



**BLUE LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
MAY 12, 2026
3:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

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561.630.4922 Telephone
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AGENDA
BLUE LAKE
COMMUNITY DEVELOPMENT DISTRICT
WildBlue Social Building
18721 WildBlue Boulevard
Fort Myers, Florida 33913
REGULAR BOARD MEETING
May 12, 2026
3:00 P.M.

Call- In: (800) 743-4099 Passcode: 7423990 (for residents)

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Appointment to Board Vacancy.....Page 2
- D. Seat New Board Member
- E. Administer Oath of Office & Review Board Member Responsibilities and Duties
- F. Establish Quorum
- G. Lake Bank Repair Town Hall & Listening Session.....Page 13
- H. Additions or Deletions to Agenda
- I. Approval of Minutes
 - 1. April 7, 2026 Regular Board Meeting.....Page 21
- J. Comments from the Public for Items on the Agenda
- K. Old Business
- L. New Business
 - 1. Discussion and Approval of Phase 2 Lake Bank Project Plan.....Page 24
 - 2. Ratification of Littoral Re-Planting Project Approval.....Page 32
- M. Administrative Matters
 - 1. Engineer’s Report
 - a. Update on Lake Bank Repair Project
 - b. Update on Annual Maintenance Inspections Proposal
 - 2. Attorney’s Report
 - 3. Manager’s Report
 - a. Financials.....Page 40
 - b. Update to Budget Schedule
 - c. Next Meeting – June 9, 2026 & June 23, 2026
- N. Comments from the Public for Items Not on the Agenda
- O. Board Member Comments
- P. Adjourn

Publication Date
2026-05-04

Subcategory
Miscellaneous Notices

BLUE LAKE COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Blue Lake Community Development District will hold a Regular Board Meeting in the WildBlue Social Building located at 18721 WildBlue Boulevard, Fort Myers, Florida 33913 at 3:00 p.m. on May 12, 2026.

The purpose of the meeting is to address any business to properly come before the Board. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the Districts website or by contacting the District Manager at 239-444-5790 and/or toll free at 1-877-737-4922 prior to the date of the meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

Said meeting may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at 239-444-5790 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the meeting.

Meetings may be cancelled from time to time without advertised notice.

BLUE LAKE COMMUNITY
DEVELOPMENT DISTRICT

www.bluelakecdd.org

5/4/26 #12290543

John Hadginikitas



As an executive leader, Mr. Hadginikitas responsibilities include leading the day-to-day operations, improving efficiencies and driving new business across various federal business sectors. Mr. Hadginikitas leverages existing contract vehicles while selectively addressing new opportunities to lead to the company's growth. Using a customer-focused, performance-based approach, he believes in using the company's strengths to optimize performance and successfully graduate to the next level. Mr. Hadginikitas has worked and is working directly with various general officers of the US Army and US Special Operations Command including Major General Bassett, Major General Maddux, Major General Cartwright, Lutienent General Williamson, and Commanding General Fenton.

Mr. Hadginikitas previously served in various capacities including technical director, chief engineer, senior research scientist, and various technical engineering lead positions for various companies including ATT Bell Labs, Northrop Grumman, Lockheed Martin, QinetiQ North America, and US Army. Mr. Hadginikitas also has direct ties to various general officers and senior executives from the US Army, US Navy, US Air force, FBI and US State Department.

As a hands-on executive leader, Mr. Hadginikitas has designed, developed and deployed various C5ISR systems and complex IT solutions for the DoD and intelligence communities. Mr. Hadginikitas has also been instrumental in the development of capture plans, formulating winning capture strategies, and obtaining the resources necessary to prosecute the capture plan. Mr. Hadginikitas has successfully captured, executed, and managed several contracts with the US Dept of State, US Navy, US Air-force, US Army, and International pursuits totaling well over \$25.0B. John has led programs for the DOD from a technical, financial, and programatic focus totaling well over \$200B.

In summary, Mr. Hadginikitas has thirty (30) years of professional experience in designing, capturing, directing, and executing the technical implementation and execution of various Department of Defense (DOD), commercial, federal agency and international, programs. Emphasis on military based software defined radios, sensor (ground and aerial), satellite, information technology, and other classified systems with hands-on achievements in system test engineering, project management, quality engineering, reliability engineering,

Biography

manufacturing engineering, data analysis and validation. He provides sound and practical knowledge in solving issues that matter for national security with emphasis on doing the right thing for our warfighter and the citizens of the United States of America.

Mr. Hadginikitas holds a Master of Science and Bachelor of Science Degree in Electrical Engineering from the University of Colorado and New Jersey Institute of Technology and graduated with high honors.

Mr. Hadginikitas has written many technical white papers and has led various Internal Research and Development efforts.

Mr. Hadginikitas has one child and is married while currently residing in Fort Myers Florida. Mr. Hadginikitas is also a ranking member of the National School Boards Association (NSBA) and a board member of the National Center for Missing and Exploited Children (NCMEC).

JOHN HADGINIKITAS

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GLOBAL BUSINESS DEVELOPMENT, CAPTURE MANAGEMENT & TECHNICAL ENGINEERING EXECUTIVE

EXECUTIVE LEADERSHIP | CAPTURE MANAGEMENT | BUSINESS DEVELOPMENT | CLIENT RELATIONSHIP MANAGEMENT | PROGRAM/PROJECT MANAGEMENT
TEAM BUILDING & DEVELOPMENT | SYSTEM ENGINEERING, TESTING, INTEGRATION & DEPLOYMENT | CONFIGURATION MANAGEMENT | REQUIREMENTS MANAGEMENT
ENGINEERING DEVELOPMENT LIFECYCLE MANAGEMENT | GOVERNMENT CONTRACTING | CONTRACT NEGOTIATIONS | STAKEHOLDER COMMUNICATIONS | MANUFACTURING
INTERNAL RESEARCH & DEVELOPMENT | RFP/RFI RESPONSE | PROPOSAL DEVELOPMENT | OPPORTUNITY PIPELINE DEVELOPMENT & MANAGEMENT | QA PRACTICES

Global Business Development, Capture Management and Technical Engineering Executive leveraging 30+ years of experience to effectively build and manage world-class teams responsible for developing, winning and executing new business in the international, DoD, federal civilian, and commercial market segments. Trusted advisor and strategic partner to deliver customer intimacy, included developing solutions using an agile framework with commercial off the shelf applications, software as a service (SaaS) solution(s), white paper development, detailed customer demonstrations and presentations, pilot program execution, formal proposal development, and final operational deployment execution. Proven record of success in leading and driving complete Agile System Development Lifecycle (SDLC) management of various C5ISR, Electronic Warfare, SIGINT, GEOINT, Cyber, Physical/Cyber Security, and IT related technical programs and projects for various International, DoD, Federal Civilian, Commercial, and Intelligence Community (IC) customers. Performed various integration activities and supporting demonstrations focusing on IoT, RF communications (JTRS, RF Sensor Systems, JADC2, WIN-T, UHFSATCOM, RF Direction Finder), physical security, telehealth, cyber security, IT, EW, and C5ISR systems to major OEMs and domestic/international customers.

Senior Government Official Interfaces- MG Dave Bryan (DISA), MG Jon Maddux (US Army), Admiral Jerry Burroughs (US Navy), John Hill (Assistant DHS Secretary), John Walsh (National Center for Missing and Exploited Children-NCMEC), LTG Williamson (US Army), MG Bassett (US Army), Dr. Stephane Tompkins (DARPA Director), General Richard Clarke (SOCOM), Lisa Sanders (SOCOM S&T Director), Dr. Phillip Perconti (ARL Director), Gary Washington (USDA CIO), Mr. Garciga (US Army CIO), COL Ring (US Army Deputy CIO), Ms. Daniel Moyer (ACC APG SES), Commanding General Fenton (USSOCOM), Tony Joyce (SOCOM PEO), Brian Andrews (CTO SOFWERX), Mark Kitz (PEO3CT), Ashley Farrier (SOCOM SB Director), Mr. Ken Batz (ACC APG SB Deputy Director, Mr. Matt Ebner (MAPS PM), Mr. Bill Hepworth (PEO EIS), Mr. Joseph Wieland (Product Director BECS), Mr. Pete Greany (SOF AT&L PEO)

HIGHLIGHT OF BUSINESS DEVELOPMENT & CAPTURE MANAGEMENT ACHIEVEMENTS:

- ✓ Focused Captures (MAPS, SOCOM GSD, Modern Software Development, US Army ARDAP, US Army CSIA, UNO) (\$150B+)- (Present Captures)
- ✓ Captured Various C5ISR & IT Services/Solutions RS Task orders (\$350M) (2021-Present)
- ✓ Captured DARPA Space BACN Optical Free Space Optics Program totaling over \$80M- Prime (2021)
- ✓ Captured Free Space Optical Transport Communications System (ground and space segment) for several commercial and government clients- totaling \$100M- Prime (2021)
- ✓ Capture Global Analytics Platform (GAP) IT Support Services Special Operations Program \$1.5B-Prime (2020)
- ✓ Captured FBI Program focusing on Facial Recognition/Open-Source Social Media Monitoring & Analytics, totaling over \$250M- Prime (2018)
- ✓ Captured US Special Operations Command (USSOCOM) SETA Support Services contract, totaling \$1B-Sub (2019)
- ✓ Captured US Army Telehealth Opportunity supporting Tactical Edge Situational Awareness, totaling \$300M-Prime (2019)
- ✓ Captured US Army and International EW Contracts, totaling over \$500M-Prime (2019)
- ✓ Captured USSOCOM Cyber Threat Intelligence contract, totaling \$300M-Sub (2018)
- ✓ Captured National Football League (NFL) Physical & Cyber Security contract, totaling \$300M- Prime (2018)
- ✓ Capture Safer Schools Program (Open/Dark Web Social Media Analytics) contract, totaling \$50M- Prime (2017)
- ✓ Contract wins include the Ground Based Nuclear Deterrent Physical Security System, totaling \$5B.-Prime (2015)
- ✓ Captured the U.S. Army IDIQ INSCOM Small Business Set Aside contract, totaling \$2.6B- Prime (2017)
- ✓ Won the NOAA Protech Indefinite Delivery/Indefinite Quantity (IDIQ) contract, totaling \$2.4B. Prime (2016)
- ✓ Successfully designed, deployed, managed and captured the U.S. Army JTRS Communications contract, totaling \$1.5B-Prime (2012)
- ✓ Managed and captured the C4ISR Border Protection International and Classified Customer contracts, totaling \$1.5B- Prime (2017)
- ✓ Acquired accounts and identified opportunities with the NFL and MLB, totaling \$500M+ in potential new business revenue- Prime (2019)
- ✓ Developed and launched the Safer Schools program with over \$1M in revenue within first 12-months of operation- Prime (2017)
- ✓ Participated in the National School Boards Association (NSBA) President's retreat, which promoted the Safer Schools Program-Prime (2015)

