Laurel Road
Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817
Phone 407-723-5900; Fax 407-723-5901
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, September 13, 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 August 9, 2023, Board of Supervisors' Meeting

Business Matters

2. Appointment of the Auditor Selection Committee
3. Consideration of Waterscapes Pools & Spas Vistera Community Pool Proposal
4. Consideration of Updated Contractor Pre-Qualifications
5. Ratification of Advanced Aquatic Addendum Waterway Management Proposal
6. Ratification of District Management Fee Agreement
7. Ratification of Forsberg Construction Inc. Change Order No. 17 for Vistera of Venice Phase 1
8. Ratification of Forsberg Construction Inc. Change Order No. 18 for Vistera of Venice Phase 1
9. Ratification of Funding Requests No. 119 – 123
10. Ratification of Payment Authorizations Nos. 011 – 016
11. Review of District Financial Statements

Other Business

Staff Reports
District Counsel
District Engineer
District Manager

Supervisor Requests and Comments

Adjournment

pfm

Laurel Road
Community Development District

Minutes of the August 9, 2023,
Board of Supervisors Meeting

MINUTES OF MEETING

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING
Wednesday, August 9, 2023, at 12:30 p.m.
5800 Lakewood Ranch Blvd,
Sarasota, FL 34240

Board Members present at roll call:

Pete Williams	Chairperson
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	
Amanda Lane	PFM Group Consulting LLC - District Accountant	(via phone)
Kim Ashton	District Counsel	(via phone)
Tom Panaseny	Neal Communities	(via phone)
Bobbi Claybrooke	District Engineer	(via phone)
John McKay	J.H. McKay, LLC	

FIRST ORDER OF BUSINESS **Administrative Matters**

Roll Call

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:30 p.m. Those in attendance are outlined above either in person or via speakerphone. Ms. Carvalho noted that Mr. Weidemiller stepped out, however quorum was still maintained.

Public Comment Period

There were no public comments.

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

The Board reviewed the minutes.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Minutes of the July 12, 2023, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS **Business Matters**

Public Hearing on the Adoption of the District's Annual Budget

- **Public Comments and Testimony**
- **Board Comments**
- **Consideration of Resolution 2023-13, Adopting the Fiscal Year 2024 Budget and Appropriating Funds**

Ms. Carvalho requested a motion to open the Public Hearing.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board opened the Public Hearing on the Adoption of the District's Annual Budget.

Ms. Carvalho noted there were no members of the public present.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board closed the Public Hearing.

Ms. Carvalho presented Resolution 2023-13, Adopting the Fiscal Year 2024 Budget and Appropriating Funds.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor the Board approved Resolution 2023-13, Adopting the Fiscal Year 2024 Budget and Appropriating Funds.

Public Hearing on the Imposition of Special Assessments

- **Public Comments and Testimony**
- **Board Comments**
- **Consideration of Resolution 2023-14, Adopting an Assessment Roll for Fiscal Year 2024 and Certifying**

Special Assessments for Collection

Ms. Carvalho requested a motion to open the Public Hearing.

ON MOTION by Ms. Snow, seconded by Mr. Leinaweaver, with all in favor the Board opened the Public Hearing on the Imposition of Special Assessments.

Ms. Carvalho noted there were no members of the public present.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board closed the Public Hearing.

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

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2023-14, Adopting an Assessment Roll for Fiscal Year 2024, and Certifying Special Assessments for Collection.

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

Mr. Weidemiller rejoined the meeting.

Ms. Carvalho stated that the suggested schedule is for the second Wednesday of every month at the current location.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2023-15, Adopting the Annual Meeting Schedule for Fiscal Year 2023-2024.

Consideration of Request from MI Homes for Encroachment

Mr. Panaseny noted that MI Homes is installing a swimming pool in their model home and the equipment would encroach into an easement. District Counsel recommended an Encroachment Agreement noting that that if the District ever needed to access the easement, the equipment

would be removed at the homeowner's expense. Ms. Claybrooke stated that the equipment would need to be on the side of the large 25ft easement.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board authorized District Counsel to prepare an Encroachment Agreement for the 25ft Easement and the Chair to execute the agreement.

Ratification of AM Engineering 2023 Budget for District Engineer Representation

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board ratified the AM Engineering 2023 Budget for District Engineer Representation.

Ratification of LRK Work Authorization No. 07 for Vistera Amenity

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board ratified the LRK Work Authorization No. 07 for Vistera Amenity.

Ratification of LRK Work Authorization No. 08 for Vistera Amenity Entry Feature

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the LRK Work Authorization No. 08 for Vistera Amenity Entry Feature.

Ratification of LRK Work Authorization No. 10 for Vistera Amenity

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board ratified the LRK Work Authorization No. 10 for Vistera Amenity.

Ratification of Bay Area Bobcat Proposal for Earthwork

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board ratified the Bay Area Bobcat Proposal for Earthwork.

Ratification of FEDCO Change Order No. 01 for Vistera Phase 1A

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board ratified FEDCO Change Order No. 01 for Vistera Phase 1A.

Ratification of Funding Requests Nos. 117 – 118

The Board reviewed the funding requests.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified funding requests Nos. 117 – 118.

Ratification of Payment Authorizations Nos. 008 – 010

The Board reviewed the payment authorizations.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board ratified Payment Authorizations Nos. 008 – 010.

Review of District Financial Statements

The Board reviewed the District Financials as of June 30, 2023.

ON MOTION by Mr. Williams, seconded by Ms. Snow, 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 – No report.

District Manager – Ms. Carvalho stated that the next Board meeting is scheduled for September 13, 2023, at 12:30 p.m.

Audience Comments and Supervisor Requests

The Board discussed that a roadwork agreement might be coming in the future with the City of Venice.

FOURTH ORDER OF BUSINESS **Adjournment**

There were no other questions or comments.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the August 9, 2023, Board of Supervisors' Meeting for the Laurel Road Community Development District was adjourned at 12:42 p.m.

_____ _____

Secretary / Assistant Secretary Chairperson / Vice Chairperson

Laurel Road
Community Development District

Appointment of the Auditor Selection Committee

Laurel Road
Community Development District

Waterscapes Pools & Spas
Vistera Community Pool Proposal

WATERSCAPES
POOLS & SPAS

September 6, 2023

Neal Land & Neighborhoods
Tom Panaseny

Re: Vistera community pool. **Pool is designed to serve 583 TOTAL dwelling units**

Please accept this proposal for cost estimates for the community pool.

General **included** specifications: (see final engineered plans for details*)

1. Pool will be constructed per plans provided by Neal Land & Neighborhoods and engineered by Kimes Engineering; dated 10/20/22.
2. All required pool permits; exclusive the final Operating Permit Fees.
3. Swimming pool (Linear shaped pool):
    a. Depths will be from 3' to 5' with two sun-shelves.
    b. Surface area: 2,688 SF, Perimeter: 260LF, Gallons: 68,491
4. Pool will be gunite walls and floors, with flush "rollout" gutters
5. Equipment: self-contained equipment vaults; manufacturer AquaWorx. (white vaults)
6. Standard 6x6 water line tile and code required 2x6 step tile; (2) tiled lap lanes per plan.
7. L.1 pebble finish on pool and spa interior (standard colors) or similar pool finish, as available.
8. One month of start-up and testing of chemicals.
9. Pool maintenance for one month; or until the FDOH has approved the pool.
    a. If this is delayed beyond one month; additional service charges will be applied.
10. Bull-nose coping (Based on Tremron white cement, base coping)
11. Pool heating: Geothermal heating per pool size and usage (cost to be determined)
    a. *Heating unit sized per supplier Symbiont.
12. Water features: (4) Aquaworx "Arching Stream" per plan.

Total cost as specified: $351,100. *Plus geothermal heater costs.

****Price escalation: Due to the current market, commodity items such as PVC pipe, fittings and rebar included in proposal may increase and if the pool is not started within 2 months of this proposal; market adjustments may be required.**

Additional details and exclusions on page 2.

Items that are NOT part of this proposal; but are required and provided by others:

1. Bathrooms, signs or other structures.
2. Deck shower fixtures or deck hose bibs.
3. Paver deck, deck prep/grade/compaction, material or installation (unless selected as an option).
4. Final grade, irrigation, landscaping, sod or pool equipment area gravel or other equipment area substrate.
5. Perimeter fence or gates.
6. Electric service or connection to pool panels and/or main distribution panel at pool equipment.
7. Electric supply or connection to the Geothermal heaters.
8. No gas supply or connection to future heaters.
9. Electric for construction and de-watering prior to shell completion.
10. Potable water "Make up" water supply at pool equipment area.
11. Clean potable water needed for construction and filling of the pool and spa.
12. Waste water disposal system; pipe to on-site retention or sewer, per municipality.
13. Pool construction debris will be placed near and inside the dumpster for removal by GC.

