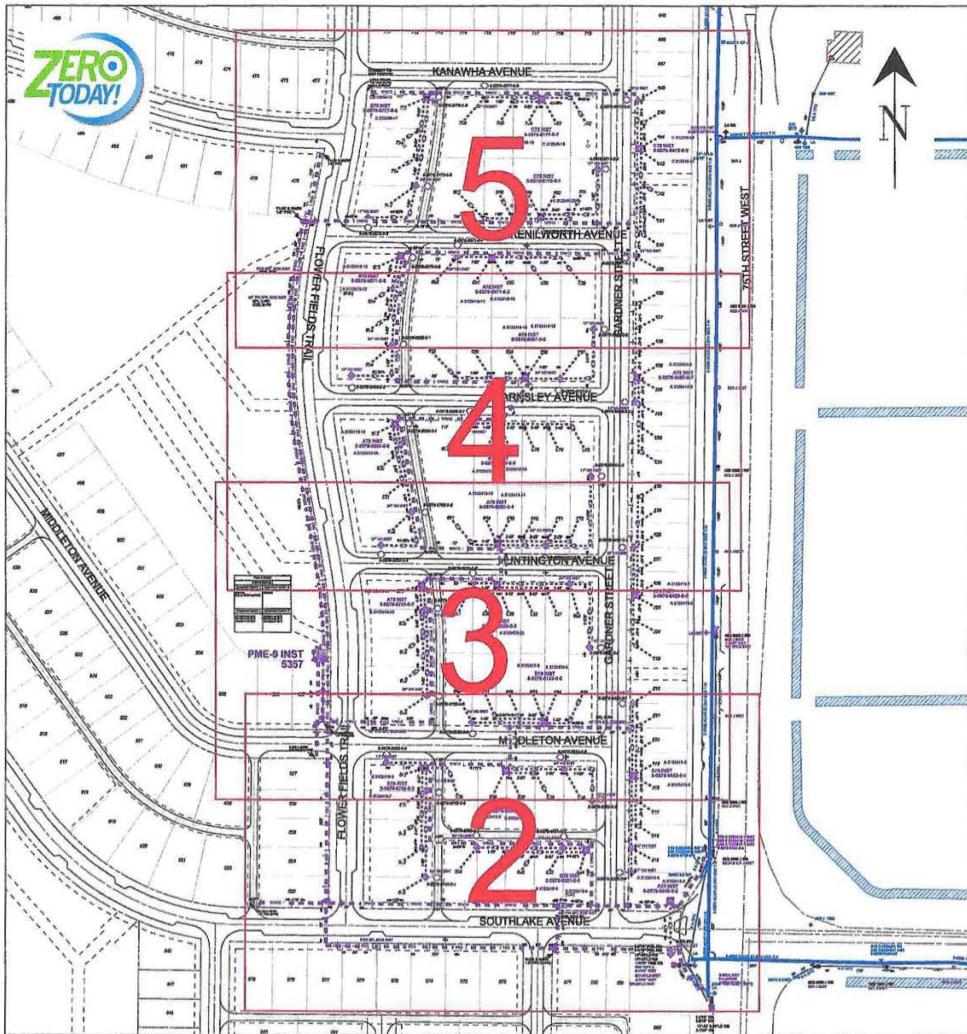


4	
3	
2	
1	05/23/2025 INSTALL UG FACILITIES TO PROVIDE SERVICE TO 120 LOTS LAKE FLORES PH 1C-1A
IPC	DATE
	REVISION

# Cover Sheet: WR#13653723

Page 1 of 5

INACCESSIBLE  12KV  13KV  FUTURE 23KV  23KV  FUTURE 25KV  25KV  SALT SPRAY  ROCK



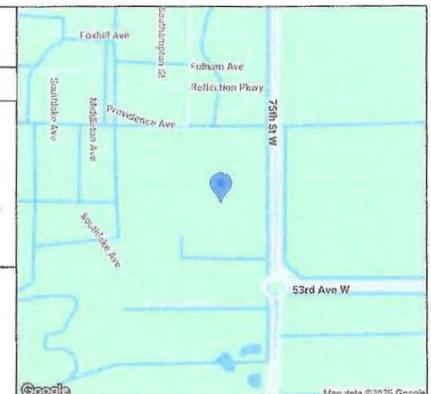
## GENERAL NOTES

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

## CAUTION

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CALL 811 (Sunshine811) PRIOR TO ANY EXCAVATION ACTIVITIES.

## Construction Notes:

REQUIRED DRAWINGS:  
WR\_13653723\_18x24 UG R1224BA1G,1E

### TRENCH:

- CENTERLINE OF TRENCH IS 5 FT OUTSIDE R/W EASEMENT:
- 5 FEET SIDE,
- MAINTAIN A MINIMUM OF 12" SEPARATION FROM ALL OTHER UTILITIES

- INSTALL #12 WIRE ALONGSIDE EMPTY CONDUIT RUNS  
- CUSTOMER INSTALLED CONDUIT: ALL

CABLE:  
- FNC IS 3CC-1000 MCM AL 25KV XPE-J IN 1-6" PVC WITH 42" MIN COVER  
- 3PN3C IS 1CC #1/0A 25KV-XLPE IN 3-2" PVC WITH 36" MIN COVER  
- SECONDARY IS #4/0 TPX HM-HD IN 1-2" PVC WITH 24" MIN COVER (UNLESS NOTED)

- ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER

- 'XXX' DENOTES CABLE PULL DISTANCE

- UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING

- INSTALL NEUTRAL BOND FOR COMMUNICATION COMPANIES AT ALL SINGLE PHASE TRANSFORMERS PER D.C.S. G-11.0.0

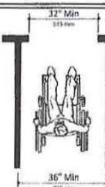
- ALL HANDHOLES ARE 24" (UNLESS NOTED)

- ALL TRANSFORMERS ARE LOW STYLE (UNLESS NOTED)

CALL SUNSHINE #811 48 HOURS BEFORE YOU DIG			
LOCATE MARKINGS COLOR CODE			
RED	ELECTRIC	BLUE	WATER
YELLOW	GAS-OIL-STEAM	GREEN	SEWER
PINK	TEMP. SURVEY MARKINGS	ORANGE	CABLE TV
WHITE	PROPOSED EXCAVATION		

### American Disabilities Act

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

STREET LIGHTS: WR#13653745  
STREET LIGHTS ARE: 42W 3000K LED ROADWAY ARM MOUNT & 39W 3000K LED POST TOP CONTEMP ON 30FT & 20 FT CONCRETE POLES - FPL OWNED AND MAINTAINED

LARGEST A/C TONS:	8	HOME SQ. FT.	3850
Job Owner:	Michelle Misch		
Designer:	Kirkland Thernes		
Date:	05/23/2025		LAKE FLORES PH 1C-1B
Original Size:	18 x 24		
0'	134'	267	Dwg No. 13653723_18x24 UG.pdf
			Map: LC0589
			WR: 13653723
			Page 1 of 5

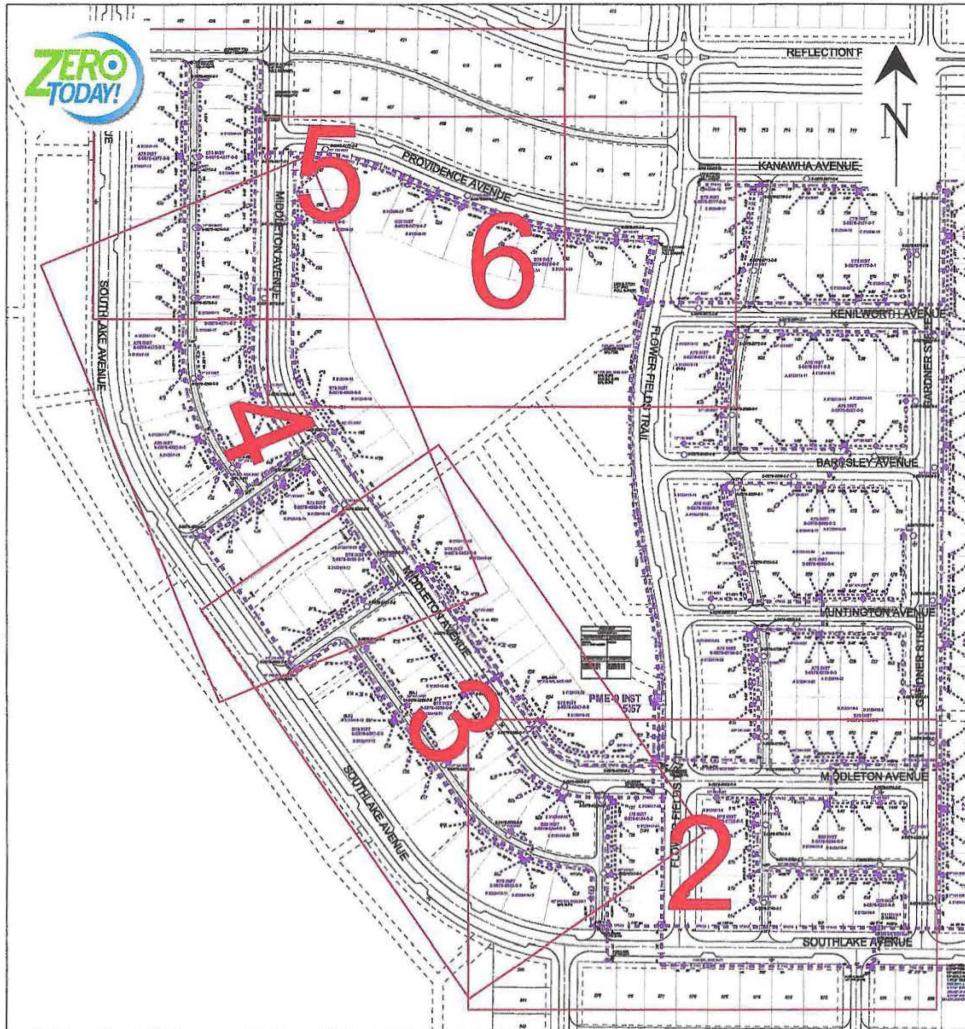
4		Easement? <input type="checkbox"/>	Tree Work? <input type="checkbox"/>	Tree Access? <input type="checkbox"/>	Tree Staking Req'd? <input type="checkbox"/>
3		Designer/Stake? <input type="checkbox"/>	CT/Special Mtr? <input type="checkbox"/>	Work with SMOT? <input type="checkbox"/>	Survey/Star? <input type="checkbox"/>
2		POLE LINE FT:	POLE LINE FT. ON TRANSM. POLES:	TRENCH FT:	DUCT BANK FT:
1		PERMIT CITY? <input type="checkbox"/>	COUNTY RD? <input type="checkbox"/>	COUNTY AIR? <input type="checkbox"/>	STATE RD? <input type="checkbox"/>
		REQD WMD? <input type="checkbox"/>	RR XING? <input type="checkbox"/>	DRL DIST. <input type="checkbox"/>	TRANSM. <input type="checkbox"/>
		Requested Tel. Co. Set Poles? <input type="checkbox"/>	Requested Tel. Co. Transfer? <input type="checkbox"/>	Request CATV Transfer? <input type="checkbox"/>	