PROFESSIONAL EXPERIENCE

Maximus, Tysons, Virginia

12/2022 – Present

Vice President Business Development & Capture

- Oversee the entire US Army, US Special Operations (USSOCOM) and DARPA portfolio focusing on driving new business with focused relationships within the various PEOs, CIOs, and S&T organizations

CONTINUE TO NEXT PAGE

- Developed end to end C5ISR and complex IT solutions supporting the DoD customer space that included technical presentations, RFI responses, white paper development, and internal win theme development to address customer pain points.
- Developed state of the art AI Driven Signal Intelligence & Counter Measures Platform for customer that included: Utilize expertise in signal processing theory and application, including digital filters (FFTs, FIR, IIR), detection theory, and estimation theory.
- Design, develop, test final AI SIGNET platform with deep understanding RF propagation principles.
- Implement signal processing using FPGA devices, leveraging knowledge of underlying theories like frequency translation, multi-rate processing, and correlation.
- Integrate and test new electronic systems, ensuring compliance with industry standards and specifications for optimal performance.
- Leverage knowledge of military SIGINT systems and operations (e.g., military occupational specialties/experience) to inform system design and requirements.
- Established an active fully qualified comprehensive opportunity pipeline of over \$100B in revenue focusing on C5ISR, AI, ML, complex IT solutions, and advanced RF communication systems
- Lead and advise by researching Emerging Technology and Trends (ETT) within various markets including telehealth, C5ISR, AI, ML and Identity & Access Management, Cyber, and Cloud focus areas
- Develop strategic business plans and roadmaps for organic as well as inorganic growth by linking corporate strategy objectives, research growth plans and Strategic investment plans
- Collaborate with business unit executives to develop and execute strategic business plans and roadmaps
- Coordinate new market development, including new verticals and geographic expansion with the appropriate stakeholders
- Lead the development of strategic partnerships with key medium and small businesses as well as academia within each account base.
- Lead and develop new business opportunities, and oversees capture activities, price to win, proposal strategy, identification of key personnel and subject matter experts, as well as marketing efforts
- Develop and demonstrate a clear understanding of the DoD market, the company's service offerings, competitors, partners, and key trends and factors influencing the market over the next five years
- Implementing and executing a corporate new business growth strategy for DoD account base.
- Conduct the overall go-to-market strategy and coordination of marketing and other communications including effectively communicating the value proposition through proposals and presentations
- Provide the necessary leadership in the development of joint ventures, teaming and partnership arrangements
- Build, develop and manage the business development and capture team capable of realizing new business bookings
- Direct hands-on engagement throughout all business development life cycle milestones
- Recommend pursuit strategies based on market research and competitor analyses
- Develop key marketing strategies, industry day event portfolio marketing material, and yearly in-house small business day events

ECS, Fairfax, Virginia (Division purchased by Venture Capital Firm)

12/2021 – 12/2022

Senior Principal Business Development/Capture Director

- Oversee the entire DARPA, US Army and SOCOM portfolio focusing on driving new business with focused relationships within each of the Program Executive Offices
- Established an active fully qualified DoD opportunity pipeline of over \$500M in revenue.
- Talent for building and maintaining customer relationships, thriving in advanced technical environments, and broker and win new business within DoD market
- Develop and execute portfolio planning, strategy, and long-range planning to drive new business opportunities across all DARPA offices
- Identify, generate, qualify, capture and communicate opportunities to build a strong DARPA pipeline across SAIC's multidisciplinary programs
- Provide support to position solutions, shape opportunities, develop external partnerships, develop storyboards, generate win themes, execute competitor analyses, and do color team reviews
- Successfully partner with academia across disciplines to continuously shape new ideas and technologies into seedling concepts
- Develop and manage DoD customers, other DoD prime contractors, and internal SAIC relationships
- Drive internal company partnerships with business partners and research divisions to combine appropriate company innovations in pursuit of emerging opportunities and maximize price to win
- Participate as part of the Federal Partnership leadership team to improve our business development practice, execute pipeline reviews, address challenges and solutions
- Participate in various customer face to face meetings to develop and frame customer requirements for focused and targeted campaign efforts
- Focused on innovation and new product development which includes the ownership and execution of the VOC (voice of customer) process and collection a production product
- Execute all marketing responsibilities, documents required to support design, development and launch of new product development including developing a technical execution roadmap while integrating key drivers.
- Execute all product launches (hard and soft), working closely with marketing communications, engineering, sales and product line teams.
- Develop, update and implement a fully DoD Connected Solutions Marketing plan while using the required product line sales tools, collateral and communications.
- Work closely with the Product Line Manager in strategic planning and the development of the product line strategic plan.

- Develop and manage effective quality control and management plans for the various opportunities for focused programs.
- Develop operational end to end concept with specific targeted marketing campaign (simulated video with embedded feature concepts as well as technical presentation to DoD engineering directors)
- Develop technical white papers, technical briefing packages and associated demonstrations for various customer focused efforts that included artificial intelligence, machine learning, data fusion, advanced data analytics, and automated courses of action for various customer/mission focused use cases

LyteLoop , Great Neck, New York (Purchased by ECS)

10/2020 – 12/2021

Technical Deployment Engineering Director

- Oversee all technical engineering design, development, integration and deployment efforts focusing on free space optical transmission systems that includes optical transceivers, optical apertures, photonic integrated circuits, and command and control subsystems. Focus was on deploying a state-of-the-art low earth orbit satellite constellation that will be used to store, process, and perform analytics in space for various commercial and government customers.
- Developed a free space laser optical communications terminal to support C, S and L Band for select commercial and government applications for UAS/UAV and UGV operations (ground and aerial)
- Performed overall systems engineering, network architecture/design, and overall test/certification for the 5G wireless terrestrial network and the free space LEO optical storage network
- Performed complete risk management framework (RMF) supporting the entire system development and implementation program lifecycle
- Developed an optical regenerator to replace Optical-to-Electrical-to-Optical (OEO) conversion for terrestrial telecommunication applications
- Utilize COTS products and applications as a foundation to provide a turnkey solution to perform data storage and supporting analytics in near real time for select customers supporting an array of ground and aerial network of sensors and systems
- Permanent member of DHS & SOCOM S&T Requirements Round Table while developing concept of operations for various user mission assessments
- Facilitate technical and business process gate reviews, engineering feasibility studies and supporting business cases for executive staff with a comprehensive and informative brief for advancing opportunities.

ODYSSEY CONSULTING (Subcontractor to Leidos rebadged for customer program), Wakefield, Mass

10/2018 – 10/2020

Business Development/Capture Director

- Oversee all business development and capture efforts for the U.S. Department of Homeland Security (DHS), U.S. Customs and Border Protection (CBP), US Army and US Special Operations Command (USSOCOM) accounts. Discovered various customer challenges and gaps through intensive collaboration and exchange with customer uncovering various white space business development opportunities.
Select Achievements:
- Developed a \$5B pipeline for USSOCOM focusing on C5ISR solutions & services, IT services and solution delivery.
- Led the business development and capture efforts for various major US Army and USSOCOM opportunities, totaling over \$3B.
- Developed unique C5ISR, cyber, IT, and physical solutions architectures for DoD and Federal Civilian clients
- Permanent member of USSOCOM General Clarkes Quarterly Requirements Forum Round Table
- Captured and supported the execution of one of the largest US Army's telehealth situational awareness contracts totaling over \$300M
- Captured, managed and maintained a \$1B IDIQ for US Army and \$1B IDIQ for USSOCOM
- Facilitate gate reviews and develop business cases for executive staff with a comprehensive and informative brief for advancing opportunities.
- Author and manage responses to government market research inquiries (RFIs, Sources Sought Notices), attend industry events, and participate in internal/external thought leadership initiatives.
- Created customer accounts and opportunities with the NFL and MLB, totaling over \$500M in potential new business revenue.
- Presented various technical capability briefings to customers at the executive leadership level at US Army, USSOCOM, DHS COP, & FEMA
- Lead author for overall technical, management and past performance volumes for various major US Army and USSOCOM opportunities

LEIDOS, Reston, VA (See Odyssey Input)

10/2017 – 10/2018

→ Business Development/Capture Director

Oversaw business development and capture efforts for the U.S. Department of Homeland Security (DHS), U.S. Customs and Border Protection (CBP), U.S. Immigration & Customs Enforcement (ICE), U.S. Department of Agriculture (USDA), and United States Secret Service (USSS) accounts. Discovered various customer challenges and gaps through intensive collaboration and exchange with customer uncovering various white space business development opportunities. *Select Achievements:*

- Developed a \$500M pipeline for U.S. Department of Homeland Security (DHS), focusing on IT services and solution delivery.

- Led the business development and capture efforts for 2 major USDA opportunities, totaling over \$500M.
- Devised a \$500M pipeline for USDA account base as well as managed \$500M IDIQ for this customer.
- Managed task order delivery on USDA \$500M IDIQ winning over \$100M in task orders.
- Created customer accounts and opportunities with the NFL and MLB, totaling over \$500M in potential new business revenue.
- Guided the business development and capture efforts for 2 major CBP opportunities, including PSPD and BEMS.
- Presented Leidos capability briefings to customers at the executive leadership level at USDA, NRCS, ICE, and USSS.