Thank you for the opportunity, if you have any questions concerning this proposal; please call at 941-713-8016

John Collier

Laurel Road
Community Development District

Updated Contractor Pre-Qualifications

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

CONTRACTOR PRE-QUALIFICATION FOR SITEWORK AND UTILITY INSTALLATION EVALUATION/RANKING

REQUEST FOR PROPOSALS: SITEWORK AND UTILITY INSTALLATION	**Ranger**	**Ripa**	**Woodruff**	**H&J**	**Forsberg**	**Jon M. Hall**	**Fredrick Derr**	**Firethorn**	**Deme**
Experience: Current and past record and experience of the respondent serving similar size Community Development Districts in this area. Volume of work previously awarded to the group. Past performance for the District in other contracts including character, integrity, reputation of respondent, etc. **(20 points)**	16	18	19	19	19	19	19	16	16
Key Personnel: Adequacy and capabilities of key personnel, including the project manager and field supervisor. Evaluation of uncompleted workload and resent ability to manage this project. Proposed staffing levels. Contractor and all subcontractors will provide continuous qualified supervision by a supervisor with appropriate skill level. **(5 points)**	5	5	5	5	5	5	5	5	5
Geographic Location: Proximity of Proposer is within seventy-five (75) miles of the project jobsite. (**10 points)**	7	10	10	5	10	5	10	5	10
Schedule: Demonstration of Proposer's understanding of how to meet the required substantial and final completion dates. **(15 Points)**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Price: Points associated with price will be allocated as follows: 20 points will be awarded to the Proposer submitting the lowest total bid for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that Proposer's bid and the low bid. **(20 Points)**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Financial Capability: Demonstration of financial resources and stability as a business entity, necessary to complete the services required. **(10 Points)**	10	10	10	10	10	10	8	8	6
Bonding Limits									
Aggregate	$ 750,000,000.00	$ 250,000,000.00	$ 200,000,000.00	n/a	$ 70,000,000.00	$ 100,000,000.00	$ 40,000,000.00	$ 40,000,000.00	$ 20,000,000.00
Single Project	$ 200,000,000.00	$ 50,000,000.00	$ 100,000,000.00	Case by Case	$ 40,000,000.00	$ 25,000,000.00	$ 20,000,000.00	$ 20,000,000.00	$ 10,000,000.00
Total Current Bonded	$ 300,000,000.00	$ 14,300,000.00	$ 82,000,000.00	$ 20,000,000.00	$ 29,529,638.00	$ 14,464,691.00	$ 16,000,000.00	$ 15,000,000.00	$ 3,300,000.00
Understanding of Scope of Work: The proposal demonstrates an understanding of the District's needs for the services requested. **(20 Points)**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TOTAL POINTS	38	43	44	39	44	39	42	34	37

Approved by: _____

Board Member's Signature Date

_____

Printed Name of Board Member

Laurel Road
Community Development District

Advanced Aquatic
Addendum Waterway Management Proposal

Addendum Waterway Management Proposal

For

Laurel Road CDD

VISTERA
OF VENICE

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail – Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

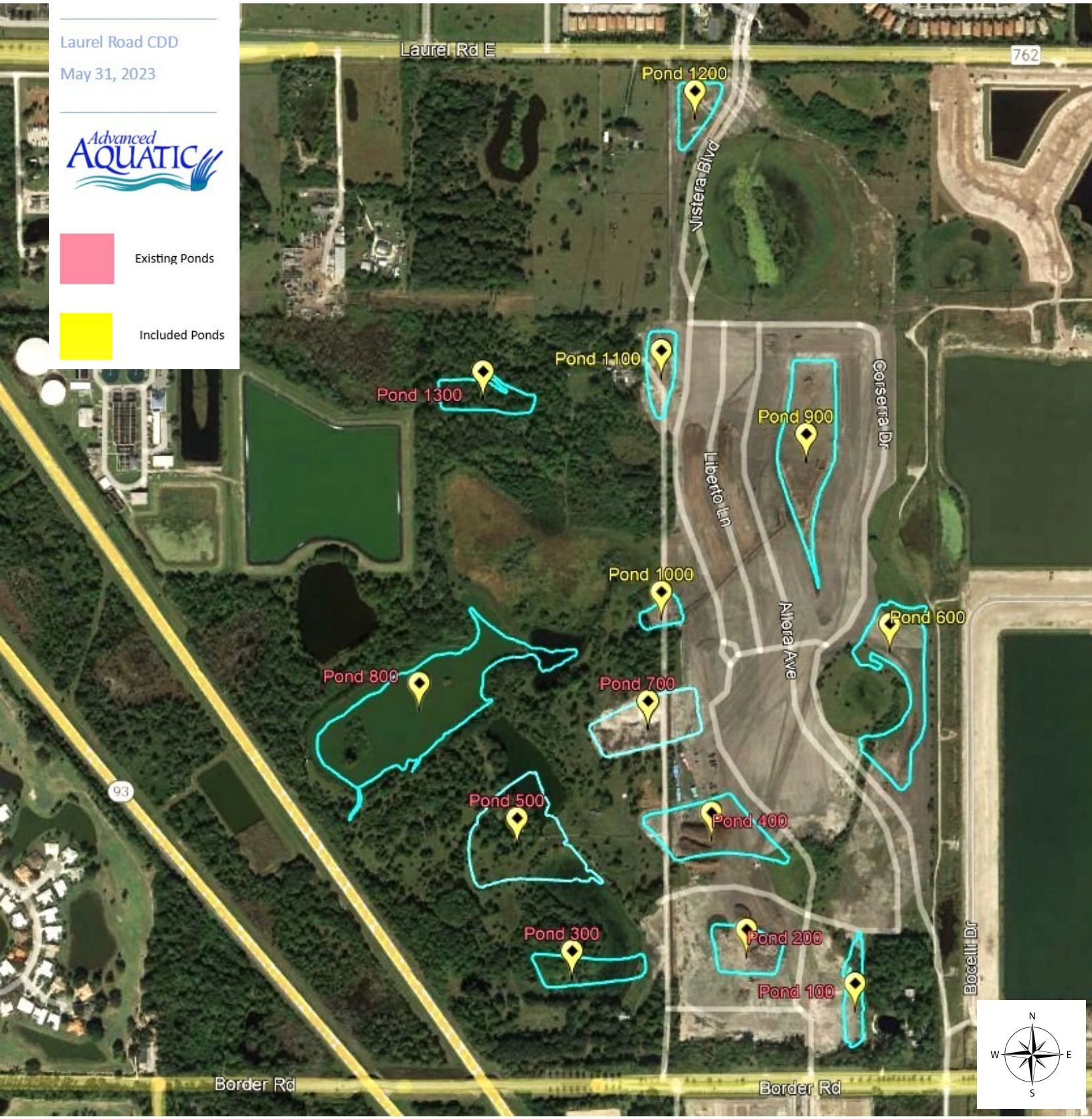
Laurel Road CDD

May 31, 2023

Advanced AQUATIC

Existing Ponds

Included Ponds



Laurel Road CDD

Venice, FL

Pond #200

Pond #100

Pond #300

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail – Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Laurel Road CDD

Venice, FL

Pond #400

Pond #500

Pond #700

Pond #800

Pond #1300

No Picture Taken

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail – Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Proposal Date: 7/26/2023

ADDENDUMN ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Laurel Road CDD
c/o PFM Consulting Group, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Attn: Vivian Carvalho, CDD District Manager

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1) AAS, Inc. agrees to manage additional ponds 100, 200, 300, 400, 500, 700, 800, and 1300 with a total shoreline of approximately 15,440 linear feet located at Laurel Road CDD in Venice, Florida.

2) A minimum of 12 inspections with treatment as required (1 visit per month).

3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Aquatic Weed and Algae Control	$1,105.00
Shoreline Weed Control	Included
Management Reporting	Included
Additional Monthly Investment	$1,105.00

Payments shall be payable in equal and consecutive monthly installments of $1,745.00 (Existing amount of $640.00 plus additional amount of $1,105.00)

Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

4) This agreement is subject to the terms and conditions contained on pages 1-2 of this agreement.

5) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.

6) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).

Proposal Date: 7/26/202:

(Laurel Road CDD, 2 of 2)

7) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.

8) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.

9) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.

10) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.

11) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.

12) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.

13) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.

14) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.

15) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

Jack R. Anderson, President
For: *Advanced Aquatic Services, Inc.*

Date: 8/14/23

Authorized Customer's Signature Title

Print Name: P. Williams Date: 8/11/23

Contract Start Date: 08/01/2023

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

Laurel Road
Community Development District

District Management Agreement

July 1, 2023

Mr. Pete Williams
Chairman of the Board of Supervisors
Laurel Road Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Dear Mr. Williams:

Thank you for the opportunity to continue serving as District Manager to the Laurel Road Community Development District (the "District"). The agreement in place between our firm and the District dated October 1, 2022 provides for the review and adjustment annually of our fees pursuant to the District's annual budget process. We are respectfully requesting a fee increase from $48,000 to $52,800 for the year.

Please note this change will be effective on the billing for October 2023, in conjunction with the District's new Fiscal Year.

Provided the changes are acceptable, please have an authorized official of the District sign and return a copy of this letter to us to acknowledge the increase.

Sincerely,
PFM GROUP CONSULTING LLC

Senior District Manager

Accepted by:

(Signature)

Pete Williams

(Print Name)

8/9/23

(Date)

pfm

3501 Quadrangle Blvd.
Suite 270
Orlando, FL 32817
407.723.5900

pfm.com

Laurel Road
Community Development District

Forsberg Construction Inc.
CO No. 17 for Vistera of Venice Phase 1

CHANGE ORDER NO. 17

PROJECT	**Vistera of Venice - Phase 1**		
Date of Issuance	**August 14, 2023**	*Effective Date*	**August 14, 2023**
OWNER	**Laurel Road Community Development District**		
OWNER's Contract No.	**N/A**		
CONTRACTOR	**Forsberg Construction, Inc.**	*ENGINEER*	**AM Engineering, LLC**

You are directed to make the following changes in the Contract Documents.

Description: Amenity Center - See attachment for description of work items

Reason for Change Order: Incorporation of Amenity Center into Contract

Contract Time: No change

CHANGE IN CONTRACT PRICE:	**CHANGE IN CONTRACT TIMES:**
Original Contract Price **$ 15,992,366.02**	Original Contract Times Substantial/Final Completion: **437 Days**
Net Changes from previous Change Orders No. 1 to No. 16 **$ 7,020,050.93**	Net Changes from previous Change Orders No. 1 to No. 14 **421 Days**
Contract Price prior to this Change Order **$ 23,012,416.95**	Contract Times prior to this Change Order Substantial/Final Completion: **858 Days**
Net Increase of this Change Order **$ 287,789.28**	Net Increase of this Change Order **0 Days**
Contract Price with all approved Change Orders **$ 23,300,206.23**	Contract Times with all approved Change Orders Substantial/Final Completion: **858 Days**

RECOMMENDED:
AM Engineering, Inc.

By: Bobbi Claybrooke
Bobbi Claybrooke, P.E.

Date: 08/16/23

APPROVED:
Laurel Road CDD

By:
Peter Williams, Chairman

Date: 8/16/23

ACCEPTED:
Forsberg Construction, Inc.

