

NORTHLAKE

STEWARDSHIP DISTRICT

January 21, 2026

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

NORTHLAKE

STEWARDSHIP DISTRICT

AGENDA

LETTER

Northlake Stewardship 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://northlakesd.net/>

January 14, 2026

Board of Supervisors
Northlake Stewardship District

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

Dear Board Members:

The Board of Supervisors of the Northlake Stewardship District will hold a Regular Meeting on January 21, 2026 at 5:00 p.m., at 6102 162nd Ave E., Parrish, Florida 34219. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Mulholland Phase 2A Items
 - A. Board Review and Ranking of Mulholland Road Extension Phase 2A Project Proposals
 - E.T. MacKenzie of Florida, Inc.
 - RIPA & Associates, LLC
 - B. Award RFP
 - C. Authorization to Issue Notice Intent to Award RFP
 - D. Consideration of Temporary Construction Easement
4. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
5. Consideration of Resolution 2026-01, Designating a Date, Time and Location for a Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date **[November 3, 2026 - Seats 1, 2 & 3]**

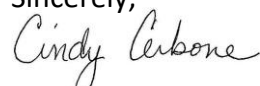
6. Ratification of FPL LED Lighting Agreement for Portion of Legacy Preserve and Cloverfield
7. Acceptance of Unaudited Financial Statements as of November 30, 2025
8. Approval of November 19, 2025 Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *ZNS Engineering, L.C.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Property Insurance on Vertical Assets
 - Form 1 Submission and Ethics Training
 - NEXT MEETING DATE: February 18, 2026 at 5:00 PM

○ QUORUM CHECK

SEAT 1	STEPHEN J CERVEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	A JOHN FALKNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	SCOTT FALKNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ROGER AMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	TAYLOR FALKNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Board Members' Comments/Requests
11. Public Comments
12. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 354 2519

NORTHLAKE

STEWARDSHIP DISTRICT

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NORTHLAKE

STEWARDSHIP DISTRICT

3A

[illegible]

NORTHLAKE

STEWARDSHIP DISTRICT

3D

This instrument was prepared by:

Michelle K. Rigoni
Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301

TEMPORARY CONSTRUCTION EASEMENT

[MULHOLLAND ROAD EXTENSION PHASE 2A]

THIS TEMPORARY CONSTRUCTION EASEMENT (“Agreement”) is made and entered into to be effective the ____ day of _____, 2026 and by and between:

[LANDOWNER], a _____, an [owner and developer] of certain lands within the boundary of the District, and whose mailing address is _____ (together with its successors and assigns, “**Developer**” or “**Grantor**”); and

Northlake Stewardship District, a local unit of special-purpose government established pursuant to Chapter 2022-248, *Laws of Florida*, being situated in Manatee County, Florida, and whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**” or “**Grantee**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 2022-248, *Laws of Florida* (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain certain systems, facilities, and basic infrastructure and other infrastructure improvements within or without the boundaries of the District; and

WHEREAS, the Grantor is the owner in fee simple of certain real property located within the boundaries of the District known as Pod A (“**Pod A 2026 Project**”) including those certain parcels of land lying more particularly described in **Exhibit “A”** attached hereto and incorporated herein by this reference (“**Easement Area**”); and

WHEREAS, Grantee has requested that the Grantor grant to Grantee a construction and maintenance easement over the Easement Area for the construction and installation of certain Pod A 2026 Project infrastructure improvements regarding Mulholland Road Extension Phase 2A (“**Improvements**”) set forth in the Grantee’s improvement plan, and the Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement.

2. **EASEMENT; AUTOMATIC TERMINATION.** The Grantor hereby grants to Grantee an easement over, upon, under, through, and across the Easement Area for ingress and egress for the construction, installation, operation, maintenance, repair and/or replacement of the Improvements ("**Easement**"). Grantee shall use all due care to protect the Easement Area and adjoining property from damage resulting from Grantee's use of the Easement Area. The Easement shall terminate immediately upon the time at which any of the lands within the Easement Area are either: (1) platted as residential lots, or (2) conveyed to the District or another governmental entity, provided however that such termination in (1) or (2) shall only apply with respect to such platted residential lots or conveyed lands.

3. **DAMAGE.** In the event that Grantee, its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives intentionally or with gross negligence cause damage, to the Easement Area in the exercise of the easement rights granted herein, Grantee agrees to pursue restoration of the same and the improvements so damaged.

4. **INSURANCE.** Grantee and/or any contractors performing work for Grantee on the Easement Area shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage.

5. **SOVEREIGN IMMUNITY.** Nothing contained in this Agreement shall constitute or be construed as a waiver of Grantee's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other applicable law.

6. **LIENS.** Grantee shall not permit (and shall promptly satisfy) any construction, mechanic's lien or encumbrance against the Easement Area or other Grantor property in connection with the exercise of its rights hereunder.

7. **EXERCISE OF RIGHTS.** The rights and Easement created by this Agreement are subject to the following provisions:

(a) Any rights granted hereunder shall be exercised by Grantee only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. Grantee shall not discharge into or within the Easement Area any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulation or permit, except in accordance with such laws, ordinances, rules, regulations and permits.

(b) Grantee acknowledges that there are or may be existing facilities located within the Easement Area. Grantee shall not interfere with or cause interruption in the day to day operation of all existing facilities in the Easement Area.

(c) Nothing herein shall be construed to limit in any way Grantor's rights to (i) construct and maintain in the Easement Area any structures or other improvements that do not materially interfere with the use or enjoyment of the Easement granted herein for the purposes for which they are created as

contemplated herein, or (ii) to use the Easement Area, or allow the use of the Easement Area by others, in common with Grantee, its successors and assigns.

8. **DEFAULT.** A default by the Grantor or Grantee 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 actual damages, injunctive relief, and specific performance.

9. **ENFORCEMENT.** In the event that the Grantor or Grantee seeks 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.

10. **NOTICES.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. 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 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 Grantor and counsel(s) for Grantee may deliver Notice on behalf of the Grantor and Grantee, respectively.

11. **THIRD PARTIES.** This Agreement is solely for the benefit of the Grantor and Grantee, 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, corporation, or entity other than the Grantor and Grantee any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement. The Grantor 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 Grantor's right to protect its rights from interference by a third party.