NORTHROP GRUMMAN CORPORATION, McLean, VA (State Dept Program Termination)

06/2016 – 10/2017

→ **Principal Member of Technical Staff / Solutions Architect / Capture & Business Development Director**

Led the technical capture and business development efforts focusing on cyber and physical security situational awareness with DHS, USMS, USSS, ICE, CBP, FBI, and DoS. Integrated biometrics, facial recognition, video analytics, identity management, open/dark web analytics, image enhancement, access management, advanced cyber analytics, as well as insider threat analytics into one pane of glass supporting various customer missions. Inherited U.S. Dept of State account to grow pipeline focusing on expanding IT services and product integration. *Select Achievements:*

- Created and implemented a \$1B pipeline focusing on specific opportunities within the U.S. Dept of State account.
- Won 5 pilot programs within the U.S. Dept of State focusing on physical and cyber security applications
- Shaped and won a \$500M opportunity for IT product and support services within the U.S. Dept of State account.
- Devised a physical and cyber security platform (Situational Awareness) focused on challenges within DoS embassies.
- Integrated Situational Awareness (SA) platform at five U.S. embassies, resulting in a full-scale deployment of capabilities.
- Presented various viable customer demonstrations and associated pilot programs to various federal agency customers.
- Integrated health related biometric sensors and supporting metadata analytics for DoD and commercial health care applications.

U.S. NAVY YARD, Washington D.C. (Omnitec) Special Program for GPS System Deployment

01/2015 – 05/2016

→ **Trident Missile Program Director**

Trident Missile Program Director for leading the technical and programmatic execution of the Trident Missile Nuclear Program.

Inherited navigation and fire control program within Trident program focusing on upgrade and enhancement. Interacted with over 50 engineers, financial analysts, and other contractors to ensure that the guidance and fire control systems for the Trident Missile Nuclear Program meet or exceed specifications. Provided total oversight regarding the test program. *Select Achievements:*

- Presided over and managed a \$10B program budget annually for the program and maintained all milestone deliveries.
- Upgraded and enhanced both the navigation and fire control systems within cost and schedule baselines, while minimizing risk to the program.
- Developed a comprehensive Integrated Master Plan (IMP) to be used for missile enhancements and upgrades.
- Guided major technical and programmatic interface between government and subcontractors.
- Implemented all system engineering functions, integration, test, as well as defining all enhanced interoperability interfaces.
- Led technical reviews, including design, development, and integration as well as execution activities.
- Supported earned value management analysis, risk management/assessment and technical execution of the program.

STG INCORPORATED, Reston, VA (Sold to Venture Capital Firm)

07/2013 – 01/2015

→ **Technical Business Development / Capture Director / Solutions Architect**

Technical Business Development, Capture Director, and Solutions Architect for a leading DoD contractor focused on Cyber, Information Assurance, Systems Engineering, and Integration and Verification for various customers, including the U.S. Army, U.S. Navy, U.S. Air Force and the U.S. Dept of State. Developed proposals for contract opportunities with the U.S., Dept of State, International Business, and US Army contracts, and U.S. Public Schools that concentrated on Cyber Security and C4ISR technologies. *Select Achievements:*

- Led the development of a new open-source social media monitoring software product that identified external and insider threats.
- Led the business development, capture, and operational deployment of various electronic warfare contracts for international and domestic customers
- Led the formal deployment and technical demonstrations for EW and C5ISR systems for various domestic and international customers
- Implemented the Safer School Program utilizing a unique open source social media and dark web analytics platform.
- Marketed the Safer School Program across Fortune 500 companies and major public-school districts throughout the United States.
- Created innovative and unique strategies to widen and increase usage of Safer School products and services and research.
- Launched the widely successful Safer School Program in just under 8-months, resulting in over \$1M in revenue.
- Initiated a future sensor system program within international customer base, resulting in \$500M+ in revenue within a 1-year.
- Developed business development plans, formulated winning capture strategies, and obtained resources prosecute capture plans.

QINETIQ NORTH AMERICA, Herndon VA (Company Purchased)

03/2011 – 07/2013

→ **Technical Execution Director / Solutions Architect**

Technical Execution Director and Solutions Architect for leading DoD contractor for the U.S. government that provides turn key technical solutions in the design, development, integration and fielding of various vehicles, communications, and weapons systems. Successfully captured and executed several key programs in the DoD, totaling in excess of \$500M within a 2-year period by strategically aligning with key partners, customers, and subject matter experts. *Select Achievements:*

- Intimately liaised with senior executive staff from U.S. Army, Air Force, U.S. Navy, DHS, NGA, and the Pentagon.
- Led the technical design, development, integration, and verification activities for various COMINT and SIGINT Programs.

- Oversaw ~\$40M engineering budget and maintained the technical baseline and schedule.
- Developed system engineering documents in accordance with associated Verification Cross Reference Matrix (VCRM).
- Planned and executed tests in accordance with associated Verification Cross Reference Matrix (VCRM).
- Initiated a reusable framework of architectures and delivered technical solutions to existing projects and new proposals.
- Developed Statements of Work (SOW) to ensure integration and test tasks were articulated clearly to achieve project success.

LOCKHEED MARTIN, Herndon, VA

09/2007 – 03/2011

→ **Technical Director**

Technical Director for leading DoD contractor for the U.S. government that provides turn key technical solutions in the design, development, integration and fielding of various vehicles, communications, and weapons systems. Successfully captured and directed the execution of the Joint Tactical Radio System (JTRS) Airborne Maritime Fixed Station (AMF) Program, including the integration of WNW, SRW, Link-16, UHF-SATCOM, and MUOS Waveforms. *Select Achievements:*

- Captured an ACAT 1D (\$1.5B) program by developing top notch technical and engineering cost volumes for the RFP response.
- Managed \$100M engineering budget and maintained the technical baseline and schedule.
- Chaired the Integrated Test Team (ITT) Working Group to ensure horizontal integration was achieved between business partners.
- Developed Statements of Work (SOW) to ensure integration and test tasks were articulated clearly to achieve project success.
- Created program’s Integration and Test (I&T) strategy and led risk mitigation for all I&T related issues/concerns.
- Established early warning indicators for all stages of the System Development Lifecycle (SDLC).
- Integrated new Modeling and Simulation (M&S) Plan to verify and validate Critical Technical Parameters (CTPs).

U.S. ARMY (DSCI), Fort Monmouth Eatontown, NJ

05/2001 – 09/2007

→ **C4ISR I&T Division Lead / Program Engineering Director**

Division Lead for a leading support contractor (DCSI Corp.) for the U.S. Army that provided technical solutions in testing, reliability, maintainability, development, simulation, modeling, and other related technical services. Managed Engineers responsible for the technical integration and testing oversight for the U.S. Army’s Command, Control, Communications, Computers, Intelligence, Surveillance, and Reconnaissance (C4ISR) suites of equipment of the Future Combat Systems (FCS) Unit of Action (UA). *Select Achievements:*

- Managed and maintained a \$1B integration and test budget and supporting schedule.
- Provided program oversight to various Tier 1 contractors (Boeing, SAIC, Raytheon, Lockheed, BAE, Northrop Grumman, etc.)
- Coordinated all test activities such as interoperability testing, qualification testing, reliability testing, and U.S. Army evaluations.
- Assisted in the test and verification of C4ISR capabilities in conjunction with various C4ISR Integrated Product Team members.
- Supported live Technical Field Tests (TFT) and Limited User Tests (LUT) at assorted test ranges and facilities.
- Formulated, updated, and maintained the C4ISR overall Test Evaluation Master Plan (TEMP).
- Delivered technical contributions to ensure product functionality was tested appropriately to support a highly reliable end product.

EARLY CAREER HISTORY

Member of Technical Staff | ATT BELL LABS/LUCENT TECHNOLOGIES, Holmdel, NJ | 05/1993 – 05/2001

PROFESSIONAL AFFILIATIONS

- Volunteer Member** – National School Board Association (Safer School Program)
- Volunteer Member** – National Center for Missing & Exploited Children
- Board Member** – Prince William County Virginia Principal Advisory Community
- Volunteer Member** – Wounded Warriors Foundation

SPEAKING ENGAGEMENTS

- Special Operations Forces Industry Conference (SOFIC)**- Presented C5ISR Solutions to SOCOM, DHS & US Army Customers
- US Special Operations Command (USSOCOM)**- General Clarke’s Quarterly Requirements Round Table Forum
- Department of Homeland Security (DHS)**- Science & Technology Requirements Roundtable
- Keynote Speaker, Safer School Program** –National School Board Association’s President Retreat 2014
- Keynote Speaker, Safer School Program** – Prince William County Virginia Board of County Supervisors
- Guest Speaker** – Armed Forces Communications & Electronics Association (AFCEA), San Diego, CA

PUBLICATIONS

- White papers focusing on advanced cyber and C4ISR system architecture and implementation using COTS applications; Various technical, cost, and management volume proposals focusing on cyber, C4ISR, and big data analytics platforms
- Technical briefing packages as well as customer demonstrations focusing on cyber/physical security, advanced C4ISR solutions as well as implementation strategies
- Competitive technical assessments, technology account plans, market trends, customer requirements, and analysis of alternatives for various federal civilian, DoD, and other government customers

TECHNICAL SKILLS

Microsoft Office Suite (Word, Excel, PowerPoint, Project), UNIX, Adobe Framemaker, Project Leadership, Telecordia SONET Requirements, ISO 9000/9001, SUN Station, MRP II, PIOS, ISO 9000, LAN, ATM, SONET, SDH, CPMS, ADR, MRB, SMARTBITS, Agilent OMNIBER 718, Spectrum Analyzer, Firebird, T-Bird, Function Generator, TDMA, CDMA, SS7 Protocol, Wireless Applications, TL1, and GUI.

