

TERRA LAGO

COMMUNITY DEVELOPMENT

DISTRICT

March 11, 2026

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Terra Lago 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://terralagocdd.net/>

March 4, 2026

Board of Supervisors
Terra Lago Community Development District

Dear Board Members:

The Board of Supervisors of the Terra Lago Community Development District will hold a Regular Meeting on March 11, 2026 at 9:30 a.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion/Consideration of Design-Build Agreement between District and Florida Design-Drilling for Reverse Osmosis Water Treatment Plant (*under separate cover*)
4. Consideration of Acceptance of Certificate of Substantial Completion for GMP-B for the WWTP Project
5. Consideration of Acceptance of Certificate of Final Completion for GMP-B for the WWTP Project
6. Consideration of Bill of Sale from the CDD to the Village for GMP-B for the WWTP Project
7. Consideration/Ratification Items
 - A. Second Amendment to District Engineering Agreement with MMHC for DIW Project (for purposes of professional services related to 4th testing well)
 - B. Change Order #3 to the DIW Construction Contract between the District and Florida Design Drilling, LLC
 - C. Change Order #3 to GMP-B for the WWTP Project (Final Balancing and Time Extension)
 - D. Change Order #__ to GMP-E for the WWTP Project (SDC for Holtz) (*under separate cover*)
 - E. GMP-E #2 for WWTP Project (*under separate cover*)

ATTENDEES:

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

NOTE: Meeting Time

8. Consideration of Resolution 2026-06, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date
9. Consideration of Resolution 2026-07, Amending and Restating Resolution 2025-12; Authorizing the Chairperson to Take the Necessary Actions to Award Certain Contracts, Agreements and Other Documents; and Providing an Effective Date
10. Consideration/Discussion: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
11. Acceptance of Unaudited Financial Statements as of January 31, 2026
12. Approval of December 16, 2025 Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Mock Roos & Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Property Insurance on Vertical Assets
 - Form 1 Submission and Ethics Training
 - NEXT MEETING DATE: April 13, 2026 at 1:00 PM

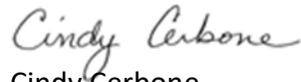
○ QUORUM CHECK

SEAT 1	JOSH KELLAM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	TOM KENNY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JASON DUGAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DAVID POWERS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	KEVIN POWERS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

14. Board Members' Comments/Requests
15. Public Comments
16. 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: 801 901 3513

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

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Certificate of Substantial Completion

Project: Terra Lago Community Development District – GMP-B Influent Pump Station	
Owner: Terra Lago Community Development District	Design-Builder: Florida Design Drilling, LLC
Owner’s Engineer: Mock, Roos & Associates, Inc.	Design-Build Contract: Design-Build Amendment dated July 16, 2024 (“GMP-B”) to certain AIA Document A141-2014 Standard Form of Agreement between Owner and Design-Builder dated January 2, 2024, as amended

This Certificate of Substantial Completion applies to:

All Work under the Contract Documents*. The following specified portions of the Work:

*All capitalized terms are defined as provided in the Design-Build Contract identified above, unless otherwise provided herein.

Date of Substantial Completion: October 5, 2025

The Work to which this Certificate of Substantial Completion applies has been inspected by authorized representatives of Owner, Design-Builder, and Owner’s Consultant, and found to be substantially complete. The Date of Substantial Completion of the Work under the Contract Documents is hereby declared to be the date set forth above, and is also the date of commencement of applicable warranties required by the Contract Documents.

A definitive list of punch list items to be completed or corrected is attached hereto. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Design-Builder to complete all Work in accordance with the Contract Documents.

The responsibilities between Owner and Design-Builder for security, operation, safety, maintenance, heat, utilities, insurance and warranties shall be as provided in the Contract Documents.

The following documents are attached to and made part of this Certificate:

- Attached Punch List of Items to be Completed or Corrected, with current status (in progress or complete with completion date).

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of Design-Builder's obligation to complete the Work in accordance with the Contract Documents or otherwise comply with the terms of Contract Documents.

[Execution Pages Follow]

Owner's Engineer:

Print Name: _____
Title: _____

Date

Design-Builder Signature:



Print Name: Brandon Holst
Title: Vice President

2/25/26

Date

Owner Signature:

Print Name: Josh Kellam
Title: Chair, Terra Lago CDD

Date

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

5

Certificate of Final Completion

Project: Terra Lago Community Development District – GMP-B Influent Pump Station

Owner: Terra Lago Community Development District

Design-Builder: Florida Design Drilling, LLC

Owner's Engineer: Mock, Roos & Associates, Inc.

Design-Build Contract: Design-Build Amendment dated July 16, 2024 ("GMP-B") to certain AIA Document A141-2014 Standard Form of Agreement between Owner and Design-Builder dated January 2, 2024, as amended

This Certificate of Final Completion applies to:

All Work under the Contract Documents*.

The following specified portions of the Work:

*All capitalized terms are defined as provided in the Design-Build Contract identified above, unless otherwise provided herein.

Date of Substantial Completion: October 5, 2025

Date of Final Completion: October 22, 2025

The Work to which this Certificate of Final Completion applies has been inspected by authorized representatives of Owner, Design-Builder, and Owner's Consultant, and found to be complete. All punch list items identified on the Certificate of Substantial Completion were completed, and a final inspection of the Project was held on October 22, 2025. Design-Builder has corrected all issues identified during the final inspection. The Date of Final Completion of the Work under the Contract Documents is hereby declared to be the date set forth above, and Design-Builder has delivered all documentation called for in the Contract Documents, including but not limited to the documentation called for in section 9.10.2 therein.

[Execution Pages Follow]

Owner's Engineer:

Print Name: _____
Title: _____

_____ Date

Design-Builder Signature:


Print Name: Brandon Holst
Title: Vice President

2/25/26
_____ Date

Owner Signature:

Print Name: Josh Kellam
Title: Chair, Terra Lago CDD

_____ Date

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

6

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that the **Terra Lago Community Development District**, a local unit of special purpose government organized under Chapter 190, Florida Statutes, whose mailing address is c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**Grantor**"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, paid by the **Village of Indiantown, Florida**, a political subdivision of the State of Florida ("**Village**"), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the Village, its successors and assigns, the following described property, assets and rights, to-wit:

The public improvements constructed pursuant that certain Design-Build Amendment dated July 16, 2024 ("**GMP-B**") to certain *AIA Document A141-2014 Standard Form of Agreement between Owner and Design-Builder* dated January 2, 2024, as amended, as described on that certain Certificate of Final Completion dated October 22, 2025, attached hereto as **Exhibit A**.

TO HAVE AND TO HOLD all of the foregoing unto the Village, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Grantor does hereby covenant to and with the Village, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Grantor has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Grantor will warrant and defend the sale of its said personal property and assets hereby made, unto the Village, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[SIGNATURE PAGE FOLLOWS]

[Signature Page – Bill of Sale to Village]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name this ____ day of _____, 2026.

Signed, sealed and delivered by:

WITNESSES

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____, as _____ of **Terra Lago Community Development 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 FLORIDA

(NOTARY SEAL)

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

[Signature Page – Bill of Sale to Village]

IN WITNESS WHEREOF, the Grantee has caused this instrument to be executed in its name this ____ day of _____, 2026.