12. **ASSIGNMENT.** Subject to the provisions of this paragraph, neither of the parties hereto may assign, transfer, or license all or any portion of its rights under this Agreement without the prior written consent of the other party, and any purported assignment, transfer, or license by one of the parties absent the written consent of the other party shall be void and unenforceable.

13. **CONTROLLING LAW; VENUE.** This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree and consent to exclusive venue in Manatee County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Agreement.

14. **PUBLIC RECORDS.** All documents of any kind provided in connection with this Agreement are public records and are treated as such in accordance with Florida law.

15. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions or part of a provision of this Agreement shall not affect the validity or enforceability of the remaining provisions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

16. **BINDING EFFECT.** This Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns, and shall run with the land, and be binding upon, and for the benefit of, successors in interest to the Easement Area.

17. **AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Agreement, that the respective parties have complied with all the requirements of law, and they have full power and authority to comply with the terms and provisions of this instrument.

18. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Grantor and Grantee.

19. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

20. **EFFECTIVE DATE.** The Effective Date of this Agreement shall be the date first written above.

21. **COUNTERPARTS.** This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same agreement.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor and Grantee caused this *Temporary Construction Easement* to be executed, to be effective as of the day and year first written above.

WITNESSES

NORTHLAKE STEWARDSHIP DISTRICT

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: Chairperson

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, **Chairperson**, of **NORTHLAKE STEWARDSHIP DISTRICT**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

[SIGNATURE PAGE FOR TEMPORARY CONSTRUCTION EASEMENT]

WITNESSES

[LANDOWNER]

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, as _____ of **[Landowner]**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

Exhibit A – Legal Description

EXHIBIT A
LEGAL DESCRIPTION

Legal Description of Pod A 2026 Project Area for Mulholland Road Extension Phase 2A

[TBD]

NORTHLAKE

STEWARDSHIP DISTRICT

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NORTHLAKE

STEWARDSHIP DISTRICT

4A

NORTHLAKE STEWARDSHIP DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct District 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 establishment documents, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to District 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, District 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 District 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. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 2.1 Annual Budget Preparation

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

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

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

Achieved: Yes ☒ No ☐

Goal 2.2 Financial Reports

Objective: Publish to the District 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 District's website.

Standard: District 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 2.3 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 District 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 District 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 District website.

Achieved: Yes ☒ No ☐

Audit completed after June 30.

Cindy Cerbone
District Manager
Cindy Cerbone
Print Name
8-21-2024
Date

Steph J. Cerone
Chair/Vice Chair, Board of Supervisors
Chair Steph J. Cerone
Print Name
8/21/24
Date

NORTHLAKE

STEWARDSHIP DISTRICT

4B

NORTHLAKE STEWARDSHIP DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

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Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct District 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 ☐

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Measurement: Timeliness and method of meeting notices as evidenced by posting to District 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, District 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 District 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 ☐

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

Achieved: Yes ☐ No ☐

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Objective: Publish to the District 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.

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Achieved: Yes ☐ No ☐

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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 District 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 District 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 District website.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

NORTHLAKE

STEWARDSHIP DISTRICT

5

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHLAKE STEWARDSHIP DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Northlake Stewardship District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 2022-248, Laws of Florida, being situated within Manatee County, Florida; and

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

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

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday after the first Monday in November, which shall be noticed pursuant to Chapter 2022-248(5), Laws of Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF NORTHLAKE STEWARDSHIP DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Stephen J. Cerven	November 2026
2	A. John Falkner	November 2026
3	Scott Falkner	November 2026
4	Roger Aman	November 2028
5	Taylor Falkner	November 2028

This year, Seat 1, currently held by Stephen J. Cerven, Seat 2, currently held by A. John Falkner, and Seat 3, currently held by Scott Falkner, are subject to election by landowners on November 3, 2026. The three candidates receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon termination of the current Supervisor seat.

2. **LANDOWNERS' ELECTION.** In accordance with Chapter 2022-248(5), Laws of Florida, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November 3, 2026, at _____ .m. at _____.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Chapter 2022-248(5), Laws of Florida.

4. **FORMS.** Pursuant to 2022-248(5), Laws of Florida, the landowners' meeting and election has been announced by the Board at its January 21, 2026 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of January, 2026.

Attest:

NORTHLAKE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE
NORTHLAKE STEWARDSHIP DISTRICT**

Notice is hereby given to the public and all landowners within Northlake Stewardship District (the “**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 25,626 acres, located within Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. [Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.]

DATE: Tuesday, November 3, 2026
TIME: _____
PLACE: _____

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

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

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

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

District Manager
Run Date(s): _____ & _____

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

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
NORTHLAKE STEWARDSHIP DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 3, 2026**

TIME: _____ .M.

LOCATION: _____

Pursuant to Chapter 2022-248(5)(2)(b), Laws of Florida, after the Northlake Stewardship District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the district. The following instructions on how all landowners may participate in the election is intended to comply with Chapter 2022-248(5)(2)(b), Laws of Florida.

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

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

This year, three (3) seats on the Board will be up for election by landowners. Each candidate shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon termination of the current applicable seat.

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

LANDOWNER PROXY

**NORTHLAKE STEWARDSHIP DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Northlake Stewardship District to be held at the offices of

_____, on Tuesday, November 3, 2026, at _____ .m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

Printed Name of Legal Owner

By: _____
Title: _____

Date

Parcel Description

Acreage

Authorized Votes

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

Total Number of Authorized Votes:

NOTES: * Pursuant to Chapter 2022-248(5)(2)(b), Laws of Florida, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

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

OFFICIAL BALLOT

**NORTHLAKE STEWARDSHIP DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

For Election (3 Supervisors): The three (3) candidates receiving the highest number of votes will each receive a four (4) year term, with the term of office for each successful candidate commencing upon termination of the current applicable seat.

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

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

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

or

Attach Proxy.