CERTIFICATIONS

Project Management Professional (PMP) Certification – Project Management Institute (PMI), 2018
Green/Black Belt Certification – Internal Lockheed Martin, 2010

EDUCATION

Master of Science (M.S.), Telecommunications Engineering | UNIVERSITY OF COLORADO, Boulder, CO
Bachelor of Science (B.S.), Electrical Engineering | NEW JERSEY INSTITUTE OF TECHNOLOGY, Newark, NJ

SECURITY CLEARANCE

Fully Active TOP SECRET DOD (2014 – Present)
TOP SECRET-SCI with Full Scope Polygraph (2010 – 2014)

From: Mike Parey <mparey@electricalsubstations.com>
Sent: Monday, April 27, 2026 12:34 PM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Cc: capt-dave@fairwindsailing.com <capt-dave@fairwindsailing.com>; Beth Parey <bparey@electricalsubstations.com>
Subject: FW: Blue Lake CDD Vacancy

Hi Kathleen,

At Mr. Bello's prompting, I am submitting Letter of Intent for a Board seat on our CDD.

The following is a brief synopsis of my background and experience.

- Homestead at 14678 Blue Bay Circle since 2023 and a Florida resident with my wife Beth.
- Four adult children living in Ohio and Wisconsin.
- Originally from Wisconsin and worked and lived in Texas and New England for several years.
- 42 years as a Professional Engineer and entrepreneur since 1984 with a B.S. in Mechanical Engineering, Marquette University.
- Owned various businesses including 31 years as owner of a High Voltage electrical equipment company.
- Served on other Boards for our HOA in Wisconsin and a charity, Ballpark Day of Faith.

I have a strong background in value engineering and common sense.

My intent is to assist in shepherding Blue Lake CDD through our current and future challenges.

Please advise any additional information you may require.

Regards,

Mike Parey

Mike Parey, P.E. - Director
Paresources, Inc.
262-821-0111
www.electricalsubstations.com

From: Paul Marsjanik <PJMarsGC@outlook.com>
Sent: Monday, May 4, 2026 1:00 PM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Cc: Cindy Harris <harris.242@hotmail.com>
Subject: Re: Vista Blue Lake

Hi Kathleen,

I hope you're doing well. I'm writing to express my interest in the open position on the Blue Lake CDD. With more than 40 years of experience in geotechnical and building construction, construction supervision, and project management, I believe I can bring valuable expertise to the community.

Over the course of my career, I have managed multiple prime contractors on both new construction and renovation projects across the private and public sectors. These projects ranged from \$1 million to \$60 million, and I have successfully overseen them from both home and field offices.

My responsibilities have included quality control, accurate takeoffs, estimating, budgeting, contracting, purchasing, and invoicing. I have extensive experience scheduling and motivating in-house teams and subcontractors from project start through end-user orientation.

I worked effectively with project and construction managers, architects, engineers, inspectors, and city officials to ensure smooth project execution. I have also regularly conducted and participated in progress, safety, and coordination meetings.

Additionally, I have managed multiple projects simultaneously and am proficient with Procore, Microsoft Office Suite, Primavera Contract Manager, and Pro-Log.

I would welcome the opportunity to contribute my experience and commitment to the Blue Lake CDD. Please let me know if you need any additional information.

Thank you for your consideration.

Best regards,
Paul Marsjanik

From: Michael Langer <langerdistro@yahoo.com>
Sent: Wednesday, May 6, 2026 10:26 AM
To: Kathleen Meneely <kmeneely@sdsinc.org>; David Bello <dcb.bluelakecdd@gmail.com>
Subject: CDD board position

Hi Kathleen,

My name is Michael Langer. My address is 13816 Blue Bay Circle. I am writing to express my interest in the open CDD Board position.

I have been a Resident of Florida since 2021. Originally my wife and I bought into Miromar Lakes, where I was president of my community HOA Board for 3 years.

Previously I owned on a Lake in Wisconsin, where I was president of the Lake Rehabilitation and Restoration Board on and off for over 25 years.

I have extensive experience in Lake Management and Board Management. I am excited to become part of the Vista CDD board and help be a positive influence on the management of our lake.

For additional reference, I have a degrees in computer science and math. My work experience is in managing large government contracts, from Super Computers to Nuclear Submarines.

Sincerely,
Michael Langer

[Sent from Yahoo Mail for iPhone](#)

Blue Lake CDD Town Hall and Listening Session

May 12, 2026

Meeting Purpose and Timing

- Meeting Purpose
 - Review lake bank repair plans
 - Present options for CDD to move forward
 - Answer public questions and obtain resident comments / views on options
- Why Now?
 - We know Phase I construction costs
 - 2027 Budget process is beginning
 - For the first time, CDD is now led by residents

Listening Session Meeting Structure

- CDD will provide the current information on options moving forward.
- CDD strongly encourages public comments.
- CDD will respond to questions on the path forward and information presented. Other questions should be deferred to the regular CDD agenda.
- To allow time for everyone to be heard , time will be limited to one, 3 minute period per speaker.
- Regular CDD agenda will follow the listening session

Project Description

- Phase I
 - Wall is under-designed (evaluated as a 10 yr storm vs 50 yr storm)
 - Lake bank has failed, including severe littoral erosion and numerous wall failures
 - Storms impact approx. every 7-8 years
 - Therefore, need immediate and robust fix
 - CDD has decided to move forward with a rock revetment at a cost of \$4.5M
- Phase II
 - Wall is under-designed (evaluated as a 10 yr storm vs 50 yr storm)
 - Lake bank exhibits some erosion, but has not yet failed
 - Storm tracks in this direction historically occur once every 40 years
 - CDD is developing an enhancement and improvement plan with Cummins-Cederberg and consistent with Taylor Engineering recommendations.
 - Plan will be implemented over 5-10 years, costs TBD

CDD has two options to move forward

- Continue litigation
 - Expected resolution by end of 2027
 - 60% probability of winning has been discussed at meetings
 - Potential payout of \$5-12M (net of expenses)
 - At least \$2M in litigation costs
- Accept Lennar's offer**
 - \$2.75M offered
 - \$2.6M for CDD
 - \$150,000 for HOA
- In either case, CDD plans to begin Phase I construction as soon as possible
 - ** - Requires HOA approval

Continuing litigation could result in the largest settlement but also has risks

Pros

- Potential for largest settlement, if we win – possibly \$5-12M (net of legal fees)
- Potential to recover litigation fees if we win
- Probability of winning is high — 60%*
- Long term, leads to lowest CDD fees (if we win)
- Potential to cover all phase II costs
- Possibly pays off long term debt

Cons

- High costs — litigation costs will be at least \$2M
- Likely to take until Jan 2028 to recover funds
- Possibly would have to pay for opposing legal fees in loss
- Requires highest long term debt, \$5M bond now for wall construction
- Requires increase in CDD to fees to cover legal fees for at least 2 years
- Delays construction commencement for at least 120 days due to bonding process, increasing weather risks

Accepting the offer reduces short term costs but assures long term debt

Pros

- Immediate payment (upon settlement) to CDD of \$2.6M
- Also payment of \$150K to HOA
- Reduces bond costs from \$5.0-2.4M
- Allows for construction to begin as soon as funds received
- Produces the lowest CDD fees for 2027 and 2028
- Ends both CDD and HOA disputes with Lennar

Cons

- Higher (than winning litigation) CDD fees after 2028
- Requires HOA approval
- Releases Lennar from any additional responsibility for all of Vista
- Phase II cost risks remain

Settlement results in a short term reduction in CDD fees, Litigation results depend on winning

			Litigate (2027-28)	Settle (2027-28)	Litigate (2029)*	Settle (2029)*
Annual Bond Payment			\$357,948	\$160,561	\$0	\$160,561
Avg Annual Per residence			\$846.21	\$380	\$0.00	\$380
					\$846.21	
Litigation Fee INCREASE per residence			\$591	-\$1,182	\$0	\$0
TOTAL CDD FEE CHANGE			\$1,437.23	-\$802	\$0.00	\$380
					\$846.21	

- * - Bond will be 30 years. Winning litigation will pay off bond and end annual payment. Losing litigation and settlement will continue bond payments for full 30 years, although at a lower annual rate for settlement.

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 7, 2026**

A. CALL TO ORDER

The April 7, 2026, Regular Board Meeting of the Blue Lake Community Development District (the “District”) was called to order at 3:05 p.m. in the WildBlue Social Building located at 18721 WildBlue Boulevard, Fort Myers, Florida 33966.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Naples Daily News* on March 31, 2026, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Board Members constituted a quorum:

Chairman	David Bello	Present
Vice Chairman	Terry Vette	Present
Supervisor	Norbie Larsen	Present
Supervisor	Mark Rapponotti	Present
Supervisor	Dale Brazdis	Present

Also present were the following Staff Members:

District Manager	Kathleen Meneely	Special District Services, Inc.
District Counsel	Wes Haber (via phone)	Kutak Rock LLP
District Engineer	Carl Barraco (via phone)	Barraco and Associates, Inc.
District Engineer	Frank Savage (via phone)	Barraco and Associates, Inc.

Also present were the following:

Jordan Cheifet, Cummins Cederberg (via phone)
John Capasso, B&Z Construction
David Gurley, Gurley Fant
Christopher Fiore, Gurley Fant

Residents present included Brett Knickerbocker, Robin and Andy Langsam, Beth Parey, Beth Johnson, Steve Hamburger, Rich Rosenfelt, Bob Kudlacik, Mark Nelm, Richard Lothian, Sydell and Marc Nusbaum, Jim Carr, Malcolm Benner, Linda Jones (HOA), Cincy Harris, Paul Marsjanik, David Geddeis, John Hadginikitas, Hans Tobrocke, and others via phone.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. APPROVAL OF MINUTES

1. March 10, 2026, Regular Board Meeting

The minutes of the March 10, 2026, Regular Board Meeting were presented for consideration.

A **motion** was made by Supervisor Vette, seconded by Supervisor Larsen and unanimously passed approving the minutes of the March 10, 2026, Regular Board Meeting, as presented.

F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Mr. Hadginikitas questioned the RFP selection process and requested documentation. The Board responded that the process followed the RFP and documentation could be provided.

Mr. Tobrocke expressed concern regarding the lack of response to communications. The District Manager clarified that staff provides records but otherwise acts at the direction of the Board.

Ms. Langsam expressed frustration with repeated discussion of previously addressed issues by members of the audience.

The Chair called for order during overlapping dialogue.

G. OLD BUSINESS

Supervisor Larsen provided an update on Lennar communications. Discussion ensued.

