

# Laurel Road Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone 407-723-5900; Fax 407-723-5901

<https://laurelroadcdd.com/>

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The following is the agenda for the Board of Supervisors Meeting for the **Laurel Road Community Development District** scheduled to be held **Wednesday, February 14, 2024, 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. Consent Agenda**

1. Minutes of the January 10, 2024, Board of Supervisors' Meeting
2. Bay Area Bobcat Berm/Clean-up & Grading
3. Florida Premier Turf – Sod
4. Empire Horticultural Services – Parking Lot Landscape
5. Mike Armstrong Landscaping Change Orders #3, 4, & 5 – Visterra
6. Maverick Building Solutions – Golf Cart Parking Shades
7. Grau & Associates FY 2023 Audit Engagement Letter
8. Funding Requests Nos. 133 – 135
9. Payment Authorizations Nos. 030 – 032
10. Series 2021 Requisitions Nos. 122 – 134
11. District Financial Statements

### **Business Matters**

2. Consideration of Decorative Paver Concepts Proposal for Model Parking Pavers
3. Consideration of Mike Armstrong Landscaping Change Order #6 - Visterra

### **Other Business**

#### **Staff Reports**

District Counsel  
District Engineer  
District Manager

#### **Supervisor Requests and Comments**

### **Adjournment**



**Laurel Road  
Community Development District**

Consent Agenda

**Laurel Road  
Community Development District**

Minutes of the January 10, 2024,  
Board of Supervisors' Meeting

## **MINUTES OF MEETING**

### **LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING**

**Wednesday, January 10, 2024, at 12:30 p.m.**

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

Board Members present at roll call:

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

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

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)
Tom Panaseney	Neal Communities – Developer	(via phone)
Jim Schier	Neal Communities – Developer	
Bobbi Claybrooke	District Engineer	(via phone)
John McKay	J.H. McKay, LLC	
Andy Richardson	Neal Communities	

## **FIRST ORDER OF BUSINESS**

### **Administrative Matters**

### **Roll Call**

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:30 p.m. Those in attendance are outlined above either in person or via speakerphone.

### **Public Comment Period**

There were no public comments.

### **Consent Agenda**

1. Minutes of the December 13, 2023, Board of Supervisors' Meeting
2. Floridian Environmental Landscape – Wetland Clearing Prep
3. GeoPoint Surveying – Misc. Survey Staking
4. Bay Area Bobcat Proposal – Re Cut Lots 198 – 223
5. Bay Area Bobcat Proposal – Sign Reinstall
6. Funding Request No. 132
7. Payment Authorizations Nos. 027 – 029
8. Series 2021 Requisitions Nos. 112 – 121
9. District Financial Statements

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the constant agenda items 1-9.

## **SECOND ORDER OF BUSINESS**

### **Business Matters**

#### **Consideration of Floridian Environmental Landscape Proposal for Wetland Plantings**

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor the Board approved the Floridian Environmental Landscape Proposal for Wetland Plantings.

#### **Consideration of Mike Armstrong Change Order #2 for Vistera**

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor the Board approved the Mike Armstrong Change Order #2 for Vistera.

### **THIRD ORDER OF BUSINESS**

### **Other Business**

### **Staff Reports**

**District Counsel** – Not present.

**District Engineer** – Ms. Claybrooke is working on providing a Certificate of Completion for Phase 1.

**District Manager** – Mr. Jimenez stated that the next Board meeting is scheduled for February 14, 2024, at 12:30 p.m.

### **Audience Comments and Supervisor Requests**

There were no requests at this time.

### **FOURTH ORDER OF BUSINESS**

### **Adjournment**

There were no other questions or comments.

ON MOTION by Mr. Blakley, seconded by Mr. Weidemiller, with all in favor, the January 10, 2024, 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**

Bay Area Bobcat Berm/Clean-up & Grading

# ESTIMATE



VISCDDP! - Earthwork

## Bay Area Bobcat

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

Estimate # 61  
Date 01/15/2024

Description	Total
Berm/Clean-up & Grading	\$2,250.00
Site Location: Visterra Development - Laurel Rd. Venice, FL.	
Site Work: Area #1- Clean up any trash and scalp grass off dirt berm. Put trash in dumpster if available.	
- Re-grade and rake out dirt berm once trash & grass are removed. Berm is located on the Northwest side of the roundabout.	
- Area#2- Smooth out any dirt piles and grade around large brick paver parking. Also grade along paved road for future sidewalk.	
- Pick up any trash around parking area and put in dumpster if available.	
- Grade and rake out the area in preparation for sod.	

<b>Subtotal</b>	\$2,250.00
<b>Total</b>	<b>\$2,250.00</b>

*John W. 1/16/24*



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

**Laurel Road  
Community Development District**

Florida Premier Turf - Sod



Office: 941.729.6034 • Fax: 941.729.6001 • PO Box 937 • Palmetto, FL 34220

DATE: 1/18/24 Office: 941-328-1140

TO: Laurel Road CDD Email: arichardson@nealland.com

JOB NAME: Vistera of Venice

TERMS: 1. Sod price quoted is to supply, install, and roll sod when applicable up to

2. Bid does not include any fertilization, grading, soil preparations, warranty, maintenance and/or

\*3. This proposal does not meet FDOT Performance Turf requirements. Initial fertilization provided