By:
Gregg V Marsh, Vice President

Date: 8/14/23

Project: Vistera of Venice - Phase 1
Owner: Laurel Road CDD
Engineer: AM Engineering, LLC

ITEM NO.	DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	CONTRACT TOTAL
	AMENITY CENTER				
	Clearing & Grubbing	2.2	AC	$ 8,600.00	18,920.00
	Earthwork - Load, haul and place fill from stockpile	19,540	CY	$ 5.99	117,044.60
	Rough grade (+/-0.2') site in accordance with the attached plan - Finish grading by other	2.2	AC	$ 4,840.00	10,648.00
	Swale Construction around perimeter	584	LF	$ 15.00	8,760.00
	Sod Swale	3,000	SY	$ 2.80	8,400.00
	1" Type SP 9.5 Asphalt (Lift 1) (S-3)	1,600	SY	$ 8.52	13,632.00
	Bituminous Prime Coat	160	GAL	$ 4.00	640.00
	8" Crushed Concrete Base	1,600	SY	$ 20.08	32,128.00
	8" Stabilized Subgrade (LBR-40)	1,600	SY	$ 5.80	9,280.00
	Storm Sewer	116	LF	$ 43.74	5,073.84
	Yard Drain	4	EA	$ 1,753.06	7,012.24
	Connect to Existing Storm Structure	2	EA	$ 2,500.00	5,000.00
	Sewer Service PVC (0-6' Cut)	171	LF	$ 35.17	6,014.07
	Connect to Existing Water Main	1	EA	$ 13,677.00	13,677.00
	6" PVC Water Main (DR 18)	56	LF	$ 33.14	1,855.84
	6" Pipe Bell Restraint	2	EA	$ 107.52	215.04
	Fire Hydrant Assembly	1	EA	$ 3,422.65	3,422.65
	Chlorination & Pressure Testing	56	LF	$ 4.00	224.00
	Silt Fence (initial installation - maintenance by others)	1,350	LF	$ 2.00	2,700.00
	Construction Stake-out & Record Drawings	1	LS	$ 23,142.00	23,142.00
	Geotechnical Testing				by Owner
				TOTAL	**287,789.28**

Special Provisions

1. Building envelopes to be filled and graded as detailed on the attached plan
2. 4" Fire Service and 2" Water Service not included in scope - Sewer service terminated per plan
3. Type D Curb, concrete flatework and 2nd lift of asphalt not included in scope
4. Finish grading includes rough grading prior to building. Finish grading after building is constructed is not included
5. All materials for utilities and drainage to be purchased directly by the CDD. Unit prices reflect installation only.
6. Sod reflects area from swale to toe of slope
7. If proposed fire hydrant has to be constructed off of the existing water main parallel Vistera Blvd, a change order will be issued for the associated roadway restoration.

LEGEND:

WETLAND AREAS

WETLAND CREATION

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
MF	02/20/23	1 ADDRESS CITY S&D COMMENTS					

CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: 08/19/22 | ISSUED BY: CD

ISSUE DESCRIPTION: AMENITY CENTER PERMITTING

AM ENGINEERING, LLC.
Civil Engineering | Land Surveying
8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334

0 15 30 60
SCALE IN FEET

CLIENT: BORDER ROAD INVESTMENTS, LLC

PROJECT: VISTERA OF VENICE

TITLE: PAVING, GRADING & DRAINAGE PLAN

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: N/A
VERTICAL DATUM: NGVD 1929
PROJECT NUMBER: NEAL0016
SHEET NUMBER: 4

PROJECT ENGINEER:
BOBBI R. CLAYBROOKE, P.E.
DATE
FLORIDA P.E. No. 90804

©AM Engineering 2022 Saved: 3/30/2023 2:18:17 PM | Plotted: 6/06/2023 2:22:17 PM | V:\active\NEAL0016\design\active\sheet\Amenity\NEAL16-04-PGD.dwg\layout

Laurel Road
Community Development District

Forsberg Construction Inc.
CO No. 18 for Vistera of Venice Phase 1

CHANGE ORDER NO. 18

PROJECT	**Vistera of Venice - Phase 1**		
Date of Issuance	**August 30, 2023**	*Effective Date*	**August 30, 2023**
OWNER	**Laurel Road Community Development District**		
OWNER's Contract No.	**N/A**		
CONTRACTOR	**Forsberg Construction, Inc.**	*ENGINEER*	**AM Engineering, LLC**

You are directed to make the following changes in the Contract Documents.

Description: Reconcile General, Earthwork and Roadway Quantities

Reason for Change Order: Plan revisions/additions, permit issuance/conditions, construction plan approval and project changes

Contract Time: No change

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price **$ 15,992,366.02**	Original Contract Times Substantial/Final Completion: **437 Days**
Net Changes from previous Change Orders No. 1 to No. 17 **$ 7,307,840.21**	Net Changes from previous Change Orders No. 1 to No. 17 **421 Days**
Contract Price prior to this Change Order **$ 23,300,206.23**	Contract Times prior to this Change Order Substantial/Final Completion: **858 Days**
Net Increase of this Change Order **$ 11,648.26**	Net Increase of this Change Order **0 Days**
Contract Price with all approved Change Orders **$ 23,311,854.48**	Contract Times with all approved Change Orders Substantial/Final Completion: **858 Days**

RECOMMENDED:
AM Engineering, Inc.

By: Bobbi Claybrooke
Bobbi Claybrooke, P.E.
Date: 08/31/23

APPROVED:
Laurel Road CDD

By:
Peter Williams, Chairman
Date: 8/31/23

ACCEPTED:
Forsberg Construction, Inc.

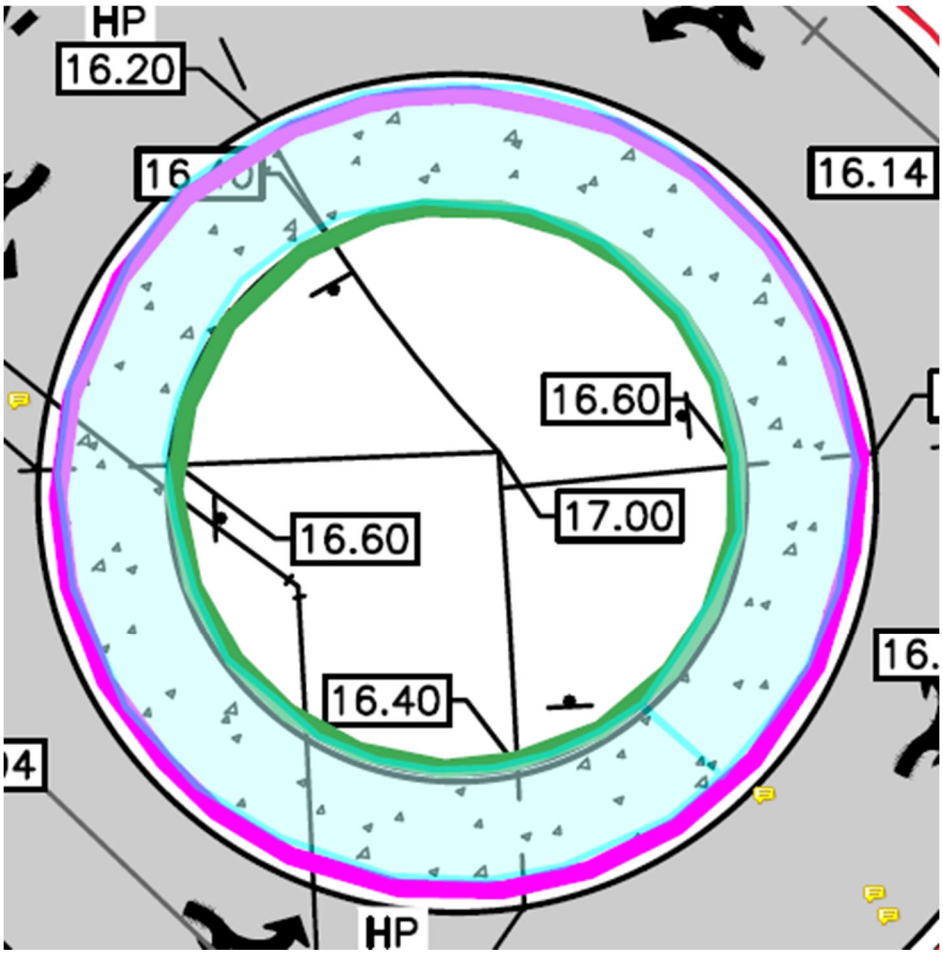
By:
Gregg V Marsh, Vice President
Date: 8/30/23