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

SEAT NUMBER	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		

Date: _____

Signed: _____

Printed Name: _____

NORTHLAKE

STEWARDSHIP DISTRICT

6

Pole Description	# Installed	# Removed
Black washington 18.5'	40	

- (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): _____

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 \$513.30. 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:

Northlake Stewardship District

Customer (Print or type name of Organization)

By: Stephen J. Cerven
Signature (Authorized Representative)

Stephen J. Cerven
(Print or type name)

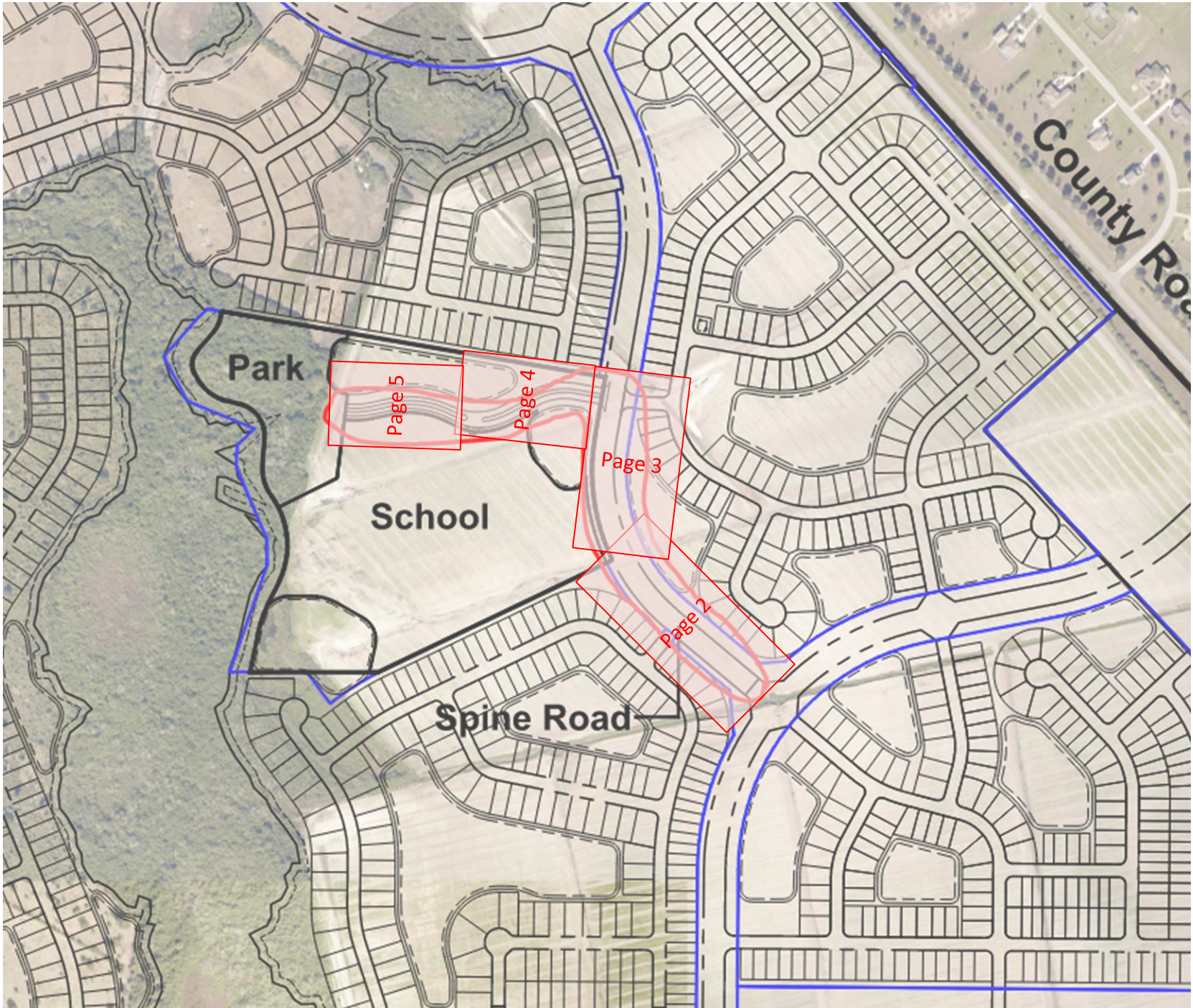
Title: Chairman

FLORIDA POWER & LIGHT COMPANY

By: Anthony Brito
(Signature)

Anthony Brito
(Print or type name)

Title: FPL LT-1 Representative



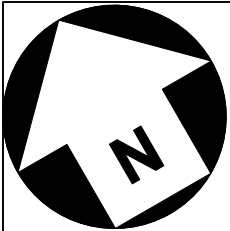
LEGEND	
	New 17" Hand - Hole
	New 24" Hand - Hole
	Existing Hand - Hole
	New Street Light Concrete Pole
	Existing UG PVC & Cable
	New UG PVC & Cable
	Existing Padmount Transformer

FEEDER: RYE (08264)

PERMIT WILL BE REQUIRED

Installation Product Summary				
Symbol	Description	Watts	Temp color	Quantity
	Granville 60 Watt 3000K Black / Black (Post Top)	60W	3000K	40
	BLACK WASHINGTON FOR SINGLE POST TOPS 18' 6" (14' 6" MH)	N/A	N/A	40

AS-BUILT CREW PRINT		ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS, VALUES ARE SHOWN AT ALL LOCATIONS.		JOB CERTIFIED COMPLETED AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS		AS-BUILT COPY	
FOREMAN'S SIGNATURE _____		DATE _____		FOREMAN'S SIGNATURE _____		DATE _____	
Easement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Survey/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Work with SMO? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		FPL	
Tree Work? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Designer/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		CT/Special Mtr? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		RYE RANCH SPINE ROAD	
PERMIT REQ'D		City	County Rd.	County Air	State Road	FAA	INS (40) SL FIXTURES AND (40) NEW SL POLES
		WMD	RR Xing	DR. Dist.	Transm.		V/O CO RD 675, PARRISH, FL 34219
Requested Tel. Co. Set Poles ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Tele. Attachment Per				Designed by: NICHOLAS A. HERNANDEZ	
Requested Tel. Co. Transfer ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Telephone Co. Job No.				Date: 11/12/25	
Request CAVT Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>						Drawn by: NAH Check by:	
POLE LINE FEET 0'		DUCT BANK FT. 0'				Dwg No. 1 OF 5	
POLE LINE FT. ON TRANSM. POLES 0'		TRENCH FT. 0'				Rural Location Sec. ## TWP. ## S.R. ## E.	
TLM/LDS MODEL No. -		Map Posting? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Posted by:		SCALE: N.T.S St. Lt MAP No. Pri Map No. MAP#	
						WR ##### M/A ###	