Signed, sealed and delivered by:

WITNESSES

VILLAGE OF INDIANTOWN, FLORIDA

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

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

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

**EXHIBIT A
CERTIFICATE OF FINAL
COMPLETION**

Certificate of Final Completion

Project: Terra Lago Community Development District – GMP-B Influent Pump Station	
Owner: Terra Lago Community Development District	Design-Builder: Florida Design Drilling, LLC
Owner’s Engineer: Mock, Roos & Associates, Inc.	Design-Build Contract: Design-Build Amendment dated July 16, 2024 (“GMP-B”) to certain AIA Document A141-2014 Standard Form of Agreement between Owner and Design-Builder dated January 2, 2024, as amended

This Certificate of Final Completion applies to:

- All Work under the Contract Documents*. The following specified portions of the Work:

*All capitalized terms are defined as provided in the Design-Build Contract identified above, unless otherwise provided herein.

Date of Substantial Completion: October 5, 2025

Date of Final Completion: October 22, 2025

The Work to which this Certificate of Final Completion applies has been inspected by authorized representatives of Owner, Design-Builder, and Owner’s Consultant, and found to be complete. All punch list items identified on the Certificate of Substantial Completion were completed, and a final inspection of the Project was held on October 22, 2025. Design-Builder has corrected all issues identified during the final inspection. The Date of Final Completion of the Work under the Contract Documents is hereby declared to be the date set forth above, and Design-Builder has delivered all documentation called for in the Contract Documents, including but not limited to the documentation called for in section 9.10.2 therein.

[Execution Pages Follow]

Owner's Engineer:

Print Name: _____ Date _____
Title: _____

Design-Builder Signature:



Print Name: Brandon Holst Date 2/25/26
Title: Vice President

Owner Signature:

Print Name: Josh Kellam Date _____
Title: Chair, Terra Lago CDD

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS A

**SECOND AMENDMENT TO AGREEMENT BETWEEN
TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT
AND MCNABB-MILLER HYDROGEOLOGIC CONSULTING, INC.
FOR PROFESSIONAL SERVICES (INJECTION WELL IMPROVEMENTS PROJECT)**

THIS FIRST AMENDMENT (“Amendment”) is made and entered into this ____ day of _____, 2026, by and between:

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Village of Indiantown, Florida, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

MCNABB-MILLER HYDROGEOLOGIC CONSULTING, INC., a Florida corporation, with a mailing address of 4600 Military Trail, Suite 116, Jupiter, Florida 33458 ("**Professional**").

RECITALS

WHEREAS, the District and Professional previously entered into that certain *Agreement for Professional Services* dated January 13, 2025, as amended by that certain First Amendment dated August 15, 2025 ("**Agreement**"); and

WHEREAS, pursuant to the Agreement terms, the parties wish to amend the Agreement in order to incorporate additional scope of work attached hereto as **Exhibit A**; and

WHEREAS, each of the parties hereto has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Professional agree as follows:

SECTION 1. The recitals stated above are true and correct and are incorporated by reference as a material part of this Amendment.

SECTION 2. The Agreement is hereby amended to incorporate the additional scope of work set forth in **Exhibit A**. The additional scope of work shall be performed by Professional in accordance with the terms of the Agreement. The District shall compensate Professional for the additional scope of work in the amount set forth in Exhibit A and shall make payment in accordance with the terms of the Agreement.

SECTION 3. All remaining terms and conditions of the Agreement are hereby adopted, reaffirmed and incorporated as if restated herein.

[continued on following page]

IN WITNESS WHEREOF, the parties execute this Amendment the day and year first written above.

Attest:

**TERRA LAGO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary



Chairperson, Board of Supervisors

Attest:

**MCNABB-MILLER HYDROGEOLOGIC
CONSULTING, INC.**



Witness

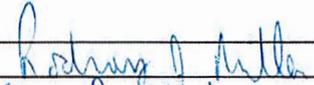
By: 
Its: Vice President

Exhibit A: MMHC proposal for 4th UFA dated January 29, 2026

Exhibit A

January 29, 2026

Terra Lago Community Development District
Attn: Ryan Dugan – Kutak Rock LLP

RE: MMHC Request for Change Order to Provide Additional Hydrogeological Services for Village of Indiantown Proposed Upper Floridan Aquifer (UFA) Production Well

Dear Mr. Dugan,

McNabb-Miller Hydrogeologic Consulting (MMHC) appreciates the opportunity to further assist the Terra Lago Community Development District (CDD) and the Village of Indiantown (Village) with professional consulting services. MMHC is currently providing construction management services for the construction and testing of a Class I injection Well System at the Village Wastewater Treatment Facility (WWTF) and three (3) Upper Floridan Aquifer (UFA) System production wells.

The Village's existing water treatment plant (WTP) is being rehabilitated and upgraded to treat brackish Floridan Aquifer water through reverse osmosis (RO) membrane treatment to produce potable drinking water. The Village is currently constructing three (3) UFA System production wells to supply brackish groundwater to the upgraded WTP. Additional services are requested to assist CDD with the design and construction management for one additional UFA test well.

MMHC has secured the services of Liquid Solutions Group, LLC (LSG) to assist with the coordination between the Village and South Florida Water Management District (SFWMD). MMHC also has secured the services of Holtz Consulting Engineers, Inc. (HCE) to serve as the engineer of record to certify the Contractor's monthly pay applications.

Task No. 1: SFWMD Coordination

MMHC and LSG will coordinate with the Village to prepare for a planning meeting with the SFWMD. The meeting will include discussion of the Village's plans to construct the additional UFA well, including identification of a path forward to allow for the drilling of this well and confirmation of the regulatory requirements for a future water use permit (WUP) modification. The meeting will be virtual. MMHC and LSG will coordinate with the SFWMD to ensure any concerns along with potential resolutions are understood. The performance of groundwater flow modeling and modifications to the current WUP are not included in the scope of work but can be added by the Village through an amendment to the Purchase Order. Payment of any permit fees is not included in this scope.

Task No. 2: Modifications to Subsurface Well Design and Specifications

MMHC will review available hydrogeologic data of the UFA near the Village area. Design and specification documents have previously been prepared for the construction and testing of UFA production wells RO-1, RO-2, and RO-3. Data collected from RO-1, RO-2, and RO-3 will be reviewed and modifications to the design and specifications for the proposed fourth UFA will be made based on the

data is necessary. If modifications are necessary, documents will be prepared for the construction and testing of one additional UFA test well. The documents will address the following items bulleted below.

- Well construction and testing sequence
- Appropriate drilling and testing procedures
- Casing material and estimated setting depths
- Open hole production intervals
- Downhole cement grouting
- Formation discharge systems
- Water quality field and analytical sampling
- Well development (including airlifting, jetting, and over-pumping)
- Acid treatment procedures
- Alignment requirements (including deviation surveys and plumbness/alignment)
- Pump testing of the completed well (step-rate and constant-rate testing)

Design and specifications for civil, structural, mechanical, electrical, and instrumentation and control components are not included in the scope.