CHANGE ORDER NO. 18
Exbibit "A" - Schedule of Values
Vistera of Venice - Phase 1

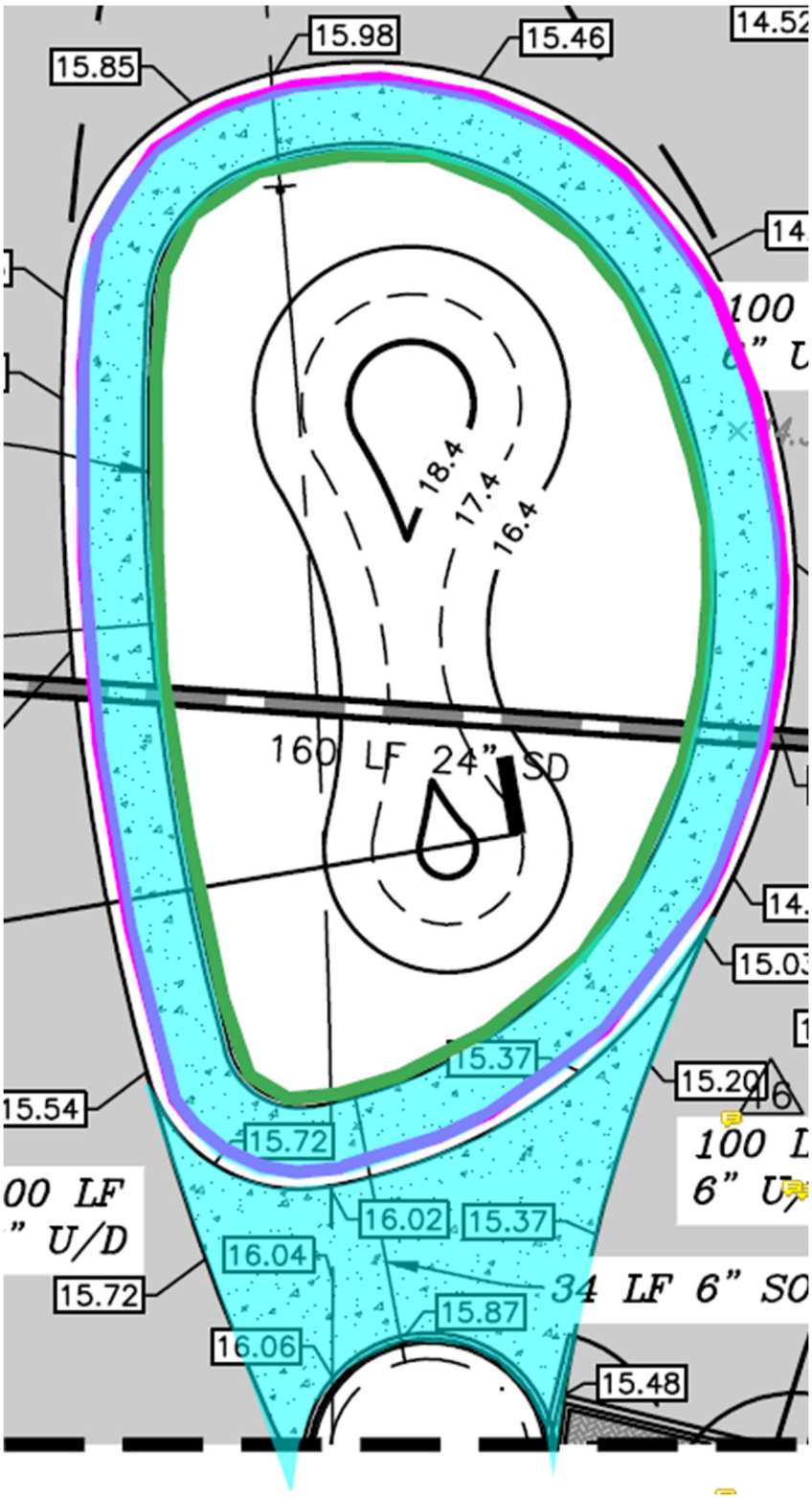
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
EXISTING CONTRACT UNIT PRICES					
1. GENERAL CONDITIONS					
11	FPL & Tower Concrete Driveway Aprons (6" reinforced concrete)	234	SY	$ 88.22	$ 20,643.48
12	FPL & Tower Access Roadways (crushed concrete base)	941	SY	$ 20.08	$ 18,895.28
				GENERAL CONDITIONS SUBTOTAL	**$ 39,538.76**
2. EARTHWORK					
2	Clearing, Grubbing - NW Outparcel	-18	AC	$ 8,000.00	$ (144,000.00)
5	Earthwork - NW Parcel	-1	LS	$ 84,600.00	$ (84,600.00)
8	Final Grading - NW Parcel	-1	LS	$ 25,000.00	$ (25,000.00)
18	Seed & Mulch - NW Parcel	-18	AC	$ 1,067.00	$ (19,206.00)
20.1	Additional Bahia Sod (Contract = 178316.111 SY; Quantity to Date = 196035 SY; Border 26,000 + Curb x 3' + Miscellaneous 10000 => 54000.889 SY) Payment quantity based on actual quantity of sod installed	54,000.889	SY	$ 2.80	$ 151,202.49
37	Clearing & Grubbing NW Cost Increase	-18	AC	$ 2,574.00	$ (46,332.00)
38	Load, Haul & Stockpile NW Parcel	-18	AC	$ 3,276.00	$ (58,968.00)
46	Swale Construction along Border Road adjacent New Turn Lane	1	LS	$ 23,700.00	$ 23,700.00
47	Structure Modification, Rip-Rap and Handrail at Border Road Entrance Structures	1	LS	$ 32,900.00	$ 32,900.00
48	Raise and reshape berms parallel Vistera Blvd (7/17-7/25)	1	LS	$ 48,722.40	$ 48,722.40
				EARTHWORK SUBTOTAL	**$ (121,581.11)**
3. ROADWAY					
1	1" Type SP 9.5 (Original = 45,900 SY; Revised = 47,580 SY)	1,680	SY	$ 8.52	$ 14,313.60
2	Bituminous Prime Coat	168	GAL	$ 4.00	$ 672.00
3	8" Crushed Concrete	1,680	SY	$ 20.08	$ 33,734.40
4	8" Stabilized Subgrade	1,680	SY	$ 5.80	$ 9,744.00
5	1" Type FC-9.5 (Original = 511.667; Revised = 761 SY)	249.333	SY	$ 10.30	$ 2,568.13
6	3" Type SP 12.5	249.333	SY	$ 31.64	$ 7,888.90
7	Bituminous Prime Coat	24.9330	GAL	$ 4.00	$ 99.73
8	9" Crushed Concrete Base	249.333	SY	$ 29.78	$ 7,425.14
9	12" Stabilized Subgrade	249.833	SY	$ 20.00	$ 4,996.66
10	6" Fiber Concrete (at Round-about, entry island and turnaround) (Original = 220 SY; Revised = 701 SY) (blue area on attached drawing)	481	SY	$ 88.22	$ 42,433.82
19	Type RA Curb (around 6" concrete paving (pink line on attached drawing) (Original = 239 LF; Revised = 597 LF)	358	LF	$ 26.15	$ 9,361.70
26	Brick Pavers	-528.8889	SY	$ 100.00	$ (52,888.89)
27	6" Fiber Concrete (paver base)	-528.8889	SY	$ 88.22	$ (46,658.58)
				ROADWAY SUBTOTAL	**$ 33,690.61**
4. STORM DRAINAGE (none)					
5. SANITARY SEWER - FUTURE CHANGE ORDER - MODIFICATIONS TO ARIA AND FIORE PUMP STATIONS					
57	ALLOWANCE - Repair services damaged by dry utility contractors - cost breakdown to be provided when allowance is utilized	1	LS	$ 20,000.00	$ 20,000.00
6. WATER MAIN					
29	ALLOWANCE - Repair services damaged by dry utility contractors - cost breakdown to be provided when allowance is utilized	1	LS	$ 20,000.00	$ 20,000.00
7. REUSE MAIN					
16	ALLOWANCE - Repair services damaged by dry utility contractors - cost breakdown to be provided when allowance is utilized	1	LS	$ 20,000.00	$ 20,000.00
8. AMENITY CENTER (none) - FUTURE CHANGE ORDER FOR WATER SERVICE AND FIRE LINE (IF NOT UNDER GC CONTRACT)					
SUMMARY					

CHANGE ORDER NO. 18 Exbibit "A" - Schedule of Values Vistera of Venice - Phase 1				
ITEM	**DESCRIPTION**	**ESTIMATED QUANTITY**	**UNIT PRICE**	**AMOUNT**
1. GENERAL CONDITIONS				**$ 39,538.76**
2. EARTHWORK				**$ (121,581.11)**
3. ROADWAY				**$ 33,690.61**
4. STORM DRAINAGE (none)				**$ -**
5. SANITARY SEWER - FUTURE CHANGE ORDER - MODIFICATIONS TO ARIA AND FIORE PUMP STATIONS				**$ 20,000.00**
6. WATER MAIN				**$ 20,000.00**
7. REUSE MAIN				**$ 20,000.00**
8. AMENITY CENTER (none) - FUTURE CHANGE ORDER FOR WATER SERVICE AND FIRE LINE (IF NOT UNDER				**$ -**
			Vistera of Venice - Phase 1 TOTAL	**$ 11,648.26**