4. Contractor is responsible for all quantities installed, rounded to the nearest full pallet.

5. We are not responsible for ruts, septic tanks, driveways, sidewalks, underground pipes, and/or

6. Payment must be received within 30 days of installation

7. MOT Services not provided, contractor must provide.

8. Contractor needs to include waste factor

9. Due to market variables prices are subject to change, (ex: fuel surcharge)

10. Note if accessibility issues are found an additional \$100 per pallet will be charged

**Installation Costs :**

BAHIA EST SF	25,000 SF****
BAHIA COST PER SF	.26 SF
TOTAL COST	\$6500

\*\*\*\* NOTE THIS IS  
BASED ON 65 FOOT  
WIDE LOTS**\*PLEASE NOTE THIS QUOTE IS BASED ON CURRENT MARKET PROJECTIONS AND IS SUBJECT TO MARKET FLUCTUATION****\*Quote is valid if contract is awarded within 90 days from proposal date. After 90 days, unit pricing is not guaranteed and subject to change based on market conditions.**

Sincerely,

Brian H. Turner

Brian H Turner

MBR/MGR

Florida Premier Turf Farms, LLC

Proposal Acceptance:

Signature

1/18/24

Date

Pete Williams

Print Name

**Laurel Road  
Community Development District**

Empire Horticultural Services –  
Parking Lot Landscape

**Empire Horticultural Services**

5317 Fruitville Rd #227

Sarasota, FL 34232 US

(941) 365-0038

jaclyn@empirehs.org

**Estimate****VISCDDP1 - Landscaping****ADDRESS**

Laurel Road CDD  
3501 Quadrangle Blvd., Suite 270  
Orlando, FL 32817

**SHIP TO**

Vistera - Lot 389  
Parking Lot  
309 Vistera Boulevard  
Irrigation & Landscape Install  
Estimate

ESTIMATE #	DATE	
3973	09/20/2023	

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/20/2023	<b>Services</b> Shady Lady Black Olive 3" Cal 12'-14' OA	1	525.00	525.00
	<b>Services</b> Eagleston Holly 3" Cal 10'-12' OA	1	525.00	525.00
	<b>Services</b> Alexander Palm B&B 14'-16' OA	7	450.00	3,150.00
	<b>Services</b> Cabbage Palm 10'-16' CT Stg Hts	6	245.00	1,470.00
	<b>Services</b> Carissa Emerald Blanket #3	23	10.00	230.00
	<b>Services</b> Mammy Croton #7	6	48.00	288.00
	<b>Services</b> Firefly Firebush #3	30	10.00	300.00
	<b>Services</b> Downey Jasmine #7	22	48.00	1,056.00
	<b>Services</b> Adagio Grass #3	6	12.00	72.00
	<b>Services</b> Simpson Stopper #7	12	48.00	576.00
	<b>Services</b> Variegated Confederate Jasmine #3	16	10.00	160.00
	<b>Services</b> Fakahatchee Grass #3	25	9.00	225.00
	<b>Services</b> Pink Muhley Grass #3	5	9.00	45.00
	<b>Services</b> Cocoa brown mulch 3" deep in all beds (installed per yard)	13.25	55.00	728.75
	<b>Services</b> Comand Compost 3" deep in all beds (installed per yard)	13.25	85.00	1,126.25

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Irrigation Installation</b> Irrigation Installation- 4 zone system installed (**note- any additional zones needed would be billed at \$500.00 per zone)	1	2,000.00	2,000.00

Upon acceptance please sign and fax back! 941-377-6100

TOTAL **\$12,477.00**

Accepted By




Accepted Date

1/18/24

**Laurel Road  
Community Development District**

Mike Armstrong Landscaping COs #3, 4, & 5 –  
Vistera

# MIKE ARMSTRONG LANDSCAPING INC.

8475 69TH ST. E. Palmetto, FL. 34221 Office 941-776-1076 Fax 941-776-2705	<b><u>CHANGE ORDER #3</u></b>	
<b><u>Proposed to:</u></b> Laurel Rd. CDD 3501 Quadrangle Blvd Orlando, Fl, 32817	<b>Project:</b> VISTERA <b>Plan Rev:</b> 12-15-23 <b>CO Date:</b> 01-08-24 <b>County:</b> Sarasota <b>Contact:</b> Andy Richardson	

Project: Vistera-Purchase Order#00063

Delete						
KEY		Common Name	Spec	QTY	Unit Price	Totals
Total deleted: \$						-
ADD						
	Common Name		Spec	QTY	Unit Price	Totals
	SOIL, GRADING, & ADDITIONAL LABOR ADDITIONAL ALLOWANCE			1	\$ 20,000.00	\$ 20,000.00
	BROOKSTONE ( ADDITIONAL NEEDED )			CY	15 \$ 1,750.00	\$ 26,250.00
Total Add: \$						46,250.00
	TOTAL – CHANGE ORDER \$					46,250.00

Acceptance of Proposal:

Laurel Road CDD

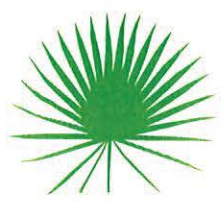
Representative: \_\_\_\_\_

Title

Date



# MIKE ARMSTRONG LANDSCAPING INC.

8475 69TH ST. E. Palmetto, FL. 34221 Office 941-776-1076 Fax 941-776-2705	<b><u>CHANGE ORDER #4</u></b>	
	<b>Project:</b> VISTERA <b>Plan Rev:</b> 12/15/23 <b>Bid Date:</b> 01/19/24 <b>County:</b> Sarasota <b>Contact:</b> Andy Richardson	
<b><u>Proposed to:</u></b> Laurel Road CDD 3501 Quadrangle Blvd Orlando, FL 32817		

Project:

Delete						
KEY	Common N	Spec	QTY	Unit Price	Totals	
	Hunter ICV-G		8	\$ 375.00	\$	3,000.00
			0	\$ -	\$	-
			0	\$ -	\$	-
			0	\$ -	\$	-
			0	\$ -	\$	-
Total deleted:						\$ 3,000.00
ADD						
Common Name	Spec	QTY	Unit Price	Totals		
			\$ -			
Hunter ICV-101-G		16	\$ 350.00	\$		5,600.00
Hunter EZ-Decoder		8	\$ 225.00	\$		1,800.00
		0	\$ -	\$		-
		0	\$ -	\$		-
Total Add:						\$ 7,400.00
TOTAL - CHANGE ORDER						\$ 4,400.00

VISCDP1 - LANDSCAPING

Acceptance of Proposal:

Neal Communities

Representative:

Title

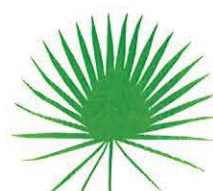
Date

Michael I. Armstrong:

Date

Mike Armstrong Landscaping, Inc.

# MIKE ARMSTRONG LANDSCAPING INC.

8475 69TH ST. E. Palmetto, FL. 34221 Office 941-776-1076 Fax 941-776-2705	<b>CHANGE ORDER #5</b>		
	<b>Project:</b>	<b>VISTERA</b>	
<b>Proposed to:</b> Laurel Road CDD 3501 Quadrangle Blvd Orlando, FL 32817	<b>Plan Rev:</b>	12/15/23	
	<b>Bid Date:</b>	01/19/24	
	<b>County:</b>	Sarasota	
	<b>Contact:</b>	Andy Richardson	

Project:

Delete						
KEY		Common N	Spec	QTY	Unit Price	Totals
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
					Total deleted: \$ -	
ADD						
	Common Name		Spec	QTY	Unit Price	Totals
Additional irrigation for sod coverage at entry to Amenity						
		Hunter Pro 6 PRS 30CV MVP		24	\$	1,400.00
		Hunter PGP Rotors		200	\$	14,975.00
		Hunter ICV 201G		11	\$ -	\$ 3,725.00
		Hunter ICV151G		1	\$ -	\$ 475.00
		Hunter EZ Decoder		12	\$	2,100.00
		Hunter Pro 6 CV R		6	\$	350.00
		Excavate Mainline/Tap		9	\$	1,100.00
					Total Add: \$	24,125.00
	TOTAL – CHANGE ORDER					\$ 24,125.00

VISCDP1 - LANDSCAPING

Acceptance of Proposal:

Neal Communities

Representative:

Title

Date

Michael I. Armstrong:

Date

Mike Armstrong Landscaping, Inc.

**Laurel Road  
Community Development District**

Maverick Building Solutions –  
Golf Car Parking Shades



# VISTERA GOLF CART PARKING

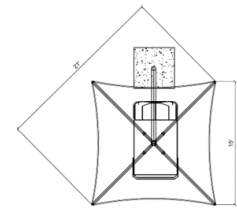
## Neal Land

### Maverick Building Solutions

Phone-205-704-9412

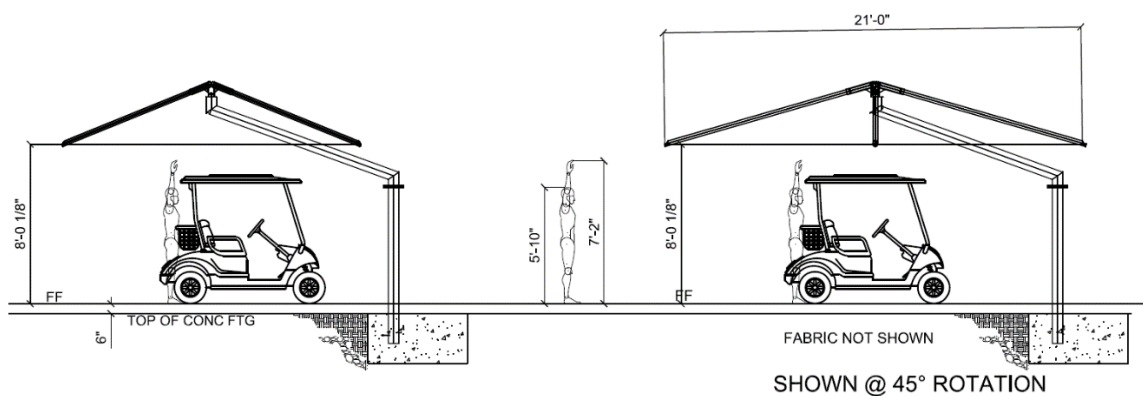
Email-[Phillip@maverickbuildingsolutions.com](mailto:Phillip@maverickbuildingsolutions.com)





PLAN LAYOUT TYP.  
SCALE: 1/8" = 1'-0"

17



BRELLA HEAD MAY BE ROTATED AS DESIRED  
BRELLA BOOM ARM MAY BE ROTATED AS DESIRED

SIDE TYP.  
SCALE: 1/8" = 1'-0"

2  
S1

## GOLF CART PARKING 15' x 15' x 8' H CANTIBRELLA

# VISTERA ESTIMATE

Golf Cart Parking Shade Structures

Estimate Total (USD)

**\$20,838.00**

**BILL TO**

**Neal Land**

Andy Richardson **VISCDDP1 - Model Access**

941-328-1140

arichardson@nealland.com

**Estimate Number:** 169

**Estimate Date:** January 26, 2024

**Valid Until:** February 25, 2024

**ITEMS**

**QUANTITY**

**PRICE**

**AMOUNT**

**Golf Cart Parking Shade structure**

15' x 15'x8H Square Cantibrella Shade structure

2

\$7,019.00

\$14,038.00

**Permitting fees**

Covers all engineering stamping, and permitting fees associated with project for city/municipality.

