

Laurel Road Community Development District

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<https://laurelroadcdd.com/>

The following is the agenda for the Board of Supervisors Meeting for the **Laurel Road Community Development District** scheduled to be held **Wednesday, August 9, 2023, at 12:30 PM** located at **5800 Lakewood Ranch Blvd, Sarasota, FL 34240**. The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 2536 634 0209

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

1. Consideration of the Minutes of the July 12, 2023, Board of Supervisors' Meeting

Business Matters

2. Public Hearing on the Adoption of the District's Annual Budget
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of **Resolution 2023-13, Adopting the Fiscal Year 2024 Budget and Appropriating Funds**
3. Public Hearing on the Imposition of Special Assessments
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of **Resolution 2023-14, Adopting an Assessment Roll for Fiscal Year 2024, and Certifying Special Assessments for Collection**
4. Consideration of **Resolution 2023-15, Adopting the Annual Meeting Schedule for Fiscal Year 2023-2024**
5. Consideration of Request from MI Homes for Encroachment
6. Ratification of AM Engineering 2023 Budget for District Engineer Representation
7. Ratification of LRK Work Authorization No. 07 for Visterra Amenity
8. Ratification of LRK Work Authorization No. 08 for Visterra Amenity Entry Feature
9. Ratification of LRK Work Authorization No. 10 for Visterra Amenity
10. Ratification of Bay Area Bobcat Proposal for Earthwork
11. Ratification of FEDCO Change Order No. 01 for Visterra Phase 1A



12. Ratification of Funding Requests Nos. 117 - 118
13. Ratification of Payment Authorizations Nos. 008 - 010
14. Review of District Financial Statements

Other Business

Staff Reports

District Counsel
District Engineer
District Manager

Supervisor Requests and Comments

Adjournment

**Laurel Road
Community Development District**

Minutes of the July 12, 2023,
Board of Supervisors Meeting

MINUTES OF MEETING

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Wednesday, July 12, 2023, at 12:30 p.m.

**5800 Lakewood Ranch Blvd,
Sarasota, FL 34240**

Board Members present at roll call:

Pete Williams	Chairperson	(via phone)
Janice Snow	Vice Chairperson	
John Blakley	Assistant Secretary	
John Leinaweaver	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	

Also present at roll call via speakerphone or in-person:

Vivian Carvalho	PFM Group Consulting LLC - District Manager	
Venessa Ripoll	PFM Group Consulting LLC - District Manager	(via phone)
Jorge Jimenez	PFM Group Consulting LLC - ADM	(via phone)
Amanda Lane	PFM Group Consulting LLC - District Accountant	(via phone)
Ed Vogler	District Counsel	(via phone)
Tom Panaseney	Neal Communities	(via phone)
Jim Schier	Neal Communities	

FIRST ORDER OF BUSINESS

Administrative Matters

Roll Call

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:31 p.m. Those in attendance are outlined above either in person or via speakerphone.

Public Comment Period

There were no public comments.

Consideration of the Minutes of the June 14, 2023, Board of Supervisors' Meeting

The Board reviewed the minutes.

ON MOTION by Ms. Snow, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Minutes of the June 14, 2023, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

Business Matters

Ratification of Visterra of Venice Change Order No. 16 with Forsberg Construction

ON MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board ratified the Visterra of Venice Change Order No. 16 with Forsberg Construction.

Ratification of Funding Requests Nos. 113 – 115

The Board reviewed the funding requests.

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board ratified funding requests Nos. 113 – 115.

Ratification of Payment Authorizations Nos. 006 – 007

The Board reviewed the payment authorizations.

ON MOTION by Ms. Snow, seconded by Mr. Blakley, with all in favor, the Board ratified Payment Authorizations Nos. 006 – 007.

Review of District Financial Statements

The Board reviewed the District Financial Statements as of May 31, 2023.

ON MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board accepted the District Financial Statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – Not present.

District Manager – Ms. Carvalho stated that the next Board meeting is scheduled for August 9, 2023 at 12:30 p.m. which is the Budget meeting and will require quorum.

Audience Comments and Supervisor Requests

There were no audience comments or supervisor requests.

FOURTH ORDER OF BUSINESS

Adjournment

There were no other questions or comments.

ON MOTION by Ms. Snow, seconded by Mr. Blakley, with all in favor, the July 12, 2023, Board of Supervisors' Meeting for the Laurel Road Community Development District was adjourned at 12:35 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

**Laurel Road
Community Development District**

Resolution 2023-13,
Adopting the Fiscal Year 2024 Budget
and Appropriating Funds

RESOLUTION 2023-13

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors ("**Board**") of the Laurel Road Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Laurel Road Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Laurel Road Community Development District, for Fiscal Year 2023/2024, sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2021A-1	\$ _____
DEBT SERVICE FUND – SERIES 2021A-2	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption. If the District does not yet have its own website, the District's Secretary is directed to transmit such amendments to the manager or administrator of Sarasota County for posting on its website.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF AUGUST 2023.

ATTEST:

**LAUREL ROAD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

Exhibit A: Fiscal Year 2023/2024 Budgets

Exhibit A

Laurel Road CDD
FY 2024 Approved Proposed O&M Budget

	Actual Through 06/30/2023	Anticipated 07/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Budget	FY 2024 Approved Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ -	\$ -	\$ -	\$ -	\$ 315,276.88
Off-Roll Assessments	13,502.85	-	13,502.85	-	54,730.39
Developer Contributions	99,883.78	-	99,883.78	273,733.00	-
Other Income & Other Financing Sources	0.64	-	0.64	-	-
Net Revenues	\$ 113,387.27	\$ -	\$ 113,387.27	\$ 273,733.00	\$ 370,007.27
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 8,800.00	\$ 3,000.00	\$ 11,800.00	\$ 12,900.00	\$ 12,000.00
Public Officials' Liability Insurance	2,504.00	-	2,504.00	-	3,000.00
Trustee Services	3,524.39	-	3,524.39	6,000.00	4,000.00
Management	36,000.00	12,000.00	48,000.00	48,000.00	52,800.00
Engineering	-	3,750.00	3,750.00	15,000.00	15,000.00
Disclosure	500.00	500.00	1,000.00	1,000.00	1,000.00
District Counsel	3,678.50	1,226.16	4,904.66	25,000.00	25,000.00
Assessment Administration	-	-	-	5,500.00	5,500.00
Reamortization Schedules	-	-	-	-	125.00
Audit	5,500.00	-	5,500.00	6,500.00	6,500.00
Arbitrage	-	-	-	500.00	500.00
Telephone	-	-	-	200.00	200.00
Postage & Shipping	7.44	2.49	9.93	500.00	500.00
Legal Advertising	2,857.42	952.47	3,809.89	8,000.00	8,000.00
Miscellaneous	-	-	-	590.00	600.00
Office Supplies	125.00	-	125.00	500.00	530.00
Web Site Maintenance	4,250.00	1,050.00	5,300.00	915.00	3,000.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Lifestyle Staff	-	-	-	20,000.00	20,000.00
Maintenance Staff	-	-	-	20,000.00	20,000.00
Resident Services	-	-	-	-	10,000.00
Total General & Administrative Expenses	\$ 67,921.75	\$ 22,481.12	\$ 90,402.87	\$ 171,280.00	\$ 188,430.00
<u>Field Expenses</u>					
Electric	-	-	-	3,500.00	3,500.00
Equipment Rental	-	-	-	6,000.00	6,000.00
General Insurance	3,059.00	-	3,059.00	5,952.00	5,952.00
Property & Casualty Insurance	-	-	-	5,100.00	5,100.00
Water Reclaimed	-	-	-	5,000.00	5,000.00
Mitigation	-	-	-	-	-
Stormwater - Repair and Maintenance	-	-	-	-	-
Irrigation - Repair and Maintenance	-	-	-	200.00	200.00
Lake Maintenance	-	-	-	18,000.00	18,000.00
Landscaping Maintenance & Material	-	-	-	25,000.00	25,000.00
Landscape Improvements	-	-	-	2,500.00	2,500.00
Wetland Mitigation	-	-	-	-	-
Contingency	-	-	-	10,000.00	10,000.00
Equipment Repair & Maintenance	-	-	-	-	-
Street Sweeping	-	-	-	15,000.00	15,000.00
Lighting	-	-	-	200.00	200.00
Streetlights - Leasing	-	-	-	-	35,000.00
Gate Maintenance	-	-	-	1,000.00	1,000.00
Bike Share	-	-	-	5,000.00	2,500.00
Total Field Expenses	\$ 3,059.00	\$ -	\$ 3,059.00	\$ 102,452.00	\$ 134,952.00

* The prior management company did not balance the budget for the Board.

Laurel Road CDD
FY 2024 Approved Proposed O&M Budget

	Actual Through 06/30/2023	Anticipated 07/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Budget	FY 2024 Approved Proposed Budget
<u>Vistera - Amenity</u>					
Clubhouse Electric	-	-	-	-	3,750.00
Clubhouse Water	-	-	-	-	5,000.00
Amenity - Telephone	-	-	-	-	62.50
Amenity - Cable TV / Internet / Wi-Fi	-	-	-	-	3,250.00
Amenity - Landscape Maintenance	-	-	-	-	12,500.00
Amenity - Irrigation Repairs	-	-	-	-	5,000.00
Amenity - Pool Maintenance	-	-	-	-	2,700.00
Amenity - Pool Equipment	-	-	-	-	375.00
Amenity - Exterior Cleaning	-	-	-	-	3,750.00
Amenity - Interior Cleaning	-	-	-	-	5,000.00
Amenity - Pest Control	-	-	-	-	250.00
Amenity - Fitness Equipment Leasing	-	-	-	-	2,385.00
Amenity - Security	-	-	-	-	2,602.77
Total Vistera - Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ 46,625.27
 Total Expenses	 \$ 70,980.75	 \$ 22,481.12	 \$ 93,461.87	 \$ 273,732.00	 \$ 370,007.27
 Net Income (Loss)	 \$ 42,406.52	 \$ (22,481.12)	 \$ 19,925.40	 \$ 1.00 *	 \$ -

* The prior management company did not balance the budget for the Board.

Laurel Road CDD
Approved Proposed FY 2024
Debt Service Budget

	Series 2021A-1	Series 2021A-2
REVENUES:		
Special Assessments	\$ 857,583.75	\$ 460,078.14
TOTAL REVENUES	<u>\$ 857,583.75</u>	<u>\$ 460,078.14</u>
EXPENDITURES:		
Interest 11/01/2023	\$ 205,256.25	\$ 153,359.38
Interest 05/01/2024	205,256.25	153,359.38
Principal 05/01/2024	245,000.00	-
TOTAL EXPENDITURES	<u>\$ 655,512.50</u>	<u>\$ 306,718.76</u>
EXCESS REVENUES	<u>\$ 202,071.25</u>	<u>\$ 153,359.38</u>
Interest 11/01/2024	\$ 202,071.25	\$ 153,359.38

**Laurel Road
Community Development District**

Resolution 2023-14,
Adopting an Assessment Roll
for Fiscal Year 2024, and
Certifying Special Assessments for Collection

RESOLUTION 2023-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Laurel Road Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and

enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the District's Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 9th day of August 2023

ATTEST:

**LAUREL ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chair/Vice Chair

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A

Laurel Road CDD
FY 2024 Approved Proposed O&M Budget

	Actual Through 06/30/2023	Anticipated 07/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Budget	FY 2024 Approved Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ -	\$ -	\$ -	\$ -	\$ 315,276.88
Off-Roll Assessments	13,502.85	-	13,502.85	-	54,730.39
Developer Contributions	99,883.78	-	99,883.78	273,733.00	-
Other Income & Other Financing Sources	0.64	-	0.64	-	-
Net Revenues	\$ 113,387.27	\$ -	\$ 113,387.27	\$ 273,733.00	\$ 370,007.27
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 8,800.00	\$ 3,000.00	\$ 11,800.00	\$ 12,900.00	\$ 12,000.00
Public Officials' Liability Insurance	2,504.00	-	2,504.00	-	3,000.00
Trustee Services	3,524.39	-	3,524.39	6,000.00	4,000.00
Management	36,000.00	12,000.00	48,000.00	48,000.00	52,800.00
Engineering	-	3,750.00	3,750.00	15,000.00	15,000.00
Disclosure	500.00	500.00	1,000.00	1,000.00	1,000.00
District Counsel	3,678.50	1,226.16	4,904.66	25,000.00	25,000.00
Assessment Administration	-	-	-	5,500.00	5,500.00
Reamortization Schedules	-	-	-	-	125.00
Audit	5,500.00	-	5,500.00	6,500.00	6,500.00
Arbitrage	-	-	-	500.00	500.00
Telephone	-	-	-	200.00	200.00
Postage & Shipping	7.44	2.49	9.93	500.00	500.00
Legal Advertising	2,857.42	952.47	3,809.89	8,000.00	8,000.00
Miscellaneous	-	-	-	590.00	600.00
Office Supplies	125.00	-	125.00	500.00	530.00
Web Site Maintenance	4,250.00	1,050.00	5,300.00	915.00	3,000.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Lifestyle Staff	-	-	-	20,000.00	20,000.00
Maintenance Staff	-	-	-	20,000.00	20,000.00
Resident Services	-	-	-	-	10,000.00
Total General & Administrative Expenses	\$ 67,921.75	\$ 22,481.12	\$ 90,402.87	\$ 171,280.00	\$ 188,430.00
<u>Field Expenses</u>					
Electric	-	-	-	3,500.00	3,500.00
Equipment Rental	-	-	-	6,000.00	6,000.00
General Insurance	3,059.00	-	3,059.00	5,952.00	5,952.00
Property & Casualty Insurance	-	-	-	5,100.00	5,100.00
Water Reclaimed	-	-	-	5,000.00	5,000.00
Mitigation	-	-	-	-	-
Stormwater - Repair and Maintenance	-	-	-	-	-
Irrigation - Repair and Maintenance	-	-	-	200.00	200.00
Lake Maintenance	-	-	-	18,000.00	18,000.00
Landscaping Maintenance & Material	-	-	-	25,000.00	25,000.00
Landscape Improvements	-	-	-	2,500.00	2,500.00
Wetland Mitigation	-	-	-	-	-
Contingency	-	-	-	10,000.00	10,000.00
Equipment Repair & Maintenance	-	-	-	-	-
Street Sweeping	-	-	-	15,000.00	15,000.00
Lighting	-	-	-	200.00	200.00
Streetlights - Leasing	-	-	-	-	35,000.00
Gate Maintenance	-	-	-	1,000.00	1,000.00
Bike Share	-	-	-	5,000.00	2,500.00
Total Field Expenses	\$ 3,059.00	\$ -	\$ 3,059.00	\$ 102,452.00	\$ 134,952.00