Task No. 3: Services During Construction of the UFA Well

Coordination and Management: Attend construction progress meetings during the construction period and be the principal liaison to the Contractor and the Village for well drilling and testing related work; provide project planning and coordination, assist with pre-construction activities, meetings with the project team, review shop drawings.

Review and make determinations necessary for the approval or rejection of the Contractor's monthly payment applications. The payment applications, with MMHC's recommendation, will be forwarded to the Village. HCE will serve as the Engineer of Record to certify pay applications as necessary. Review of 4 contractor pay applications is assumed in this task.

UFA Well Construction Phase Services – Provide hydrogeologic observation services, hydrogeologic direction and well design/construction expertise during construction of one additional UFA well. MMHC staff will be present on site during critical phases of well construction including: pilot hole drilling, geophysical logging, casing installation and cement grouting, completion interval drilling, flow and water quality testing, well development, step drawdown testing, and well video observation. Observe and direct well acid treatment if required.

Recommend constructed depths of bore holes, casings and open intervals. Direct step drawdown testing, perform water level measurements, specific capacity analysis and water quality testing. This task will include providing geologist's lithologic logs; well construction summary of daily work activities; water quality field data summaries; and copies of the geophysical logs provided by the Contractor. This task will also include technical evaluation and review of data and work to support monthly progress meetings. The proposed budget is based on an estimated 90-day construction schedule for the Contractor to complete the drilling, development and testing of one additional UFA test well.

Well Completion Report - Prepare lithologic logs and complete geologic interpretations; review well construction field logs and compile summary; complete analysis of all hydrologic and water quality field data; geophysical log analysis, summarize pumping test methods and results. Prepare one additional well completion report including figures, data tables, geologic and geophysical logs, pump test data and water quality data.

Task No. 4: Engineer of Record (EOR) – Construction Phase Services

The Engineer of Record (EOR) shall provide construction-phase support services during the drilling, construction, and completion of the Upper Floridan Aquifer production well. As part of these services, the EOR shall:

- **Review all contractor pay applications** submitted for work associated with the UFA well construction.
- **Verify quantities, percent completion, and conformance** with the project plans, technical specifications, and approved change orders.
- **Coordinate with the Construction Manager**, as necessary, to resolve discrepancies or clarify documentation included in pay requests.
- **Prepare and issue written recommendations** regarding approval, modification, or rejection of each pay request.
- **Sign and stamp** the finalized pay request approval forms as the Engineer of Record for inclusion in project documentation.

These services ensure that progress payments accurately reflect work completed and that all claimed work is consistent with the EOR's oversight responsibilities during well construction

ASSUMPTIONS

1. Payment of any permit fees will be made by others.
2. The duration of construction is based on the drilling contractor working 24 hours per day, 7 days per week during the drilling and testing of the additional UFA well.

DELIVERABLES

1. Modified design and specifications for drilling, subsurface well construction and testing components of the UFA well if necessary based on data collected from the construction and testing of RO-1, RO-2, and RO-3.
2. Well Completion Report.

ADDITIONAL SERVICES

The following services are not included in the scope of work but can be added by the Village through an amendment to the Purchase Order.

1. Additional onsite presence during construction due to delays that were beyond the control of MMHC.
2. Claims reduction and preparation for litigation involving the Contractor or third party, in connection with this project.

3. Groundwater modeling in support of securing SFWMD approval to construct the additional UFA well.
4. Modifications to the Village's WUP to withdrawal from the Floridan Aquifer is outside the work scope.

COMPENSATION

Professional fees for the Work described above will be on a Lump Sum basis. The compensation amounts are provided in the table below.

TASKS	COMPENSATION
Task 1: SFWMD Coordination	\$4,036.00
Task 2: Modifications to Subsurface Well Design and Specifications	\$3,800.00
Task 3: Services During Construction (One UFA Well)	\$112,690.00
Task 4: Engineer of Record (EOR) – Construction Phase Services	\$5,500.00

TOTAL: \$126,026.00

VILLAGE OF INDIANTOWN CO#1 - DESIGN & CMS SERVICES of ONE UFA WELL

DATE: 1/29/26

TASKS		LABOR				EXPENSE		SUBS			EXP. & SUBS	TOTAL LABOR, EXPENSE, & SUBS	
No.	Description	Prin. Hydro	Const. Eng.	Hydro	Total Hours	Subtotal Labor \$\$	Mileage (\$0.70/m) X 54m RT	Misc Meals @ \$15/day	LSG Costs	HCE Costs			Sub Markup
	Hourly Rate	\$225	\$155	\$135							10%		
1	TASK 1 SFWMD Coord.	Hours	Hours	Hours									
1a	Planning Mtg & Coord.	8			8	\$ 1,800			\$ 2,033		\$203	\$2,236	\$ 4,036
SUBTOTAL		8	0	0	8	\$ 1,800	\$0	\$0	\$2,033	\$0	\$203	\$2,236	\$ 4,036
2	TASK 2 DESIGN & SPECS	Hours	Hours	Hours									
2a	Meetings during design (2)	0	0			\$ -						\$0	\$ -
2b	Preliminary Design					\$ -						\$0	\$ -
2c	Test Well Design/Spec					\$ -						\$0	\$ -
2d	Standard Well Design/Spec	5	5			\$ 1,900						\$0	\$ 1,900
2e	Formation Discharge	5	5			\$ 1,900						\$0	\$ 1,900
SUBTOTAL		10	10	0	0	\$ 3,800	\$0	\$0	\$0	\$0	\$0	\$0	\$ 3,800
3	TASK 3 CMS 3 UFA WELLS	Hours	Hours	Hours									
3a	Onsite services: 365 Days of CMS	14	540		554	\$ 86,850	\$ 3,780	\$ 1,350				\$5,130	\$ 91,980
3b	Construction Administration	30	12		42	\$ 8,610					\$0	\$0	\$ 8,610
3c	Construction Reports (2)	40	20		60	\$ 12,100						\$0	\$ 12,100
SUBTOTAL		84	572	0	656	\$ 107,560	\$3,780	\$1,350	\$0	\$0	\$0	\$5,130	\$ 112,690
4	EOR Services	Hours	Hours	Hours									
4a	EOR Services				0	\$ -				\$ 5,000	\$500	\$5,500	\$ 5,500
SUBTOTAL		0	0	0	0	\$ -	\$0	\$0	\$0	\$5,000	\$500	\$5,500	\$ 5,500
Total (hrs)		102.0	582	0	664	Subtotal							TOTAL
Subtotal (\$\$)		\$22,950	\$90,210	\$0		\$ 113,160	\$ 3,780	\$ 1,350	\$ 2,033	\$ 5,000	\$ 703	\$ 12,866	\$ 126,026

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

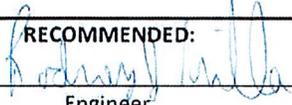
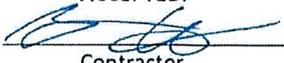
RATIFICATION