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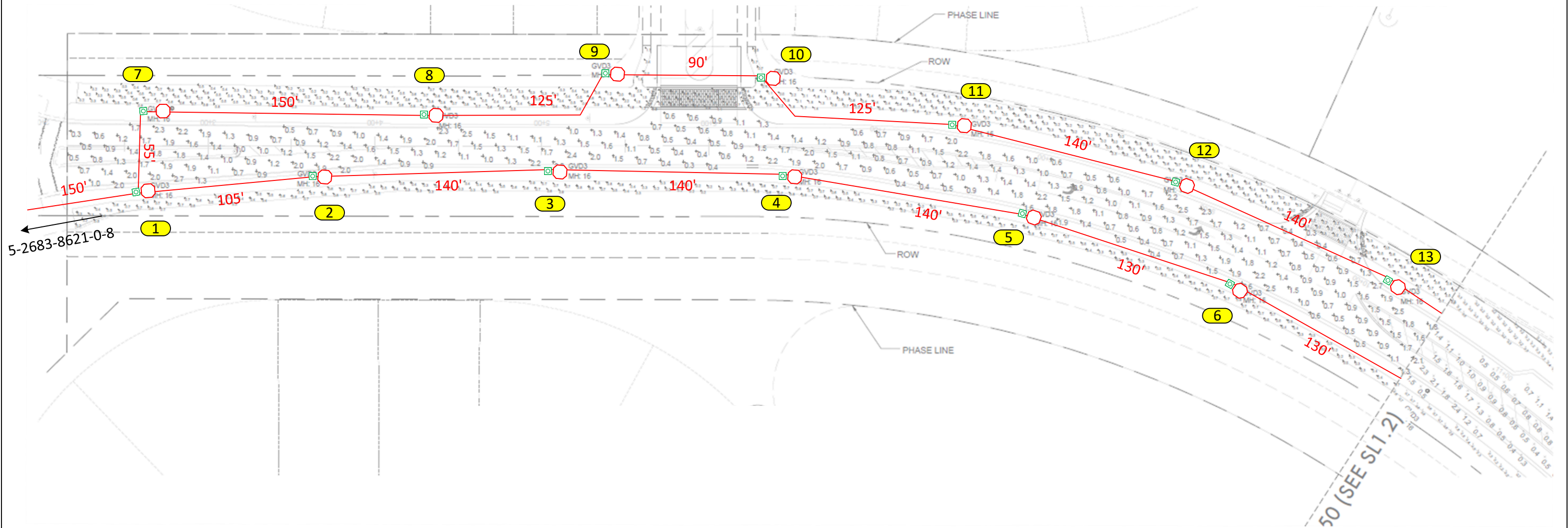
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☐ FUTURE 23 kV

☒ 23 kV

☐ SALT SPRAY

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CONSTRUCTION NOTES:

LOC 1 – 40: FPL TO INSTALL (1) GRANVILLE 60W 3000K BLACK/BLACK (POST TOP) ON BLACK WASHINGTON FOR SINGLE POST TOPS 18' 6" (14' 6" MH)

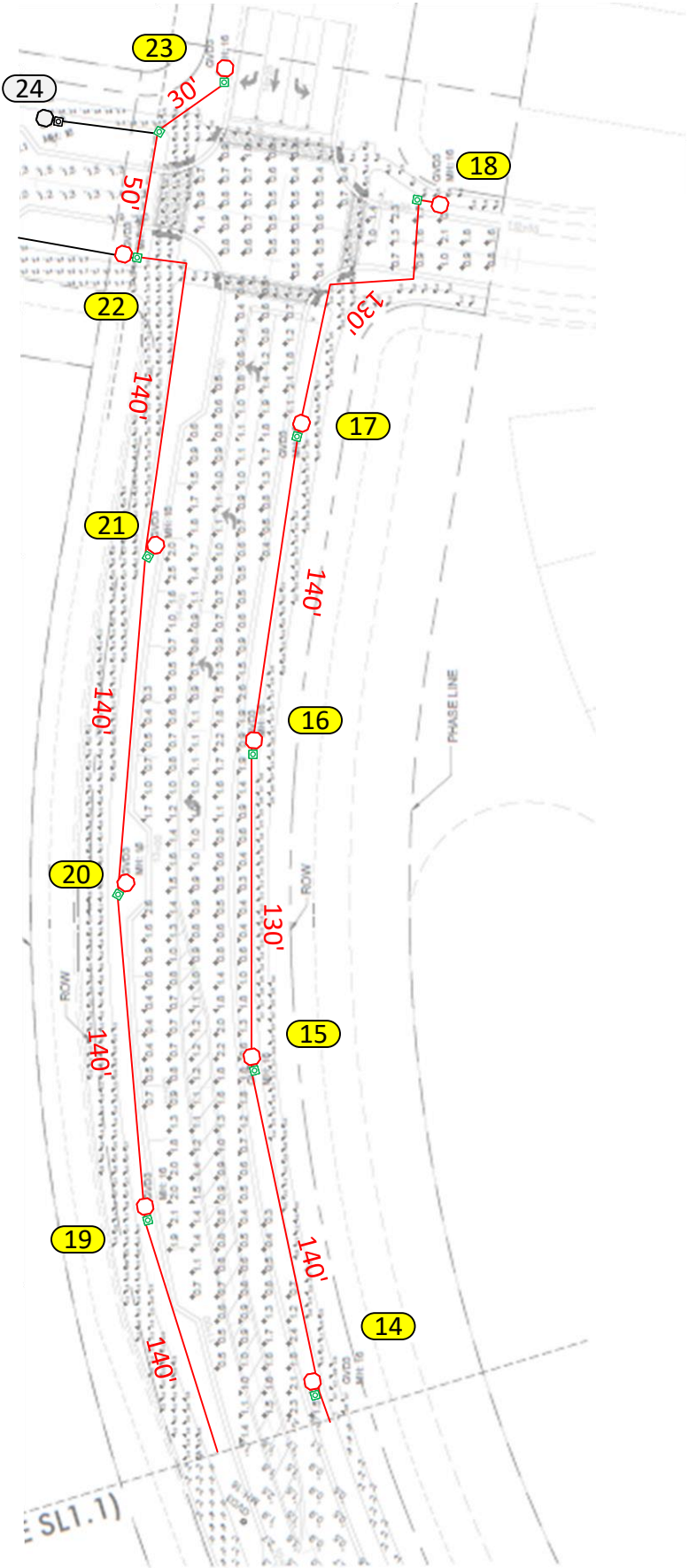
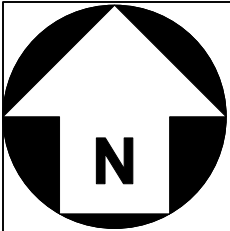
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- FPL TO INSTALL 4/0 TPX ALT LEG AT ALL LOCATIONS UNLESS OTHERWISE NOTED
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-CUSTOMER TO CONTACT FPL PL AND COORDINATE STAKING OF ALL LOCATIONS PRIOR LED INSTALLATIONS. CUSTOMER IS RESPONSIBLE FOR ANY RESTORATION REQUIRED.