1

\$1,100.00

\$1,100.00

**Installation**

Covers full Turnkey installation of both Shelter structures. Including all materials and i2 Hilti Epoxy Mounted columns and footers as well as Quick Easy Turnbuckle Systems.  
- Fabric Color to selection choice.  
- 2- 3500psi (7yds) 5ft x 5ft 28" deep footers and #6 rebar matts.

1

\$5,700.00

\$5,700.00

**Subtotal:**

\$20,838.00

**Total:**

\$20,838.00

**Estimate Total (USD):**

\$20,838.00



1/26/24

**Laurel Road  
Community Development District**

Grau & Associates  
FY 2023 Audit Engagement Letter



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

November 17, 2023

To Board of Supervisors  
Laurel Road Community Development District  
3501 Quadrangle Blvd., Ste. 270  
Orlando, FL 32817

We are pleased to confirm our understanding of the services we are to provide Laurel Road Community Development District, City of Venice, Florida ("the District") for the fiscal year ended September 30, 2023, with the option of two (2) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund (general, debt service, capital projects, and special revenue funds), including the related notes to the financial statements, which collectively comprise the basic financial statements of Laurel Road Community Development District as of and for the fiscal year ended September 30, 2023, with the option of two (2) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

#### **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.



**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. The District will provide a statement describing corrective actions to be taken in response to each of our recommendations included in the audit report, if any, and relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

The auditor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with

this Agreement, the auditor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the auditor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PFM GROUP CONSULTING LLC., 3501 QUADRANGLE BLVD., STE 270, ORLANDO, FL 32817, 407-723-5900, [RECORDREQUEST@PFM.COM](mailto:RECORDREQUEST@PFM.COM).

This agreement provides for a contract period of one (1) year with the option of two (2) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$5,500 for the September 30, 2023. The fees for the fiscal years 2024 and 2025 will not exceed \$5,600 and \$5,700, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. Accordingly, we will deliver a draft audit to the District no later than May 1, 2024. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2023 must be provided to us no later than January 15, 2024, in order for us to deliver a draft audit to the District no later than May 1, 2024. If the draft is timely reviewed by management, the final audit will be provided no later than June 1, 2024.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Laurel Road Community Development District and believe this letter accurately summarizes the terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. This letter, with any addendum if applicable, constitutes the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties.

Very truly yours,

Grau & Associates



\_\_\_\_\_  
Antonio J. Grau




RESPONSE:

This letter correctly sets forth the understanding of Laurel Road Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

**Laurel Road  
Community Development District**

Funding Requests No. 133 – 135

# LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

## Funding Requests Nos. 133 - 135

FR #	Description	Amount	Total
133	Forsberg Construction	\$ 22,125.42	
		\$ 584,451.82	
			<b>\$606,577.24</b>
134	Driggers Engineering Services	\$ 5,158.00	
	Securiteam	\$ 62,307.37	
			<b>\$67,465.37</b>
135	LRK	\$ 3,757.27	
	Maverick Building Solutions	\$ 15,702.00	
	Xylem Water Solutions	\$ 88,355.00	
			<b>\$107,814.27</b>
		<b>Total</b>	<b>\$781,856.88</b>

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 133**

1/12/2024

Item No.	Vendor	Invoice Number	Construction Fund
<b>1</b>	<b>Forsberg Construction</b>		
	Vistera of Venice - Phase 1 Pay Application 30 Through 12/31/2023	--	\$ 22,125.42
	Vistera of Venice - Phase 1 Pay Application 31 Through 12/31/2023		\$ 584,451.82
<b>TOTAL</b>			<b>\$ 606,577.24</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member



**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 134**

1/19/2024

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>Driggers Engineering Services</b> Visterra Phase 1 Materials Testing Through 12/31/2023	SAL16561	\$ 5,158.00
2	<b>Securiteam</b> Visterra Amenity Center Down Payment	17806	\$ 62,307.37
<b>TOTAL</b>			<b>\$ 67,465.37</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary



\_\_\_\_\_  
Board Member


**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 135**

1/26/2024

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>LRK</b> Vistara Amenity Services Through 12/31/2023	04.21020.00-13	\$ 3,757.27
2	<b>Maverick Building Solutions</b> Vistara Mailboxes	160	\$ 15,702.00
3	<b>Xylem Water Solutions</b> Equipment Delivery	3556D00704	\$ 88,355.00
<b>TOTAL</b>			<b>\$ 107,814.27</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**Laurel Road  
Community Development District**

Payment Authorizations Nos. 030 – 032

**LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**Payment Authorizations Nos. 030 - 032**

<b>PA #</b>	<b>Description</b>	<b>Amount</b>	<b>Total</b>
<b>30</b>	<b>Clean Sweep Parking Lot Maintenance</b>	\$ 760.00	
	<b>FPL</b>	\$ 1,959.45	
	<b>PFM Group Consulting</b>	\$ 1.26	
	<b>U.S. Bank</b>	\$ 3,538.54	
		\$ 707.71	
	<b>Vogler Ashton</b>	\$ 1,813.50	
			<b>\$8,780.46</b>
<b>31</b>	<b>Advanced Aquatic Services</b>	\$ 1,745.00	
	<b>FPL</b>	\$ 85.91	
	<b>Gannett Florida LocaliQ</b>	\$ 170.50	
	<b>PFM Group Consulting</b>	\$ 4,400.00	
	<b>Supervisor Fees - 01/10/2024 Meeting</b>		
	Dale Weidemiller	\$ 200.00	
	John Blakley	\$ 200.00	
	Pete Williams	\$ 200.00	
	Janice Snow	\$ 200.00	
	John Leinaweaver	\$ 200.00	
			<b>\$7,401.41</b>