ITEMS B

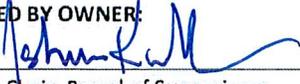
Date of Issuance: _____, 2026	Effective Date: _____
Owner: Terra Lago Community Development District	Owner's Contract No.: N/A
Contractor: Florida Design Drilling, LLC	Contractor's Project No.: N/A
Engineer: McNabb-Miller Hydrogeologic Consulting, Inc.	Engineer's Project No.: N/A
Project: Injection Well System Improvements	Contract Name: Same as Project

This Change Order modifies the Contract as follows: Additional scope of services to include one upper Floridian aquifer (UFA) well necessary for testing and certification of the deep injection well. Does not include equipment related to the additional scope of work. See attached Schedule of Values for the additional scope of work as Exhibit A, which is in addition to the existing Schedule of Values for the Contract. As a point of clarity the scope of this change order is for the fourth UFA, and the contract already includes 3 UFAs per change order #2

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: <u>\$15,756,500.00</u>	Original Contract Times: <u>530 calendar days to Substantial Completion</u> Substantial Completion: <u>August 1, 2026</u> Ready for Final Payment: <u>Thirty days after Owner's delivery of final certificate of Substantial Completion</u>
Net increase from previously approved Change Orders No. 1: and 2 <u>\$4,750,329.32</u>	Increase from previously approved Change Orders No. <u>1 and 2</u> : Substantial Completion: <u>152 calendar days</u> Ready for Final Payment: <u>none</u>
Contract Price prior to this Change Order: <u>\$20,506,829.32</u>	Contract Times prior to this Change Order: Substantial Completion: <u>December 31, 2026</u> Ready for Final Payment: <u>unchanged</u>
Increase of this Change Order: <u>\$2,381,100</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>none</u> Ready for Final Payment: <u>none</u>
Contract Price incorporating this Change Order: <u>\$22,887,929.32</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>December 31, 2026</u> Ready for Final Payment: <u>same as original</u>

RECOMMENDED:		RECOMMENDED:		ACCEPTED:	
By: <u></u>	By: <u>n/a</u>	By: <u></u>			
Engineer		Contractor			
Title: <u>Rodney Miller, District Rep.</u>	Title: _____	Title: <u>Brandon Holst, Vice President</u>			
Date: <u>2/25/26</u>	Date: _____	Date: <u>2/24/26</u>			

APPROVED BY OWNER:

By: 

Title: Chair, Board of Supervisors

Date: 2/25/2026

Exhibit A
Schedule of Values for Additional Scope of Work



February 2, 2026

Ryan Dugan
Kutak Rock LLP
Ryan.Dugan@kutakrock.com

Subject: Cost Proposal for Upper Floridan Aquifer Supply Well RO-4

Florida Design Drilling LLC (FDD) is pleased to provide the cost proposal below for construction and testing of one additional new upper Floridan aquifer (UFA) well (RO-4) for the Village of Indiantown. The scope of work (SOW) involves well construction permit, mobilization, crew, equipment and all material necessary to construct one UFA new water supply well RO-4 with a 20" diameter Final casing design. Additionally, RO-4 well will be acidized, developed and tested to ensure maximum capacity is achieved. Well RO-4 will terminate at surface with a blind flange and kill port to make ready to receive wellhead in future work.

We anticipate well RO-4 to take approximately four months to complete in entirety. The well drilling and construction will occur on a 24/7 basis; the development and testing will be performed on a 12/5 basis at minimum with some 24/7 development as possible.

Please see attached SOV and schedule. The schedule includes the three UFA wells (RO-1, RO-2 and RO-3) and the ongoing deep injection well project (IW-1 and DZMW-1) which are currently under construction for reference. FDD assumes the new well RO-4 site will be available for the work by March 1, 2026.

Please note, on the schedule we are showing new UFA well RO-4 being completed within the time frame of the DIW project. Hence, we are not requesting a time extension added to our contract as part of the change order to add new UFA well RO-4 to the project.

Sincerely,

Michael Black
Senior Vice President
Florida Design Drilling LLC
(561) 371-9241 / mike@fldrilling.com

7733 Hooper Road, West Palm Beach, FL 33411
www.FLDrilling.com
Phone: 561-844-2966 Fax: 561-844-2967
State of Florida Water Well Contractor #11148
State of Florida Certified General Contractor CGC1522104

20" Diameter UFA Supply Well RO-4 SOV

A - General					
TASK	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
1.1	Site Mobilization (Includes Providing and Installation of Steel Pit casing to 50' and cement Pit casing in place. Also placing temporary Drill Pad)	Each	1	\$ 85,000.00	\$ 85,000.00
Subtotal General					\$ 85,000.00
20" UFA Well Construction and Testing					
TASK	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
2.1	Drill Rig Mobilization and Make Ready to Drill	LS	1	\$ 200,000.00	\$ 200,000.00
2.2	Drill 12.25" pilot hole to 200' (Collect Lithologic Cuttings every 10')	LF	150	\$ 300.00	\$ 45,000.00
2.3	Perform Geophysical Logging in PH (Calliper/Gamma, Dual-Induction)	LS	1	\$ 5,000.00	\$ 5,000.00
2.4	Ream Nominal 42" Diameter borehole to 180'	LF	130	\$ 600.00	\$ 78,000.00
2.5	Perform Geophysical Logging in 42" borehole (Calliper/Gamma)	LS	1	\$ 5,000.00	\$ 5,000.00
2.6	Provide and Install 34" Diameter Steel Conductor casing to 180'	LF	180	\$ 600.00	\$ 108,000.00
2.7	Cement 34" Diameter Conductor Casing in place (Includes CTL's)	CF	600	\$ 70.00	\$ 42,000.00
2.8	Drill 12.25" pilot hole to 900' (Collect Lithologic Cuttings every 10' to 750', then every 5' to TD)	LF	700	\$ 300.00	\$ 210,000.00
2.9	Perform Geophysical Logging in PH (Calliper/Gamma, Dual-Induction, Variable Density Sonic)	LS	1	\$ 7,500.00	\$ 7,500.00
2.10	Ream Nominal 34" diameter borehole to 850'	LF	670	\$ 500.00	\$ 335,000.00
2.11	Perform Geophysical Logging in 34" diameter borehole (Calliper/Gamma)	LS	1	\$ 5,000.00	\$ 5,000.00
2.12	Provide and Install 20" PVC Final Casing to 850'	LF	850	\$ 500.00	\$ 425,000.00
2.13	Cement 20" PVC Final Casing in place (Includes CTL's)	CF	3500	\$ 70.00	\$ 245,000.00
2.14	Switch to Reverse Air Drilling and Install Formation Water Discharge System	LS	1	\$ 50,000.00	\$ 50,000.00
2.15	Drill 12.25" pilot hole to 1,350' (Collect Lithologic Cutting every 5', also includes PH Field WQ every 10' and Drill Stem Specific Capacity Test each Kelly down - 1.5 hrs)	LF	450	\$ 300.00	\$ 135,000.00
2.16	Perform Geophysical Logging in PH (Full suite Non-mudded logs)	LS	1	\$ 10,000.00	\$ 10,000.00
2.17	Backplug Base of PH (if necessary)	CF	40	\$ 70.00	\$ 2,800.00
2.18	Ream nominal 20" borehole to 1,300'	LF	450	\$ 450.00	\$ 202,500.00
2.19	Perform Geophysical Logging In 20" borehole	LS	1	\$ 7,500.00	\$ 7,500.00
2.20	Perform Jet Development of Open Hole Interval	HR	16	\$ 300.00	\$ 4,800.00
2.21	Perform Acidization of Open Hole Interval (Includes all setup to inject 10,000 gallons 32% HCL cut to 40,000 gallons at ~7% HCL, and removal of spent acid)	LS	1	\$ 90,000.00	\$ 90,000.00
2.22	Perform Post Acid Airift Development	HR	20	\$ 300.00	\$ 6,000.00
2.23	Perform Pump Development of Open to 1ppm Sand / 1 SDI (Includes transducer monitoring of water levels)	HR	80	\$ 400.00	\$ 32,000.00
2.24	Perform 8 hour Step Drawdown well capacity test (4 steps at 2 hours each at 50%, 75%, 100% and 125% design rate, include transducer monitoring of water level)	LS	1	\$ 10,000.00	\$ 10,000.00
2.25	Collect Final Water Quality (Primary/Secondary Drinking Water Standards Analysis)	LS	1	\$ 7,500.00	\$ 7,500.00
2.26	Collect Final Water Quality (Inorganic WQ Analysis)	LS	1	\$ 2,500.00	\$ 2,500.00
2.27	Perform Final Video Survey of Entire Well	LS	1	\$ 7,500.00	\$ 7,500.00
2.28	Final Casing Plumbness and Alignment Test	LS	1	\$ 5,000.00	\$ 5,000.00
2.29	Well Disinfection and Bact Clearance	LS	1	\$ 5,000.00	\$ 5,000.00
2.30	Install Temporary Wellhead w/kill port and Demobilize site	LS	1	\$ 7,500.00	\$ 7,500.00
Subtotal 20" UFA Well					\$ 2,296,100.00
Total RO-4 20" UFA Well					\$ 2,381,100.00