* The prior management company did not balance the budget for the Board.

Laurel Road CDD
FY 2024 Approved Proposed O&M Budget

	Actual Through 06/30/2023	Anticipated 07/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Budget	FY 2024 Approved Proposed Budget
<u>Vistera - Amenity</u>					
Clubhouse Electric	-	-	-	-	3,750.00
Clubhouse Water	-	-	-	-	5,000.00
Amenity - Telephone	-	-	-	-	62.50
Amenity - Cable TV / Internet / Wi-Fi	-	-	-	-	3,250.00
Amenity - Landscape Maintenance	-	-	-	-	12,500.00
Amenity - Irrigation Repairs	-	-	-	-	5,000.00
Amenity - Pool Maintenance	-	-	-	-	2,700.00
Amenity - Pool Equipment	-	-	-	-	375.00
Amenity - Exterior Cleaning	-	-	-	-	3,750.00
Amenity - Interior Cleaning	-	-	-	-	5,000.00
Amenity - Pest Control	-	-	-	-	250.00
Amenity - Fitness Equipment Leasing	-	-	-	-	2,385.00
Amenity - Security	-	-	-	-	2,602.77
Total Vistera - Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ 46,625.27
 Total Expenses	 \$ 70,980.75	 \$ 22,481.12	 \$ 93,461.87	 \$ 273,732.00	 \$ 370,007.27
Net Income (Loss)	\$ 42,406.52	\$ (22,481.12)	\$ 19,925.40	\$ 1.00 *	\$ -

* The prior management company did not balance the budget for the Board.

Laurel Road CDD
Approved Proposed FY 2024
Debt Service Budget

	Series 2021A-1	Series 2021A-2
REVENUES:		
Special Assessments	\$ 857,583.75	\$ 460,078.14
TOTAL REVENUES	<u>\$ 857,583.75</u>	<u>\$ 460,078.14</u>
EXPENDITURES:		
Interest 11/01/2023	\$ 205,256.25	\$ 153,359.38
Interest 05/01/2024	205,256.25	153,359.38
Principal 05/01/2024	245,000.00	-
TOTAL EXPENDITURES	<u>\$ 655,512.50</u>	<u>\$ 306,718.76</u>
EXCESS REVENUES	<u>\$ 202,071.25</u>	<u>\$ 153,359.38</u>
Interest 11/01/2024	\$ 202,071.25	\$ 153,359.38

Exhibit B

SARASOTA CO	OM gross	Total Gross
0389020401	70,688.35	70,688.35
0389070402	26,174.64	26,174.64
0389100001	527.53	2,058.92
0389100002	527.53	2,058.92
0389100003	527.53	2,058.92
0389100004	527.53	2,058.92
0389100005	527.53	2,058.92
0389100006	527.53	2,058.92
0389100007	527.53	2,058.92
0389100008	527.53	2,058.92
0389100009	527.53	2,058.92
0389100010	527.53	2,058.92
0389100011	527.53	2,058.92
0389100012	527.53	2,058.92
0389100013	527.53	2,058.92
0389100014	527.53	2,058.92
0389100015	527.53	2,058.92
0389100016	527.53	2,058.92
0389100017	527.53	2,058.92
0389100018	527.53	2,058.92
0389100019	527.53	2,058.92
0389100020	527.53	2,058.92
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0389100022	527.53	2,058.92
0389100023	527.53	2,058.92
0389100024	527.53	2,058.92
0389100025	527.53	2,058.92
0389100026	527.53	2,058.92
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0389100029	527.53	2,058.92
0389100030	527.53	2,058.92
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0389100038	527.53	2,058.92
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0389100043	527.53	2,058.92
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0389100048	527.53	2,058.92
0389100049	527.53	2,058.92
0389100050	527.53	2,058.92
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0389100064	527.53	2,058.92
0389100065	527.53	2,058.92
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0389100082	527.53	2,058.92
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0390020129	562.70	2,196.17
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0390020302	703.38	2,745.23
0390020303	703.38	2,745.23
0390020304	801.85	3,129.56
0390020305	801.85	3,129.56
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0390020344	801.85	3,129.56
0390020345	801.85	3,129.56
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0390020379	703.38	2,745.23
0390020380	703.38	2,745.23
0389100381	703.38	2,745.23
0389100382	562.70	2,196.17
0389100383	703.38	2,745.23
0389100384	703.38	2,745.23
0389100385	703.38	2,745.23
0389100386	703.38	2,745.23
0389100387	527.53	2,058.92
0389100388	527.53	2,058.92
0389100389	801.85	3,129.56
0389100390	801.85	3,129.56
0389100391	703.38	2,745.23

339,007.39 = gross on-roll

1,041,934.60 = gross on-roll

315,276.87 = net on-roll

54,728.64 = net off-roll

370,005.51 = net total

370,007.27 = net budget

(1.76) = Over / (Under) Funded

**Laurel Road
Community Development District**

Resolution 2023-15,
Adopting the Annual Meeting Schedule
for Fiscal Year 2023-2024

RESOLUTION 2023-15

**A RESOLUTION OF THE LAUREL ROAD COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2023-2024**

WHEREAS, the Laurel Road Community Development District ("District") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Venice, Florida; and

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

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

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Sarasota County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 9th day of August 2023.

Attest:

**LAUREL ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024**

**Wednesday, October 11, 2023
Wednesday, November 8, 2023
Wednesday, December 13, 2023
Wednesday, January 10, 2024
Wednesday, February 14, 2024
Wednesday, March 13, 2024
Wednesday, April 10, 2024
Wednesday, May 8, 2024
Wednesday, June 12, 2024
Wednesday, July 10, 2024
Wednesday, August 14, 2024
Wednesday, September 11, 2024**

All meetings will convene at 12:30 p.m. at 5800 Lakewood Ranch Blvd., Sarasota, FL 34240.