District Counsel reported no protest on the bid award. Cummins Cederberg presented cost-saving options. Discussion ensued.

H. NEW BUSINESS

Supervisor Bello introduced preserve signage concerns. District Counsel explained the requirements. Discussion ensued.

I. ADMINISTRATIVE MATTERS

1. Engineer's Report

The District Engineer went over the ERP permit transition from construction to maintenance phase and noted it should be considered in a shade session. Emergency berm repair was reported and approved.

2. Attorney's Report

Dock letters will be distributed to Special District Services, Inc. for mailing.

A litigation update was provided by Gurley Fant.

3. Manager's Report

The financials were presented.

Discussion ensued regarding law enforcement presence and included proactive versus a reactive approach.

A **motion** was made by Supervisor Rapponotti, seconded by Supervisor Bello approving the financials, as presented. Upon being put to a vote, the **motion** carried 4 to 1 with Supervisor Larsen dissenting.

J. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Public comments were received.

K. BOARD MEMBER COMMENTS

Supervisor Larsen announced his resignation. Discussion ensued regarding a vacancy notice to the HOA.

L. ATTORNEY-CLIENT SESSION

The Attorney-Client Session commenced at 4:45 p.m.

The Attorney-Client Session adjourned at 6:07 p.m.

M. ADDITIONAL BUSINESS

A **motion** was made by Supervisor Bello, seconded by Supervisor Larsen approving the assigning of responsibilities to Supervisor Vette. The **motion** carried unanimously.

There was a consensus of the Board to approach the HOA regarding a settlement.

There was a consensus of the Board to allow 30 days for resumes.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Supervisor Larsen, seconded by Supervisor Rapponotti and passed unanimously adjourning the Regular Board Meeting at 6:14 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

April 9, 2026

126600

Blue Lake Community Development District

Attn: Ms. Kathleen Meneely
27499 Riverview Center Blvd., #253
Bonita Springs, Florida 34134
Sent via email: kmeneely@sdsinc.com

RE: Proposal for Marine Engineering and Environmental Consulting Services

For the proposed shoreline stabilization Project at Blue Lake

Dear Ms. Meneely:

Pursuant to our recent discussion, Cummins Cederberg, Inc. (Cummins Cederberg) is pleased to present this addendum proposal for our marine engineering consulting services for the proposed Phase 2 shoreline stabilization project at Vista Blue, located at 18701/18731 Wildblue Blvd., Fort Myers, Lee County, Florida (Project).

Project Introduction

It is our understanding that Blue Lake Community Development District Board of Supervisors would like to develop a maintenance and enhancement plan for the Phase 2 shoreline stabilization along the community's waterfront. A detailed assessment and categorization of the remaining shoreline sections will be completed to provide the CDD with an actionable protection plan for both short-term improvements and long-term maintenance.

Scope of Services

The following section outlines the scope of services to be provided by Cummins Cederberg for Blue Lake Community Development District (Client) and are numbered sequentially from our previous contract dated January 27, 2025.

Task 7 – Phase II Planning

Task 7.1 Site Assessment: A team of Cummins Cederberg engineers will conduct a site visit to visually evaluate the shoreline conditions relative to the potential Phase 2 improvements. Detailed observations will be made of the existing Phase 2 shoreline topography and bathymetry in accessible areas, existing shoreline conditions including documentation of the existing damaged retaining walls, distance to the edge of shelf, existing docks/outfalls, vegetation, and surrounding land uses. Sections (i.e., stationing) of compromised retaining walls and areas of narrow shelf will be recorded. The site visit will build on the initial findings of the site visit conducted as part of Task 1 as well as the subsequent detailed design for Phase 1. It is noted the Task 1 site visit was conducted to obtain general observations, while this site assessment will be specific to detailed design, planning, and long-term maintenance solutions. Representative photographs will be obtained and documented.

7.2 Maintenance & Enhancement Planning: A long-term maintenance plan will be developed for the Phase 2 shoreline. The plan will provide an assessment of the site conditions relative to 3 categories based on condition and exposure. The categories will include Compromised (i.e., areas in need of immediate attention), Vulnerable (i.e., areas not currently compromised but in need of additional protection from future storms), and Protected (i.e., sheltered areas not needing protection). Specific recommendations and conceptual designs for each section will be developed based on the Task 1 findings, subsequent input from the CDD, additional surveys, and subsequent pricing information from the Phase 1 bids. The plan will include a qualitative assessment of the pro/cons of each option, general opinion of effectiveness of each option, and rough order of magnitude cost of each option. The plan will also include recommendations for monitoring and maintenance such as periodic surveys, inspections (both routine and after storms), and anticipated maintenance. It is noted the Task 1 Alternatives Analysis was developed without survey data, detailed fetch analyses, feedback from local regulatory agencies, and detailed structure design. A general assessment of the risk factors for each section of shoreline will be included. The findings of the Phase 1 analysis will be leveraged in the plan.

Deliverables: Phase 2 Shoreline Stabilization Plan (PDF)

Fees for Task 7 are lump sum (including expenses): **\$32,600.00**

Conditions/Assumptions

- Client shall notify Cummins Cederberg of any known conditions related to the Project that may affect the scope of services.
- Client shall provide safe access to the Project site as needed by Cummins Cederberg to complete the scope of services.
- Client shall provide any available background information, such as as-built drawings, historical photographs, permits surveys, geotechnical data, or other documentation.
- Client to provide topographic and bathymetric survey in CAD format. The survey shall be georeferenced to the Project datum for both vertical and horizontal reference. It is assumed the district engineer (e.g., Barraco & Associates) or other surveyor hired by the CDD (e.g., Taylor Engineering) will provide this data.
- Design concepts will be based on desktop analyses, current interpretation of regulatory code, and discussions with the environmental agencies. Permit issuance is not guaranteed.
- Scope does not include applying for or processing environmental permits, detailed engineering design, bidding assistance, or construction administration.
- Legal, agency, or permit fees not included.
- This scope does not include in-person pre-application meetings with the agencies
- This scope of services does not include review/design of upland structures, utilities, local building department permits, or any encumbrances of the properties.
- It is assumed there will be no legal encumbrance issues, and no historical or archaeological resource issues.
- Engineering design does not include littoral planting design.

Fees

Fees for services are noted above. Cummins Cederberg shall invoice the Client on a percent complete basis each month and/or completion of tasks. Hourly tasks will be invoiced per the attached rate schedule.

General

We appreciate the opportunity to prepare a proposal for our marine engineering and environmental consulting services and look forward to working together. This proposal is valid for 60 days and was prepared based on the information provided by the Client to date. If you wish us to provide the services detailed above, please sign this agreement, which includes the Cummins Cederberg's General Terms & Conditions attached herein, and return a signed copy to us, which will serve as our Authorization to Proceed. Should you have any questions or require additional information, please do not hesitate to contact me at 561-658-1296 or jcheifet@CumminsCederberg.com.

Sincerely,
CUMMINS CEDERBERG, INC.



Jordon Cheifet, PE, CFM
Director, Office Lead

Florida Professional Engineering No. 72876
Florida Certificate of Authorization No. 29062

Read and Accepted by **Client:**

By: _____

Name: _____

Title: _____

Date: _____

Enclosures:

- 2026 Rate Schedule
- General Terms & Conditions
- Certificate of Insurance

CUMMINS CEDERBERG, INC. 2026 RATE SCHEDULE¹

Title	Hourly Rate
Principal	\$380.00
Associate Principal	\$330.00
Senior Director	\$296.00
Project Director	\$276.00
Senior Project Manager	\$250.00
Project Manager	\$224.00
Chief Scientist	\$260.00
Senior Scientist	\$224.00
Project Scientist	\$182.00
Associate Scientist II	\$161.00
Associate Scientist I	\$135.00
Chief Engineer	\$296.00
Senior Engineer	\$260.00
Project Engineer	\$218.00
Associate Engineer II	\$192.00
Associate Engineer I	\$161.00
Senior Designer	\$182.00
Designer	\$146.00
Senior GIS Specialist	\$187.00
GIS Specialist	\$140.00
Technician	\$99.00
Clerical	\$88.00

Reimbursable Expenses

Professional Supplies, Standard Expenses and Direct Reimbursable Expenses will be billed at cost plus 10 percent. Professional supplies and standard expenses include standard office supplies, plots and photocopies, mail and courier delivery services, domestic and international travel, and related travel expenses. Direct reimbursable expenses include field equipment rental, field supplies, research materials, permit fees, and other expenses not included in Professional Supplies and Standard Expenses.

¹ Rates are subject to change at one-year intervals from date of proposal execution.

General Terms & Conditions

1 – Definitions:

“Cummins Cederberg, Inc.” (hereinafter referred to as “CC”) shall include said company, and its individual professional or professionals, performing the “Work.”

“Work” means the specific engineering or other service to be performed by CC as set forth in CC’s proposal.

“Client” refers to the person or business entity ordering the Work to be done by CC.

“Agreement” refers to CC’s proposal, the client’s acceptance, and CC’s Terms and Conditions. The Client’s acceptance of the proposal includes acceptance of these general conditions. The proposal and acceptance are hereby incorporated by reference herein.

2 – Authorization of Work: If the Client is ordering the Work on behalf of another, the Client represents and warrants that the Client is the duly authorized agent of said party for the purpose ordering and directing said Work. Client agrees that CC’s professional duties are specifically limited to the Work set forth in CC’s proposal. CC’s Work is for the exclusive use of the Client. In no event shall CC have any duty or obligation to any third party.

3 – Payment: Invoices shall be submitted either upon completion of tasks or on a monthly basis. Invoices are to be paid in full within thirty (30) days of receipt of the invoice by the Client. Invoices not paid in full within thirty (30) days shall incur interest at a rate of 1.5 percent per month (or the maximum rate of interest permitted by law, if less). If an invoice is not paid within sixty (60) days, CC may, without waiving any claim or right against the Client and without any liability whatsoever to the Client, terminate the performance of Work. The written notice requirement of Section 9 below does not apply to a termination of work under this paragraph.