32	VGlobalTech	\$ 300.00	
		\$ 150.00	
			\$450.00
		Total	\$16,631.87

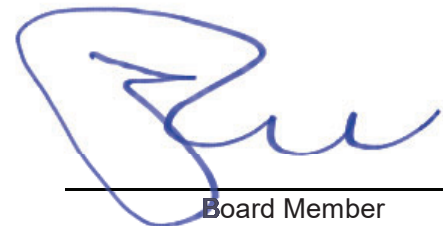
**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 030**

1/5/2024

Item No.	Vendor	Invoice Number	General Fund
1	<b>Clean Sweep Parking Lot Maintenance</b> December Visterra Power Sweeping Services	53557	\$ 760.00
2	<b>FPL</b> Streets Lights: Service 11/28/2023 - 12/28/2023	Acct: 89605-84509	\$ 1,959.45
3	<b>PFM Group Consulting</b> November Postage	OE-EXP-12-2023-14	\$ 1.26
4	<b>U.S. Bank</b> Series 2021A1,2 Trustee Services 12/01/2023 - 09/30/2024 Series 2021A1,2 Trustee Services 10/01/2024 - 11/30/2024	7169207 7169207	\$ 3,538.54 \$ 707.71
5	<b>Vogler Ashton</b> General Counsel Through 11/30/2023	1041	\$ 1,813.50
<b>TOTAL</b>			<b>\$ 8,780.46</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 031**

1/12/2024

Item No.	Vendor	Invoice Number	General Fund
1	<b>Advanced Aquatic Services</b> January Lake Maintenance	10552220	\$ 1,745.00
2	<b>FPL</b> 98 Corserra Dr #LS (12/01/2023 - 12/21/2023)	Acct: 14488-57530	\$ 85.91
3	<b>Gannett Florida LocaliQ</b> Legal Advertising on 12/06/2023 (Ad: 9574239)	6134138	\$ 170.50
4	<b>PFM Group Consulting</b> January District Management Fees	DM-01-2024-27	\$ 4,400.00
5	<b>Supervisor Fees - 01/10/2024 Meeting</b> Dale Weidemiller John Blakley Pete Williams Janice Snow John Leinaweaver		\$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00
<b>TOTAL</b>			\$ 7,401.41

*Venessa 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 11:51 am, Jan 16, 2024

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 032**

1/19/2024

Item No.	Vendor	Invoice Number	General Fund
1	<b>VGlobalTech</b>		
	Q4 ADA Audit	5728	\$ 300.00
	January Website Maintenance	5816	\$ 150.00
<b>TOTAL</b>			<b>\$ 450.00</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member



**Laurel Road  
Community Development District**

Series 2021 Requisition 122 – 134

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 122-126

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
122	Bay Area Bobcat	\$ 1,800.00	Please wire the funds per the instructions on page(s) 5 of the .pdf file and reference invoice(s) 91 with the wire.	Via wire
123	Driggers Engineering Services	\$ 414.50	Please reference invoice(s) SAL16534 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
124	LRK	\$ 3,044.32	Please wire the funds per the instructions on page 14 of the .pdf file and reference invoice(s) 00-12 and 01-10 with the wire.	Via wire
125	Onsight Industries	\$ 29,197.50	Please wire the funds per the instructions on page 20 of the .pdf file and reference invoice(s) 317596, 338071 with the wire.	Via wire
126	Stantec Consulting Services	\$ 73,280.00	Please wire the funds per the instructions on page 26 of the .pdf file and reference invoice(s) 2171842 with the wire.	Via wire
<b>Total</b>		\$ 107,736.32		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 127

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
127	Onsight Industries	\$ 2,200.00	Please wire the funds per the instructions on page 5 of the .pdf file and reference invoice(s) 40533 with the wire.	Via wire
<b>Total</b>		\$ 2,200.00		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 128-130

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
128	AM Engineering	\$ 6,589.10	Please reference invoice(s) 54339 on the payment.	AM Engineering, LLC 8340 Consumer Court Sarasota, FL 34240
129	Bay Area Bobcat	\$ 600.00	Please wire the funds per the instructions on page(s) 9 of the .pdf file and reference invoice(s) 94 with the wire.	Via wire
130	Xylem Dewatering Solutions	\$ 85,830.20	Please overnight the payment and reference invoice(s) 401303062 on the payment.	Please overnight the payment via FedEx to: JP Morgan Chase ATTN: Xylem Inc Box 26717 131 S Dearborn 6th Floor Chicago, IL 60603 <b>FedEx Account Number – 308966313</b>
<b>Total</b>		\$ 93,019.30		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 131-132

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
131	Bay Area Bobcat	\$ 4,500.00	Please wire the funds per the instructions on page(s) 5 of the .pdf file and reference invoice(s) 95 and 96 with the wire.	Via wire
132	Laurel Road CDD	\$ 85.91	Please reference requisition(s) 132 on the payment.	Laurel Road CDD c/o PFM Group Consulting, LLC 3501 Quadrangle Blvd. Ste. 270 Orlando, FL 32817-8329
<b>Total</b>		\$ 4,585.91		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 133-134