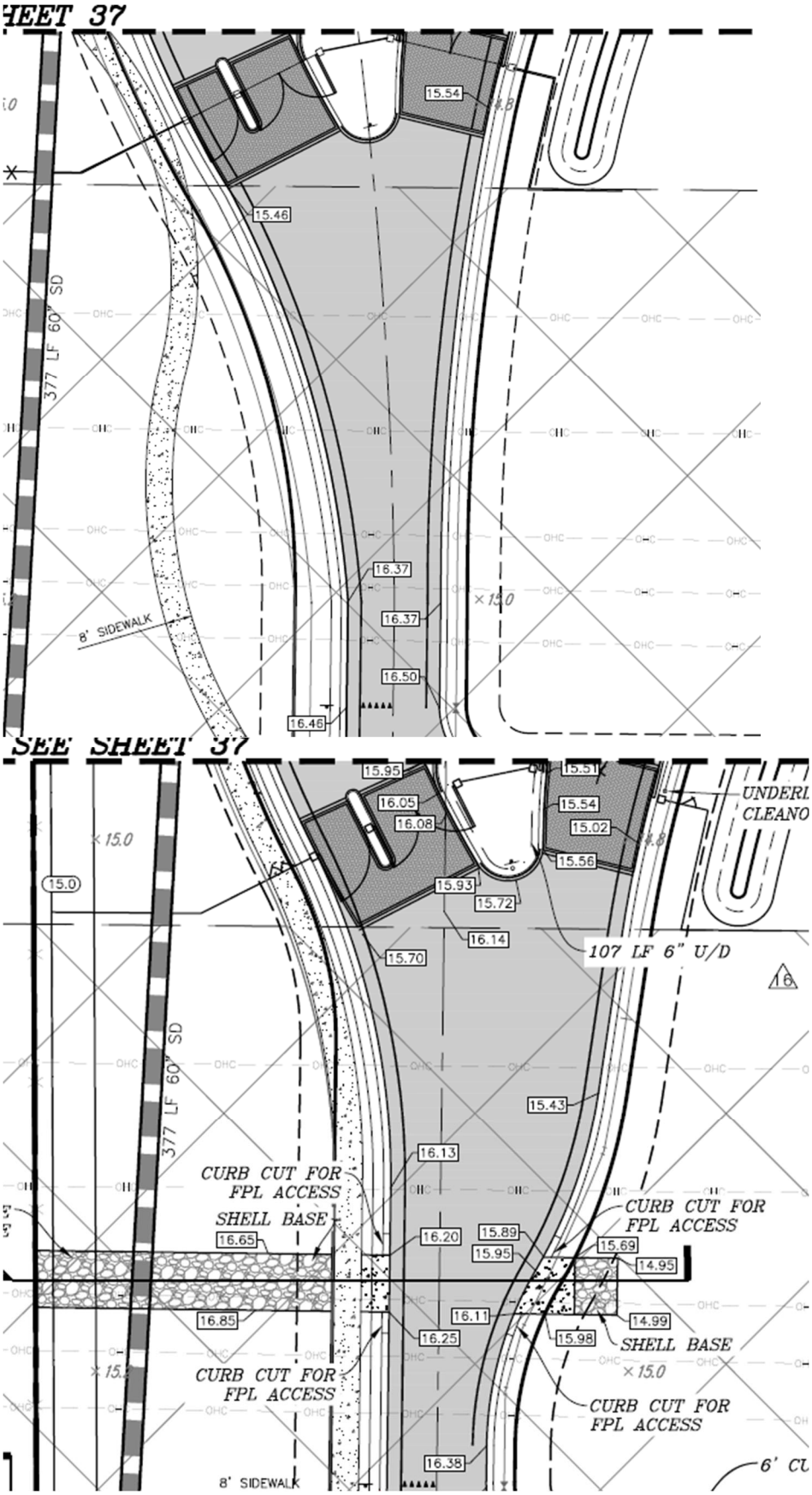
VISTERA PAVEMENT CHANGES FROM ORIGINAL BID PLANS TO CONSTRUCTION PLANS



BLUE = 6" Concrete Paving
Pink = RA Curb
Green = D Curb

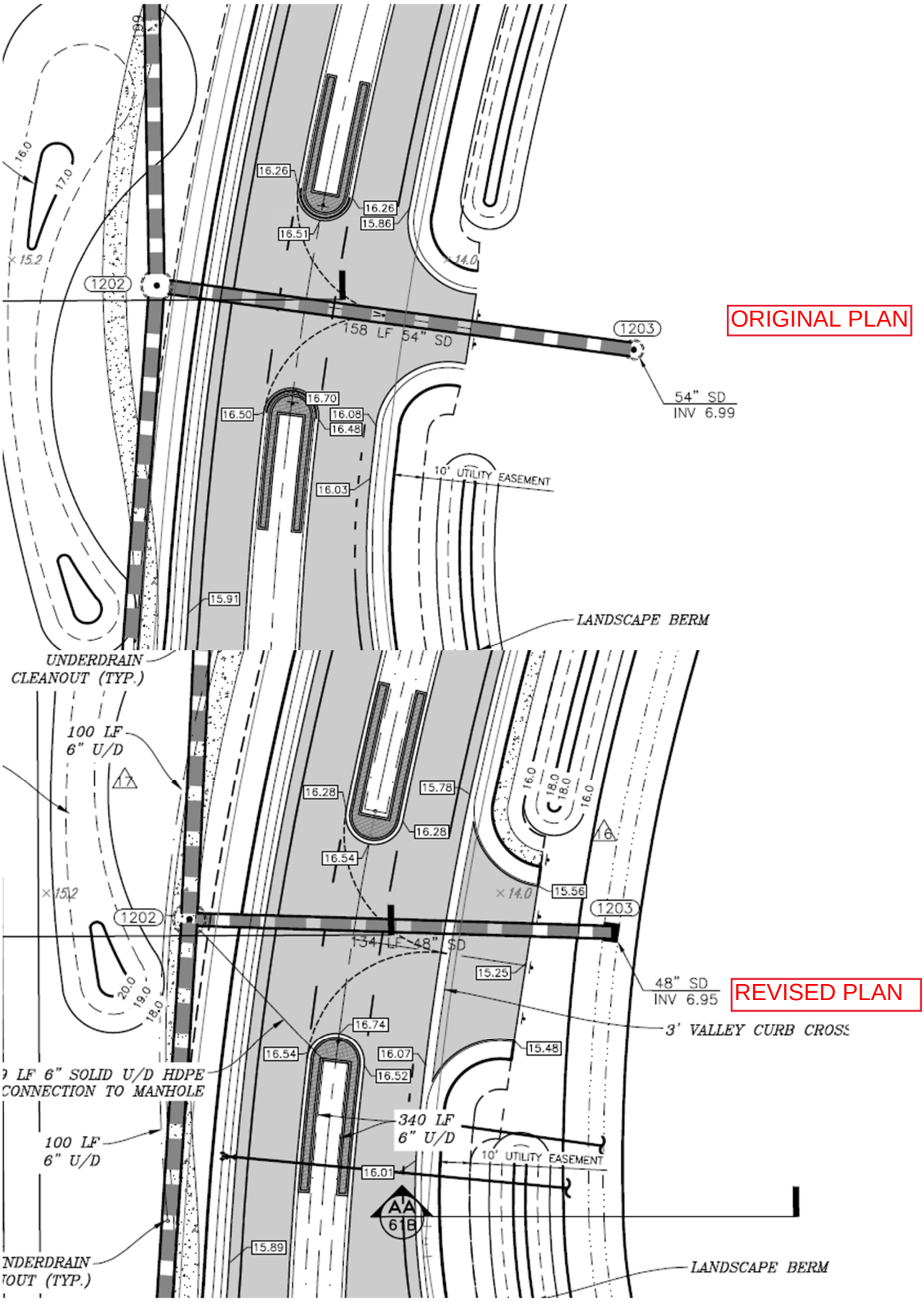


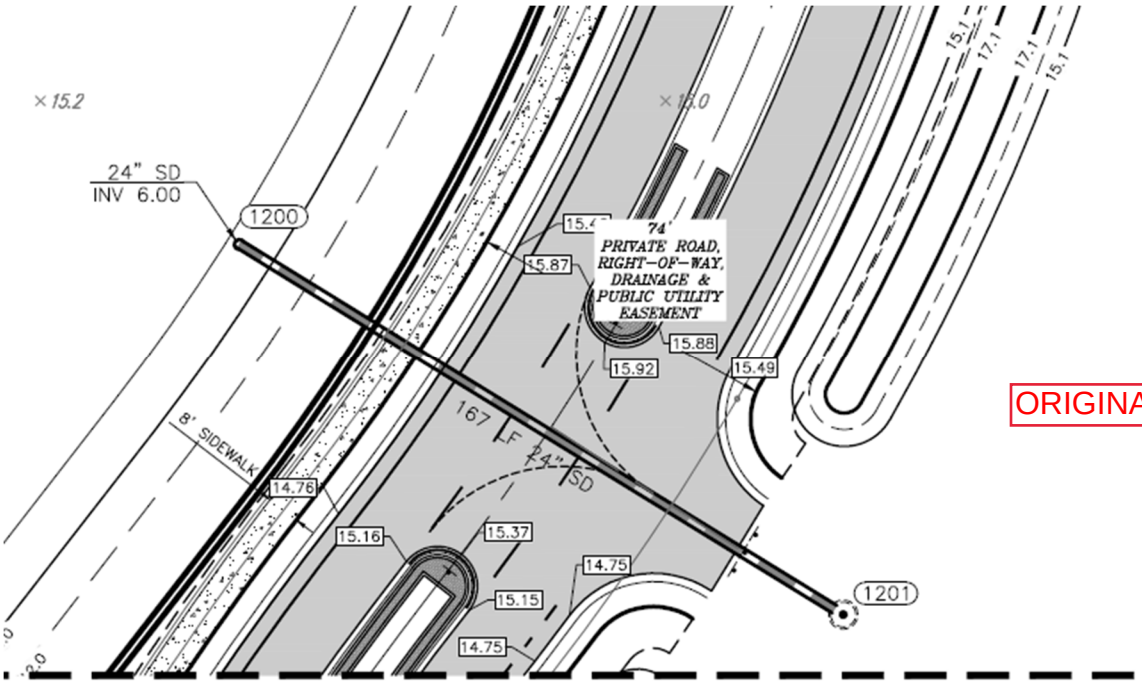
BLUE = 6" Concrete Paving
Pink = RA Curb
Green = D Curb