# Cover Sheet: WR#13653725

Page 1 of 6

INACCESSIBLE  12KV  13KV  FUTURE 23KV  23KV  FUTURE 25KV  25KV  SALT SPRAY  ROCK

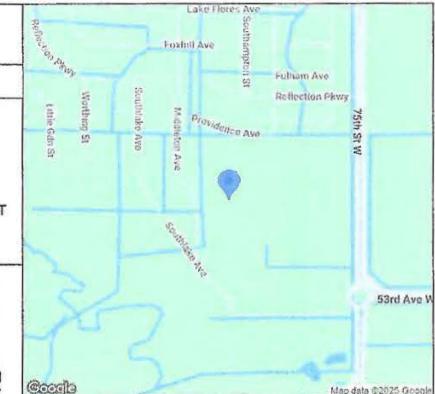


## GENERAL NOTES

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

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Map data ©2025 Google  
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CALL 811 (Sunshine811) PRIOR TO ANY EXCAVATION ACTIVITIES

## Construction Notes:

REQUIRED DRAWINGS:  
WR\_13653725\_18x24 UG R1224BA1H,1G,1E

### TRENCH:

- CENTERLINE OF TRENCH IS 5 FT OUTSIDE R/W EASEMENT:
- 5 FEET SIDE
- MAINTAIN A MINIMUM OF 12" SEPARATION FROM ALL OTHER UTILITIES

- INSTALL #120 WIRE ALONGSIDE EMPTY CONDUIT RUNS
- CUSTOMER INSTALLED CONDUIT: ALL

- CABLE:
- FNC IS 3CC-1000 MCM AL 25KV XPE-J IN 1-6" PVC WITH 42" MIN COVER
- 3PN3C IS 1CC #1/0A 25KV-XLPE IN 3-2" PVC WITH 36" MIN COVER
- SECONDARY IS #4/0 TPX HM-HD IN 1-2" PVC WITH 24" MIN COVER (UNLESS NOTED)

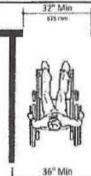
- ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER
- (XXX) DENOTES CABLE PULL DISTANCE
- UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING
- INSTALL NEUTRAL BOND FOR COMMUNICATION COMPANIES AT ALL SINGLE PHASE TRANSFORMERS PER D.C.S. G-11.0.0
- ALL HANDHOLES ARE 24" (UNLESS NOTED)
- ALL TRANSFORMERS ARE LOW STYLE (UNLESS NOTED)

- STREET LIGHTS: WR#13653746
- STREET LIGHTS ARE 42W 3000K LED ROADWAY ARM MOUNT & 39W 3000K LED POST TOP CONTEMP ON 30FT & 20FT CONCRETE POLES - FPL OWNED AND MAINTAINED

CALL SUNSHINE #811 48 HOURS BEFORE YOU DIG LOCATE MARKINGS COLOR CODE					
RED	ELECTRIC	BLUE	WATER		
YELLOW	GAS-OIL-STEAM	GREEN	SEWER		
PINK	TEMP. SURVEY MARKINGS	ORANGE	CABLE TV		
WHITE	PROPOSED EXCAVATION				

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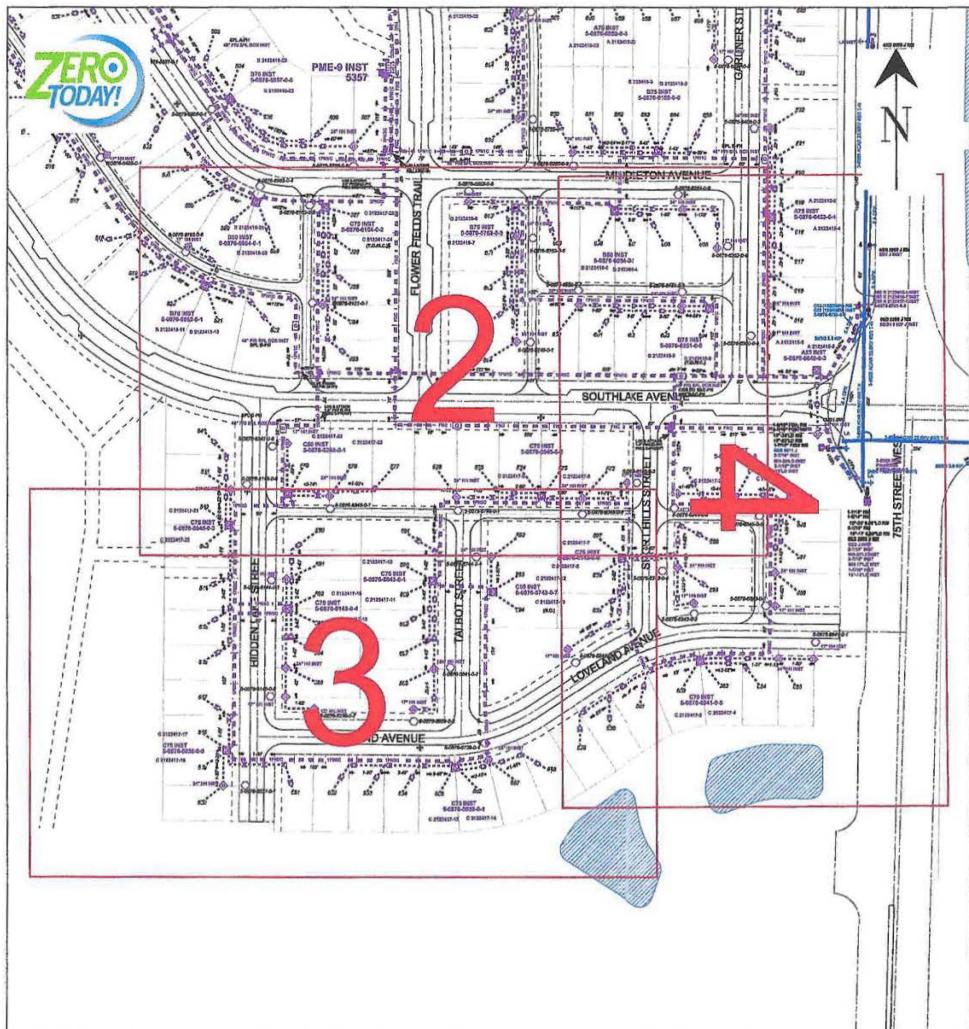
LARGEST A/C TONS:	8	
HOME SQ. FT.	3850	
Job Owner:	Michelle Mitch	MI/ MS
Designer:	Kirkland Themes	Township: 35 Range: 17 Section: 07
Date:	05/23/2025	LAKE FLORES PH-1C-1C
Original Size:	18 x 24	
0'	146"	292"
146"	292"	0116 CORTEZ RD W, BRADENTON, 34210
292"		Div No. 13653725_18x24 UG.xml
		Map: LC0589
		WR: 13653725
		Page 1 of 6

Easement? <input type="checkbox"/>	Tree Work? <input type="checkbox"/>	Tree Access? <input type="checkbox"/>	Tree Staking Req'd? <input type="checkbox"/>
Designer/State? <input type="checkbox"/>	CT/Special Mtr? <input type="checkbox"/>	Work with SMO? <input type="checkbox"/>	Survey/Stake? <input type="checkbox"/>
POLE LINE FT:	POLE LINE FT. ON TRANS. POLES:	TRENCH FT:	DUCT BANK FT:
PERMIT CITY <input type="checkbox"/>	COUNTY RD <input type="checkbox"/>	COUNTY AIR <input type="checkbox"/>	STATE RD <input type="checkbox"/>
REQ'D WMD <input type="checkbox"/>	RR XING <input type="checkbox"/>	DR. DIST. <input type="checkbox"/>	FAA <input type="checkbox"/>
Requested Tel. Co. Set Pole? <input type="checkbox"/>	Requested Tel. Co. Transfer? <input type="checkbox"/>	Request CATV Transfer? <input type="checkbox"/>	

# Cover Sheet: WR#13653726

Page 1 of 4

INACCESSIBLE  12KV  13KV  FUTURE 23KV  23KV  FUTURE 25KV  25KV  SALT SPRAY  ROCK



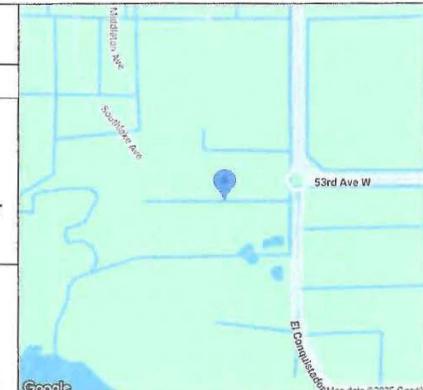
## GENERAL NOTES

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## Construction Notes:

REQUIRED DRAWINGS:  
WR\_13653726\_18x24 UG R1224BA1G, 1H

### TRENCH:

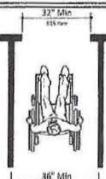
- CENTERLINE OF TRENCH IS 5 FT OUTSIDE R/W
- EASEMENT:
- 5 FEET SIDE
- MAINTAIN A MINIMUM OF 12" SEPARATION FROM ALL OTHER UTILITIES
- INSTALL #12G WIRE ALONGSIDE EMPTY CONDUIT RUNS
- CUSTOMER INSTALLED CONDUIT: ALL
- CABLE:
- 1PN1C IS 1CC #10A 25KV-XLPE IN 1-2" PVC WITH 36" MIN COVER
- SECONDARY IS #4/0 TPX HM-HD IN 1-2" PVC WITH 24" MIN COVER (UNLESS NOTED)
- ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER
- (XXX') DENOTES CABLE PULL DISTANCE
- UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING
- INSTALL NEUTRAL BOND FOR COMMUNICATION COMPANIES AT ALL SINGLE PHASE TRANSFORMERS PER D.C.S. G-11.0.0
- ALL HANDHOLES ARE 24" (UNLESS NOTED)
- ALL TRANSFORMERS ARE LOW STYLE (UNLESS NOTED)

STREET LIGHTS: WR#13653747  
STREET LIGHTS ARE 42W 3000K LED ROADWAY ARM MOUNT & 39W 3000K LED POST TOP CONTEMP ON 30FT & 20FT CONCRETE POLES - FPL OWNED AND MAINTAINED

CALL SUNSHINE #811 48 HOURS BEFORE YOU DIG	
LOCATE MARKINGS COLOR CODE	
RED	ELECTRIC
YELLOW	WATER
PINK	SEWER
WHITE	PROPOSED EXCAVATION
TEMP. SURVEY MARKINGS	CABLE TV

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LARGEST A/C TONS:	8	
HOME SQ. FT.	3850	
Job Owner:	Michelle Mitch	MA/MS Township: 35 Range: 17 Section 18
Designer:	Kirkland Themes	LAKE FLORES PH-1C-ID
Date:	05/23/2025	Original Size: 18 x 24
		8116 CORTEZ RD W, BRADENTON, 34210
0'	10ft	Dwg No. 13653726_18x24 UG.xml
	21ft	Map: LC0589
		WRI: 13653726
		Page 1 of 4

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION  
ITEMS AII**



FPL Account Number: 77868-91106

FPL Work Request Number: 13653743

## LED LIGHTING AGREEMENT

In accordance with the following terms and conditions, Lake Flores Community Development District (hereinafter called the Customer), requests on this 25th day of November, 2025, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) Cortez Road West/ 75 Street West, located in Bradenton, Florida.