FPL LED REPRESENTATIVE: ANTHONY BRITO

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		WMD		RR Xing		DR. Dist.		Transm.																							
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POLE LINE FT. ON TRANSM. POLES 0'				TRENCH FT. 0'																											
TLM/LDS MODEL No. -				Map Posting? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				Posted by:																							



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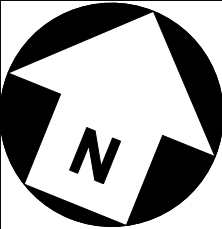
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												Telephone Co. Job No. _____				Drawn by: NAH				Check by: _____				Dwg No. 3 OF 5							
POLE LINE FEET				0'				DUCT BANK FT.				0'				Rural Location Sec. ##				TWP. ##				S.R. ##				E. ##			
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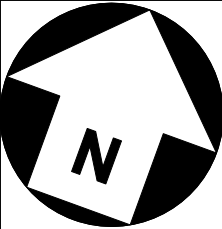
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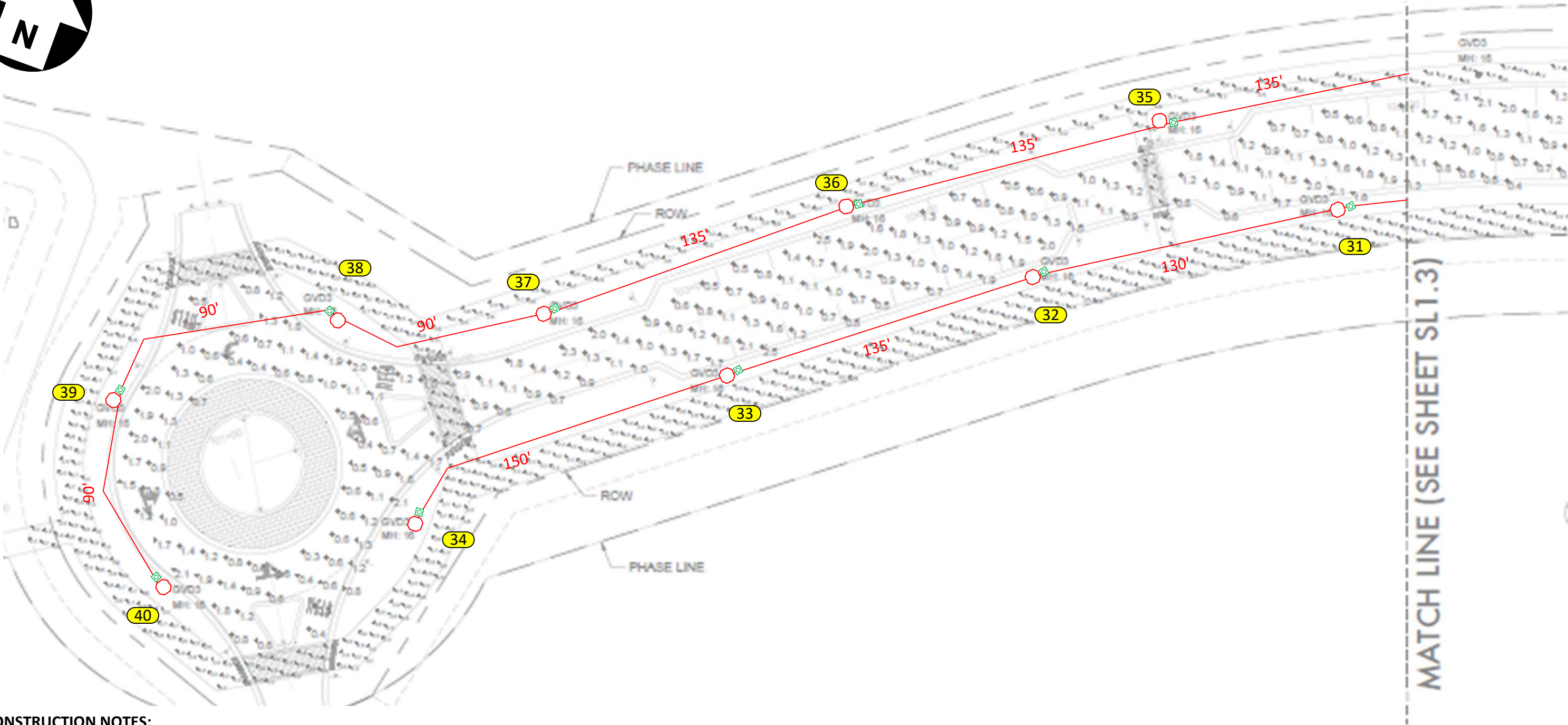
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☐ SALT SPRAY

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FPL LED REPRESENTATIVE: ANTHONY BRITO