4 – Indemnification and Mutual Waiver: To the fullest extent permitted by Laws and Regulations, CC shall indemnify and hold harmless Client, and Client’s officers, directors, members, partners, agents, consultants, and employees, from losses, damages, and judgments (including reasonable consultants’ and attorneys’ fees and expenses) arising from third-party claims or actions relating to the Project, provided that any such claim, action, loss, damages, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of CC or CC’s officers, directors, members, partners, agents, employees, or Consultants. This indemnification provision is subject to and limited by the provisions in Section 5 below. Further, this indemnification does not apply if the Client, and Client’s officers, directors, members, partners, agents, consultants, and employees cause or contribute to the loss.

Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless CC and its officers, directors, members, partners, agents, employees, and Consultants from losses, damages, and judgments (including reasonable consultants’ and attorneys’ fees and expenses) arising out of or connected with the Agreement or performance by any of the parties above-named, of the services performed under this Agreement, except those damages, liabilities or costs attributed to the negligent acts by CC specifically in the performance of the Agreement.

To the fullest extent permitted by Laws and Regulations, Client and CC waive against each other, and the other’s employees, officers, directors, members, agents, insurers, partners, and Consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, from any cause or causes.

5 – Warranty and Limit of Liability: CC shall perform services for Client in a professional manner, using the degree of care and skill ordinarily exercised by and consistent with the standards of competent consultants practicing at the same time and in the same or a similar locality as the project. CC makes no warranties, express or implied, under this Agreement or otherwise, in connection with the services provided.

To the fullest extent permitted by Laws and Regulations, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of CC and CC’s officers, directors, members, partners, agents, employees, and Consultants, to Client and anyone claiming by, through, or under Client for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract, indemnity obligations, or warranty express or implied of CC or CC’s officers, directors, members, partners, agents, employees, or Consultants shall not exceed the total compensation received by CC under this Agreement.

To the fullest extent permitted by Laws and Regulations, a party’s total liability to the other party and anyone claiming by, through, or under the other party for any cost, loss, or damages caused in part by the negligence of the party and in part by the negligence of the other party or any other negligent entity or individual, shall not exceed the percentage share that the party’s negligence bears to the total negligence of Client, CC, and all other negligent entities and individuals.

PURSUANT TO SECTION 558.0035. FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT OF CC MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

6 – Use of Documents: All Documents prepared by CC are instruments of service, and CC shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of the CC) whether or not the Project is completed. Instruments of service by CC are for the sole use of Client and are not to be copied or distributed, in any manner, to a third party, without the express written permission of CC. Any reuse by the Client or others of documents and plans that result from CC's services under this Agreement shall be at Clients or others sole risk without liability to CC. Electronic information and files are for the informational purposes only. It is the responsibility of Client to verify the accuracy of the information therein and to hold CC harmless for any damages that may result from the use of the information.

7 – Cost Estimates: CC opinions of probable construction cost are made based on experience, qualifications, and general knowledge of the construction industry. However, CC has no control over the cost of labor, materials, equipment, or services furnished by others, or methods of determining prices, or market conditions. Client hereby acknowledges that CC cannot warrant that estimates of probable construction or operating costs provided by CC will not vary from actual cost incurred by the Client.

8 – Construction Services: CC shall not be responsible for or have control over means, methods, techniques, sequences, procedures, or for safety precautions and programs in connection with the construction of the Project; nor shall CC be responsible for the Contractor's failure to carry out the work in accordance with the contract documents or for Contractor's failure to comply with applicable laws, ordinances, rules or regulations.

9 – Termination of Services: The obligation to provide further services under this Agreement may be terminated by either party upon seven (7) days written notice to the other party. The written notice requirement of this paragraph does not apply to CC's termination of work under section 3 above. In the event of termination, the Client shall pay CC for all services rendered and costs incurred through the effective date of termination. Neither party may assign, sublet or transfer any rights under or interest (including, but not without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law.

10 – Mediation/Dispute Resolution: Client and CC agree to negotiate all disputes or conflicts between them in good faith for a period of 30 days from the date of notice. If said dispute or conflict is not resolved within 30 days, Client and CC agree to then submit any and all unsettled disputes or other matters in question between them arising out of or relating to this Agreement to non-binding mediation. The fees and/or costs of mediation shall be equally borne by the parties to the Agreement. The process shall be conducted on a confidential basis. If such mediation is unsuccessful in resolving a dispute, then the parties may seek to have the Dispute resolved in circuit court.

In the event of litigation, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable attorney fees, taxable court costs, expert witness fees and costs, demonstrative evidence costs, and such other reasonable fees and/or costs generally associated with the litigation of such matters, as determined upon hearing, post-trial, by the court.

Irrespective of any contract provision or obligation of either party hereunder pursuant to contract or agreement with person(s) and/or entity(ies) not specifically named herein, CC shall not be obligated to participate in, nor be a named party in, any arbitration proceeding without the express written consent of CC.

11 – Legal Jurisdiction: This Agreement is to be governed by and interpreted according to the laws of the State of Florida. The parties agree that any actions brought to enforce any provision of this Agreement shall only be brought in a State court of competent jurisdiction located in Miami-Dade County, Florida.

12 – Notice: Whenever either party desires to give notice unto the other, it must be given by written notice, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended.

13 – Agreement: This Agreement constitutes the entire agreement between Client and CC and supersedes all prior written or oral understandings. This Agreement may only be amended or modified in writing and duly executed by both parties.

Landscape Architecture Professional Services Proposal and Agreement

April 20, 2026
Revised: April 23, 2026

Vista Blue Littorals

Blue Lake CDD

David Bello
C/O Special District Services
2501 A Burns Road
Palm Beach Gardens, FL 33410
Email: dcb.bluelakecdd@gmail.com

It is our understanding that we will provide landscape architectural design services for the project known as the **Vista Blue Littorals, Estero, FL.**

The Scope of Services and Design Fee listed below are valid for 30 days from the date of this contract. Revisions requested by the Client that substantially change the project scope, boundaries, architecture, or introduce new design elements may require renegotiation of this contract in its entirety. Unless otherwise noted, cost estimating/bidding to be done by others. Upon Client request, One (1) original of each Deliverable Item specifically listed below will be made available for pickup at our office and is included in the Fee. Additional copies requested by the Client will be billed according to OPI's Standard General Conditions for Professional Services Contracts (Attachment 'A').

Scope of Services:

TASK 0: General Project Coordination

- One (1) Initial Site Visit to observe and document existing littoral areas, site conditions and project context.
- Format Client-provided base map* in AutoCAD for use in our Deliverable drawings.
* It is assumed that there are digital building plans and a boundary/topographic survey available for use in preparing a scaled base drawing in AutoCAD.
- Communicate with Client and Design Team as needed, including telephone calls and email correspondence. Fee does not include Meetings or Site Visits not listed above.

TASK 1: Lee County Limited Development Order (LDO)

- 1.1: Littoral Planting Plan with Calculations and Plant Schedule
- 1.2: Planting Details and Notes
- 1.3: Conceptual Irrigation Plan with Calculations
- 1.4: Conceptual Irrigation Details and Notes
- 1.5: Opinion of Probable Landscape Costs, suitable for County submittal requirement only.
- 1.6: One (1) Revision included to address County comments. Additional revisions, if required/requested by additional RFIs, to be billed on an hourly basis.

Task 1 Deliverables:

- 24” x 36” Plans in B/W Format
- All drawings are also provided in digital PDF Format

CONSTRUCTION ADMINISTRATION PHASE (Task 2)

TASK 2: Lee County Certificate of Compliance

- 2.1: Perform site visit(s) to verify installed plants meet Code Minimum requirements. (Fee listed is per visit.)
- 2.2: Provide signed and sealed certification letter for County submittal (submittal by others).
- 2.3 Record Drawings: Record drawings will be produced at the end of the project to note any changes from the approved plans completed during the construction phase. Drawings to be submitted with Certification of Completion Letter to Lee County for up-to-date record drawings (if needed - hourly).

Task 2 Deliverables:

- Digitally Signed and Sealed County Certification form in PDF Format
- Record Drawings: revised set of SDP documents showing changes to approved plans (if needed).

The following Optional Tasks are Not Included in this Contract, but are available Upon Client Request, and provided here for informational purposes. For Exclusions to this Contract, please refer to OPI’s Standard General Conditions for Professional Services Contracts. **See Attachment ‘A’.**

Owner Approval of Contract Documents:

The Owner should review the project Deliverables and clarify any questions. After completing the Schematic Design Phase, OPI will proceed to the next phase, incorporating Owner feedback into the Contract Documents. One round of revisions will be provided for the Contract Documents Phase. Additional revisions will require Owner authorization for Optional Task A (see below).

Project Meetings (Billed Hourly):

In addition to Meetings listed above, and upon Client Request, OPI will attend in-person Meetings, participate in scheduled Conference Calls, and perform Site Visits. This Task will be billed hourly, per OPI standard hourly rates. Travel time, if required, will be included in Meeting Fee.

The following Optional Tasks are Not Included in this Contract, but are available Upon Client Request, and provided here for informational purposes.

OPTIONAL TASK A: Additional Revisions (Upon Client Request)

OPI - Outside Productions, Inc.
5644 Tavilla Circle Suite 207, Naples, FL 34110
239-390-1334 | opidesign.net

If additional revisions to the project Deliverables are requested/required after Client Approval, this Optional Task will be billed hourly, per OPI Standard Hourly Rates.

OPTIONAL TASK B: Construction Observation (Upon Client Request)

At the Client's request, OPI will meet with the General Contractor or sub-contractors on-site to document findings and decisions, ensuring construction aligns with plans and addressing any arising issues. OPI's observation will focus only on the Client's specific request and will not involve managing or administering the construction. This Optional Task will be billed hourly at OPI's Standard Rates.

OPTIONAL TASK C: Irrigation Plans (Upon Client Request)

Indicating recommended water source size and design, mainline layout and size, irrigation notes, and complete irrigation including irrigation details and notes.