**Laurel Road
Community Development District**

MI Homes Request for Encroachment

Jorge Orsini

From: Vivian Carvalho
Sent: Thursday, July 27, 2023 10:20 AM
To: Tom Panaseny; Pete Williams; Andy Richardson; Jorge Orsini
Cc: Bobbi Claybrooke; Venessa Ripoll
Subject: RE: [EXT] FW: Lot 384 - Vistera M/I Homes - Drainage Plan for Pool Needed
Attachments: doc03024620230725132436.pdf

Good morning, Tom,

Yes, we can add to the August meeting.

Jorge- Please refer to the attached document / request to add to the August Laurel Road CDD meeting.

Thanks,

Vivian Carvalho
Senior District Manager

PFM Group Consulting, LLC
Carvalhov@pfm.com | **Phone** 407-723-5900 | **Fax** 407-723-5901 | **Web** pfm.com
3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817



From: Tom Panaseny <TPanaseny@nealland.com>
Sent: Thursday, July 27, 2023 10:12 AM
To: Vivian Carvalho <carvalhov@pfm.com>; Pete Williams <pete@pwillassoc.com>; Andy Richardson <arichardson@nealland.com>
Cc: Bobbi Claybrooke <bclaybrooke@amengfl.com>
Subject: FW: [EXT] FW: Lot 384 - Vistera M/I Homes - Drainage Plan for Pool Needed

ALERT: This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Please see request from MI Homes to allow an encroachment into the 25' wide drainage easement in Vistera (Laurel Road CDD)

This is a minor encroachment for Pool and A/C pad and should not present a problem to the District in the future.

Can we add this item to the August meeting agenda?

Thanks
Tom

Tom Panaseny
VP Land Development

941-328-1054 Ofc
941-328-1100 Fax
813-464-4915 Cell
5824 Lakewood Ranch Blvd
Sarasota, FL 34240
TPanaseny@nealland.com



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From: Kevin Brown <kbrown@mihomes.com>
Sent: Wednesday, July 26, 2023 3:58 PM
To: Tom Panaseny <TPanaseny@nealland.com>; Andy Richardson <arichardson@nealland.com>
Subject: [EXT] FW: Lot 384 - Visterra M/I Homes - Drainage Plan for Pool Needed

Good afternoon Tom and Andy,
Wanted to ask your opinion or if you have had experience in City of Venice with this situation. For our model, I am trying to install my pool and A/C equipment on the side of the home. The north side is encompassed by a 25' Private Drainage easement. In my experience at least in Lee and Collier County, they would sometimes allow these types of structures to be placed within them, so as long as the HOA or CDD approved it. Have you experienced that? My initial email to City seemed like an approval, but my surveyor is questioning that.
Then my question would be if the City does allow it to be placed within the DE as long as CDD approves it, do you think the CDD would approve? Thanks.

Kevin Brown
Area President

M/I Homes - Ft. Myers / Naples Mobile: (239) 229-7021
www.mihomes.com kbrown@mihomes.com

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From: Randall Britt <Rande.Britt@brittsurveying.com>
Sent: Tuesday, July 25, 2023 2:39 PM
To: sellis@veinicefl.gov
Cc: Kevin Brown <kbrown@mihomes.com>; Jimmie L. Smith II <jlsmith@mihomes.com>; Claudia Britt <Claudia.Britt@brittsurveying.com>; Jesse <jesse.davidson@brittsurveying.com>; Collin Naaman

<CNaaman@brittsurveying.com>

Subject: FW: Lot 384 - Visterra M/I Homes - Drainage Plan for Pool Needed

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.



Steve,

Thank you for taking my call today. I read the attached email chain and believe that something was missed, and I would like to clarify the situation. The attached pdf is a hand markup on the site plan showing the proposed pool area in orange. Putting the pool equipment and AC on the side of the house we will be in a 25 ft. wide drainage easment. So my question is: Will this be allowed.

Thank you,

UDQGDOOH#U #DIM

BRITT SURVEYING, INC.

680 U.S. 41 BYPASS N., SUITE 1

VENICE, FLORIDA 34285

Phone: (941)493-1396

Cell: (941)544-9060

LEGEND:

- ▲ Reuse Service
- ⊙ Sewer Service
- ⊞ Electric Hand Hole
- ⊕ Frontier Hand Hole
- 19.0+ Existing Elevation
- ~ Direction of Flow
- (18.9) Proposed Elevation