AS-BUILT CREW PRINT				ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS, VALUES ARE SHOWN AT ALL LOCATIONS.				JOB CERTIFIED COMPLETED AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS				AS-BUILT COPY			
FOREMAN'S SIGNATURE _____				DATE _____				FOREMAN'S SIGNATURE _____				DATE _____			
Easement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				Survey/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				Work with SMO? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				FPL			
Tree Work? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				Designer/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				CT/Special Mtr? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				RYE RANCH SPINE ROAD			
PERMIT REQ'D		City		County Rd.		County Air		State Road		FAA		INS (40) SL FIXTURES AND (40) NEW SL POLES			
		WMD		RR Xing		DR. Dist.		Transm.				V/O CO RD 675, PARRISH, FL 34219			
Requested Tel. Co. Set Poles ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Requested Tel. Co. Transfer ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Request CAVT Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Tele. Attachment Per _____			
POLE LINE FEET				0'				DUCT BANK FT.				0'			
POLE LINE FT. ON TRANSM. POLES				0'				TRENCH FT.				0'			
TLM/LDS MODEL No.				-				Map Posting? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				Posted by: _____			
Designed by:				NICHOLAS A. HERNANDEZ				Date:				06/17/25			
Drawn by:				NAH				Check by:				Dwg No. 5 OF 5			
Rural Location Sec.				##				TWP.				##			
SCALE:				N.T.S				St. Lt MAP No.				Pri Map No. MAP#			
WR				#####				M/A				###			

NORTHLAKE

STEWARDSHIP DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**NORTHLAKE
STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2025**

**NORTHLAKE
STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2025**

	General Fund	Special Revenue Fund (POD A)	Special Revenue Fund POD B-AA1 (B1)	Special Revenue Fund POD C	Debt Service Fund	Debt Service Fund 2023 POD A	Debt Service Fund 2023 POD B-AA1(B1)	Debt Service Fund 2025 POD C1	Capital Projects Fund 2023 POD A	Capital Projects Fund 2023 POD B-AA1(B1)	Capital Projects Fund 2023 POD C	Capital Projects Fund 2025 POD C1	Total Governmental Funds
ASSETS													
Cash	\$ 342,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342,242
Investments													
Revenue	-	-	-	-	-	151,594	56,273	-	-	-	-	-	207,867
Reserve	-	-	-	-	-	679,997	448,742	1,129,548	-	-	-	-	2,258,287
Prepayment	-	-	-	-	-	18,381	-	-	-	-	-	-	18,381
Capitalized interest	-	-	-	-	-	-	-	467,155	-	-	-	-	467,155
Construction	-	-	-	-	-	-	-	-	229,203	2,556,093	-	13,094,855	15,880,151
Cost of issuance	-	-	-	-	-	-	-	54	-	-	-	-	54
Due from General fund	-	2,058	504	-	-	-	-	-	1,896	-	-	-	4,458
Due from: Rye Ranch, LLC.	-	-	-	-	5,261	-	-	-	-	198	-	-	5,459
Due from: Lennar - Pod B-AA1 (B1)	-	-	-	-	-	-	-	-	-	3,158	-	-	3,158
Due from: SRF Pod C	1,083	-	-	-	-	-	-	-	-	-	-	-	1,083
Total assets	<u>\$ 343,325</u>	<u>\$ 2,058</u>	<u>\$ 504</u>	<u>\$ -</u>	<u>\$ 5,261</u>	<u>\$ 849,972</u>	<u>\$ 505,015</u>	<u>\$ 1,596,757</u>	<u>\$ 231,099</u>	<u>\$ 2,559,449</u>	<u>\$ -</u>	<u>\$ 13,094,855</u>	<u>\$ 19,188,295</u>
LIABILITIES AND FUND BALANCES													
Liabilities:													
Accounts payable	\$ -	\$ 1,083	\$ 166	\$ -	\$ 5,261	\$ -	\$ -	\$ -	\$ -	\$ 198	\$ -	\$ -	\$ 6,708
Contracts payable	-	-	-	-	-	-	-	-	9,150	7,690	229	-	17,069
Due to: Rye Ranch, LLC.	-	-	-	-	36,404	-	13,634	-	-	1,331	-	-	51,369
Due to: Kolter Pod A	716	-	-	-	-	-	-	-	32,132	-	-	-	32,848
Due to: general fund	-	-	-	1,083	-	-	-	-	-	-	-	-	1,083
Due to capital projects fund - POD A	1,896	-	-	-	-	-	-	-	-	-	-	-	1,896
Due to: SRF Pod A	2,058	-	-	-	-	-	-	-	-	-	-	-	2,058
Due to: SRF Pod B-AA1 (B1)	504	-	-	-	-	-	-	-	-	-	-	-	504
Landowner advance	12,000	-	-	-	-	-	-	-	-	-	-	-	12,000
Total liabilities	<u>17,174</u>	<u>1,083</u>	<u>166</u>	<u>1,083</u>	<u>41,665</u>	<u>-</u>	<u>13,634</u>	<u>-</u>	<u>41,282</u>	<u>9,219</u>	<u>229</u>	<u>-</u>	<u>125,535</u>
DEFERRED INFLOWS OF RESOURCES													
Deferred revenue	-	-	-	-	-	-	-	-	-	3,158	-	-	3,158
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,158</u>	<u>-</u>	<u>-</u>	<u>3,158</u>
Fund balances:													
Restricted													
Debt service	\$ -	\$ -	\$ -	\$ -	\$ (36,404)	\$ 849,972	\$ 491,381	\$ 1,596,757	\$ -	\$ -	\$ -	\$ -	\$ 2,901,706
Capital projects	-	-	-	-	-	-	-	-	189,817	2,547,072	(229)	13,094,855	15,831,515
Unassigned	326,151	975	338	(1,083)	-	-	-	-	-	-	-	-	326,381
Total fund balances	<u>326,151</u>	<u>975</u>	<u>338</u>	<u>(1,083)</u>	<u>(36,404)</u>	<u>849,972</u>	<u>491,381</u>	<u>1,596,757</u>	<u>189,817</u>	<u>2,547,072</u>	<u>(229)</u>	<u>13,094,855</u>	<u>19,059,602</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 343,325</u>	<u>\$ 2,058</u>	<u>\$ 504</u>	<u>\$ -</u>	<u>\$ 5,261</u>	<u>\$ 849,972</u>	<u>\$ 505,015</u>	<u>\$ 1,596,757</u>	<u>\$ 231,099</u>	<u>\$ 2,559,449</u>	<u>\$ -</u>	<u>\$ 13,094,855</u>	<u>\$ 19,188,295</u>