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS C

AIA[®] Document G741[™] – 2015

Change Order for a Design-Build Project

PROJECT (Name and address): The development of a new wastewater treatment plant ("WWTP") and associated buildings and related site work to replace the existing plant of the Village of Indiantown, Florida (the "Village"), as set forth in more detail in the Contract	CHANGE ORDER NUMBER: 3 DATE: February 20, 2026	OWNER: <input type="checkbox"/> DESIGN-BUILDER: <input checked="" type="checkbox"/> ARCHITECT: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
TO DESIGN-BUILDER (Name and address): Florida Design Drilling, LLC, a Florida limited liability company, 7733 Hooper Road, West Palm Beach, Florida 33411	OWNER'S PROJECT NUMBER: GMP-B DESIGN-BUILD CONTRACT DATE: January 2, 2024 DESIGN-BUILD CONTRACT FOR: The Terra Lago Community Development District, as owner of the Project and Owner for purposes of the Contract, and the Village of Indiantown, Florida, as owner of Project site.	

THE DESIGN-BUILD CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

Return of unbilled charges (Balancing Change Order) in the amount of NEGATIVE \$32,002.07.

The original Contract Sum was	\$	1,892,565.73
The net change by previously authorized Change Orders	\$	-703,978.28
The Contract Sum prior to this Change Order was	\$	1,188,587.45
The Contract Sum will be decreased by this Change Order in the amount of	\$	-32,002.07
The new Contract Sum including this Change Order will be	\$	1,156,585.38

The Contract Time will be increased by sixty (60) days.

The date of Substantial Completion as of the date of this Change Order therefore is October 5, 2025

NOTE: This Change Order does not include changes in the Design-Builder's compensation, Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Change Directive until the cost and time have been agreed upon by both the Owner and Design-Builder, in which case a Change Order is executed to supersede the Change Directive.

When executing this Change Order, the Design-Builder represents that all changes to Project design implemented by this Change Order have been reviewed and approved in writing by the Architect or other licensed design professional(s) of record for the Project.

NOT VALID UNTIL SIGNED BY THE DESIGN-BUILDER AND OWNER.

Florida Design Drilling LLC

DESIGN-BUILDER *(Firm name)*

7733 Hooper Road, West Palm Beach, FL 33411

ADDRESS

BY *(Signature)*

Brandon Holst, Vice President

(Typed name)

2/23/26

DATE

OWNER *(Firm name)*

ADDRESS

BY *(Signature)*

(Typed name)

DATE



TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Terra Lago Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered administrative office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT:

1. DESIGNATION OF REGISTERED AGENT. Craig Wrathell is hereby designated as Registered Agent for the District.

2. REGISTERED OFFICE. The District's Registered Office shall be located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431, Phone: (561) 571-0010.

3. FILING. In accordance with Section 189.014, Florida Statutes, the District's Secretary is hereby directed to file certified copies of this resolution with the County and the Florida Department of Commerce.

4. EFFECTIVE DATE. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

ATTEST:

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT AMENDING AND RESTATING RESOLUTION 2025-12; AUTHORIZING THE CHAIRPERSON TO TAKE THE NECESSARY ACTIONS TO AWARD CERTAIN CONTRACTS, AGREEMENTS AND OTHER DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Terra Lago Community Development District (“District”) was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, and is validly existing under the Constitution and laws of the State of Florida for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the District has a need to retain independent contractors to provide a variety of operational, maintenance, construction and other services within and around the District (“Services”); and

WHEREAS, the Board of Supervisors of the District (“Board”) finds it necessary, for the efficient conduct of District business, that certain contracts, agreements and other documents in a timely fashion; and

WHEREAS, in order to expedite District business matters, the Board desires to authorize and delegate the necessary authority to the District Chairperson to review the proposals for Services and award contracts for Services to the most qualified proposers; and

WHEREAS, any contract or agreement or other document executed by the District Chairperson pursuant to the authority in this resolution will be brought before the Board at its next regularly scheduled meeting for ratification purposes; and

WHEREAS, the Board determines this Resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety and welfare of the residents within the District; and the preservation of District assets and liabilities and

WHEREAS, the Board previously adopted Resolution 2025-12 and has determined that it is in the best interests of the District to amend and restate Resolution 2025-12 to establish a revised contract delegation authority as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. This Resolution amends and restates Resolution 2025-12 in its entirety.

SECTION 3. The Board hereby authorizes and delegates authority to the District Chairperson to take all actions necessary in order to award and execute the following contracts, agreements or other documents provided that the conditions in Section 4 have been met:

- A. Change orders, owner direct purchase orders, work authorizations or amendments to contracts, agreements or other documents that were approved by the Board at a prior publicly noticed Board meeting;
- B. Design-Build amendments to design-build contracts that were approved by the Board at a prior publicly noticed Board meeting; or
- C. Contracts, agreements or other documents for Services not described in A. or B. of this Section that do not exceed \$194,999.

SECTION 4. The District's Chairperson may approve contracts, agreements or other documents described in Section 4 only if:

- A. the time necessary to obtain approval for such changes from the District at the next regularly scheduled Board meeting would cause a delay in the completion of the subject project or otherwise result in an increase in the cost of such project and a District's Designee (as defined herein), if any, has recommended approval; or
- B. approval by the Chairperson is otherwise necessary or beneficial for the project.