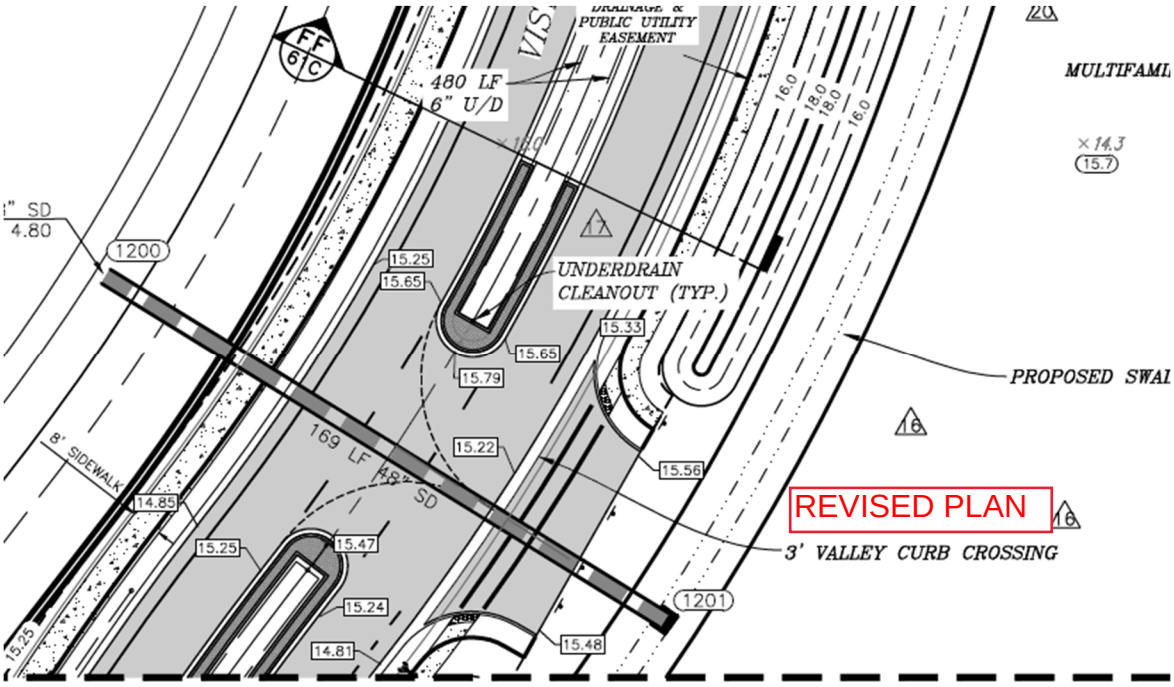
ORIGINAL PLAN

REVISED PLAN

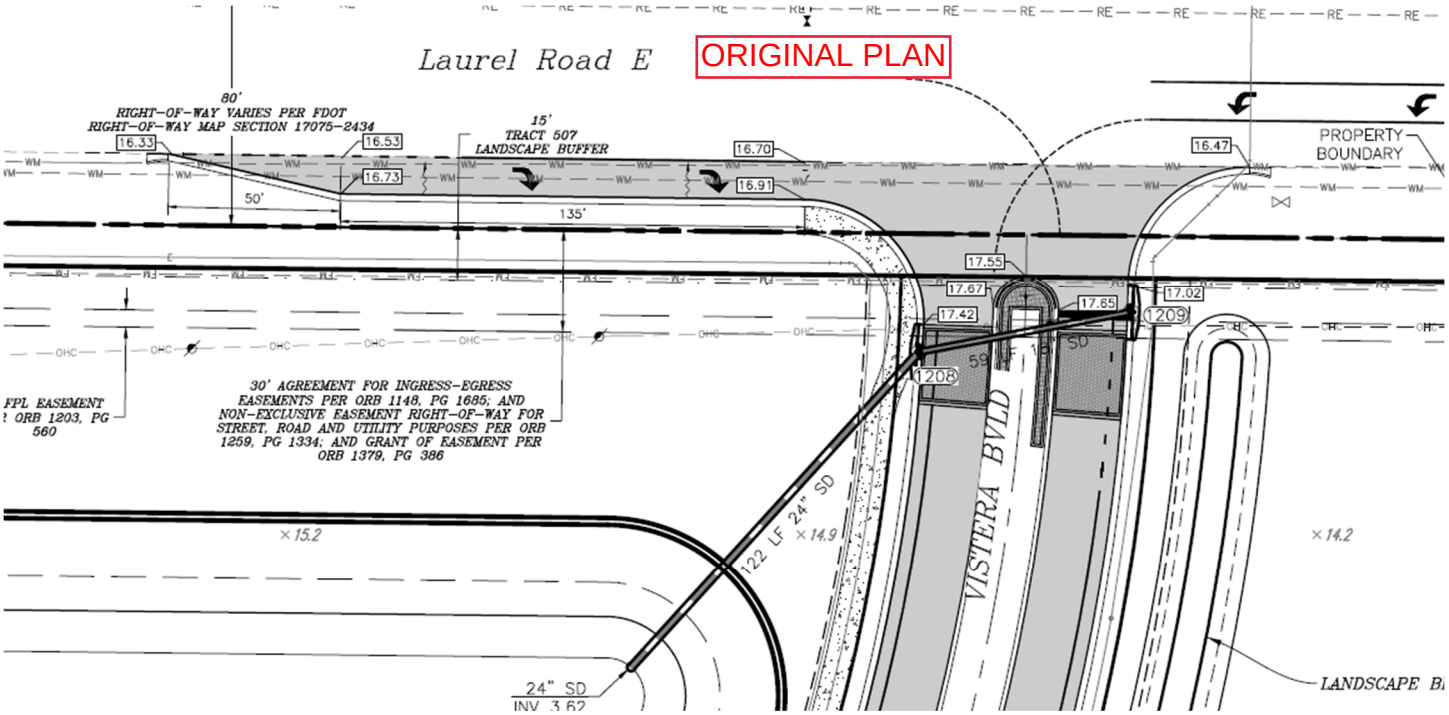

ORIGINAL PLAN
16.26
16.26
15.86
16.51
1202
158 LF 54" SD
1203
54" SD
INV 6.99
16.70
16.50
16.08
16.48
10' UTILITY EASEMENT
16.03
15.91
LANDSCAPE BERM
UNDERDRAIN
CLEANOUT (TYP.)
100 LF
6" U/D
16.28
15.78
16.28
16.54
15.56
1202
134 LF 48" SD
1203
15.25
48" SD
INV 6.95
REVISED PLAN
3' VALLEY CURB CROSS
16.74
16.54
16.07
16.52
15.48
LF 6" SOLID U/D HDPE
CONNECTION TO MANHOLE
340 LF
6" U/D
100 LF
6" U/D
10' UTILITY EASEMENT
16.01
AA
618
15.89
NDERDRAIN
OUT (TYP.)
LANDSCAPE BERM