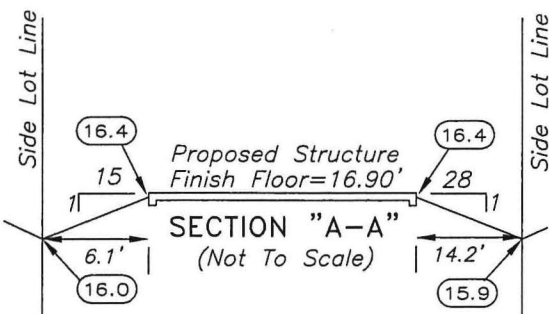
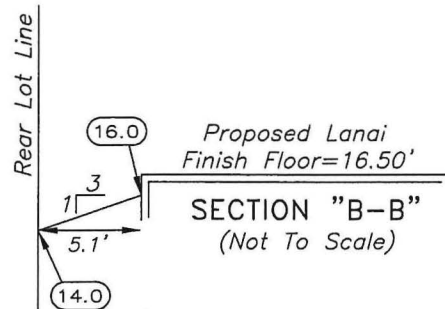
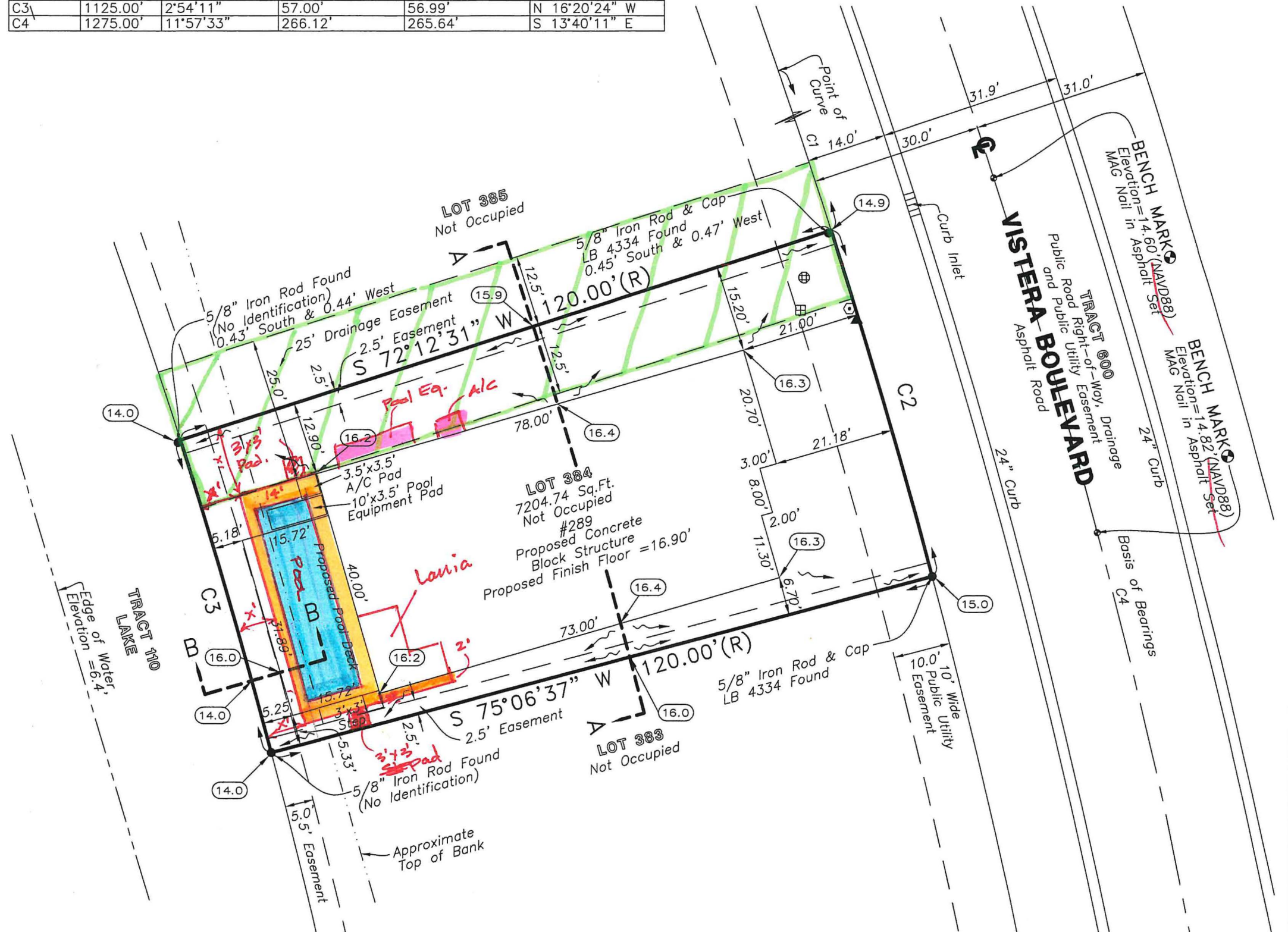
NOTES:

- Surface slopes shall not exceed one foot (1') vertical rise in six feet (6') horizontal distance five feet (5') of any property line.
- The discharge of storm water from the parcel shall drain to a street, drainage greenbelt, or other established public or private drainage facility, without adversely affecting the proper drainage of adjoining parcels of land.
- Site drainage must be consistent with subdivision storm water management plan.
- Swale slopes will be a minimum of 0.2% longitudinal slope.
- Site runoff may be directed to the rear of the lot if an approved drainage greenbelt or other established public or private drainage facility is available.
- All required swales or other systems must be in place prior to commencement of construction.
- Parcel shown hereon is situated in Flood Zone "X", base flood elevation Not Determined, per Flood Insurance Rate Map 12115C0244F, Index Map dated November 4, 2016.
- Elevations shown hereon refer to NAVD 88, based on NGS Bench Mark # N 699 published elevation =13.37 feet (NAVD 88).

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1245.00'	1°51'28"	40.37'	40.37'	S 18°43'13" E
C2	1245.00'	2°54'11"	63.08'	63.07'	S 16°20'24" E
C3	1125.00'	2°54'11"	57.00'	56.99'	N 16°20'24" W
C4	1275.00'	11°57'33"	266.12'	265.64'	S 13°40'11" E

384



FOR: M I HOMES

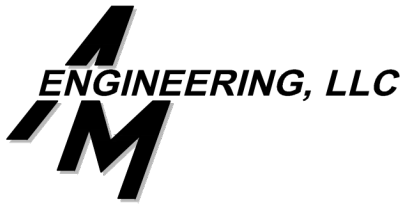
DATE: JULY 25, 2023

JOB NO.: 2306128 DP

LOT DRAINAGE PLAN FOR:
LOT 384, VISTERA, PHASE 1
289 VISTERA BOULEVARD, NOKOMIS, FL.

**Laurel Road
Community Development District**

AM Engineering 2023 Budget for
District Engineer Representation



July 12, 2023

Mr. Tom Panaseny
Border Road Investments
5824 Lakewood Ranch Blvd. N.
Sarasota, Florida 34240

**RE: LAUREL RD CDD
2023 BUDGET FOR DISTRICT ENGINEER REPRESENTATION**

Dear Tom:

The AME fee for District Engineer representation for the Laurel Rd CDD for 2023 shall include:

1. Review and approval of payment applications.
2. Representation at monthly CDD meetings.
3. Representation of CDD on matters concerns the Visterra of Venice Development.

For the above items, we suggest a not to exceed budget of \$5,000.

Sincerely,

AM ENGINEERING, LLC


Bobbi R. Claybrooke, PE

**Laurel Road
Community Development District**

LRK Work Authorization No. 07
for Vistera Amenity

**Architects | Designers | Planners**

AR91636
55 West Church Street, Suite 201
Orlando, FL 32801
407.566.2575

WORK AUTHORIZATION**VISCDDP1 - ARCHITEC**

Work Authorization Number	Client	Date
07	Laurel Road CDD Vistera	7/14/2023
Project	Project Number	Project Location
Vistera Amenity	04.21020.00	Venice, Florida


In reference to Work Authorization 03 dated 8/5/22, LRK is pleased to provide MEP revisions for the relocation of the pool restrooms to the main Amenity Building at Vistera. The scope of services shall include the following:

- Updated MEP drawings based on design changes outlined in Work Authorization 03

Fee: \$2,200.00

Original or Master Agreement (dated)	Work requested by
04/13/2021	Tom Panaseney
Fee and Basis	
Two Thousand Two Hundred Dollars (\$2,200)	
Date work to begin	Estimated completion date
Immediately after Work Authorization approval	
Prepared by	LRK Authorization by
Cathy Rivera	Date Signed

Please authorize these services by signing and returning this form. Rendering of these services shall be subject to the same terms and conditions as the Original or Master Agreement. These services will be performed upon execution of this document.