For purposes of this Resolution, "District's Designee" means either the District's Engineer or the individual or entity designated as the District's Project Manager pursuant to that certain Personnel Leasing Agreement by and between the District and Garcia Development Company, LLC, dated April 8, 2024, as amended and/or modified. Recommendation for approval of a change must come from the District Engineer if the change relates to a contract, agreement or other document under which the District's Engineer was previously designated as the District's Designee. Recommendation for approval of a change must come from the District Project Manager if the change relates to a contract, agreement or other document under which the Project Manager was previously designated as the District's Designee. Recommendation for approval of a change may come from either the District Engineer or the Project Manager if the change relates to a contract, agreement or other document that did not previously designate an individual or entity to serve as the District's Designee.

SECTION 5. Any contracts, agreements and other documents executed by the District Chairperson under the authority provided herein shall be ratified by the Board at its next publicly noticed meeting. Any contracts, agreements or other documents that do not meet the criteria for approval provided herein shall be submitted to the Board for consideration at a regularly scheduled and publicly noticed Board meeting.

SECTION 6. Upon its passage, this Resolution shall (i) apply retroactively to all contracts, agreements or other documents entered into as of January 1, 2024, (ii) shall remain in effect unless rescinded or repealed and (iii) shall supersede Resolution 2025-12.

PASSED AND ADOPTED this 11th day of March, 2026.

ATTEST:

**TERRA LAGO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

10

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

10A

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes No Not Applicable

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

- Audit completed after June 30, board resolution pending

Cindy Cerbone
District Manager

Cindy Cerbone
Print Name

8-12-2024
Date


Chair/Vice Chair, Board of Supervisors

Tom Kenny
Print Name

8-12-2024
Date

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

10B

**TERRA LAGO 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 Not Applicable

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

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**TERRA LAGO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2026**

**TERRA LAGO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2026**

	General Fund	Debt Service Fund Series 2025	Debt Service Fund Series 2025 AA2	Capital Projects Fund	Capital Projects Fund Series 2025	Total Governmental Funds
ASSETS						
Cash	\$ 556,018	\$ -	\$ -	\$ 780,112	\$ -	\$ 1,336,130
Investments						
Revenue	-	268,169	-	-	-	268,169
Reserve	-	416,588	508,639	-	-	416,588
Construction	-	-	-	-	2,142	2,142
Interest	-	4,435	355,316	-	-	4,435
Due from Landowner	-	-	-	28,731	-	28,731
Due from general fund	-	142,498	-	-	-	142,498
Due from capital projects fund	1,387	-	-	-	-	1,387
Utility Deposit	100	-	-	-	-	100
Total assets	<u>557,505</u>	<u>831,690</u>	<u>893,994</u>	<u>808,843</u>	<u>2,142</u>	<u>2,200,180</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ -	\$ 5,600	\$ -	\$ 218	\$ -	\$ 5,818
Retainage payable	-	-	-	1,754,966	-	1,754,966
Due to Landowner	9,389	12,993	-	42,905	-	65,287
Due to general fund	-	-	-	-	1,387	1,387
Due to debt service fund	142,498	-	-	-	-	142,498
Landowner advance	6,000	-	-	5,000	-	11,000
Total liabilities	<u>157,887</u>	<u>18,593</u>	<u>-</u>	<u>1,803,089</u>	<u>1,387</u>	<u>1,980,956</u>
DEFERRED INFLOWS OF RESOURCES						
Unearned revenue	-	-	-	1,436,014	-	1,436,014
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,436,014</u>	<u>-</u>	<u>1,436,014</u>
Fund balances:						
Restricted for:						
Debt service	-	813,097	893,994	-	-	813,097
Capital projects	-	-	-	(2,430,260)	755	(2,429,505)
Unassigned	399,618	-	-	-	-	399,618
Total fund balances	<u>399,618</u>	<u>813,097</u>	<u>893,994</u>	<u>(2,430,260)</u>	<u>755</u>	<u>(1,216,790)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 557,505</u>	<u>\$ 831,690</u>	<u>\$ 893,994</u>	<u>\$ 808,843</u>	<u>\$ 2,142</u>	<u>\$ 2,200,180</u>
Total liabilities and fund balances	<u>\$ 557,505</u>	<u>\$ 831,690</u>	<u>\$ 893,994</u>	<u>\$ 808,843</u>	<u>\$ 2,142</u>	<u>\$ 2,200,180</u>

**TERRA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 3	\$ 415,520	\$ 415,478	100%
Assessment levy: off-roll	-	43,819	87,631	50%
Landowner contribution	-	-	421,760	0%
Total revenues	<u>3</u>	<u>459,339</u>	<u>924,869</u>	50%
EXPENDITURES				
Professional & administrative				
Management fees	4,000	16,000	48,000	33%
Legal	921	2,100	25,000	8%
Engineering	-	-	2,000	0%
Audit	-	3,115	3,725	84%
Arbitrage rebate calculation*	-	-	500	0%
Debt service fund accounting***	917	917	5,500	17%
Dissemination agent*	250	500	1,000	50%
Trustee*	-	-	5,000	0%
Telephone	17	67	200	34%
Postage	-	112	250	45%
Printing & binding	42	167	500	33%
Legal advertising	-	116	6,500	2%
Annual special district fee	-	175	175	100%
Insurance	-	5,512	6,350	87%
Contingencies	329	723	1,500	48%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>6,476</u>	<u>29,504</u>	<u>107,115</u>	28%

**TERRA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
Field Operations				
Field operations management	-	3,000	24,000	13%
Field operations accounting	583	2,333	7,000	33%
Landscape maintenance	1,800	13,800	246,288	6%
Plant replacement	-	-	10,000	0%
Arbor care	-	-	15,000	0%
Irrigation repairs and maintenance	-	-	5,000	0%
Irrigation water	-	-	27,535	0%
Park maintenance	-	-	14,000	0%
General repairs/pressure washing	-	-	3,500	0%
Electricity	42	141	2,500	6%
Trail maintenance	-	-	15,000	0%
Pond maintenance	-	-	16,500	0%
Wetland area maintenance	-	-	27,900	0%
Wetland monitoring and reporting	-	-	7,500	0%
Erosion repairs	-	-	2,500	0%
Lake bank and unimproved mowing	-	-	38,115	0%
Misc. field operations	-	-	150,000	0%
Amenity center				
Pool maintenance	-	-	11,700	0%
Amenity center R&M	-	-	3,500	0%
Janitorial	-	-	28,860	0%
Access control/monitoring	-	-	18,000	0%
Potable water	-	-	1,500	0%
Telephone: pool/clubhouse	-	-	1,200	0%
Amenity electricity	-	-	5,000	0%
Internet	-	-	2,000	0%
Amenity insurance	-	-	75,000	0%
Amenity contingency	-	-	50,000	0%
Total field operations	<u>2,425</u>	<u>19,274</u>	<u>809,098</u>	2%
Other fees & charges				
Tax collector	-	8,310	8,656	96%
Total other fees & charges	<u>-</u>	<u>8,310</u>	<u>8,656</u>	96%
Total expenditures	<u>8,901</u>	<u>57,088</u>	<u>924,869</u>	6%
Excess/(deficiency) of revenues over/(under) expenditures	(8,898)	402,251	-	
Fund balances - beginning	408,473	(2,676)	-	
Fund balances - ending	<u>\$ 399,575</u>	<u>\$ 399,575</u>	<u>\$ -</u>	