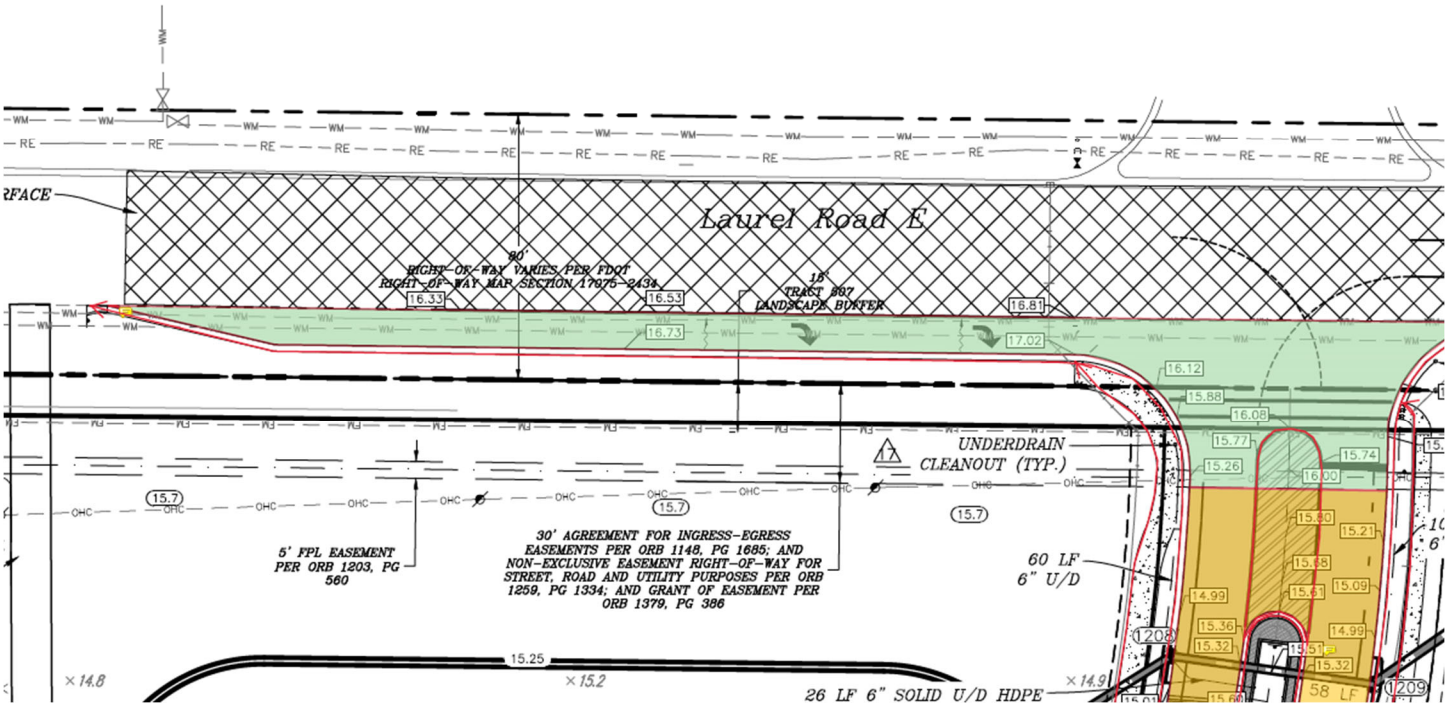


ORIGINAL PLAN

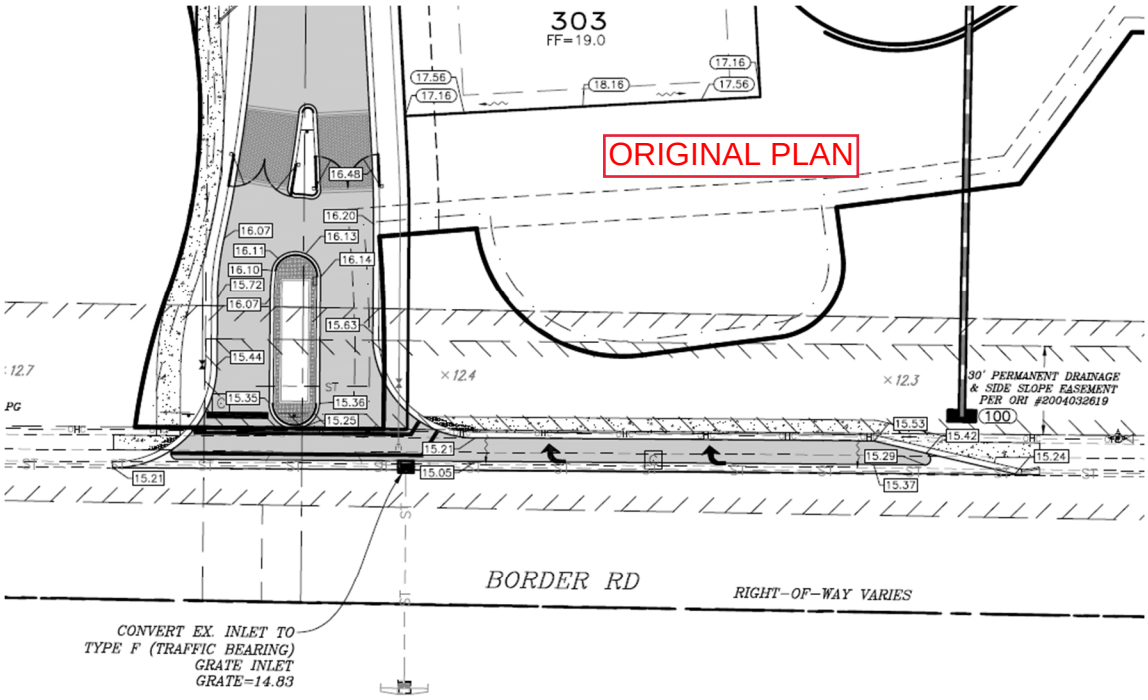


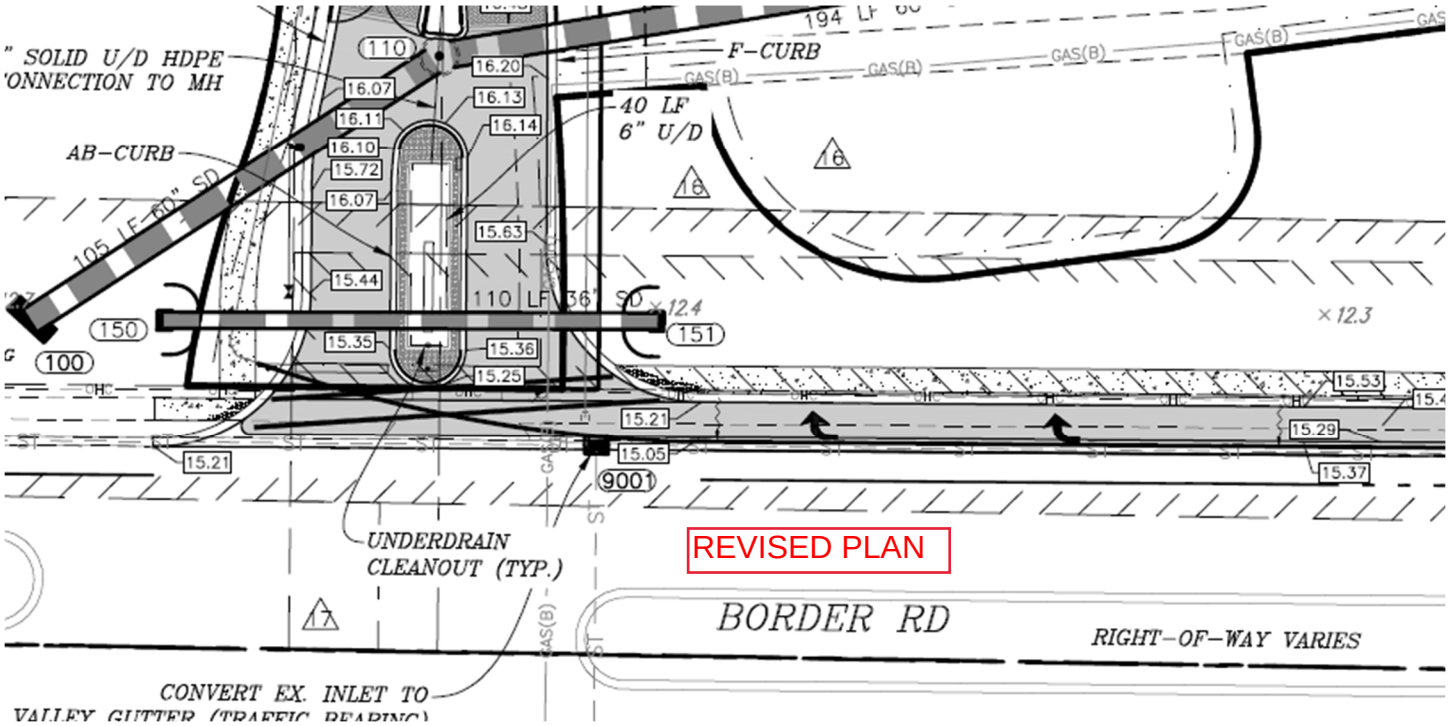
REVISED PLAN





REVISED PLAN
GREEN = LAUREL ROAD SECTION


303
FF=19.0
ORIGINAL PLAN
30' PERMANENT DRAINAGE & SIDE SLOPE EASEMENT PER ORI #2004032619
BORDER RD
RIGHT-OF-WAY VARIES
CONVERT EX. INLET TO TYPE F (TRAFFIC BEARING) GRATE INLET GRATE=14.83


SOLID U/D HDPE
ONNECTION TO MH
AB-CURB
105 LF 60" SD
F-CURB
40 LF 6" U/D
110 LF 36" SD
UNDERDRAIN CLEANOUT (TYP.)
REVISED PLAN
BORDER RD
RIGHT-OF-WAY VARIES
CONVERT EX. INLET TO

Laurel Road
Community Development District

Funding Requests Nos. 119 – 123

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

Funding Requests Nos. 119 - 123

FR #	Description	Amount	Total
119	**AM Engineering**	$ 8,969.17	
	Forsberg of Venice	$ 870,453.58	
			$879,422.75
120	**Bay Area Bobcat**	$ 22,500.00	
	Cast Systems	$ 10,787.89	
	OnSight Industries	$ 50,632.40	
		$ 4,350.00	
			$88,270.29
121	**Stantec Consulting Services**	$ 104,591.00	
			$104,591.00
122	**City of Venice**	$ 6.20	
		$ 16.53	
		$ 198.20	
		$ 576.79	
		$ 182.67	
		$ 3.23	
		$ 1,844.10	
	LRK	$ 1,600.00	
		$ 1,440.00	
	Point Break Surveying	$ 2,200.00	
			$8,067.72
123	**Forsberg Construction**	$ 296,808.29	
	Mike Armstrong Landscaping	$ 67,614.54	
			$364,422.83
		Total	**$1,444,774.59**

LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT

Funding Request No. 119
8/4/2023

Item No.	Vendor	Invoice Number	Construction Fund
E1	**AM ngineering**		
	Phase 1 Construction Engineering Services Through 07/31/2023	53986-2	$ 8,969.17
2	**Forsberg Construction**		
	Vistera of Venice Pay Application #24 Through 07/31/2023		$ 870,453.58
		TOTAL	**$ 879,422.75**

Vivian Carvalho
Secretary / Assistant Secretary

Board Member

Laurel Road CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

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By Amanda Lane at 2:56 pm, Aug 10, 2023

LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT

Funding Request No. 120
8/11/2023

Item No.	Vendor	Invoice Number	Construction Fund
1	**Bay Area Bobcat**		
	Vistera Earthwork	61	$ 22,500.00
2	**Cast Systems**		
	Vistera of Venice Construction Materials	52338	$ 10,787.89
3	**OnSight Industries**		
	Vistera Phase 1A Street Signs	006-22-314104-1	$ 50,632.40
	Vistera Phase 1A Street Signs	006-22-314104-2	$ 4,350.00
		TOTAL	**$ 88,270.29**

Vanessa Ripoll
Secretary / Assistant Secretary

Board Member

Laurel Road CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

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By Amanda Lane at 10:50 am, Aug 17, 2023

LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT

Funding Request No. 121
8/18/2023

Item No.	Vendor	Invoice Number	Construction Fund
1	**Stantec Consulting Services** Design Ph II Services Through 04/28/2023	2115300	$ 104,591.00
		TOTAL	**$ 104,591.00**

Vanessa Ripoll
Secretary / Assistant Secretary

Board Member

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c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

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LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT

Funding Request No. 122
8/25/2023

Item No.	Vendor	Invoice Number	Construction Fund	
1	**City of Venice**			
	Vistera Ph 1 Utilities 07/05/2023-08/04/2023	Acct: 82092-77738	$	6.20
	Vistera Ph 1 Utilities 07/05/2023-08/04/2023	Acct: 82092-77740	$	16.53
	Vistera Ph 1 Utilities 07/05/2023-08/04/2023	Acct: 82092-77742	$	198.20
	Vistera Ph 1 Utilities 07/05/2023-08/04/2023	Acct: 82092-77748	$	576.79
	Vistera Ph 1 Utilities 07/05/2023-08/04/2023	Acct: 82092-77750	$	182.67
	Vistera Ph 1 Utilities 07/05/2023-08/04/2023	Acct: 82092-77752	$	3.23
	Vistera Ph 1 Utilities 07/05/2023-08/04/2023	Acct: 82092-76780	$	1,844.10
2	**LRK**			
	Vistera Entry Features Services Through 07/31/2023	04.21020.01-7	$	1,600.00
	Vistera Amenity Services Through 07/31/2023	04.21020.10-12	$	1,440.00
3	**Point Break Surveying**			
	Vistera Pay Application 9 Through 07/31/2023		$	2,200.00
		TOTAL	**$**	**8,067.72**

Vivian Carvalho
Secretary / Assistant Secretary

Board Member

Laurel Road CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

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LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT

Funding Request No. 123
9/8/2023

Item No.	Vendor	Invoice Number	Construction Fund
1	**Forsberg Construction** Vistera of Venice - Phase 1 Pay Application 25 Through 08/31/2023	--	$ 296,808.29
2	**Mike Armstrong Landscaping** Vistera Pay Application 1 Through 08/31/2023		$ 67,614.54
		TOTAL	**$ 364,422.83**

Vivian Carvalho
Secretary / Assistant Secretary

Board Member

Laurel Road CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

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By Amanda Lane at 10:26 am, Sep 11, 2023

Laurel Road
Community Development District

Payment Authorizations Nos. 011 – 016

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorizations Nos. 011 - 016

PA #	Description	Amount	Total
11	**PFM Group Consulting**	$ 5.76	
	VGlobalTech	$ 150.00	
			$155.76
12	**Advanced Aquatic Services**	$ 640.00	
	PFM Group Consulting	$ 9.27	
			$649.27
13	**PFM Group Consulting**	$ 4,000.00	
	Supervisors Fees - 08/09/23		
	Dale Weidemiller	$ 200.00	
	John Blakley	$ 200.00	
	Pete Williams	$ 200.00	
	Janice Snow	$ 200.00	
	John Leinaweaver	$ 200.00	
			$5,000.00
14	**Advanced Aquatic Services**	$ 1,105.00	
	CA Florida Holdings	$ 1,811.25	
		$ 159.50	

		$ 209.00	
	Vogler Ashton	$ 465.00	
			$3,749.75
15	**PFM Group Consulting**	$ 4,000.00	
			$4,000.00
16	**Advanced Aquatic Services**	$ 1,745.00	
			$1,745.00
		Total	**$15,299.78**

LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 011
7/28/2023

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

Vivian Carvalho

Secretary / Assistant Secretary

Board Member

Laurel Road CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

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By Amanda Lane at 1:18 pm, Aug 02, 2023

LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 012
8/4/2023

Item No.	Vendor	Invoice Number	General Fund
1	**Advanced Aquatic Services**		
	August Lake Maintenance	10550628	$ 640.00
2	**PFM Group Consulting**		
	June Reimbursables	OE-EXP-07-2023-20	$ 9.27
		TOTAL	**$ 649.27**