**NORTHLAKE
STEWARDSHIP DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 392,742	0%
Assessment levy: off-roll - Pod A	-	-	54,937	0%
Assessment levy: off-roll - Pod B2	-	-	8,932	0%
Assessment levy: off-roll - Pod C1	-	-	23,084	0%
Assessment levy: off-roll - Pod C2	-	-	10,767	0%
Total revenues	-	-	490,462	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	8,000	48,000	17%
Legal	-	-	40,000	0%
Engineering	-	-	10,000	0%
Audit	-	-	6,000	0%
Telephone	16	33	200	17%
Postage	-	-	500	0%
Printing & binding	42	84	500	17%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	11,465	12,668	91%
Contingencies/bank charges	96	191	1,750	11%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	210	0%
Tax collector	-	-	12,273	0%
Total professional & administrative	4,154	19,948	139,481	14%
Field operations				
Field operations management	-	-	4,000	0%
Field operations accounting	-	-	2,500	0%
Wetland & environmental monitoring, mtce	-	-	3,190	0%
Landscape & irrigation maintenance	-	-	232,870	0%
Streetlights	685	685	48,383	1%
Utilites	-	-	9,570	0%
Other maintenance	-	-	7,018	0%
Property insurance	-	-	7,500	0%
Other	-	-	35,950	0%
Total field operations	685	685	350,981	0%
Total expenditures	4,839	20,633	490,462	4%
Excess/(deficiency) of revenues over/(under) expenditures	(4,839)	(20,633)	-	
Net change in fund balances	(4,839)	(20,633)	-	
Fund balances - beginning	330,990	346,784	291,189	
Working capital	-	-	137,742	
Disaster recovery	-	-	100,000	
Stormwater reporting	-	-	10,000	
Contingency maintenance	-	-	43,447	
Fund balances - ending	\$ 326,151	\$ 326,151	\$ 291,189	

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND FUND: POD A
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ -	\$ -	\$ 14,710	0%
Total revenues	-	-	14,710	0%
EXPENDITURES				
Professional & administrative				
Debt service fund accounting	458	917	5,500	17%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	166	1,000	17%
EMMA software service	1,500	1,500	1,500	100%
Trustee	-	-	5,500	0%
Tax collector	-	-	460	0%
Total expenditures	2,041	2,583	14,710	18%
Net increase/(decrease) of fund balance	(2,041)	(2,583)	-	
Fund balance - beginning (unaudited)	3,016	3,558	-	
Fund balance - ending (projected)	\$ 975	\$ 975	\$ -	

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND: POD B-AA1 (B1)
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ -	\$ -	\$ 9,033	0%
Total revenues	-	-	9,033	0%
EXPENDITURES				
Professional & administrative				
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	166	1,000	17%
EMMA software service	1,500	1,500	1,500	100%
Trustee	-	-	5,500	0%
Tax collector	-	-	282	0%
Total expenditures	1,583	1,666	9,032	18%
Net increase/(decrease) of fund balance	(1,583)	(1,666)	1	
Fund balance - beginning (unaudited)	1,921	2,004	-	
Fund balance - ending (projected)	\$ 338	\$ 338	\$ 1	

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND: POD C
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: off-roll	\$ -	\$ -	\$ 14,250	0%
Total revenues	-	-	14,250	0%
EXPENDITURES				
Debt service fund accounting	458	917	5,500	17%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	166	1,000	17%
EMMA Software service	-	-	1,500	0%
Trustee	-	-	5,500	0%
Total expenditures	541	1,083	14,250	8%
Excess/(deficiency) of revenues over/(under) expenditures	(541)	(1,083)	-	
Fund balance - beginning (unaudited)	(542)	-	-	
Fund balance - ending (projected)	\$ (1,083)	\$ (1,083)	\$ -	

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balance - beginning	(36,404)	(36,404)
Fund balance - ending	<u><u>\$ (36,404)</u></u>	<u><u>\$ (36,404)</u></u>

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: 2023 POD A PROJECT AREA
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ -	\$ -	\$ 696,049	0%
Interest	3,594	7,156	-	N/A
Total revenues	<u>3,594</u>	<u>7,156</u>	<u>696,049</u>	1%
EXPENDITURES				
Principal	-	-	110,000	0%
Interest	<u>284,413</u>	<u>284,413</u>	<u>568,826</u>	50%
Total debt service	<u>284,413</u>	<u>284,413</u>	<u>678,826</u>	42%
Other fees & charges				
Tax collector	-	-	21,752	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>21,752</u>	0%
Total expenditures	<u>284,413</u>	<u>284,413</u>	<u>700,578</u>	41%
Excess/(deficiency) of revenues over/(under) expenditures	(280,819)	(277,257)	(4,529)	
Fund balances - beginning	<u>1,130,791</u>	<u>1,127,229</u>	<u>1,015,050</u>	
Fund balances - ending	<u>\$ 849,972</u>	<u>\$ 849,972</u>	<u>\$ 1,010,521</u>	

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: 2023 POD B-AA1 (B1)
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	-	-	\$ 460,284	0%
Interest	2,447	4,872	-	N/A
Total revenues	<u>2,447</u>	<u>4,872</u>	<u>460,284</u>	1%
EXPENDITURES				
Principal	90,000	90,000	90,000	100%
Interest	177,150	177,150	352,050	50%
Total debt service	<u>267,150</u>	<u>267,150</u>	<u>442,050</u>	60%
Other fees & charges				
Tax collector	-	-	14,384	0%
Total other fees and charges	-	-	14,384	0%
Total expenditures	<u>267,150</u>	<u>267,150</u>	<u>456,434</u>	59%
Excess/(deficiency) of revenues over/(under) expenditures	(264,703)	(262,278)	3,850	
Fund balances - beginning	756,084	753,659	738,758	
Fund balances - ending	<u>\$ 491,381</u>	<u>\$ 491,381</u>	<u>\$ 742,608</u>	