**TERRA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 3	\$ 412,869	\$ 412,857	100%
Interest	1,781	7,252	-	N/A
Total revenues	<u>1,784</u>	<u>420,121</u>	<u>412,857</u>	102%
EXPENDITURES				
Debt service				
Principal	-	-	80,000	0%
Interest	-	182,062	343,496	53%
Tax collector	-	8,257	8,601	96%
Total debt service	<u>-</u>	<u>190,319</u>	<u>432,097</u>	44%
Excess/(deficiency) of revenues over/(under) expenditures	1,784	229,802	(19,240)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(397)		
Total other financing sources	<u>-</u>	<u>(397)</u>	<u>-</u>	
Net change in fund balances	1,784	229,405	(19,240)	
Fund balances - beginning	811,313	583,692	586,318	
Fund balances - ending	<u>\$ 813,097</u>	<u>\$ 813,097</u>	<u>\$ 567,078</u>	

**TERRA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025 AA2
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ -	N/A
Interest	1,162	1,162	-	N/A
Total revenues	<u>1,162</u>	<u>1,162</u>	<u>-</u>	N/A
EXPENDITURES				
Debt service				
Principal	-	-	-	N/A
Cost of issuance	-	197,610	-	N/A
Interest	-	-	-	N/A
Underwriter's discount	-	146,300	-	N/A
Tax collector	-	-	-	N/A
Total debt service	<u>-</u>	<u>343,910</u>	<u>-</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	1,162	(342,748)	-	
OTHER FINANCING SOURCES/(USES)				
Bond proceeds	-	1,315,953	-	N/A
Original issue discount	-	(79,211)	-	N/A
Total other financing sources	<u>-</u>	<u>1,236,742</u>	<u>-</u>	
Net change in fund balances	1,162	893,994	-	
Fund balances - beginning	892,832	-	-	
Fund balances - ending	<u>\$ 893,994</u>	<u>\$ 893,994</u>	<u>\$ -</u>	

**TERRA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year To Date
REVENUES		
Village of Indiantown - Interlocal agreement	\$ 1,850,597	\$ 1,850,597
Village of Indiantown - DIW	3,576,427	3,576,427
Total revenues	5,427,024	5,427,024
EXPENDITURES		
Capital outlay		
Construction costs - Interlocal agreement	1,927,758	1,927,758
Construction costs - DIW	1,008,051	1,008,051
Construction costs - ROWTP	3,410,172	3,410,172
Total expenditures	6,345,981	6,345,981
Excess/(deficiency) of revenues over/(under) expenditures	(918,957)	(918,957)
Fund balances - beginning	(1,511,303)	(1,511,303)
Fund balances - ending	\$ (2,430,260)	\$ (2,430,260)

**TERRA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ 7	\$ 26
Total revenues	7	26
EXPENDITURES		
Construction costs	-	1,387
Total expenditures	-	1,387
Excess/(deficiency) of revenues over/(under) expenditures	7	(1,361)
OTHER FINANCING SOURCES/(USES)		
Transfer In	-	397
Total other financing sources/(uses)	-	397
Net change in fund balances	7	(964)
Fund balances - beginning	748	1,719
Fund balances - ending	\$ 755	\$ 755

**TERRA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025 AA2
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ -
Total revenues	-	-
EXPENDITURES		
Construction costs	-	5,999,047
Total expenditures	-	5,999,047
Excess/(deficiency) of revenues over/(under) expenditures	-	(5,999,047)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	5,999,047
Total other financing sources/(uses)	-	5,999,047
Net change in fund balances	-	-
Fund balances - beginning	-	-
Fund balances - ending	\$ -	\$ -

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Terra Lago Community Development District held a Regular Meeting on December 16, 2025 at 1:00 p.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956.

Present:

Tom Kenny	Vice Chair
Kevin Powers	Assistant Secretary
David Powers	Assistant Secretary
Jason Dugan	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC
Ryan Dugan (via telephone)	District Counsel
Gary Gruber (via telephone)	District Engineer
Jason Gonzalez (via telephone)	Bond Counsel
Steven Sanford (via telephone)	Bond Counsel
Pat Nolan	Village of Indiantown
Taryn Kryzda	Village of Indiantown
Sete Zare (via telephone)	MBS Capital Markets
Jason Lei	Kimley-Horn
Dan John	Florida Design Drilling, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:01 p.m.

Supervisors Dugan, Kenny, David Powers, and Kevin Powers were present. Supervisor Kellam was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2026-02,
Electing and Removing Officers of the
District and Providing for an Effective Date**

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Ms. Cerbone presented Resolution 2026-02. The main purpose of this Resolution is to add Mr. Conti to the slate and remove Mr. Kantarzhi. The slate is as follows:

Chris Conti Assistant Secretary

The Resolution removes the following from the Slate of Officers:

Andrew Kantarzhi Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Joshua Kellam Chair

Thomas G. Kenny III Vice Chair

Jason Dugan Assistant Secretary

David Powers Assistant Secretary

Kevin Powers Assistant Secretary

Craig Wrathell Secretary

Cindy Cerbone Assistant Secretary

Craig Wrathell Treasurer

Jeff Pinder Assistant Treasurer

On MOTION by Mr. Kevin Powers and seconded by Mr. David Powers, with all in favor, Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date, was approved.

FOURTH ORDER OF BUSINESS

Presentation of Second Supplemental Engineer’s Report (for informational purposes)

Mr. Ryan Dugan stated it is not necessary for the District Engineer to recap the Second Supplemental Engineer’s Report dated October 13, 2025. He asked for confirmation that no changes have been made to the Report. Mr. Gruber confirmed that no changes have been made to the Report since it was last presented to the Board.

Asked if a motion to approve the Engineer’s Report is necessary, Mr. Dugan stated the Engineer’s Report and Assessment Methodology Report will be approved as part of Resolution 2026-03.

FIFTH ORDER OF BUSINESS

Presentation of Second Supplemental Special Assessment Methodology Report (for informational purposes)

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Ms. Cerbone presented the final Second Supplemental Special Assessment Methodology Report. This Report contains every item that needs to be confirmed with Mr. Carroll, Ms. Zare, District Counsel, Developer’s Counsel and Bond Counsel, and includes everything plus the backup. She explained that the Second Supplemental Special Assessment Methodology Report contained in the agenda was presented at the October meeting. Staff was unable to cultivate the final numbers which happens after pricing; those activities were recently concluded.

Asked about the length of the loan, Ms. Cerbone stated it is a 30-year loan.

Mr. Ryan Dugan stated that the Final Methodology Report was updated with the final bond pricing terms related to marketing and selling the bonds, and it is attached as an exhibit to the next Resolution. The biggest changes are in the Appendix Tables; specifically, Tables 5 and 6, which show the exact par amount of the bonds, the maximum total bond assessment apportionment and the breakout per unit type. Exhibit A shows the specific lots taken from the plats and the assessments assigned to the lots.