Vivian Carvalho
Secretary / Assistant Secretary

Board Member

Laurel Road CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

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By Amanda Lane at 2:56 pm, Aug 10, 2023

LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 013
8/11/2023

Item No.	Vendor	Invoice Number	General Fund
1	**PFM Group Consulting**		
	DM Fee: July 2023	DM-07-2023-26	$ 4,000.00
2	**Supervisor Fees - 08/09/2023 Meeting**		
	Dale Weidemiller		$ 200.00
	John Blakley		$ 200.00
	Pete Williams		$ 200.00
	Janice Snow		$ 200.00
	John Leinaweaver		$ 200.00
		TOTAL	**$ 5,000.00**

Vanessa Ripoll
Secretary / Assistant Secretary

Board Member

Laurel Road CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

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By Amanda Lane at 10:49 am, Aug 17, 2023

LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 014
8/18/2023

Item No.	Vendor	Invoice Number	General Fund
1	**Advanced Aquatic Services**		
	August Lake Maintenance	10550628	$ 1,105.00
2	**CA Florida Holdings**		
	Legal Advertising on 07/07/2023 (Ad: 9021821)	5748174	$ 1,811.25
	Legal Advertising on 07/05/2023 (Ad: 8982591)	5748174	$ 159.50
	Legal Advertising on 07/14/2023 (Ad: 9021261)	5748174	$ 209.00
3	**Vogler Ashton**		
	General Counsel Through 07/24/2023	884	$ 465.00
		TOTAL	**$ 3,749.75**

Vanessa Ripoll
Secretary / Assistant Secretary

Board Member

Laurel Road CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

RECEIVED
By Amanda Lane at 11:14 am, Aug 23, 2023

LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 015
8/25/2023

Item No.	Vendor	Invoice Number	General Fund
1	**PFM Group Consulting**		
	August DM Fee	DM-08-2023-26	$ 4,000.00
		TOTAL	**$ 4,000.00**

Vivian Carvalho
Secretary / Assistant Secretary

Board Member

Laurel Road CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

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LAUREL ROAD
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 016
9/1/2023

Item No.	Vendor	Invoice Number	General Fund
1	**Advanced Aquatic Services**		
	September Lake Maintenance	10551037	$ 1,745.00
		TOTAL	**$ 1,745.00**

Vivian Carvalho

Secretary / Assistant Secretary

Board Member

Laurel Road CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

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Laurel Road
Community Development District

District Financial Statements

Laurel Road CDD

Statement of Financial Position

As of 7/31/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Assets					
Current Assets					
General Checking Account	$63,279.12				$63,279.12
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		33,385.51			33,385.51
Series 2021A2 Interest		0.05			0.05
Series 2021A1 Prepayment		14,378.84			14,378.84
Series 2021A2 Prepayment		898,188.30			898,188.30
Accounts Receivable - Due from Developer			$1,008,120.24		1,008,120.24
Series 2021A Acquisition/Construction			22,761.44		22,761.44
Total Current Assets	$64,000.98	$1,438,055.83	$1,030,881.68	$0.00	$2,532,938.49
Investments					
Amount Available in Debt Service Funds				$1,438,055.83	$1,438,055.83
Amount To Be Provided				20,671,944.17	20,671,944.17
Total Investments	$0.00	$0.00	$0.00	$22,110,000.00	$22,110,000.00
Total Assets	$64,000.98	$1,438,055.83	$1,030,881.68	$22,110,000.00	$24,642,938.49

Laurel Road CDD

Statement of Financial Position

As of 7/31/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
			Liabilities and Net Assets		
Current Liabilities					
Accounts Payable	$9,462.19				$9,462.19
Due to Developer	25,000.00				25,000.00
Accounts Payable			$1,016,892.81		1,016,892.81
Retainage Payable			1,054,471.68		1,054,471.68
Deferred Revenue			1,008,120.24		1,008,120.24
Total Current Liabilities	$34,462.19	$0.00	$3,079,484.73	$0.00	$3,113,946.92
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$22,110,000.00	$22,110,000.00
Total Long Term Liabilities	$0.00	$0.00	$0.00	$22,110,000.00	$22,110,000.00
Total Liabilities	$34,462.19	$0.00	$3,079,484.73	$22,110,000.00	$25,223,946.92
Net Assets					
Net Assets, Unrestricted	($0.05)				($0.05)
Net Assets - General Government	0.01				0.01
Current Year Net Assets - General Government	29,538.83				29,538.83
Net Assets, Unrestricted		$865,543.13			865,543.13
Current Year Net Assets, Unrestricted		572,512.70			572,512.70
Net Assets, Unrestricted			$6,835,756.09		6,835,756.09
Current Year Net Assets, Unrestricted			(8,884,359.14)		(8,884,359.14)
Total Net Assets	$29,538.79	$1,438,055.83	($2,048,603.05)	$0.00	($581,008.43)
Total Liabilities and Net Assets	$64,000.98	$1,438,055.83	$1,030,881.68	$22,110,000.00	$24,642,938.49

Laurel Road CDD
Statement of Activities
As of 7/31/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Revenues					
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
Inter-Fund Transfers In	(9,152.43)				(9,152.43)
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			$3,976,783.51		3,976,783.51
Inter-Fund Transfers In			9,173.51		9,173.51
Total Revenues	$104,234.84	$1,559,290.53	$3,985,957.02	$0.00	$5,649,482.39
Expenses					
Supervisor Fees	$9,800.00				$9,800.00
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	750.00				750.00
District Counsel	4,289.00				4,289.00
Audit	5,500.00				5,500.00
Postage & Shipping	7.44				7.44
Legal Advertising	3,011.42				3,011.42
Office Supplies	395.76				395.76
Web Site Maintenance	4,400.00				4,400.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,059.00				3,059.00
Lake Maintenance	1,280.00				1,280.00
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			$252,237.98		252,237.98
Water Utility Services			7,861.14		7,861.14
Contingency			12,610,325.96		12,610,325.96
Total Expenses	$74,696.01	$986,802.50	$12,870,425.08	$0.00	$13,931,923.59

Laurel Road CDD
Statement of Activities
As of 7/31/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Other Revenues (Expenses) & Gains (Losses)					
Interest Income		$24.67			$24.67
Interest Income			$108.92		108.92
Total Other Revenues (Expenses) & Gains (Losses)	$0.00	$24.67	$108.92	$0.00	$133.59
Change In Net Assets	$29,538.83	$572,512.70	($8,884,359.14)	$0.00	($8,282,307.61)
Net Assets At Beginning Of Year	($0.04)	$865,543.13	$6,835,756.09	$0.00	$7,701,299.18
Net Assets At End Of Year	$29,538.79	$1,438,055.83	($2,048,603.05)	$0.00	($581,008.43)

Laurel Road CDD

Budget to Actual

For the Month Ending 7/31/2023

	Year To Date			
	Actual	Budget	Variance	FY 2023 Adopted Budget
Revenues				
Off-Roll Assessments	$ 13,502.85	$ -	$ 13,502.85	$ -
Developer Contributions	99,883.78	228,110.83	(128,227.05)	273,733.00
Other Income & Other Financing Sources	0.64	-	0.64	-
Net Revenues	**$ 113,387.27**	**$ 228,110.83**	**$ (114,723.56)**	**$ 273,733.00**
General & Administrative Expenses				
Supervisor Fees	$ 9,800.00	$ 10,750.00	$ (950.00)	$ 12,900.00
Public Officials' Liability Insurance	2,504.00	-	2,504.00	-
Trustee Services	3,524.39	5,000.00	(1,475.61)	6,000.00
Management	36,000.00	40,000.00	(4,000.00)	48,000.00
Engineering	-	12,500.00	(12,500.00)	15,000.00
Disclosure	750.00	833.33	(83.33)	1,000.00
District Counsel	4,289.00	20,833.33	(16,544.33)	25,000.00
Assessment Administration	-	4,583.33	(4,583.33)	5,500.00
Audit	5,500.00	5,416.67	83.33	6,500.00
Arbitrage Calculation	-	416.67	(416.67)	500.00
Telephone	-	166.67	(166.67)	200.00
Postage & Shipping	7.44	416.67	(409.23)	500.00
Legal Advertising	3,011.42	6,666.67	(3,655.25)	8,000.00
Miscellaneous	-	491.67	(491.67)	590.00
Office Supplies	395.76	417.48	(21.72)	500.00
Web Site Maintenance	4,400.00	762.50	3,637.50	915.00
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00
Maintenance Staff	-	16,666.67	(16,666.67)	20,000.00
Lifestyle Staff	-	16,666.67	(16,666.67)	20,000.00
Total General & Administrative Expenses	**$ 70,357.01**	**$ 142,734.16**	**$ (72,377.15)**	**$ 171,280.00**
Field Operations Expenses				
Electric	$ -	$ 2,916.67	$ (2,916.67)	$ 3,500.00
Water Reclaimed	-	4,166.67	(4,166.67)	5,000.00
Equipment Rental	-	5,000.00	(5,000.00)	6,000.00
General Insurance	3,059.00	4,960.00	(1,901.00)	5,952.00
Property & Casualty Insurance	-	4,250.00	(4,250.00)	5,100.00
Irrigation	-	166.67	(166.67)	200.00
Lake Maintenance	1,280.00	15,000.00	(13,720.00)	18,000.00
Landscaping Maintenance & Material	-	20,833.33	(20,833.33)	25,000.00
Landscape Improvements	-	2,083.33	(2,083.33)	2,500.00
Contingency	-	8,333.33	(8,333.33)	10,000.00
Gate - Repairs & Maintenance	-	833.33	(833.33)	1,000.00
Street Sweeping	-	12,500.00	(12,500.00)	15,000.00
Lighting	-	166.67	(166.67)	200.00
Bike Share	-	4,166.67	(4,166.67)	5,000.00
Total Field Operations Expenses	**$ 4,339.00**	**$ 85,376.67**	**$ (81,037.67)**	**$ 102,452.00**
Total Expenses	**$ 74,696.01**	**$ 228,110.83**	**$ (153,414.82)**	**$ 273,732.00**
Net Income (Loss)	**$ 38,691.26**	**$ -**	**$ 38,691.26**	**$ 1.00** *

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