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
133	Laurel Road CDD	\$ 41.01	Please reference requisition(s) 133 on the payment.	Laurel Road CDD c/o PFM Group Consulting, LLC 3501 Quadrangle Blvd. Ste. 270 Orlando, FL 32817-8329
134	LRK	\$ 2,137.50	Please wire the funds per the instructions on page 10 of the .pdf file.	Via wire
<b>Total</b>		\$ 2,178.51		

**Laurel Road  
Community Development District**

**District Financial Statements**

**Laurel Road CDD**  
Statement of Financial Position  
As of 12/31/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$839,105.70				\$839,105.70
Assessments Receivable	50,522.18				50,522.18
Deposits	4,200.00				4,200.00
Assessments Receivable		\$48,017.52			48,017.52
Due From Other Funds		515,891.87			515,891.87
Series 2021A1 Debt Service Reserve		326,971.87			326,971.87
Series 2021A2 Debt Service Reserve		164,843.75			164,843.75
Series 2021A Revenue		100,316.00			100,316.00
Series 2021A2 Interest		0.05			0.05
Series 2021A1 Prepayment		4,769.42			4,769.42
Series 2021A2 Prepayment		666,211.42			666,211.42
Accounts Receivable - Due from Developer			\$260,753.77		260,753.77
Series 2021A Acquisition/Construction			210,679.70		210,679.70
Total Current Assets	<u>\$893,827.88</u>	<u>\$1,827,021.90</u>	<u>\$471,433.47</u>	<u>\$0.00</u>	<u>\$3,192,283.25</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$1,263,112.51	\$1,263,112.51
Amount To Be Provided				19,916,887.49	19,916,887.49
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$21,180,000.00</u>	<u>\$21,180,000.00</u>
<b>Total Assets</b>	<u><u>\$893,827.88</u></u>	<u><u>\$1,827,021.90</u></u>	<u><u>\$471,433.47</u></u>	<u><u>\$21,180,000.00</u></u>	<u><u>\$24,372,283.25</u></u>



**Laurel Road CDD**  
Statement of Financial Position  
As of 12/31/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$522,370.12				\$522,370.12
Due to Developer	25,000.00				25,000.00
Deferred Revenue	50,522.18				50,522.18
Deferred Revenue		\$48,017.52			48,017.52
Accounts Payable			\$370,690.09		370,690.09
Retainage Payable			590,049.39		590,049.39
Deferred Revenue			260,753.77		260,753.77
Total Current Liabilities	<u>\$597,892.30</u>	<u>\$48,017.52</u>	<u>\$1,221,493.25</u>	<u>\$0.00</u>	<u>\$1,867,403.07</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$21,180,000.00	\$21,180,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$21,180,000.00</u>	<u>\$21,180,000.00</u>
<b>Total Liabilities</b>	<u>\$597,892.30</u>	<u>\$48,017.52</u>	<u>\$1,221,493.25</u>	<u>\$21,180,000.00</u>	<u>\$23,047,403.07</u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	(\$0.05)				(\$0.05)
Net Assets - General Government	14,979.39				14,979.39
Current Year Net Assets - General Government	280,956.24				280,956.24
Net Assets, Unrestricted		\$719,470.34			719,470.34
Current Year Net Assets, Unrestricted		1,059,534.04			1,059,534.04
Net Assets, Unrestricted			(\$689,509.54)		(689,509.54)
Current Year Net Assets, Unrestricted			(60,550.24)		(60,550.24)
<b>Total Net Assets</b>	<u>\$295,935.58</u>	<u>\$1,779,004.38</u>	<u>(\$750,059.78)</u>	<u>\$0.00</u>	<u>\$1,324,880.18</u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$893,827.88</u></u>	<u><u>\$1,827,021.90</u></u>	<u><u>\$471,433.47</u></u>	<u><u>\$21,180,000.00</u></u>	<u><u>\$24,372,283.25</u></u>

**Laurel Road CDD**  
Statement of Activities  
As of 12/31/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$292,119.01				\$292,119.01
Off-Roll Assessments	27,364.32				27,364.32
On-Roll Assessments		\$605,704.79			605,704.79
Other Assessments		990,836.95			990,836.95
Developer Contributions			\$58,900.22		58,900.22
Other Income & Other Financing Sources			447,000.00		447,000.00
Total Revenues	<u>\$319,483.33</u>	<u>\$1,596,541.74</u>	<u>\$505,900.22</u>	<u>\$0.00</u>	<u>\$2,421,925.29</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$3,000.00				\$3,000.00
Public Officials' Liability Insurance	2,604.00				2,604.00
Trustee Services	721.86				721.86
Management	13,200.00				13,200.00
Disclosure	250.00				250.00
Assessment Administration	5,500.00				5,500.00
Postage & Shipping	0.63				0.63
Legal Advertising	1,271.00				1,271.00
Web Site Maintenance	450.00				450.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,182.00				3,182.00
Lake Maintenance	5,235.00				5,235.00
Street Sweeping	1,710.00				1,710.00
Streetlights	3,853.50				3,853.50
Series 2021 A2 Principal Payments		\$185,000.00			185,000.00
Series 2021 A1 Interest Payments		205,256.26			205,256.26
Series 2021 A2 Interest Payments		153,359.38			153,359.38
Engineering			\$3,020.72		3,020.72
Contingency			565,880.55		565,880.55
Total Expenses	<u>\$41,152.99</u>	<u>\$543,615.64</u>	<u>\$568,901.27</u>	<u>\$0.00</u>	<u>\$1,153,669.90</u>