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

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

Pole Description	# Installed	# Removed
Standard Concrete arm mount 30'	35	

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

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

**FPL AGREES:**

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

**THE CUSTOMER AGREES:**

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$275.75. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$0 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
  - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
  - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
  - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

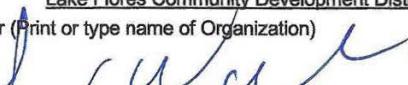
**IT IS MUTUALLY AGREED THAT:**

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
  - a. the addition of lighting facilities;
  - b. the removal of lighting facilities; and
  - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.
12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.  
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

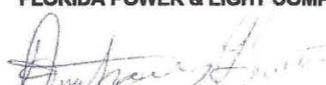
14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof.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

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

Charges and Terms Accepted:

Lake Flores Community Development District  
 Customer (Print or type name of Organization)  
  
 By: Gary Walker  
 Signature (Authorized Representative)  
Gary Walker  
 (Print or type name)  
 Title: Chairman

FLORIDA POWER & LIGHT COMPANY

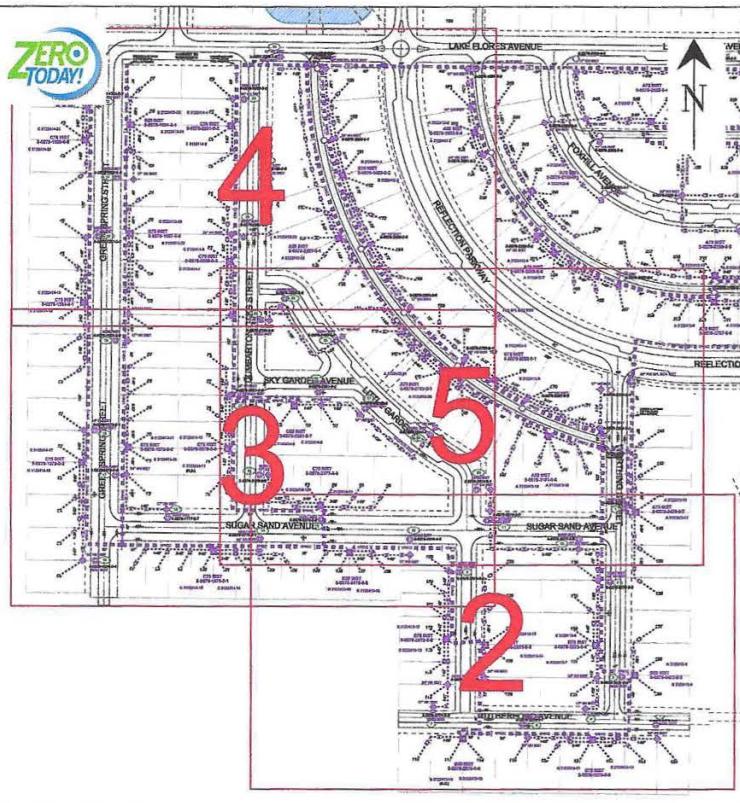
  
 By: Anthony Brito  
 (Signature)  
Anthony Brito  
 (Print or type name)  
 Title: FPL LT-1 Representative

**EXHIBIT A**

## Cover Sheet: WR#13653743

Page 1 of 5

INACCESSIBLE  12KV  13KV  FUTURE 23KV  23KV  FUTURE 25KV  25KV  SALT SPRAY  ROCK



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

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

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



PLEASE BE ADVISED THAT RECEIPT OF THIS DRAWING AND/OR SURVEY, WHICH IS AN APPROXIMATION, DOES NOT RELIEVE YOU OF ANY STATUTORY OBLIGATIONS, INCLUDING THE PROVISIONS CONTAINED IN SECTION 558, FLORIDA STATUTES.  
 CALL 811 (Sunshine811) PRIOR TO ANY EXCAVATION ACTIVITIES

### Construction Notes:

REQUIRED DRAWINGS:  
 WR\_13653743\_18x24 UG

CABLE:  
 -STREET LIGHT IS #10 TPX HM-HD IN 1-2" PVC WITH 24" MIN COVER  
 -STREET LIGHT IS #6 DPX HM-HD IN 1-2" PVC WITH 24" MIN COVER  
 -ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER  
 -#XXX DENOTES CABLE PULL DISTANCE  
 -UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING

STREET LIGHTS:  
 -STREET LIGHTS LOC 1-35: 42W 3000K LED ROADWAY ARM MOUNT STREET LIGHTS ON 30 FT CONCRETE POLES  
 -FPL OWNED AND MAINTAINED

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

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

### American Disabilities Act

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

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

LARGEST A/C TONS:	HOME SQ. FT.:	Job Owner:	Michael Mitch	Map/MS:	Township 35 Range 18 Section 12
		Designer:	Kristen Thorne		LAKE FLORES PH-1C-1A SL

Designer: Kristen Thorne Date: 10/02/2020 Original Size: 18 x 24

Job No. 8118 CORTEZ RD W, BRADENTON, 34210

Length: 112' Depth: 22' Dug No. 13653743\_18x24 UG.xls Map: LOC899

WRC 13653743 Page 1 of 8

05/02/2020

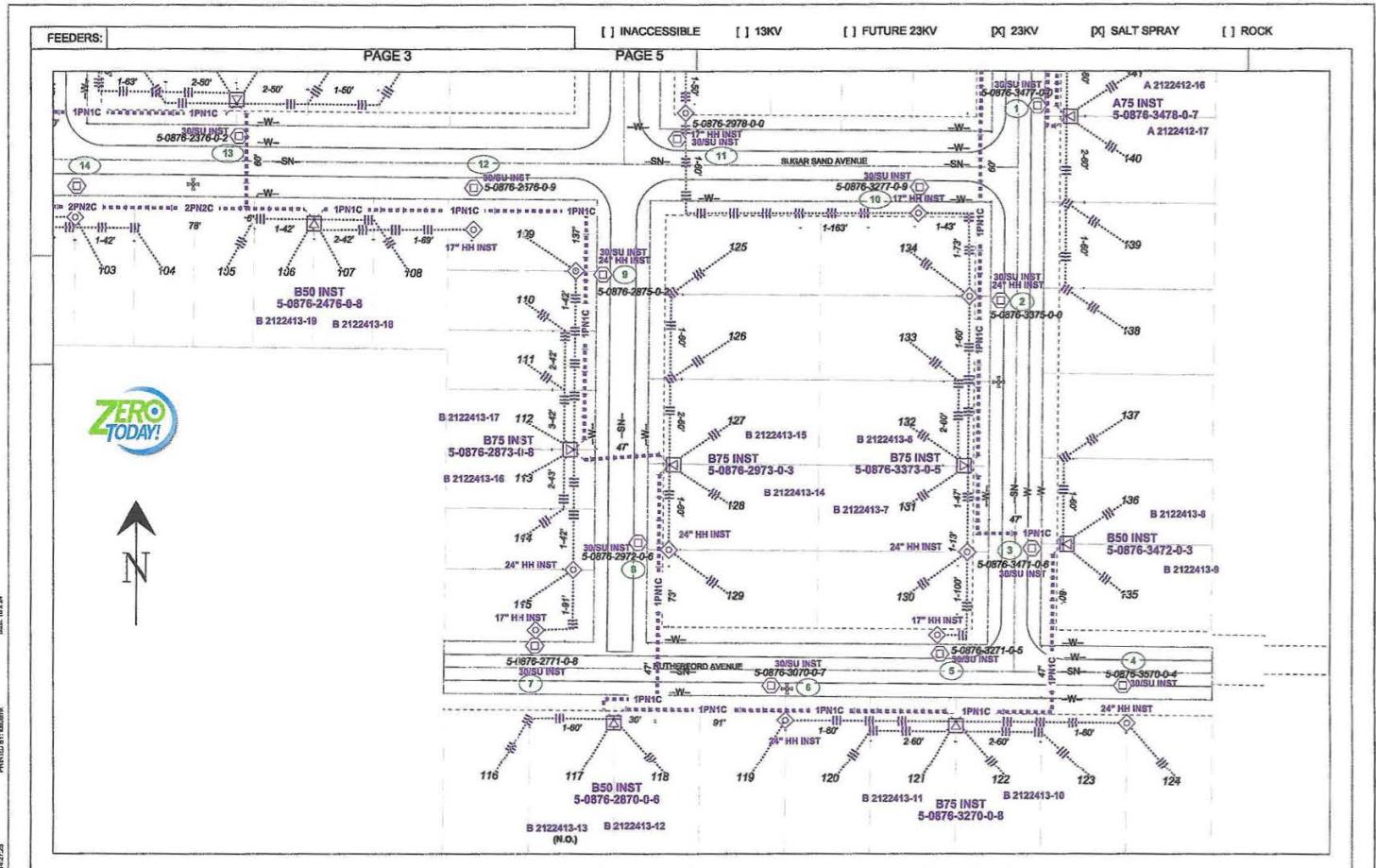
PRINTED BY: J. L. W.