Client	Client Authorization by	Date Signed
		7/14/23

**Laurel Road
Community Development District**

LRK Work Authorization No. 08
for Vistera Amenity Entry Feature

**Architects | Designers | Planners**

AR91636
55 West Church Street, Suite 201
Orlando, FL 32801
407.566.2575

WORK AUTHORIZATION**VISCDDP1 - ARCHITEC**

Work Authorization Number	Client	Date
08	Laurel Road CDD Vistera	7/12/2023
Project	Project Number	Project Location
Vistera Amenity Entry Feature	04.21020.01	Venice, Florida

In reference to Work Authorization 06 dated 11/9/22, LRK is pleased to provide this proposal for structural and electrical engineering services. The scope of services shall include the following:

- Provide electrical and structural drawings for the construction of the building. A "Permit Submission Set" will be issued to the Client for the Contractor's use in submitting for building permits.

Fee: \$7,400.00

Original or Master Agreement (dated)		Work requested by
04/13/2021		Tom Panaseny
Fee and Basis		
Seven Thousand Four Hundred Dollars (\$7,400)		
Date work to begin		Estimated completion date
Immediately after Work Authorization approval		
Prepared by	LRK Authorization by	Date Signed
Cathy Rivera		

Please authorize these services by signing and returning this form. Rendering of these services shall be subject to the same terms and conditions as the Original or Master Agreement. These services will be performed upon execution of this document.

Client	Client Authorization by	Date Signed
		7/11/23

**Laurel Road
Community Development District**

LRK Work Authorization No. 10
for Vistera Amenity

**Architects | Designers | Planners**

AA 26002089
671 Front St., Suite 220
Celebration, FL 34747
407.566.2575

WORK AUTHORIZATION**VISCDDP1 - ARCHITEC**

Work Authorization Number	Client	Date
10	Laurel Road CDD Vistera	7/12/23
Project	Project Number	Project Location
Vistera Amenity	04.21020.00	Venice, FL

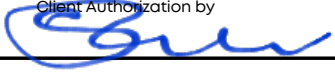
LRK is pleased to provide Fire Protection services for the main Amenity Building at Vistera. The scope of services shall include the following:

- Updated MEP drawings based on Fire Protection design

Fee: \$3,900.00

Original or Master Agreement (dated)	Work requested by
4/13/21	Tom Panaseny
Fee and Basis	
Three Thousand Nine Hundred Dollars (\$3900.00)	
Date work to begin	Estimated completion date
Immediately after Work Authorization approval	
Prepared by	LRK Authorization by
Cathy Rivera	Date Signed

Please authorize these services by signing and returning this form. Rendering of these services shall be subject to the same terms and conditions as the Original or Master Agreement. These services will be performed upon execution of this document.

Client	Client Authorization by	Date Signed
document1		7/11/23

**Laurel Road
Community Development District**

Bay Area Bobcat Proposal for Earthwork

ESTIMATE



Prepared For

PFM Group Consulting
3501 Quadrangle Blvd, Ste. 270
Orlando, florida 32817

Bay Area Bobcat

12402 Lago Way
Riverview, Florida 33579
Phone: (813) 927-2204
Email: JohnnyW2285@yahoo.com

Estimate # 29

Date 06/13/2023

VISCPH1CDD - Earthwork

Description	Total
-------------	-------

15' Wide x 1,700' Long swath / Visterra	\$22,500.00
---	-------------

Site location: Visterra development Venice Fl.
Street location: Liberto Lane

Site work: Cut 15' wide strip of fill approximately 4" deep and roughly 1,700' long. Across future house pads - Numbers 232D-264D.
All fill that is cut out will be loaded onto a 18yd dump truck and driven to and dumped at the large stockpile of dirt on site.
The swath being cut out is approximately 10' in from curb and will stop approximately 25' in from curb.

Day rate : \$4,500.00 per day cost includes time, equipment and labor- Cut, load, haul and dump.
Job estimated time 3-5 days. Total=\$22,500.00
If job needs to exceed 5 days I will get approval from Andy Richardson before continuing.

Exclusions***
Not responsible for damage to curbing or roadway.
Not responsible for final grading
Not responsible for any broken underground pipes or wires.
Will go around any buildings or houses in the way of the path.

SW
7/12/23

Subtotal	\$22,500.00
-----------------	-------------

Total	\$22,500.00
--------------	--------------------

By signing this document, the customer agrees to the services and conditions outlined in this document.

**Laurel Road
Community Development District**

FEDCO Change Order No. 01
for Vistera Phase 1A

FEDCO Communications and Utilities, LLC
3480 Sunbeam Drive • Sarasota, FL 34240 • (941) 809-2914

DATE: 07-01-2023
CHANGE ORDER# FPL-VIS-CO1
AMOUNT: \$4,750.00
FPL JOB# 11367557

LAUREL CDD
5824 LWR BLVD
SARASOTA, FL 34240
ATTN: Andy Richardson

CHANGE ORDER #1
VISTERA PHASE 1A
NOKOMIS, FL

VISCDDP1 - Conduit

1) **PROPOSAL # STILLR-01**
RE: FPL FEEDER AND PRIMARY CONDUIT SYSTEM INSTALLATION
PROPOSAL AMOUNT \$ 98,519.00

2) CHANGE ORDER #1	RE: ADDITIONAL CONDUIT INTALL AT THE ROUNDAABOUT	\$ 4,750.00
---------------------------	--	-------------

REVISED TOTAL: \$103,269.00

Signatures indicate agreement herewith, including any adjustment in the contract sum or term.

Allan S. Feder,
FEDCO COMMUNICATIONS AND UTILITIES, LLC

DATE
07-01-2023

LAUREL CDD

DATE

7/13/23

**Laurel Road
Community Development District**

Funding Requests Nos. 117 - 118

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

Funding Requests Nos. 117 - 118

FR #	Description	Amount	Total
117	AM Engineering	\$ 16,077.70	
	City of Venice	\$ 1,676.45	
		\$ 5.64	
		\$ 15.03	
		\$ 180.18	
		\$ 524.35	
		\$ 166.06	
		\$ 2.94	
	Driggers Engineering Services	\$ 3,826.50	
	Forsberg Construction	\$ 604,686.62	
	Point Break Surveying	\$ 1,925.00	
		\$ 12,750.00	
			\$625,758.77
118	BKS Partners	\$ 210.00	
		\$ 210.00	
	LRK	\$ 7,350.00	
		\$ 7,400.00	
		\$ 2,500.00	
		\$ 1,700.00	
			\$19,370.00
		Total	\$645,128.77

**LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 117

7/21/2023

Item No.	Vendor	Invoice Number	Construction Fund
* 1	AM Engineering Vistara of Venice Construction Engineering Services Through 07/13/2023	53986	\$ 16,077.70
2	City of Venice Vistara Ph 1 Utilities 06/05/2023-07/05/2023, Acct: 82092-76780 Vistara Ph 1 Utilities 06/05/2023-07/05/2023, Acct: 82092-77738 Vistara Ph 1 Utilities 06/05/2023-07/05/2023, Acct: 82092-77740 Vistara Ph 1 Utilities 06/05/2023-07/05/2023, Acct: 82092-77742 Vistara Ph 1 Utilities 06/05/2023-07/05/2023, Acct: 82092-77748 Vistara Ph 1 Utilities 06/05/2023-07/05/2023, Acct: 82092-77750 Vistara Ph 1 Utilities 06/05/2023-07/05/2023, Acct: 82092-77752	-- -- -- -- -- -- --	\$ 1,676.45 \$ 5.64 \$ 15.03 \$ 180.18 \$ 524.35 \$ 166.06 \$ 2.94
3	Driggers Engineering Services Vistara Phase 1 Materials Testing Through 6/30/2023	SAL16397	\$ 3,826.50
4	Forsberg Construction Phase 1 Pay Application #23 Through 06/30/2023	--	\$ 604,686.62
5	Point Break Surveying Vistara Pay Application 7 Through 4/30/2023 Vistara Pay Application 8 Through 6/30/2023	-- --	\$ 1,925.00 \$ 12,750.00

TOTAL ~~\$ 641,836.47~~
\$625,758.77

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

* 7/28/23: Per Erin Childers at AM Engineering, this invoice includes activity from a prior invoice (also labeled 53986). I have requested an updated, corrected invoice.

**LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 118

7/28/2023

Item No.	Vendor	Invoice Number	Construction Fund
1	BKS Partners		
	Vistera PH 1 Policy: 05/04/2022 - 05/04/2023	59764	\$ 210.00
	Vistera PH 1 Policy: 05/04/2023 - 05/04/2024	128057	\$ 210.00
2	LRK		
	Vistera Amenity Services Through 06/30/2023	04.21020.00-11	\$ 7,350.00
	Vistera Entry Features Services Through 06/30/2023	04.21020.01-6	\$ 7,400.00
	Vistera Amenity Services Through 06/30/2023	04.21020.05-1	\$ 2,500.00
	Vistera Amenity Services Through 06/30/2023	04.21020.10-11	\$ 1,700.00
TOTAL			\$ 19,370.00

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**Laurel Road
Community Development District**

Payment Authorizations Nos. 008 – 011

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorizations Nos. 008 - 011

PA #	Description	Amount	Total
8	Advanced Aquatic Services	\$ 640.00	
		\$ 640.00	
	Vogler Ashton	\$ 610.50	
			\$1,890.50
9	PFM Groyp Consulting LLC	\$ 250.00	
	Supervisor Fees - 7/12/2023 Meeting		
	Dale Weidemiller	\$ 200.00	
	John Blakley	\$ 200.00	
	Pete Williams	\$ 200.00	
	Janice Snow	\$ 200.00	
	John Leinaweaver	\$ 200.00	
			\$1,250.00
10	CA Florida Holdings	\$ 154.00	
	Deluxe	\$ 265.00	
			\$419.00
11	PFM Group Consulting	\$ 5.76	
	VGlobalTech	\$ 150.00	

			\$155.76
		Total	\$3,715.26


**LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 008

7/7/2023

Item No.	Vendor	Invoice Number	General Fund
1	Advanced Aquatic Services		
	June Lake Maintenance	10550277	\$ 640.00
	July Lake Maintenance	10550278	\$ 640.00
2	Vogler Ashton		
	District Counsel Services Through 06/13/2023	813	\$ 610.50
TOTAL			\$ 1,890.50

Venessa Ripoll
Secretary / Assistant Secretary



Board Member

**LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 009

7/14/2023

Item No.	Vendor	Invoice Number	General Fund
1	PFM Group consulting LLC Series 2021 Quarterly Dissemination for 2023.04 - 2023.06	125976	\$ 250.00
	Supervisor Fees - 7/12/2023 Meeting		
	Dale Weidemiller		\$ 200.00
	John Blakley		\$ 200.00
	Pete Williams		\$ 200.00
	Janice Snow		\$ 200.00
	John Leinaweaver		\$ 200.00
TOTAL			\$ 1,250.00

Venessa Ripoll
Secretary / Assistant Secretary



Board Member


**LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 010

7/21/2023

Item No.	Vendor	Invoice Number	General Fund
1	CA Florida Holdings Legal Advertising on 06/07/2023 (Ad: 8901088)	5676538	\$ 154.00
2	Deluxe. 200 Print+Mail Checks	598770	\$ 265.00
TOTAL			\$ 419.00

Venessa Ripoll
Secretary / Assistant Secretary



Board Member

**LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 011

7/28/2023

Item No.	Vendor	Invoice Number	General Fund
1	PFM Group Consulting July Reimbursable Expenses	126163	\$ 5.76
2	VGlobalTech July Website Maintenance	5212	\$ 150.00
TOTAL			\$ 155.76

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**Laurel Road
Community Development District**

District Financial Statements

Laurel Road CDD
Statement of Financial Position
As of 6/30/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$66,684.62				\$66,684.62
Prepaid Expenses	721.86				721.86
Series 2021A1 Debt Service Reserve		\$327,259.38			327,259.38
Series 2021A2 Debt Service Reserve		164,843.75			164,843.75
Series 2021A Revenue		33,383.37			33,383.37
Series 2021A2 Interest		0.05			0.05
Series 2021A1 Prepayment		14,378.79			14,378.79
Series 2021A2 Prepayment		898,185.10			898,185.10
Accounts Receivable - Due from Developer			\$1,145,336.86		1,145,336.86
Series 2021A Acquisition/Construction			22,761.37		22,761.37
Total Current Assets	<u>\$67,406.48</u>	<u>\$1,438,050.44</u>	<u>\$1,168,098.23</u>	<u>\$0.00</u>	<u>\$2,673,555.15</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$1,438,050.44	\$1,438,050.44
Amount To Be Provided				20,671,949.56	20,671,949.56
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$22,110,000.00</u>	<u>\$22,110,000.00</u>
Total Assets	<u><u>\$67,406.48</u></u>	<u><u>\$1,438,050.44</u></u>	<u><u>\$1,168,098.23</u></u>	<u><u>\$22,110,000.00</u></u>	<u><u>\$24,783,555.15</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Due to Developer	\$25,000.00				\$25,000.00
Accounts Payable			\$1,163,261.86		1,163,261.86
Retainage Payable			1,022,646.07		1,022,646.07
Deferred Revenue			1,145,336.86		1,145,336.86
Total Current Liabilities	<u>\$25,000.00</u>	<u>\$0.00</u>	<u>\$3,331,244.79</u>	<u>\$0.00</u>	<u>\$3,356,244.79</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$22,110,000.00	\$22,110,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$22,110,000.00</u>	<u>\$22,110,000.00</u>
Total Liabilities	<u><u>\$25,000.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,331,244.79</u></u>	<u><u>\$22,110,000.00</u></u>	<u><u>\$25,466,244.79</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$0.05)				(\$0.05)
Net Assets - General Government	0.01				0.01
Current Year Net Assets - General Government	42,406.52				42,406.52
Net Assets, Unrestricted		\$865,543.13			865,543.13
Current Year Net Assets, Unrestricted		572,507.31			572,507.31
Net Assets, Unrestricted			\$6,835,756.09		6,835,756.09
Current Year Net Assets, Unrestricted			(8,998,902.65)		(8,998,902.65)
Total Net Assets	<u><u>\$42,406.48</u></u>	<u><u>\$1,438,050.44</u></u>	<u><u>(\$2,163,146.56)</u></u>	<u><u>\$0.00</u></u>	<u><u>(\$682,689.64)</u></u>
Total Liabilities and Net Assets	<u><u>\$67,406.48</u></u>	<u><u>\$1,438,050.44</u></u>	<u><u>\$1,168,098.23</u></u>	<u><u>\$22,110,000.00</u></u>	<u><u>\$24,783,555.15</u></u>