**Laurel Road CDD**  
Statement of Activities  
As of 12/31/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$2,625.90				\$2,625.90
Dividend Income		\$6,607.94			6,607.94
Dividend Income			\$2,450.81		2,450.81
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$2,625.90</u>	<u>\$6,607.94</u>	<u>\$2,450.81</u>	<u>\$0.00</u>	<u>\$11,684.65</u>
<b>Change In Net Assets</b>	\$280,956.24	\$1,059,534.04	(\$60,550.24)	\$0.00	\$1,279,940.04
<b>Net Assets At Beginning Of Year</b>	<u>\$14,979.34</u>	<u>\$719,470.34</u>	<u>(\$689,509.54)</u>	<u>\$0.00</u>	<u>\$44,940.14</u>
<b>Net Assets At End Of Year</b>	<u><u>\$295,935.58</u></u>	<u><u>\$1,779,004.38</u></u>	<u><u>(\$750,059.78)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,324,880.18</u></u>

**Laurel Road CDD**  
**Budget to Actual**  
**For the Month Ending 12/31/2023**

	Year To Date			FY 2024 Adopted Budget
	Actual	Budget	Variance	
<b><u>Revenues</u></b>				
On-Roll Assessments	\$ 292,119.01	\$ 78,819.22	\$ 213,299.79	\$ 315,276.88
Off-Roll Assessments	27,364.32	13,682.60	13,681.72	54,730.39
<b>Net Revenues</b>	<b>\$ 319,483.33</b>	<b>\$ 92,501.82</b>	<b>\$ 226,981.51</b>	<b>\$ 370,007.27</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 12,000.00
Public Officials' Liability Insurance	2,604.00	750.00	1,854.00	3,000.00
Trustee Services	721.86	1,000.00	(278.14)	4,000.00
Management	13,200.00	13,200.00	-	52,800.00
Engineering	-	3,750.00	(3,750.00)	15,000.00
Disclosure	250.00	250.00	-	1,000.00
District Counsel	-	6,250.00	(6,250.00)	25,000.00
Assessment Administration	5,500.00	1,375.00	4,125.00	5,500.00
Reamortization Schedules	-	31.25	(31.25)	125.00
Audit	-	1,625.00	(1,625.00)	6,500.00
Arbitrage Calculation	-	125.00	(125.00)	500.00
Telephone	-	50.00	(50.00)	200.00
Postage & Shipping	0.63	125.00	(124.37)	500.00
Legal Advertising	1,271.00	2,000.00	(729.00)	8,000.00
Miscellaneous	-	150.00	(150.00)	600.00
Office Supplies	-	132.50	(132.50)	530.00
Web Site Maintenance	450.00	750.00	(300.00)	3,000.00
Dues, Licenses, and Fees	175.00	43.75	131.25	175.00
Maintenance Staff	-	5,000.00	(5,000.00)	20,000.00
Lifestyle Staff	-	5,000.00	(5,000.00)	20,000.00
Resident Services	-	2,500.00	(2,500.00)	10,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 27,172.49</b>	<b>\$ 47,107.50</b>	<b>\$ (19,935.01)</b>	<b>\$ 188,430.00</b>
<b><u>Field Operations Expenses</u></b>				
Electric	\$ -	\$ 875.00	\$ (875.00)	\$ 3,500.00
Water Reclaimed	-	1,250.00	(1,250.00)	5,000.00
Equipment Rental	-	1,500.00	(1,500.00)	6,000.00
General Insurance	3,182.00	1,488.00	1,694.00	5,952.00
Property & Casualty Insurance	-	1,275.00	(1,275.00)	5,100.00
Irrigation	-	50.00	(50.00)	200.00
Lake Maintenance	5,235.00	4,500.00	735.00	18,000.00
Landscaping Maintenance & Material	-	6,250.00	(6,250.00)	25,000.00
Landscape Improvements	-	625.00	(625.00)	2,500.00
Contingency	-	2,500.00	(2,500.00)	10,000.00
Gate - Repairs & Maintenance	-	250.00	(250.00)	1,000.00
Street Sweeping	1,710.00	3,750.00	(2,040.00)	15,000.00
Lighting	-	50.00	(50.00)	200.00
Streetlights - Leasing	3,853.50	8,750.00	(4,896.50)	35,000.00
Bike Share	-	625.00	(625.00)	2,500.00
<b>Total Field Operations Expenses</b>	<b>\$ 13,980.50</b>	<b>\$ 33,738.00</b>	<b>\$ (19,757.50)</b>	<b>\$ 134,952.00</b>

**Laurel Road CDD**  
 Budget to Actual  
 For the Month Ending 12/31/2023

	Year To Date			FY 2024
	Actual	Budget	Variance	Adopted Budget
<b><u>Visterra - Amenity Expenses</u></b>				
Clubhouse Electric	\$ -	\$ 937.50	\$ (937.50)	\$ 3,750.00
Clubhouse Water	-	1,250.00	(1,250.00)	5,000.00
Amenity - Telephone	-	15.63	(15.63)	62.50
Amenity - Cable TV / Internet / Wi-Fi	-	812.50	(812.50)	3,250.00
Amenity - Landscape Maintenance	-	3,125.00	(3,125.00)	12,500.00
Amenity - Irrigation Repairs	-	1,250.00	(1,250.00)	5,000.00
Amenity - Pool Maintenance	-	675.00	(675.00)	2,700.00
Amenity - Exterior Cleaning	-	937.50	(937.50)	3,750.00
Amenity - Interior Cleaning	-	1,250.00	(1,250.00)	5,000.00
Amenity - Pest Control	-	62.50	(62.50)	250.00
Amenity - Fitness Equipment Leasing	-	596.25	(596.25)	2,385.00
Amenity - Security	-	650.69	(650.69)	2,602.77
Amenity - Pool Equipment	-	93.75	(93.75)	375.00
<b>Total Visterra - Amenity Expenses</b>	<b>\$ -</b>	<b>\$ 11,656.32</b>	<b>\$ (11,656.32)</b>	<b>\$ 46,625.27</b>
<b>Total Expenses</b>	<b>\$ 41,152.99</b>	<b>\$ 92,501.82</b>	<b>\$ (51,348.83)</b>	<b>\$ 370,007.27</b>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>				
Interest Income	\$ 2,625.90	\$ -	\$ 2,625.90	\$ -
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 2,625.90</b>	<b>\$ -</b>	<b>\$ 2,625.90</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ 280,956.24</b>	<b>\$ -</b>	<b>\$ 280,956.24</b>	<b>\$ -</b>