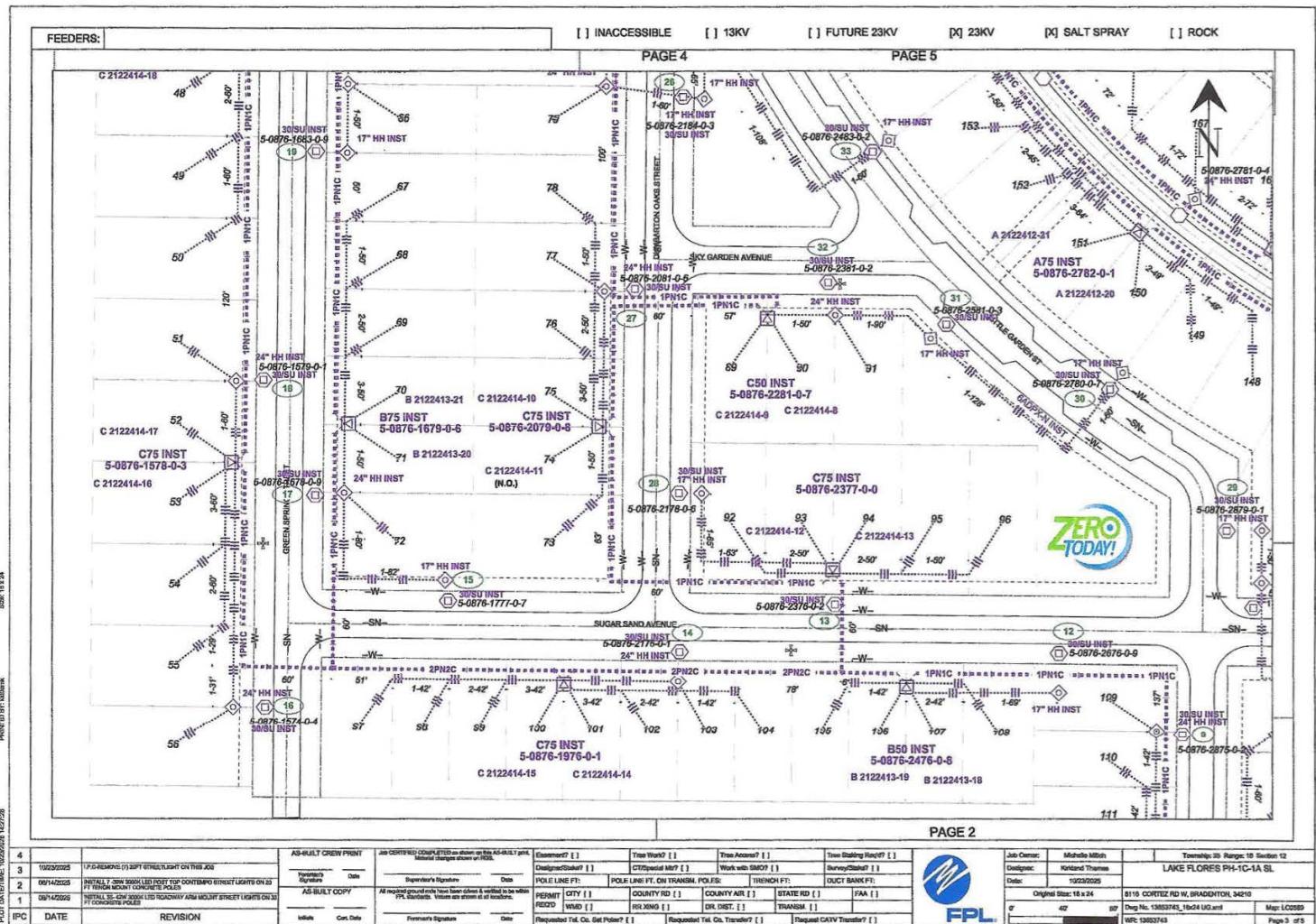
PLOT DATER/NAME: 05/02/2020 14:22:24

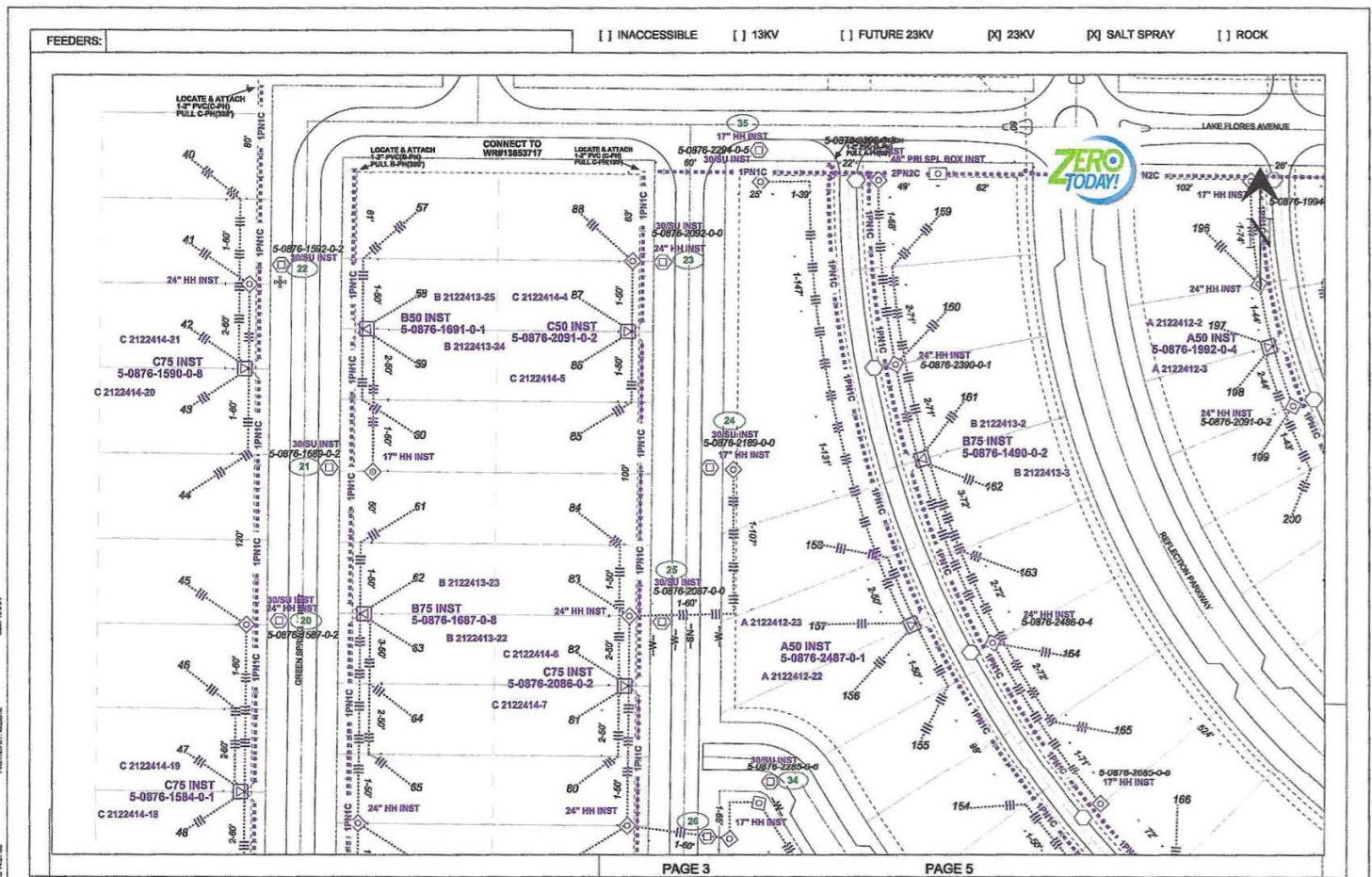
4  
 10/23/2020 L/C REMOVE (2) 20FT STREETLIGHT ON THIS JOB  
 2 08/14/2020 INSTALL 7.36W 3000K LED POST TOP CONTEMPO STREET LIGHTS ON 20 FT TENSION MOUNT CONCRETE POLES  
 1 08/14/2020 INSTALL 35-42W 3000K LED ROADWAY ARM MOUNT STREET LIGHTS ON 30 FT CONCRETE POLES

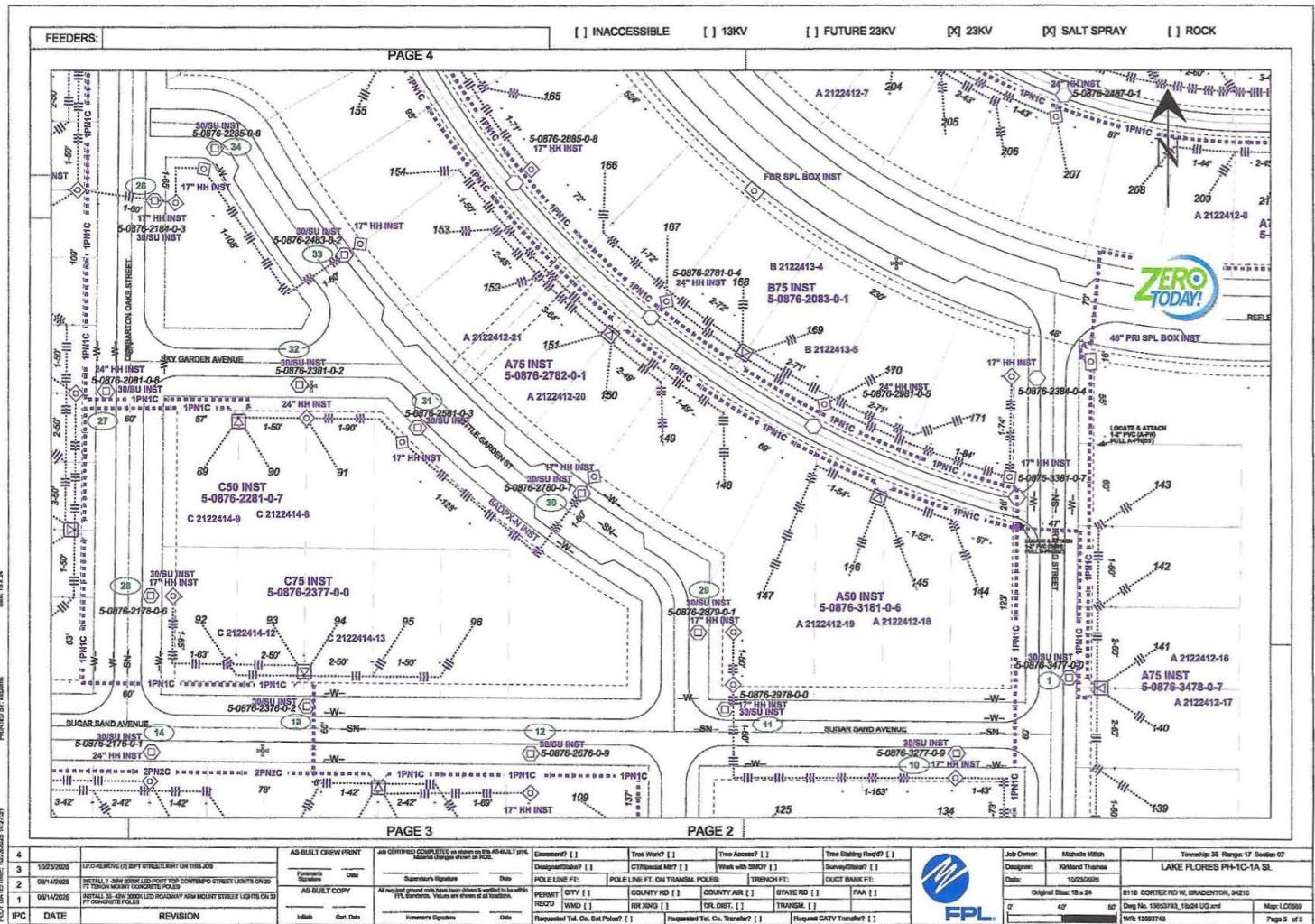
IPC DATE REVISION

Comments:  This Work?  This Access?  Free Standing Meter?  Design/Install?  Crossover/Mir?  Work with SMOT?  Surge/Protect?  Pole/Line FT. OR TRANS. POLE?  TRENCH FT?  DUCT BANK FT?  
 PERMIT CITY?  COUNTY RD?  COUNTY AIR?  STATE RD?  FAX?  REGD WIND?  RR XING?  DR. DIST.?  TRANS?  Request Tel. Co. Set Meter?  Request Tel. Co. Transfer?  Request CATV Transfer?