OPTIONAL TASK D: Optional 3-Dimensional Digital Model (Upon Client Request)

3-D Digital Model: A computer-generated study model showing spatial relationships between structures (e.g., house) and landscape elements in the Schematic Design. Materials and finishes are shown conceptually to communicate design intent. Renderings are artistic depictions for illustration, not exact representations. One revision is included in updating the model based on Client feedback

NOTE: SEE ATTACHMENT "A" AS PART OF THIS AGREEMENT:
STANDARD GENERAL CONDITIONS FOR PROFESSIONAL SERVICES

Design Fees*: The fees listed below are subject to OPI's Standard General Conditions for Professional Services Contracts. **See Attachment 'A'**.

FEE SCHEDULE		
TASK 0	GENERAL PROJECT COORDINATION	\$1,500.00
TASK 1	LEE COUNTY LDO	\$4,500.00
TASK 2	COUNTY CERTIFICATE OF COMPLIANCE	\$600.00
	RECORD DRAWINGS (IF NEEDED)	HOURLY
OPTIONAL TASKS NOT IN AGREEMENT: SEE BELOW		
PROJECT REVISIONS AND MEETINGS IN ADDITION TO LISTED ABOVE		Hourly
TOTAL FOR THIS AGREEMENT: \$6,600.00 (plus Hourly Tasks and Reimbursables)		

Deposit required to initiate Design Process: \$1,500.00**

**Deposit to be credited toward final Contract Documents Invoice(s).

Please note: Design Fees are billed upon Task completion. Invoiced Fees are due upon receipt. All fees must be paid before any plans or inspection request are released for county approval or submittal.

OPI 2026 Standard Hourly Rates*

Principal Landscape Architect \$200/hour
Senior Project Manager \$180/hour

OPI - Outside Productions, Inc.
5644 Tavilla Circle Suite 207, Naples, FL 34110
239-390-1334 | opidesign.net

Project Manager/Design Technician \$150/hour
Administrative Support \$ 50/hour

**Design Fees are based upon 2026 OPI Standard Hourly Rates, which are subject to change every calendar year. Fees listed above assume that all phases will commence in a timely manner as the previous phases are completed. If significant delays are encountered, OPI reserves the right to modify Fees in accordance with Standard Hourly Rates for the current calendar year.*

We appreciate the opportunity to be a part of your design team.

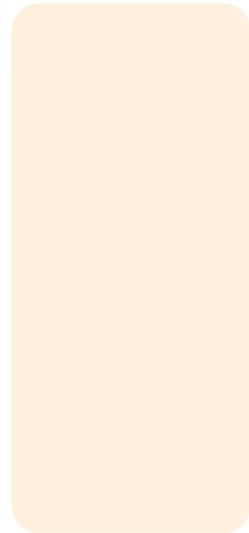
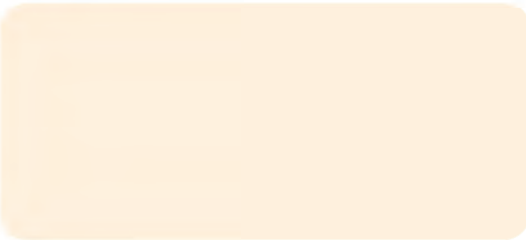


Rebecca S. Morris, PLA
Senior Landscape Architect

for **Blue Lake Community
Development District**

Date:

Invoices will be emailed to the following addresses: dcb.bluelakecdd@gmail.com



Attachment 'A'

Standard General Conditions for Professional Services Contracts

The purpose of these standard general conditions is to govern all services performed by OPI.

Exclusions and Additional Services

OPI's Professional Services Contracts are limited to the scope of services expressly listed in the Scope of Services. All other services are specifically excluded.

Additional services may be provided, if required and authorized in writing (at listed hourly rates or as separate agreements). Additional services may include any other services requested by the OWNER, such as:

1. Design and plan modifications
2. Responding to requests of regulatory agencies
3. Attendance at meetings and hearings, making presentations and time spent preparing for same
4. Assistance with bidding or review of construction contracts
5. Preparation of as-built drawings and maintenance manuals
6. Coordination of technical services to be provided by others, such as property surveying, architectural design, structural engineering and pool or water feature engineering

The following Exclusions apply to all Contracts:

1. Architectural design and documentation of habitable site structures
2. All Structural, civil, MEP and environmental engineering design and services, including all related filings and approvals
3. LEED and all sustainability services and certifications
4. Daily construction management and field/engineering approvals
5. Project permit expediting

Payment for Services

OPI will bill Client (OWNER) as work is completed. If a deposit is required to initiate the design process, it will be held until the completion of the project and applied to the final invoice(s) with the balance returned to the OWNER in the event of Termination. Payment of bills is due upon receipt. If the OWNER fails to make any payment due for services and expenses within thirty days, then after giving seven days written notice, services under this agreement may be suspended until such time as full payment is made for amounts due. OPI shall be entitled to collect reasonable fees and costs, including attorney's fees and interest, should it be required to obtain collection of any amount due under this agreement by court action or settlement without court action.

Photography

By signing this agreement the Owner authorizes OPI to photograph the final project at completion and up to one year after completion for use in office portfolio, award competitions and marketing (ads, magazine articles, mail outs, etc.)

Project Delays

The OWNER recognizes and agrees that various factors both within and without control of OPI can operate to delay the performance of the work, the issuance of permits and licenses, and the overall construction of the project. The OWNER agrees that it shall not be entitled to any claim for damages on account of hindrances or delays from any cause whatsoever including but not limited to: the production of contract documents; issuance of permits from any agency; beginning of completion of construction; or performance of any phase of work pursuant to this Agreement.

Project Representation

It is customary for OPI's responsibilities to include services through the Construction phase in order to interpret and clarify OPI's documentation, to give OWNER some degree of assurance (but not guarantee) that what Contractor produces is generally in accordance with the contract documents. If OPI's responsibilities as identified elsewhere in this contract do not specifically include construction observation services, then OWNER shall indemnify and hold harmless OPI from all claims, damages, losses and expenses, including attorney's fees resulting from any interpretation, clarification, substitution acceptance, shop drawing or sample approval issued by OWNER or others.

Limitation of Liability

OWNER and OPI agree that because of the risks, rewards and benefits of the project relative to the design professional's total fee for services, that the risks have been allocated such that, to the fullest extent permitted by law, OPI's total liability to OWNER for any and all claims, for economic losses, expenses or damages arising out of this agreement from any cause of causes, shall not exceed the total amount of \$10,000 or the amount of the fee charged for the specific services described, whichever is greater. Such causes include, but are not limited to, design professional's negligence, errors, omissions, strict liability, breach of contract or breach of warranty. This limitation of liability shall not apply to damages arising from personal injury or property damage.

Termination

The obligation to provide further services under this Agreement may be terminated by either party upon thirty days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. An unsigned proposal (its scope, fees, and terms) expires after 30 days.

Owner's Responsibility

OWNER will provide OPI with information concerning the Owner's requirements for the project, such as digital base map files, existing site surveys and other site information including any deed restrictions. OWNER shall carefully review plans before sending for Bid, Permit, or Construction and clarify any questions with OPI. OPI will not be liable for misinterpretations or assumptions on the Owner's part.

Document Reuse

All documents prepared or furnished by OPI pursuant to this Agreement are instruments of service in respect to the project and OPI shall retain an ownership and property interest therein whether or not the project is completed. Any reuse without written verification or adaptation by OPI will be at OWNER's sole risk, and OWNER shall indemnify and hold harmless OPI from all claims, damages, losses, and expenses including attorney's fees resulting there from.

File Retention and Destruction

Generally, at the conclusion of each project OPI will retain project files for a period of three years after we close the file. At the expiration of three years, the file may be destroyed unless we are notified by you to the contrary.

Application Fees

Application fees and impact fees, etc., are the responsibility of OWNER; if paid by OPI, such fees will be subject to a 10% markup.

Revisions

See Proposal

2026 OPI Standard Hourly Rate Schedule*

Principal Landscape Architect	\$200/hour
Senior Project Manager	\$180/hour
Project Manager/Design Technician	\$150/hour
Administrative Support	\$ 50/hour

* Design Fees are based upon 2026 OPI Standard Hourly Rates, which are subject to change every calendar year.

2026 Reimbursable Expenses

There is no charge for Digital PDF copies or In-house prints for internal review purposes. Upon Client request, One (1) original of each Deliverable Item specifically listed in the proposal will be made available for pickup at our office, and is included in the Fee. Additional copies of Deliverables requested by the Client will be billed as follows:

The following Deliverable items are typically produced in-house**, are reimbursable, and shall be billed at the following rates:

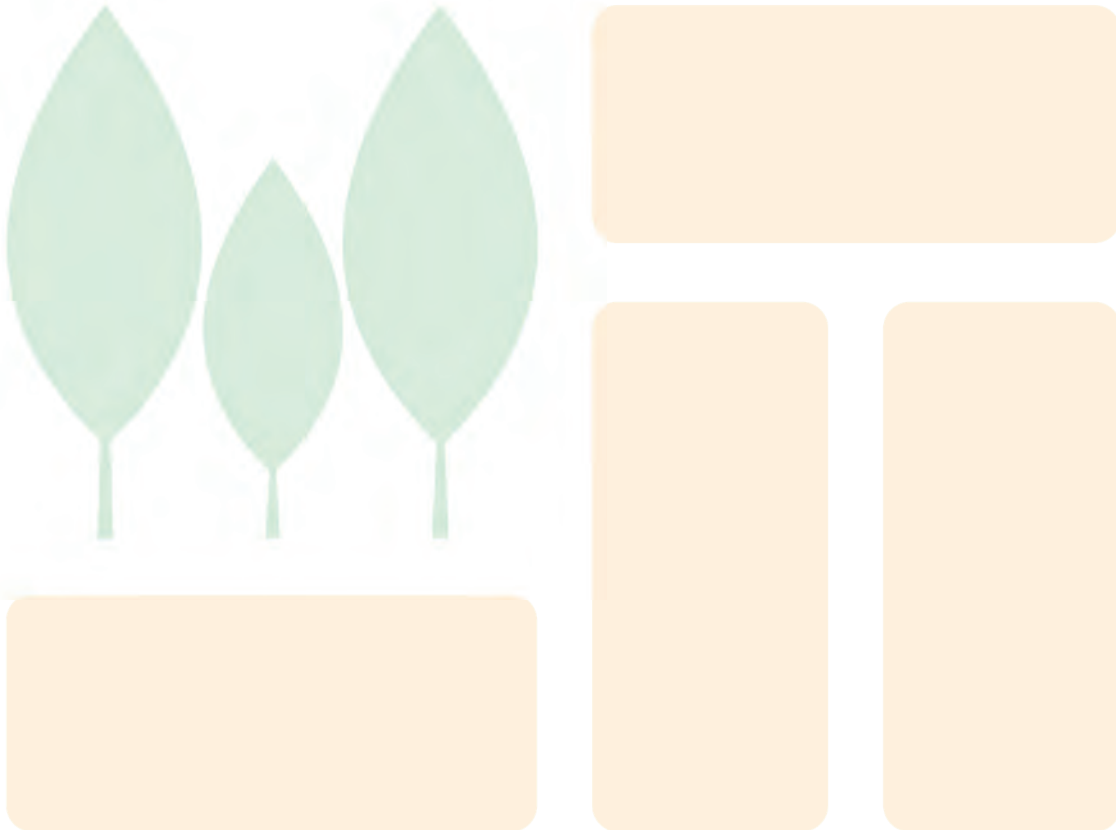
- ~~Mileage: \$.625/mile~~
- Letter Size (8.5"x11") B/W Prints: No charge, up to 100 qty
- Letter Size (8.5"x11") Color Prints: \$1.00/page
- Tabloid Size (11"x17") B/W Prints: \$0.50/page
- Tabloid Size (11"x17") Color Prints: \$2.00/page
- Large Format (24"x36") B/W Prints: \$2.00/sheet
- Large Format (24"x36") Color Prints: \$10.00/sheet

** Reimbursable Expenses for Deliverables are based upon OPI equipment leases, which are subject to change. To meet production deadlines, OPI reserves the right to send Deliverables to an outside vendor as needed (see below).

The following Deliverable items are typically provided by outside Vendor(s)^{***}, are reimbursable, and shall be billed at the Vendor's invoiced amount plus 10%:

- Large Format (24"x36") B/W Prints bound into a complete set.
- Large Format (24"x36") Foamcore Mounted Presentation Boards. (Approx. \$65/Board, plus Printing Cost @ Approx. \$10/sheet B/W and Approx. \$50/sheet Color)
- Courier and Shipping.
- Letter Size or Tabloid Size Bound Booklets.

**** Pricing for all Reimbursable Deliverable items provided by outside Vendor(s), is available upon Client request. Please allow one week for pricing information to be provided before order.*



Blue Lake
Community Development District

**Financial Report For
April 2026**

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
APRIL 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Apr-26	Year To Date Actual 10/1/25 - 4/30/26	Year To Date Budget 10/1/25 - 4/30/26	Percent Of Of Budget Variance 10/1/25 - 4/30/26
REVENUES					
O & M Assessments	1,260,500	0	1,212,097	1,195,250	101.41%
Debt Assessments	663,697	0	636,176	626,849	101.49%
Other Revenues	0	0	0	0	0.00%
Interest Income	960	0	11,336	560	2024.29%
Line of Credit Assessments	720	0	0	720	0.00%
Total Revenues	\$ 1,925,877	\$ -	\$ 1,859,609	\$ 1,823,379	101.99%
EXPENDITURES					
Administrative Expenditures					
Supervisor Fees	12,000	1,000	6,200	7,000	88.57%
Payroll Taxes (Employer)	960	77	474	560	84.64%
Management	31,452	2,621	18,347	18,347	100.00%
Legal	40,000	0	36,020	23,331	154.39%
Legal Extraordinary - Retaining Wall, Etc.	500,000	0	124,462	250,000	49.78%
Assessment Roll	4,000	0	0	0	0.00%
Audit Fees	5,200	0	0	1,000	0.00%
Arbitrage Rebate Fee	650	0	0	0	0.00%
Insurance	14,700	0	12,231	14,700	83.20%
Legal Advertisements	6,000	0	4,477	3,500	127.91%
Miscellaneous	3,993	204	1,260	2,331	54.05%
Postage	900	178	280	525	53.33%
Office Supplies	1,250	126	735	735	100.00%
Dues & Subscriptions	175	0	175	175	100.00%
Trustee Fee	4,050	0	0	0	0.00%
Continuing Disclosure Fee	1,000	0	0	0	0.00%
Deficit Funding	0	0	0	0	0.00%
Payroll Processing Fee	0	53	368	0	0.00%
Total Administrative Expenditures	626,330	4,259	205,029	322,204	63.63%
Maintenance Expenditures					
Engineering/Inspections	40,000	0	70,430	23,331	301.87%
Engineering Extraordinary - Retaining Wall	125,000	0	12,137	59,375	20.44%
Mitigation Monitoring	138,500	90,649	90,649	51,936	174.54%
Lake Maintenance	60,000	2,952	23,329	35,000	66.65%
Flow Way Inspection Certification	5,000	0	0	0	0.00%
Detention Area Maintenance	36,000	3,132	18,188	21,000	86.61%
Miscellaneous Maintenance (Fence Maintenance, Etc.)	100,000	6,276	40,408	32,081	125.96%
Maintenance Reserve	55,000	0	0	37,500	0.00%
Lake Bank Repair Project - Interest Payment	677	0	5,359	677	0.00%
Capital Outlay - Lake Bank	0	0	0	0	0.00%
Construction Costs	0	0	0	0	0.00%
Total Maintenance Expenditures	560,177	103,009	260,500	260,900	99.85%
Total Expenditures	\$ 1,186,507	\$ 107,268	\$ 465,529	\$ 583,104	79.84%
REVENUES LESS EXPENDITURES	\$ 739,370	\$ (107,268)	\$ 1,394,080	\$ 1,240,275	112.40%
Bond Payments	(623,875)	0	(611,438)	(593,438)	103.03%
BALANCE	\$ 115,495	\$ (107,268)	\$ 782,642	\$ 646,837	121.00%
County Appraiser & Tax Collector Fee	(38,498)	0	(1,201)	(20,000)	6.01%
Discounts For Early Payments	(76,997)	0	(70,667)	(71,450)	98.90%
EXCESS/ (SHORTFALL)	\$ -	\$ (107,268)	\$ 710,774	\$ 555,387	127.98%
Carryover From Prior Year	0	0	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (107,268)	\$ 710,774	\$ 555,387	127.98%

Note - Draw In 24/25 From Lake Bank Repair Project Line Of Credit: \$133,400.

Bank Balance As Of 4/30/26	\$ 817,546.74
Accounts Payable As Of 4/30/26	\$ 19,055.81
Line of Credit As Of 4/30/26	\$ 133,400.00
Accounts Receivable As Of 4/30/26	\$ -
Available Funds As Of 4/30/26	\$ 665,090.93

**BLUE LAKE CDD
TAX COLLECTIONS
2025/2026**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	O & M Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	O & M Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$1,923,166.00	\$1,261,225.00	\$ 661,941.00	\$1,261,225.00	\$ 661,941.00	
									\$1,809,422.00	\$1,185,547.00	\$ 623,875.00	\$1,185,547.00	\$ 623,875.00	\$ 623,875.00
1		Paid to Lee County Prop Appraiser	11/04/25	Fees			\$ (423.00)		\$ (423.00)			\$ (277.00)	\$ (146.00)	
2	1	Lee County Tax Collector	11/12/25	NAV Taxes	\$ 11,948.93		\$ (778.32)	\$ (627.32)	\$ 10,543.29	\$ 7,836.08	\$ 4,112.85	\$ 6,914.24	\$ 3,629.05	\$ 3,483.05
3	2	Lee County Tax Collector	11/21/25	NAV Taxes	\$ 345,638.12			\$ (13,825.45)	\$ 331,812.67	\$ 226,669.47	\$ 118,968.65	\$ 217,602.72	\$ 114,209.95	\$ 114,209.95
4	3	Lee County Tax Collector	12/11/25	NAV Taxes	\$ 1,175,306.96			\$ (47,011.95)	\$ 1,128,295.01	\$ 770,766.26	\$ 404,540.70	\$ 739,935.81	\$ 388,359.20	\$ 388,359.20
5	4	Lee County Tax Collector	12/24/25	NAV Taxes	\$ 148,325.64			\$ (5,443.51)	\$ 142,882.13	\$ 97,271.94	\$ 51,053.70	\$ 93,702.08	\$ 49,180.05	\$ 49,180.05
6	5	Lee County Tax Collector	01/16/26	NAV Taxes	\$ 63,630.15			\$ (1,908.92)	\$ 61,721.23	\$ 41,728.65	\$ 21,901.50	\$ 40,476.78	\$ 21,244.45	\$ 21,244.45
7	6	Lee County Tax Collector	02/12/26	NAV Taxes	\$ 54,532.44			\$ (1,183.51)	\$ 53,348.93	\$ 35,762.34	\$ 18,770.10	\$ 34,986.18	\$ 18,362.75	\$ 18,362.75
8	7	Lee County Tax Collector	03/11/26	NAV Taxes	\$ 48,890.82			\$ (666.71)	\$ 48,224.11	\$ 32,062.57	\$ 16,828.25	\$ 31,625.31	\$ 16,598.80	\$ 16,598.80
9									\$ -					\$ -
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
15									\$ -					\$ -
16									\$ -					\$ -
17									\$ -					\$ -
18									\$ -					\$ -
					\$ 1,848,273.06	\$ -	\$ (1,201.32)	\$ (70,667.37)	\$ 1,776,404.37	\$ 1,212,097.31	\$ 636,175.75	\$ 1,164,966.12	\$ 611,438.25	\$ 611,438.25

Assessment Roll

O&M	1,261,225.26
Debt	661,941.00
	<u>1,923,166.26</u>

Collections

96.11%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

\$ 1,848,273.06	
\$ -	\$ 1,776,404.37
\$ (1,212,097.31)	\$ (1,164,966.12)
\$ (636,175.75)	\$ (611,438.25)
\$ -	\$ -