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: 2025 POD C1
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 6,100	\$ 12,134
Total revenues	<u>6,100</u>	<u>12,134</u>
EXPENDITURES		
Interest	177,110	177,110
Cost of issuance	6,750	6,750
Total expenditures	<u>183,860</u>	<u>183,860</u>
Excess/(deficiency) of revenues over/(under) expenditures	(177,760)	(171,726)
Fund balances - beginning	1,774,517	1,768,483
Fund balances - ending	<u><u>\$ 1,596,757</u></u>	<u><u>\$ 1,596,757</u></u>

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: 2023 POD A PROJECT AREA
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 726	\$ 1,431
Total revenues	<u>726</u>	<u>1,431</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	726	1,431
Fund balances - beginning	189,091	188,386
Fund balances - ending	<u><u>\$ 189,817</u></u>	<u><u>\$ 189,817</u></u>

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: 2023 POD B-AA1 (B1)
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 8,099	\$ 16,126
Total revenues	<u>8,099</u>	<u>16,126</u>
EXPENDITURES		
Construction costs	-	3,158
Total expenditures	<u>-</u>	<u>3,158</u>
Excess/(deficiency) of revenues over/(under) expenditures	8,099	12,968
Beginning fund balance	<u>2,538,973</u>	<u>2,534,104</u>
Ending fund balance	<u><u>\$ 2,547,072</u></u>	<u><u>\$ 2,547,072</u></u>

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: 2023 POD C PROJECT AREA
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance	(229)	(229)
Ending fund balance	\$ (229)	\$ (229)

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: 2025 POD C1
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 44,864	\$ 89,320
Total revenues	<u>44,864</u>	<u>89,320</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	44,864	89,320
Beginning fund balance	13,049,991	13,005,535
Ending fund balance	<u><u>\$ 13,094,855</u></u>	<u><u>\$ 13,094,855</u></u>

NORTHLAKE

STEWARDSHIP DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
NORTHLAKE STEWARDSHIP DISTRICT**

The Board of Supervisors of the Northlake Stewardship District held a Regular Meeting on November 19, 2025 at 5:00 p.m., at 6102 162nd Ave E., Parrish, Florida 34219.

Present:

Steve Cerven	Chair
A. John Falkner	Vice Chair
Roger Aman	Assistant Secretary
Taylor Falkner	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC
Michelle Rigoni (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 5:00 p.m. Supervisors Cerven, A. John Falkner, Aman and Taylor Falkner, were present. Supervisor Scott Falkner was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Pod A Items

A. Consider Authorization of Legacy Preserve Phase 3C Master Improvements Project

Ms. Cerbone stated the purpose of this item is to obtain Board approval for Staff to work with the Chair and District Engineer to develop a project manual and advertise the Request for Proposals (RFP). The Evaluation Criteria is the same as used with other RFPs.

I. Form of Notice of RFP

II. Schedule

III. Consideration of Evaluation Criteria

Mr. Cerven stated that, as with prior RFPs, going through this process does not commit the Board to anything in terms of accepting any of the bids received. Regarding funding, Mr. Cerven discussed the subsequent bond issuance related to Pod A. A portion of the proceeds are anticipated to be used to fund the Phase 3C Master Improvements and the Mulholland Road Extension Phase 2A Project and possibly other projects. The actions today do not authorize or approve any bond issuances; this is just authorizing this RFP to commence at some time, once ready.

On MOTION by Mr. Aman and seconded by Mr. Cerven, with all in favor, authorizing the Chair and District Staff to develop and advertise a Request for Proposals (RFP) for the Legacy Preserve Phase 3C Master Improvements Project, and accepting the Evaluation Criteria, in final form, were approved.

B. Update: RFP Mulholland Road Extension Phase 2A Project

Mr. Cerven stated that the RFP is active.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Designating a Date, Time and Location for a Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [November 3, 2026] – [Seats 1, 2 & 3]

Ms. Cerbone stated that Seats 1, 2 and 3, currently held by Steve Cerven, A. John Falkner and Scott Falkner, respectively, will be up for election at the Landowners' election.

This item was deferred.

Mr. A. John Falkner stepped out of the meeting.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2025

On MOTION by Mr. Cerven and seconded by Ms. Falkner, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.

SIXTH ORDER OF BUSINESS**Approval of October 28, 2025, Regular Meeting Minutes**

Mr. A. John Falkner returned to the meeting.

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the October 28, 2025, Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: ZNS Engineering, L.C.

There were no District Counsel or District Engineer reports.

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

- **Property Insurance on Vertical Assets**

This item is a reminder to acquire property insurance when necessary.

- **Form 1 Submission and Ethics Training**

Ms. Cerbone reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

- **NEXT MEETING DATE: December 17, 2025 at 5:00 PM**

- **QUORUM CHECK**

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

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Cerven and seconded by Ms. Falkner, with all in favor, the meeting adjourned at 5:18 p.m.

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110

111

112 _____
Secretary/Assistant Secretary

Chair/Vice Chair

NORTHLAKE

STEWARDSHIP DISTRICT

STAFF

REPORTS

NORTHLAKE STEWARDSHIP DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
6102 162nd Avenue E, Parrish, Florida 34219		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2025 <i>rescheduled to October 28, 2025</i>	Regular Meeting	5:00 PM*
October 28, 2025	Regular Meeting	5:00 PM*
November 19, 2025	Regular Meeting	5:00 PM*
December 17, 2025 CANCELED	Regular Meeting	5:00 PM*
January 21, 2026	Regular Meeting	5:00 PM*
February 18, 2026	Regular Meeting	5:00 PM*
March 18, 2026	Regular Meeting	5:00 PM*
April 15, 2026	Regular Meeting	5:00 PM*
May 20, 2026	Regular Meeting	5:00 PM*
June 17, 2026	Regular Meeting	5:00 PM*
July 15, 2026	Regular Meeting	5:00 PM*
August 19, 2026	Regular Meeting	5:00 PM*
September 16, 2026	Regular Meeting	5:00 PM*
*Meetings will occur at 5:00 PM, or immediately following the adjournment of Aviairy at Rutland Ranch Community Development District meetings		