3	10/23/2005	UPD-REMOVED (7) 20FT STREETLIGHTS ON THIS JOB	Former's Signature
2	09/14/2005	INSTALL (1) 30W 2000K LED POST FOR CONTEMPORI STREET LIGHTS OR 20 FT TENSION MOUNT CONCRETE POLES	AB-BUILT CO.
1	09/14/2005	INSTALL (1) 30W 3000K LED ROADWAY ARM MOUNT STREET LIGHTS OR 20 FT CONCRETE POLES	

Date	Supervisor's Signature		Date	Designee/Attala's Name: [ ]	CT/TELE/MOB/T [ ]	With SMV? [ ]	Survey/Status? [ ]
POLE LINE FT:	POLE LINE FT. ON TRANSM. POLES:		TRENCH FT:	DUCT BANK FT:			
PERMIT	CITY [ ]	COUNTY ID [ ]	COUNTRY [ ]	STATE ID [ ]	FAA [ ]		
REDO	WMD [ ]	RR XING [ ]	IRL OBST. [ ]	TRANS. [ ]			
Date	Foreman's Signature		Date	Requested Tel. Co. Set Pole? [ ]	Requested Tel. Co. Transfer? [ ]	Request CATV Transfer? [ ]	

Digitized by srujanika@gmail.com

Digitized by srujanika@gmail.com



**EXHIBIT B**



**FPL**  
LED Lighting Solutions

# LED Lighting Plan

Account Name:-Lake Flores Development

Lake Flores Development-WR#13653743 –Phase  
1C – 1A

Completion Date -Calculator Tool	Date
Expected Closed Date	Nov 25, 2025
Material Delivery Date	Feb 03, 2026
Estimated Requesting Date	May 21, 2026

## Going Green

*This plan reduces power consumption by: 6,300.00 kWh / Year*

*And that eliminates: 4.43 metric tons of CO2 every year*

*Or removing: 1 cars from the road*

<b>TOTAL</b>	<b>35</b>	<b>\$0.00</b>	<b>\$ 806.60</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
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INSTALLATION DETAILS		EXISTING	Option 1	Option 2	Option 3
		Fixture	Roadway 5,000L		
		Fixture/Pole	1	1	1
Installation 1		Pole Type	30' with 22.5MH Standard Concrete Side Mount		
		Fixture*	\$ 0.00	\$ 157.32	\$ 0.00
Quantity	35	Pole	\$ 0.00	\$ 284.90	\$ 0.00
FPL Conversion	False	Maintenance	\$ 0.00	\$ 50.75	\$ 0.00
Full/Hybrid	Full	Energy	\$ 0.00	\$ 37.88	\$ 0.00
		Monthly Total	\$ 0.00	\$ 530.85	\$ 0.00

## ALC Charge Details

Type	Cost
ALC	275.75

**EXHIBIT C**

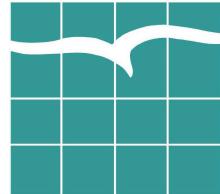
**\*\* ALC Calculator \*\***

Type	ALC Description	Footage / Quantity	Cost*	Cost to Customer	
Wire	OH			\$	-
UG	CBL IN DUCT	2286		\$	17,922.24
UG	17" hh	17		\$	3,621.00
Hybrid	Adapter			\$	-
				\$	21,543.24
				<b>\$ 275.75</b>	<b>MONTHLY COST TO CUSTOMER</b>
			<b>TARIFF ALC FACTOR</b>	<b>1.28%</b>	

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION  
ITEMS B**

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



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

Proposal Number 25040  
 Proposal Date 12/09/2025  
 Reference Lake Flores Phase 1 Pond Maintenance

## Scope of Work

At your request Florida Permitting, Inc. (FPI) prepared a proposal for you to provide pond maintenance for the Phase I portion of the Lake Flores Community. Our scope of services, compensation and cost for one year of service, beginning December 2025 and ending November 2026 is provided in the tables below:

## Pricing

Description	Rate	Qty	Line Total
Wet Pond Maintenance	\$3,736.00	1	\$3,736.00
Maintain the surface water ponds to control nuisance and exotic emergent vegetation. This proposal will treat floating emergent vegetation such as water lettuce ( <i>Pistia spp.</i> ), cattails ( <i>Typha spp.</i> ), and water hyacinth ( <i>Eichornia crassipes</i> ) along the shorelines of the surface water ponds listed below.			
**Rate is approximate, (1) event per maintained areas**			
	Subtotal		3,736.00
	Tax		0.00
	Proposal Total (USD)		\$3,736.00

Table I - Lake Maintenance Areas Description and Cost

Maintained Areas	Description	Event Cost
<b>SWA1</b>	As-Needed Lake Maintenance/Herbicide Application	\$600.00/event
<b>SWA2</b>	As-Needed Lake Maintenance/Herbicide Application	\$600.00/event
<b>SWA8</b>	As-Needed Lake Maintenance/Herbicide Application	\$600.00/event
<b>Small Ponds at South end</b>	As-Needed Lake Maintenance/Herbicide Application	\$565.40/event
<b>SW Lake Flores</b>	As-Needed Lake Maintenance/Herbicide Application	\$685.30/event
<b>SW Lake Paz (Shoreline within Phase I Boundary Only)</b>	As-Needed Lake Maintenance/Herbicide Application	\$685.30/event

## Notes

### Please Note:

**Submersed vegetation such as hydrilla (Hydrilla verticillata), and fast growing species such as water meal (Wolffia spp.) and duck weed (Lemma spp.) are not covered under this scope of work. A cost per acre to treat those species will be prepared and submitted to the CDD if needed.**

## Terms

### AUTHORIZATION TO PROCEED

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

Thank you for your business.

DocuSigned by:  
  
 65E78D21EF5484

Lake Flores Community Development District

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION  
ITEMS C**

**ESTIMATE**

**Burkholders Excavating Inc.**  
 16425 Coker Gully Rd  
 Myakka City, FL 34251

burkholdersexcavating@gmail.com  
 +1 (941) 735-2186

**Bill to**

Lake Flores Community Development  
 District  
 Lake Flores Community Development  
 District

**Ship to**

Lake Flores Community Development  
 District  
 Lake Flores Community Development  
 District

**Estimate details**

Estimate no.: 1252

Estimate date: 01/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/04/2026	<b>SeaFlower Retaining wall</b>	Excavate 635 cubic yards, grade and compact (dirt to be consolidated nearby)	1	\$12,500.00	\$12,500.00
2.	01/04/2026	<b>SeaFlower Retaining wall</b>	Backfill 2438 cubic yards in 1' lifts @95% density (McKenzie to provide fill dirt required)	1	\$18,200.00	\$18,200.00
			<b>Total</b>	<b>\$30,700.00</b>		

Accepted date 1/21/2026

Accepted by DocuSigned by:

65E78B21E8F5464...

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION  
ITEMS D**

**AGREEMENT BETWEEN THE LAKE FLORES COMMUNITY  
DEVELOPMENT DISTRICT AND UES PROFESSIONAL SOLUTIONS, LLC,  
FOR CONSTRUCTION MATERIAL TESTING SERVICES**

**THIS AGREEMENT** (“Agreement”) is made and entered into this 30 day of January, 2026, 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 c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, Florida 33431 (“**District**”); and

**UES PROFESSIONAL SOLUTIONS, LLC.**, a Florida limited liability company, with a mailing address of 4205 Vineland Road, Suite L1, Orlando, Florida 32811 (“**Contractor**” together with District, “**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; and

**WHEREAS**, the District has a need to retain an independent contractor to provide construction material testing services; and

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

**WHEREAS**, the District and 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 stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

**SECTION 2. DUTIES.** The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

- A.** Contractor shall provide construction material testing services, as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.
- B.** Services shall commence upon execution of this Agreement, and be completed upon conclusion of the services, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E.** 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.** Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

### **SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.**

- A.** The District shall pay Contractor Two Thousand Three Hundred Eighteen Dollars and Forty Cents (\$2,318.40) for the Services as identified in **Exhibit A** attached

hereto and incorporated herein by reference. Contractor shall invoice the District for the Services pursuant to the terms of this Agreement. The District shall provide payment within forty-five (45) days of receipt of invoices or as otherwise provided for under the Local Government Prompt Payment Act, Sections 218.70 et seq., Fla. Stat. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.

- B.** If the District should desire additional work or services, 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(s) 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, material men, 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.

**SECTION 4. WARRANTY.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

**SECTION 5. 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 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 6. INDEMNIFICATION.**

- A.** Contractor 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 Contractor, its

subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

**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 7. 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 8. 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 9. 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 10. 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 11. 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 12. 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 13. 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 14. 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 15. 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 16. 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 17. 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 18. ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 19. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

**SECTION 20. 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 Parties.

**SECTION 21. 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 22. NOTICES.** All notices, requests, consents and other communications under this Agreement ("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 District:** Lake Flores Community Development District  
c/o Wrathell, Hunt and Associates, LLC  
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:** UES Professional Solutions, LLC  
4205 Vineland Road, Suite L1,

Orlando, Florida 32811  
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 23. 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 24. 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 25. COMPLIANCE WITH PUBLIC RECORDS LAWS.** 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, 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*. Contractor acknowledges that the designated public records custodian for the District is **Jordan Lansford** (“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 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 (561) 571-0010, [LANSFORDJ@WHHASSOCIATES.COM](mailto:LANSFORDJ@WHHASSOCIATES.COM), OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.**

**SECTION 26. 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 27. 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 28. 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 29. E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, 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 448.09(1), *Florida Statutes*. 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 30. 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 31. 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 32. 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*.

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement on the day and year first written above.

**LAKE FLORES COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:



65E78B21E8F5464...