Laurel Road CDD
Statement of Activities
As of 6/30/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Revenues</u>					
Off-Roll Assessments	\$13,502.85				\$13,502.85
Developer Contributions	99,883.78				99,883.78
Other Income & Other Financing Sources	0.64				0.64
Off-Roll Assessments		\$26,463.87			26,463.87
Other Assessments		1,532,847.74			1,532,847.74
Inter-Fund Group Transfers In		(21.08)			(21.08)
Developer Contributions			\$3,100,321.55		3,100,321.55
Inter-Fund Transfers In			21.08		21.08
Total Revenues	<u>\$113,387.27</u>	<u>\$1,559,290.53</u>	<u>\$3,100,342.63</u>	<u>\$0.00</u>	<u>\$4,773,020.43</u>
<u>Expenses</u>					
Supervisor Fees	\$8,800.00				\$8,800.00
Public Officials' Liability Insurance	2,504.00				2,504.00
Trustee Services	3,524.39				3,524.39
Management	36,000.00				36,000.00
Disclosure	500.00				500.00
District Counsel	3,678.50				3,678.50
Audit	5,500.00				5,500.00
Postage & Shipping	7.44				7.44
Legal Advertising	2,857.42				2,857.42
Office Supplies	125.00				125.00
Web Site Maintenance	4,250.00				4,250.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,059.00				3,059.00
A1 Principal Payments		\$240,000.00			240,000.00
A1 Interest Payments		417,115.00			417,115.00
A2 Interest Payments		329,687.50			329,687.50
Engineering			\$257,563.91		257,563.91
Water Utility Services			5,290.49		5,290.49
Contingency			11,836,499.73		11,836,499.73
Total Expenses	<u>\$70,980.75</u>	<u>\$986,802.50</u>	<u>\$12,099,354.13</u>	<u>\$0.00</u>	<u>\$13,157,137.38</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income		\$19.28			\$19.28
Interest Income			\$108.85		108.85
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$19.28</u>	<u>\$108.85</u>	<u>\$0.00</u>	<u>\$128.13</u>
Change In Net Assets	\$42,406.52	\$572,507.31	(\$8,998,902.65)	\$0.00	(\$8,383,988.82)
Net Assets At Beginning Of Year	<u>(\$0.04)</u>	<u>\$865,543.13</u>	<u>\$6,835,756.09</u>	<u>\$0.00</u>	<u>\$7,701,299.18</u>
Net Assets At End Of Year	<u><u>\$42,406.48</u></u>	<u><u>\$1,438,050.44</u></u>	<u><u>(\$2,163,146.56)</u></u>	<u><u>\$0.00</u></u>	<u><u>(\$682,689.64)</u></u>

Laurel Road CDD
Budget to Actual
For the Month Ending 6/30/2023

	Year To Date			FY 2023 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
Off-Roll Assessments	\$ 13,502.85	\$ -	\$ 13,502.85	\$ -
Developer Contributions	99,883.78	205,299.75	(105,415.97)	273,733.00
Other Income & Other Financing Sources	0.64	-	0.64	-
Net Revenues	\$ 113,387.27	\$ 205,299.75	\$ (91,912.48)	\$ 273,733.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ 8,800.00	\$ 9,675.00	\$ (875.00)	\$ 12,900.00
Public Officials' Liability Insurance	2,504.00	-	2,504.00	-
Trustee Services	3,524.39	4,500.00	(975.61)	6,000.00
Management	36,000.00	36,000.00	-	48,000.00
Engineering	-	11,250.00	(11,250.00)	15,000.00
Disclosure	500.00	750.00	(250.00)	1,000.00
District Counsel	3,678.50	18,750.00	(15,071.50)	25,000.00
Assessment Administration	-	4,125.00	(4,125.00)	5,500.00
Audit	5,500.00	4,875.00	625.00	6,500.00
Arbitrage Calculation	-	375.00	(375.00)	500.00
Telephone	-	150.00	(150.00)	200.00
Postage & Shipping	7.44	375.00	(367.56)	500.00
Legal Advertising	2,857.42	6,000.00	(3,142.58)	8,000.00
Miscellaneous	-	442.50	(442.50)	590.00
Office Supplies	125.00	375.75	(250.75)	500.00
Web Site Maintenance	4,250.00	686.25	3,563.75	915.00
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00
Maintenance Staff	-	15,000.00	(15,000.00)	20,000.00
Lifestyle Staff	-	15,000.00	(15,000.00)	20,000.00
Total General & Administrative Expenses	\$ 67,921.75	\$ 128,460.75	\$ (60,539.00)	\$ 171,280.00
<u>Field Operations Expenses</u>				
Electric	\$ -	\$ 2,625.00	\$ (2,625.00)	\$ 3,500.00
Water Reclaimed	-	3,750.00	(3,750.00)	5,000.00
Equipment Rental	-	4,500.00	(4,500.00)	6,000.00
General Insurance	3,059.00	4,464.00	(1,405.00)	5,952.00
Property & Casualty Insurance	-	3,825.00	(3,825.00)	5,100.00
Irrigation	-	150.00	(150.00)	200.00
Lake Maintenance	-	13,500.00	(13,500.00)	18,000.00
Landscaping Maintenance & Material	-	18,750.00	(18,750.00)	25,000.00
Landscape Improvements	-	1,875.00	(1,875.00)	2,500.00
Contingency	-	7,500.00	(7,500.00)	10,000.00
Gate - Repairs & Maintenance	-	750.00	(750.00)	1,000.00
Street Sweeping	-	11,250.00	(11,250.00)	15,000.00
Lighting	-	150.00	(150.00)	200.00
Bike Share	-	3,750.00	(3,750.00)	5,000.00
Total Field Operations Expenses	\$ 3,059.00	\$ 76,839.00	\$ (73,780.00)	\$ 102,452.00
Total Expenses	\$ 70,980.75	\$ 205,299.75	\$ (134,319.00)	\$ 273,732.00
Net Income (Loss)	\$ 42,406.52	\$ -	\$ 42,406.52	\$ 1.00 *