Mr. Kenny asked how the Homeowner’s Association relates with the CDD, and what impact the Reports have on the HOA. Mr. Dugan stated the Reports will not impact the HOA; the CDD and HOA are separate entities that impact the same property. The HOA is in charge of all the private improvements and HOA dues. Staff is currently dealing with CDD assessments and the assessments related to infrastructure improvements that the CDD is financing. Ms. Cerbone stated, as lots are being sold by the Developer to builders, a disclosure regarding what the HOA and CDD assessments will be, including debt service and Operation and Maintenance (O&M), is being prepared. She has been working with the Chair and Adam before and after the first lot sales occurred with the homebuilders so they could understand the components of the Fiscal Year 2026 budget.

Discussion ensued regarding what would happen if the HOA is eliminated, a PUD Agreement with the Village, and if the HOA Board could convey all its assets to the CDD for maintenance by default.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Making Certain Findings; Approving the Supplemental Engineer’s Report and Supplemental Assessment Report; Setting Forth the Terms of the Assessment Area Two Bonds; Confirming the Maximum

Assessment Lien Securing the Assessment Area Two Bonds; Levying and Allocating Assessments Securing Assessment Area Two Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date

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Mr. Ryan Dugan presented Resolution 2026-03, known as the Supplemental Assessment Resolution, which accomplishes the following:

- Facilitates the finalization of the debt assessment levied to fund Assessment Area 2 improvements for the Assessment Area 2 Project.
- Sets forth the necessary findings related to the assessments and sets forth the bond repayment process.
- Attaches the Engineer’s and Methodology Reports as exhibits, as well as the information related to the bond issuance.
- Sets forth the total par amount of bonds issued, which is \$7,315,000.
- Authorizes Staff to record a Notice of Assessments in the County records to inform the public of the assessment amounts being levied.

On MOTION by Mr. Kenny and seconded by Mr. Dugan, with all in favor, Resolution 2026-03, Making Certain Findings; Approving the Supplemental Engineer’s Report and Supplemental Assessment Report; Setting Forth the Terms of the Assessment Area Two Bonds; Confirming the Maximum Assessment Lien Securing the Assessment Area Two Bonds; Levying and Allocating Assessments Securing Assessment Area Two Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Notice of Series 2025 Assessments [Assessment Area Two]

Ms. Cerbone presented the Notice of Series 2025 Assessments for Assessment Area 2, which will be recorded.

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On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor, the Notice of Series 2025 Assessments for Assessment Area Two, was approved.

EIGHTH ORDER OF BUSINESS

Consideration/Discussion Design-Build Agreement between District and Florida Design-Drilling for Reverse Osmosis Water Treatment Plant (to be provided under separate cover)

Ms. Cerbone introduced Dan John from Florida Drilling.

Mr. Ryan Dugan stated he previously conferred with Mr. John about the status of the design-build amendment that was awarded to Florida Design Drilling. The Reverse Osmosis Water Treatment Plant proposal is still in progress.

This item will be brought back before the Board at the next meeting.

Mr. Nolan asked if there is a way to obtain funding for short-term work by Kimley Horn, even though the contract is not ready. Mr. Dugan replied affirmatively and asked Mr. Nolan to contact him offline and forward the Kimley-Horn proposal.

This item was deferred to the next meeting.

NINTH ORDER OF BUSINESS

Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank

Ms. Cerbone presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2026-04, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024

On MOTION by Mr. Kevin Powers and seconded by Mr. Kenny, with all in favor, Resolution 2026-04, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Designating a Date, Time, and Location for

Landowners’ Meeting and Election;
Providing for Publication, Providing for
Severability and an Effective Date

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Ms. Cerbone presented Resolution 2026-05.

On MOTION by Mr. Kenny and seconded by Mr. Dugan, with all in favor, Resolution 2026-05, Designating November 9, 2026 at 1:00 p.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956, as the Date, Time, and Location for the Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.

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ELEVENTH ORDER OF BUSINESS

Consideration/Discussion: Performance Measures/Standards & Annual Reporting Form

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Ms. Cerbone presented the following:

- A. **October 1, 2024 - September 30, 2025 [Posted]**
- B. **October 1, 2025 - September 30, 2026**

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On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor, the Fiscal Year 2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

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TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2025

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On MOTION by Mr. Kevin Powers and seconded by Mr. Dugan, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.

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THIRTEENTH ORDER OF BUSINESS

Approval of October 13, 2025 Regular Meeting Minutes

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On MOTION by Mr. Kevin Powers and seconded by Mr. David Powers, with all in favor, the October 13, 2025 Regular Meeting Minutes, as presented, were approved.

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FOURTEENTH ORDER OF BUSINESS

Staff Reports

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- A. **District Counsel: Kutak Rock LLP**

235 Mr. Dugan stated the CDD recently completed acquisition of certain Phase 1B off-site
 236 improvements. The total value of the improvements is slightly over \$4.7 million. All the
 237 executed documents are in place for subsequent conveyance to the Village for certain roadway
 238 and reclaimed water improvements and conveyance to the Florida Department of
 239 Transportation (FDOT) for the off-site turn lanes. Once the improvements were acquired,
 240 District Staff submitted the necessary requisition forms, which allows the CDD to pay for the
 241 improvements with bond funds.

242 **B. District Engineer: Mock Roos & Associates, Inc**

243 There was no report.

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

245 • **Property Insurance on Vertical Assets**

246 This item is a reminder to secure property insurance once the CDD has vertical assets.

247 • **Form 1 Submission and Ethics Training**

248 Ms. Cerbone reminded the Board Members to complete the required four hours of
 249 ethics training by December 31, 2025. Staff will resend the links to the online courses.

250 • **NEXT MEETING DATE: January 12, 2026 at 1:00 PM**

251 ○ **QUORUM CHECK**

252 The next meeting will be held on January 12, 2026.

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254 **FIFTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

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256 There were no Board Members' comments or requests.

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258 **SIXTEENTH ORDER OF BUSINESS**

Public Comments

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260 No members of the public spoke.

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262 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

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264 **On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor,**
 265 **the meeting adjourned at 1:27 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2025	Regular Meeting	1:00 PM
November 10, 2025 CANCELED	Regular Meeting	1:00 PM
December 8, 2025 CANCELED	Regular Meeting	1:00 PM
December 16, 2025	Regular Meeting	1:00 PM
January 12, 2026 CANCELED	Regular Meeting	1:00 PM
February 9, 2026 CANCELED	Regular Meeting	1:00 PM
March 9, 2026 <i>rescheduled to March 11, 2026</i>	Regular Meeting	1:00 PM
March 11, 2026	Regular Meeting	9:30 AM
April 13, 2026	Regular Meeting	1:00 PM
May 11, 2026	Regular Meeting	1:00 PM
June 8, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	1:00 PM
July 13, 2026	Regular Meeting	1:00 PM
August 10, 2026	Regular Meeting	1:00 PM
September 14, 2026	Regular Meeting	1:00 PM