Chairperson, Board of Supervisors

**UES PROFESSIONAL SOLUTIONS,  
LLC**

Signed by:



35DFA80B2911465

By: \_\_\_\_\_ Robert Gomez

Its: \_\_\_\_\_ Regional Manager

**Exhibit A: Scope of Services**

## Exhibit A

### Scope of Services



Materials Testing  
Geotechnical Engineering  
Environmental  
Building Sciences & Safety  
Inspections & Code Compliance  
Virtual Design Consulting

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January 2, 2026

Lake Flores Community Development District  
2300 Glades Road - Suite 410W  
Boca Raton, FL 33431

Attention: Mr. David Brasher

Reference: Proposal for Construction Materials Testing for Sitework  
Lake Flores Retaining Wall-CMT  
Between 86th Street West and Westlake Street, Bradenton, FL  
UES Project Number: A25148.03679.000

Dear Mr. Brasher:

As requested, UES Professional Solutions, LLC. (UES) is pleased to submit for your review and approval the unit price fees along with an estimated total fee for the above-referenced project. Our estimate is based upon our review of the project plans and specifications available to us, along with typical test frequencies for projects of this type.

#### PROJECT DESCRIPTION

This proposal is for the sitework compaction testing of the retaining wall fill at the Lake Flores Retaining Wall project.

#### SCOPE OF SERVICES

Our construction materials testing services shall be performed in accordance with the provided project plans.

- Compaction testing
- Laboratory soil testing
- Plastic concrete sampling and testing
- Engineering technician inspection sampling & testing services

UES Professional Solutions estimates a total fee for the above scope of services as follows:

**Construction Materials Testing Estimate: \$2,318.40**  
(Estimated Total Includes 12% Admin Fee)

The actual number of tests shall depend on construction practices and the project schedule. The proposed estimate does not account for additional cost for retests and/or the additional work that is requested outside the above scope. The testing services will be invoiced based on the actual quantity of testing services rendered at the indicated unit rates. We understand that the testing services shall be performed on an on-call basis. UES Professional Solutions will not be responsible for scheduling our services and will not be responsible for tests that are not performed due to a failure to schedule our services on the project or any resulting damage.

All services will be provided in accordance with the attached General Conditions and billed at the unit rates included on Exhibit 2.



Materials Testing  
Geotechnical Engineering  
Environmental  
Building Sciences & Safety  
Inspections & Code Compliance  
Virtual Design Consulting

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This proposal shall remain effective for 6 months from the date on this proposal. Should you require more than this to formally authorize us to proceed we will require an update of our proposal to account for any changes in the scope of services and associated fees.

Attached you will find a copy of the Work Authorization/Proposal Acceptance Form and a copy of our General Conditions. If you want for us to begin our services, then please sign and return one copy of the Work Authorization/Proposal Acceptance Form. We trust this information is satisfactory for your current needs; however, if we can be of further assistance, please contact us. We appreciate the opportunity to present this service estimate proposal to you and look forward to providing our construction materials testing and inspection services on this and future projects.

Respectfully Submitted  
**UES Professional Solutions, LLC. – Sarasota Branch**

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1748 Independence Blvd Suite B-1 | Sarasota, FL 34234 | ph 941-358-7410 | fax 941-358-7353  
[TeamUES.com](http://TeamUES.com)

 <p><b>UES PROFESSIONAL SOLUTIONS, LLC</b></p> <p><i>Services in: Geotechnical Engineering, Environmental Sciences, Construction Materials Testing, Threshold Inspections, Pavement Evaluations</i></p>				
1748 Independence Blvd., Suite B-1, Sarasota, FL 34234				
<b>EXHIBIT 1: ESTIMATE FOR MATERIALS TESTING</b>				
Project: Lake Flores Retaining Wall-Bradenton				
Scope: Construction Materials Testing Services	<b>UES Opportunity No.:</b> A25148.03679.000			
<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Rate</b>	<b>Cost</b>
<b>A. Sitework - Compaction</b>				
Modified or Standard Proctor Lab Density Test	1	tests	\$ 175.00	\$ 180.00
Sieve Analysis Test (-200 Wash; Soil Classification)	1	tests	\$ 120.00	\$ 120.00
In-Place Density Tests - Retaining Wall Fill (1 test per 2500sq.ft per 1' lift)	30	tests	\$ 29.00	\$ 870.00
Engineering Technician (2 Hour Minimum Trip Charge; Portal to Portal)	12	hrs	\$ 75.00	\$ 900.00
<b>Estimated Total Fee w/ 12% admin fee</b>				<b>\$ 2,318.40</b>

**EXHIBIT 2**  
**2026 SCOPE OF WORK AND COST ESTIMATE FOR CONSTRUCTION**  
**TESTING AND INSPECTION SERVICES**

<b>A. Construction Materials Testing and Inspection</b>	<b>Unit Fee</b>
A. In-Place Density Tests	\$ 29.00 each
B. Concrete Compressive Strength for Cylinders (includes curing, capping, testing)	\$ 125.00 per set of 5 cylinders \$25 each additional cylinder
C. Compressive Strength Masonry Fill Cell Grout	\$ 120.00 per set
D. Mortar Testing	\$ 30.00 per cube
E. Concrete Masonry Unit Compressive Strength	\$ 175.00 each
F. Concrete Air Content Test	\$ 35.00 each
G. Compaction/Fill Certification – Residential House Pad - Test with Penetrometer	\$ 340.00 per trip / per pad
H. Shallow Soil Bearing Test and Report - Pre-permit Lot Certification	\$ 450.00 per test / lot
I. Modified or Standard Proctor Density Test	\$ 180.00 each
J. Limerock Bearing Ratio Test	\$ 380.00 each
K. Gradation – Sieve Analysis Test - Soil Classification	\$ 120.00 each
L. Soil Organic Content Test	\$ 90.00 each
M. Atterberg Limit Test	\$ 125.00 each
N. Percent Fines Test (200 Wash)	\$ 55.00 each
O. Deleterious Materials Test	\$ 385.00 each
P. Soil Cement - Field Bag Samples for Compressive Strength Tests	\$ 90.00 per pill
Q. Soil Cement Mix Design	\$ 1,800.00 each
R. Cores for Thickness & Density Test	\$ 70.00 each
S. Core Rig Mobilization	\$ 370.00 per trip
T. Engineering Technician (Portal to Portal)	\$ 75.00 per hour
U. Nuclear Density Gauge Usage	\$35.00 per day
V. Floor Flatness/Level Test	\$1,400.00 each
W. Blower Door Testing Single Family	\$ 300.00 each
X. Blower Door Testing Multi-Family	\$ 150.00 per unit
<b>B. NPDES Inspection Services</b>	<b>Unit Fee</b>
▪ Universal provides inspection for National Pollutant Discharge Elimination System Compliance (NPDES)	\$ 325.00 each inspection
▪ Inspection Includes: Turbidity Monitoring, Silt Fence Monitoring, Storm water Inlet Protection, Monitoring Reports (Rain Event or Weekly), BMP Inspections	
▪ NPDES Inspection Services (Weekly or Rain Event and Report)	
▪ SWPPP Plan	\$ 2,600.00 each
<b>C. Special Services Inspection/Consultation (if required)</b>	<b>Unit Fee</b>
A. Structural Steel Inspector (Visual Inspections)	\$85.00 per hour
B. Structural Steel Visual Inspection/Welding Inspections – C.W.I.	\$ 145.00 per hour
C. Ultrasonic Weld (UT) Test	\$ 185.00 per test
D. Project Engineer	\$ 185.00 per hour
E. Construction Services Manager	\$ 120.00 per hour
F. Staff Engineer	\$ 145.00 per hour
G. Senior Engineering Technician	\$ 90.00 per hour
H. Testing Reports Final Certification Package, Sign & Seal by FL P.E.	\$ 775.00 each
I. Final Certification Letter for Inspections	\$ 675.00 each
J. Same Day Schedule Request or Request after 4pm Prior Day Scheduling Fee	\$ 80.00 each
K. Administrative Fee	12%

**Notes:**

1. Unit rates are based on providing test services **during** normal work hours (weekdays, 7:00 a.m. to 5:00 p.m.). For services scheduled beyond normal work hours, holidays and weekends will be billed at 1.50 times the applicable hourly rate.
2. All hourly services require a minimum of two (2) hours call-out per trip.
3. All **scheduling** requests require 24-hour advanced notice. Same day requests, when able to accommodate, will be assessed an additional **\$80.00** service fee.
4. Since UES Professional Solutions does not have control over the contractor's construction practices, schedules, or inclement weather, the actual quantities may vary from our estimated quantities. You will only be invoiced for services requested and rendered.
5. Additional services, consultations, or meetings, when requested, will be invoiced at UES Professional Solutions standard rates.
6. This fee estimate includes a PDF Email copy of the daily and laboratory reports. Please be sure to include the appropriate email address on the Work Authorization form and include any additional email addresses **on** the attached Distribution List. Additional hard copies can be provided at a fee of \$35.00 per hour for **Technical Secretary** time. Upon completion of the project, a final book of signed and sealed report copies will be compiled and mailed at the client's request.
7. A 12% administration fee will be added to the invoices.
8. Report review by Project Engineer (4) hrs. monthly minimum applied to all **invoices**.

**UES Professional Solutions, LLC**  
Work Authorization / Proposal Acceptance Form

**PLEASE SIGN AND RETURN ONE COPY.**

UES Professional Solutions, LLC. (UES) is pleased to provide the services described below. The purpose of this document is to describe the terms under which the services will be provided and to obtain formal authorization.

**Date:** January 2, 2026

**Project Name:** Lake Flores Retaining Wall-CMT

**Project Location:** Between 86th Street West and Westlake Street, Bradenton, FL

**Client Name:** Lake Flores Community Development District **Contact:** David Brasher

**Contact Business Address:** 2300 Glades Road – Suite 410W, Boca Raton, FL 33431

**Contact Fax Number:** \_\_\_\_\_ **Contact Phone:** 954-761-2601 **Email:** dbrasher@lakefloresland.com

**I. Scope of Services & Understanding of Project (See attached proposal or as indicated below).**

UES Project No.: A25148.03679.000

**Construction Materials Testing Estimate: \$2,318.40**

(Estimated Total Includes 12% Admin Fee)

**II. Contract Documents. The following documents form part of the Agreement and are incorporated herein by referral:**

A. UES Professional Solutions LLC. General Conditions.

In the event of any inconsistency or conflict among the Contract Documents, the provision in that Contract Documents first listed above shall govern.

**III. Authority to proceed and for payment. (To be completed by Client)**

**A. For payment of Services, invoice to the account of:**

**Firm:** \_\_\_\_\_ **Social Security Number or  
Federal Identification No.:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Attention:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**B. If the invoice is to be mailed for approval to someone other than the account charged, please indicate where, below:**

**Firm:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Attention:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **Email:** \_\_\_\_\_

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives  
this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

**CLIENT:** \_\_\_\_\_ **UES Professional Solutions, LLC**

**BY (signature):** \_\_\_\_\_ **BY (signature):** \_\_\_\_\_

**NAME:** \_\_\_\_\_ **NAME:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_ **TITLE:** \_\_\_\_\_

**Return Executed Copies to:**

**UES Professional Solutions, LLC Suite B-1**

Attention: Sarasota CSD

1748 Independence Boulevard, Sarasota, Florida 34234

Phone: 941-358-7410



Materials Testing  
Geotechnical Engineering  
Environmental  
Building Sciences & Safety  
Inspections & Code Compliance  
Virtual Design Consulting

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**REPORT DISTRIBUTION LIST**

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Email: \_\_\_\_\_

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

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

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 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
<b>ASSETS</b>							
Cash	\$ 370,891	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 370,891
Investments							
Revenue	-	13,566	22,100	-	-	-	35,666
Reserve	-	929,144	1,225,292	-	-	-	2,154,436
Prepayment	-	15,064	1,030,279	-	-	-	1,045,343
Construction	-	-	-	4,855	3,084,729	-	3,089,584
Cost of issuance	-	-	54	-	-	-	54
Undeposited funds	36,010	-	-	-	-	-	36,010
Due from Landowner	-	85,943	222,833	-	-	20	308,796
Due from general fund	-	288,667	-	-	-	-	288,667
Due from debt service fund	-	475,547	-	-	-	-	475,547
Utility deposits	756	-	-	-	-	-	756
Total assets	<u>\$ 407,657</u>	<u>\$ 1,807,931</u>	<u>\$ 2,500,558</u>	<u>\$ 4,855</u>	<u>\$ 3,084,729</u>	<u>\$ 20</u>	<u>\$ 7,805,750</u>
<b>LIABILITIES AND FUND BALANCES</b>							
Liabilities:							
Accounts payable	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ 20	\$ 112
Contracts payable	-	-	-	-	3,229,055	-	3,229,055
Retainage payable	-	-	-	1,185	1,144,669	86,840	1,232,694
Landowner advance	6,000	-	-	-	-	-	6,000
Due to Landowner	861	-	-	-	-	-	861
Due to debt service fund	288,667	-	475,547	-	-	-	764,214
Accrued wages payable	800	-	-	-	-	-	800
Tax payable	548	-	-	-	-	-	548
Total liabilities	<u>\$ 296,968</u>	<u>-</u>	<u>475,547</u>	<u>1,185</u>	<u>4,373,724</u>	<u>86,860</u>	<u>5,234,284</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred receipts	-	85,943	222,833	-	-	20	308,796
Total deferred inflows of resources	<u>-</u>	<u>85,943</u>	<u>222,833</u>	<u>-</u>	<u>-</u>	<u>20</u>	<u>308,796</u>
Fund balances:							
Restricted for:							
Debt service	-	1,721,988	1,802,178	-	-	-	3,524,166
Capital projects	-	-	-	3,670	(1,288,995)	(86,860)	(1,372,185)
Unassigned	110,689	-	-	-	-	-	110,689
Total fund balances	<u>110,689</u>	<u>1,721,988</u>	<u>1,802,178</u>	<u>3,670</u>	<u>(1,288,995)</u>	<u>(86,860)</u>	<u>2,262,670</u>
Total liabilities and fund balances	<u>\$ 407,657</u>	<u>\$ 1,807,931</u>	<u>\$ 2,500,558</u>	<u>\$ 4,855</u>	<u>\$ 3,084,729</u>	<u>\$ 20</u>	<u>\$ 7,805,750</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 71,854	\$ 71,854	\$ 93,460	77%
Assessment levy: off-roll	166,021	166,021	332,046	50%
Landowner contribution	-	44,842	137,359	33%
Landowner: lakes cost share	-	-	14,862	0%
Total revenues	<u>237,875</u>	<u>282,717</u>	<u>577,727</u>	49%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	1,722	2,368	6,459	37%
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	-	-	25,000	0%
Engineering	-	-	5,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	250	1,000	25%
Debt service fund accounting	458	1,375	5,500	25%
Trustee*	-	8,492	8,500	100%
Telephone	16	50	200	25%
Postage	19	57	500	11%
Printing & binding	42	125	500	25%
Legal advertising	-	-	1,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,732	6,100	94%
Contingencies/bank charges	91	272	1,000	27%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Property appraiser	-	-	1,460	0%
Tax collector	2,156	2,156	1,460	148%
Total professional & administrative	<u>8,587</u>	<u>33,052</u>	<u>119,269</u>	28%
<b>Field operations (phase 1)</b>				
Field management	-	-	1,000	0%
Property insurance	-	12,900	-	N/A
Lake PAZ				
Monitoring/reports	-	-	5,000	0%
Lake maintenance	-	-	8,750	0%
Lake bank mowing	-	4,950	39,060	13%
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	6,960	6,960	97,595	7%
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 DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Streetlights	9,917	12,625	9,500	133%
Unbudget field expenses	12,250	12,250	55,000	22%
Total field operations	29,127	49,685	458,458	11%
Total expenditures	<u>37,714</u>	<u>82,737</u>	<u>577,727</u>	14%
Excess/(deficiency) of revenues over/(under) expenditures	200,161	199,980	-	
Fund balances - beginning	(89,472)	(89,291)	10,074	
Fund balances - ending	<u>\$ 110,689</u>	<u>\$ 110,689</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 DECEMBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 293,595	\$ 293,595	\$ 387,067	76%
Assessment levy: off-roll	-	-	1,464,796	0%
Interest	3,735	24,226	-	N/A
<b>Total revenues</b>	<b>297,330</b>	<b>317,821</b>	<b>1,851,863</b>	<b>17%</b>
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	270,000	0%
Prepayment	-	2,390,000	-	N/A
Interest	-	788,906	1,577,813	50%
Tax collector	4,928	4,928	12,096	41%
<b>Total debt service</b>	<b>4,928</b>	<b>3,183,834</b>	<b>1,859,909</b>	<b>171%</b>
Excess/(deficiency) of revenues over/(under) expenditures	292,402	(2,866,013)	(8,046)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer in	-	475,547	-	
<b>Total other financing sources</b>	<b>-</b>	<b>475,547</b>	<b>-</b>	N/A
Net change in fund balances	292,402	(2,390,466)	(8,046)	
Fund balances - beginning	1,429,586	4,112,454	1,785,170	
<b>Fund balances - ending</b>	<b>\$ 1,721,988</b>	<b>\$ 1,721,988</b>	<b>\$ 1,777,124</b>	

**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 DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ -	2,059,406	0%
Assessment prepayments	970,412	1,242,380	-	N/A
Interest & miscellaneous	5,170	68,113	-	N/A
<b>Total revenues</b>	<b>975,582</b>	<b>1,310,493</b>	<b>2,059,406</b>	<b>64%</b>
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Prepayment	270,000	9,880,000	-	N/A
Interest	1,905	1,019,539	2,059,406	50%
<b>Total debt service</b>	<b>271,905</b>	<b>10,899,539</b>	<b>2,059,406</b>	<b>529%</b>
Excess/(deficiency) of revenues over/(under) expenditures	703,677	(9,589,046)	-	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	(21,682)	(497,229)	-	N/A
<b>Total other financing sources</b>	<b>(21,682)</b>	<b>(497,229)</b>	<b>-</b>	<b>N/A</b>
Net change in fund balances	681,995	(10,086,275)	-	
Fund balances - beginning	1,120,183	11,888,453	2,368,321	
<b>Fund balances - ending</b>	<b>\$ 1,802,178</b>	<b>\$ 1,802,178</b>	<b>\$ 2,368,321</b>	

**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 DECEMBER 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 276	\$ 1,171
Total revenues	<u>276</u>	<u>1,171</u>
<b>EXPENDITURES</b>		
Construction costs	- -	16,693
Total expenditures	<u>- -</u>	<u>16,693</u>
Excess/(deficiency) of revenues over/(under) expenditures	276	(15,522)
Fund balances - beginning	3,394	19,192
Fund balances - ending	<u>\$ 3,670</u>	<u>\$ 3,670</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 DECEMBER 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 14,272	\$ 58,293
Total revenues	<u>14,272</u>	<u>58,293</u>
<b>EXPENDITURES</b>		
Construction costs	1,416,890	3,325,125
Total expenditures	<u>1,416,890</u>	<u>3,325,125</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,402,618)	(3,266,832)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	21,681	21,681
Total other financing sources/(uses)	<u>21,681</u>	<u>21,681</u>
Net change in fund balances	(1,380,937)	(3,245,151)
Fund balances - beginning	91,942	1,956,156
Fund balances - ending	<u>\$ (1,288,995)</u>	<u>\$ (1,288,995)</u>

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

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ -	\$ -
Total revenues	- - -	- - -
<b>EXPENDITURES</b>		
Total expenditures	- - -	- - -
Excess/(deficiency) of revenues over/(under) expenditures	-	-
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  
Meeting on January 20, 2026 at 11:00 a.m., at 8116 Cortez Road W., Bradenton, Florida

## Present:

Gary Walker	Chair
James Motta	Vice Chair
Krystal Parsons (via telephone)	Assistant Secretary
Walter Preston	Assistant Secretary
Reggie Tisdale	Assistant Secretary

### Also present:

Jordan Lansford	District Manager
Jonathan Johnson (via telephone)	District Counsel
Jeb Mulock	District Engineer
Ed Hill	Developer Representative
Steve Sanford (via telephone)	Bond Counsel

## **FIRST ORDER OF BUSINESS**

## Call to Order/Roll Call

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

## **SECOND ORDER OF BUSINESS**

## Public Comments

No members of the public spoke.

## THIRD ORDER OF BUSINESS

## **Presentation of Second Supplemental Engineer's Report**

Mr. Mulock presented the Second Supplemental Engineer's Report dated January 13, which was distributed. He noted the following:

39 ➤ The Report supplements the Master Engineer's Report, to address the second phase of  
40 the CDD's Capital Improvement Plan (CIP), to be known as the 2026 Project, which includes the  
41 portion of the CIP necessary for the development of Phases 1C-1 and 1C-2.

42 ➤ The 2026 Project will include Stormwater Management; Roadways; Water, Sewer and  
43 Reclaim Utilities; Hardscape/Landscape/Irrigation; Undergrounding of Electrical Conduit; Off-  
44 site improvements, Professional Services; and Contingency.

45 ➤ The 2026 Project Area includes 398 residential lots.

46 ➤ The anticipated total CIP costs for the 2026 Project are estimated at \$24,348,096.

47 Regarding a block adjacent to the Conservation Easement depicted on Exhibit A, Mr.  
48 Mulock stated he will have the Exhibit corrected to show the correct location of the Amenity.

49 **On MOTION by Mr. Motta and seconded by Mr. Walker, with all in favor, the**  
50 **Second Supplemental Engineer's Report, was approved.**

52 **Ms. Parsons joined the meeting via telephone earlier.**

#### 54 **FOURTH ORDER OF BUSINESS**

#### **Presentation of Second Supplemental Special Assessment Methodology Report**

55 Ms. Lansford presented the Preliminary First Supplemental Special Assessment  
56 Methodology Report dated January 20, 2026. She reviewed the pertinent information and  
57 discussed the Development Program, CIP, Financing Program, Assessment Methodology,  
58 lienability tests, special and peculiar benefits, True-up Mechanism and the Appendix Tables.  
59 She noted the following:

60 ➤ The 2026 Project Area anticipates 398 residential units.

61 ➤ The CDD consists of approximately 1,173.10 +/- acres. The 2026 Assessment Area  
62 consists of approximately 95.61 +/- acres.

63 ➤ The current development plan envisions 4,000 residential units and 94 net acres of  
64 mixed uses.

65 ➤ The 2026 Project needed to serve the 2026 Assessment Area is projected to include,  
66 without limitation, stormwater management; roadways; water, sewer, and reclaim utilities;  
67 hardscape/landscape/irrigation; differential cost of undergrounding electrical conduit; and  
68 offsite improvements; along with contingency and professional fees, in the estimated total of  
69 approximately \$24,348,096.

70 ➤ The total par amount of bonds, including the costs of financing, capitalized interest and  
71 debt service reserve, is \$21,135,000 to finance a portion of the 2026 Project costs in the  
72 estimated total amount of \$18,700,790.26.

73 It was noted that the Assessments shown in Table 6 can be paid down by the Developer.

**On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, the Second Supplemental Special Assessment Methodology Report, was approved.**

79 Mr. Sanford stated that, due to inclusion of preliminary numbers that are subject to  
80 change, the Second Supplemental Special Assessment Methodology Report and the Second  
81 Supplemental Engineer's Report should be approved in substantial form.

**On MOTION by Mr. Motta and seconded by Mr. Walker, with all in favor, the Second Supplemental Engineer's Report, in substantial form, was approved.**

**On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, the Second Supplemental Special Assessment Methodology Report, in substantial form, was approved.**

## **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2026-05, Authorizing the Issuance of Not Exceeding \$30,000,000 Special Assessment Bonds, Series 2026 (2026 Assessment Area) (the "Series 2026 Bonds") to Finance Certain Public Infrastructure Within a Designated Assessment Area Within the District Referred to as "2026 Assessment Area"; Determining the Need for a Negotiated Limited Offering of the Series 2026 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Series 2026 Bonds; Authorizing the Use and Application of that Certain Master Trust Indenture Dated October 1, 2023 With Respect to the Series 2026 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a third Supplemental Trust Indenture Governing the Series 2026 Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Authorizing the Execution and Distribution of a Limited Offering Memorandum; Appointing the Underwriter; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing

121 Certain Modifications to the Assessment  
122 Methodology Report and Engineer's  
123 Report; Providing for the Registration of  
124 the Series 2026 Bonds Pursuant to the DTC  
125 Book-Entry Only System; Authorizing the  
126 Proper Officials to Do All Things Deemed  
127 Necessary in Connection With the  
128 Issuance, Sale and Delivery of the Series  
129 2026 Bonds; and Providing for Severability,  
130 Conflicts and an Effective Date  
131

132 Mr. Sanford presented Resolution 2026-05, known as the Delegation Resolution, which  
133 accomplishes the following:

134 ➤ Authorizes the Chair or Vice Chair to execute a Bond Purchase Agreement subject to the  
135 parameters set forth for the Series 2026 bonds.  
136 ➤ Authorizes a principal amount of bonds not exceeding \$30,000,000 to finance all or a  
137 portion of the 2026 Project.  
138 ➤ Approves the forms of Exhibits attached to the Resolution, including the Bond Purchase  
139 Contract, Preliminary Limited Offering Memorandum and Limited Offering Memorandum,  
140 Continuing Disclosure Agreement and a Third Supplemental Trust Indenture.

141 **On MOTION by Mr. Walker and seconded by Mr. Motta, with all in favor,**  
142 **Resolution 2026-05, Authorizing the Issuance of Not Exceeding \$30,000,000**  
143 **Special Assessment Bonds, Series 2026 (2026 Assessment Area) (the "Series**  
144 **2026 Bonds") to Finance Certain Public Infrastructure Within a Designated**  
145 **Assessment Area Within the District Referred to as "2026 Assessment Area";**  
146 **Determining the Need for a Negotiated Limited Offering of the Series 2026**  
147 **Bonds; Approving the Form of and Authorizing the Execution and Delivery of a**  
148 **Bond Purchase Contract With Respect to the Series 2026 Bonds; Authorizing**  
149 **the Use and Application of that Certain Master Trust Indenture Dated October**  
150 **1, 2023 With Respect to the Series 2026 Bonds; Approving the Form of and**  
151 **Authorizing the Execution and Delivery of a third Supplemental Trust Indenture**  
152 **Governing the Series 2026 Bonds; Approving the Form of and Authorizing the**  
153 **Distribution of a Preliminary Limited Offering Memorandum; Authorizing the**  
154 **Execution and Distribution of a Limited Offering Memorandum; Appointing the**  
155 **Underwriter; Approving the Form of and Authorizing the Execution of a**  
156 **Continuing Disclosure Agreement, and Appointing a Dissemination Agent;**  
157 **Approving the Application of Bond Proceeds; Authorizing Certain Modifications**  
158 **to the Assessment Methodology Report and Engineer's Report; Providing for**  
159 **the Registration of the Series 2026 Bonds Pursuant to the DTC Book-Entry Only**  
160 **System; Authorizing the Proper Officials to Do All Things Deemed Necessary in**  
161 **Connection With the Issuance, Sale and Delivery of the Series 2026 Bonds; and**  
162 **Providing for Severability, Conflicts and an Effective Date, was adopted.**

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**SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2026-06, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2026 (2026 Assessment Area); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Mr. Johnson presented Resolution 2026-06.

On MOTION by Mr. Walker seconded by Mr. Tisdale, with all in favor, Resolution 2026-06, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2026 (2026 Assessment Area); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

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**SEVENTH ORDER OF BUSINESS**

Consideration of FMSbonds, Inc. G-17 Disclosure Letter

On MOTION by Mr. Motta and seconded by Mr. Walker, with all in favor, the FMSbonds, Inc., Rule G-17 Disclosure Letter, was approved.

**EIGHTH ORDER OF BUSINESS**

Discussion: Cost Share with Lake PAZ

Mr. Hill discussed ongoing negotiations and issues related to the cost share with Lake PAZ. The Agreement will be forwarded to District Counsel this week. The other party, Long Bar,

209 did not form its CDD. While an Interlocal Agreement was initially anticipated, different  
210 measures are necessary. A more equitable split of future Operations & Maintenance costs was  
211 determined to be for Long Bar to pay 33% beginning in Fiscal Year 2026.

212 **On MOTION by Mr. Motta and seconded by Mr. Tisdale, with all in favor,**  
213 **authorizing District Counsel to Draft the Cost Share Agreement and Invoice**  
214 **subject to the cost share of 20% to Long Bar CDD and 80% to Lake Flores CDD**  
215 **for Fiscal Year 2025 and the cost share of 33% to Long Bar CDD and 66% to Lake**  
216 **Flores CDD for Fiscal Year 2026, was approved.**

217  
218 Mr. Hill would like to present documents in final form at the February meeting.  
219

220 **NINTH ORDER OF BUSINESS**

221 **Discussion/Consideration/Ratification:**  
222 **Performance Measures/Standards &**  
223 **Annual Reporting Form [October 1, 2025 -**  
224 **September 30, 2026]**

225 **On MOTION by Mr. Motta and seconded by Mr. Walker, with all in favor, the**  
226 **Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and**  
227 **Standards, were ratified.**

228 **TENTH ORDER OF BUSINESS**

229  
230 **Consideration of ET Mackenzie Change**  
231 **Order No. 36 [PH IB1 – Demo of 450'**  
232 **Retaining Wall]**

233  
234 Mr. Mulock presented ET Mackenzie Change Order No. 36 related to the removal of a  
235 retaining wall.

236 **On MOTION by Mr. Motta and seconded by Mr. Tisdale, with all in favor, ET**  
237 **Mackenzie Change Order No. 36 for Phase IB1 Demolition of 450' Retaining**  
238 **Wall, in the additional amount of \$21,060, was approved.**

239  
240 **ELEVENTH ORDER OF BUSINESS**

241 **Ratification of FPL LED Lighting Agreement**  
242 **[Cortez Road West/75th Street West]**

243  
244 The Board and Staff discussed the Florida Power & Light LED Lighting Agreement, the  
245 map and insurance considerations.

246 Ms. Lansford will obtain a quote for insurance.

247 **On MOTION by Mr. Motta and seconded by Mr. Walker, with all in favor, the**  
248 **Florida Power & Light LED Lighting Agreement for Cortez Road West and 75th**  
249 **Street West, was ratified.**

250

251

252 **TWELFTH ORDER OF BUSINESS**253 **Acceptance of Unaudited Financial  
254 Statements as of November 30, 2025**

255 Ms. Jordan will email the percentage of assessments collected when received.

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

258

259

260 **THIRTEENTH ORDER OF BUSINESS** **Approval of December 16, 2025 Regular  
261 Meeting Minutes**

262

263 **On MOTION by Mr. Walker and seconded by Mr. Motta, with all in favor, the  
264 December 16, 2025 Regular Meeting Minutes, as presented, were approved.**

265

266

267 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**

268

269 **A. District Counsel: Kutak Rock LLP**270 **B. District Engineer: ZNS Engineering, LC**

271 There were no District Counsel or District Engineer reports.

272 **C. District Manager: Wrathell, Hunt and Associates, LLC**273 **• NEXT MEETING DATE: February 17, 2026 at 11:00 AM**274 **○ QUORUM CHECK**

275

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

277

278 There were no Board Members' comments or requests.

279

280 **SIXTEENTH ORDER OF BUSINESS** **Public Comments**

281

282 Discussion ensued regarding the sale of bonds via private placement.

283

284 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

285

286 **On MOTION by Ms. Motta and seconded by Mr. Tisdale, with all in favor, the  
287 meeting adjourned at 11:36 a.m.**

288

289

290

291 Secretary/Assistant Secretary

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Chair/Vice Chair

**LAKE FLORES  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**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**

**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

Jordan Lansford

District Manager

Jordan Lansford

Print Name

12/14/25

Date

Ray Walker

Chair/Vice Chair, Board of Supervisors

Ray Walker

Print Name

12/14/25

Date

**LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE**

**LOCATION**

*8116 Cortez Road W., Bradenton, Florida 34210*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
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