**Laurel Road  
Community Development District**

Decorative Paver Concepts Proposal for Model  
Parking Pavers



4654 SR 64 E #130, Bradenton, FL 34208

Ph: (941)720-3430 Email: bwilson@mailmt.com

# Estimate

Date 10/11/2023

Estimate # 5996

## Name / Address

Neal Communities  
5800 Lakewood Ranch Blvd  
Sarasota, FL 34240

P.O. #

VISCDDP1 - MOD ACCESS

Terms

Net 15

Due Date

10/26/2023

Description	Qty	Rate	Total
SUPPLY / INSTALL 4" CRUSHED CONCRETE BASE (OPTIONAL)	7,377	1.50	11,065.50
SUPPLY / INSTALL PARKING LOT PAVERS	7,377	4.50	33,196.50
PARKING LOT STRIPING, CAR STOPS AND SIGNAGE	1	6,500.00	6,500.00
*** VISTERA MODEL PARKING			
*** MANUFACTURE: TREMRON			
*** COLOR: DRIFTWOOD			
*** SHAPE: OLD TOWNE 2-PC			
*** PATTERN: T-PATTERN			
*** BORDER: 6X9 (DRIFTWOOD)			

IF YOU HAVE ANY QUESTIONS ABOUT THIS ESTIMATE PLEASE  
CALL BRIAN WILSON @ (941)720-3430

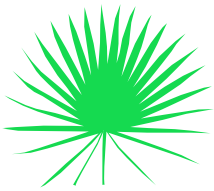
Subtotal	\$50,762.00
Sales Tax (0.0%)	\$0.00
Total	\$50,762.00

**Laurel Road  
Community Development District**

Mike Armstrong Landscaping CO #6 - Vistera



# MIKE ARMSTRONG LANDSCAPING INC.

8475 69TH ST. E. Palmetto, FL. 34221 Office 941-776-1076 Fax 941-776-2705	<b><u>CHANGE ORDER #6</u></b>	
<b><u>Proposed to:</u></b> Laurel Rd. CDD 3501 Quadrangle Blvd Orlando, Fl, 32817	<b>Project:</b> VISTERA <b>Plan Rev:</b> 01-18-24 <b>CO Date:</b> 01-23-24 <b>County:</b> Sarasota <b>Contact:</b> Andy Richardson	

Project: Vistera

VISCDDP1 - Landscaping

Delete						
KEY	COMMON NAME		Spec	QTY	Unit Price	Totals
CG	Clusia Gutifera		3 gal	46	\$ (22.00)	\$ (1,012.00)
PO	Platanus Occidentalis		12' oah., 3" Cal	13	\$ (650.00)	\$ (8,450.00)
PS	Philodendron sellom		3 gal	2	\$ (14.00)	\$ (28.00)
				0	\$ -	\$ -
Total deleted:						\$ (9,490.00)
ADD						
	Common Name		Spec	QTY	Unit Price	Totals
ARS	Red Maple		3" CAL	5	\$ 700.00	\$ 3,500.00
BBS	Bucida Buceras 'Shady Lady'		3" CAL	1	\$ 700.00	\$ 700.00
BNS	Bismark Palm		24' oah	2	\$ 2,500.00	\$ 5,000.00
CAA	Callicarpa Americana		3 GAL	38	\$ 12.00	\$ 456.00
CES-2	Silver Buttonwood		15 Gal 4' oah	110	\$ 175.00	\$ 19,250.00
CES 7GAL	Silver buttonwood		7 GAL	61	\$ 60.00	\$ 3,660.00
CG-2	Clusia Gutifera		7 GAL	158	\$ 60.00	\$ 9,480.00
CLE	Clerodendrum Quadriloculare		6' OAH	4	\$ 450.00	\$ 1,800.00
CMB	Carissa Macrocarpa 'Boxwood Beauty'		3 GAL	55	\$ 12.50	\$ 687.50
COS	Silver Buttonwood		10'-11' oah multi	14	\$ 750.00	\$ 10,500.00
FM	Ficus Macrocarpa 'Green Island'		3 GAL	95	\$ 12.00	\$ 1,140.00
GG	Galphimia Gracilis		3 GAL	150	\$ 12.00	\$ 1,800.00
ICC	Burfordii Holly		3 GAL	256	\$ 14.00	\$ 3,584.00
IX	Ixora Red Taiwan Dwarf'nora Grant'		3 GAL	220	\$ 12.00	\$ 2,640.00
JM	Jasminum Multiflorum		3 GAL	200	\$ 12.00	\$ 2,400.00
LD	Livistonia Decora		14'-18' oah	12	\$ 950.00	\$ 11,400.00
LJT	LIGUSTRUM JAPONICUM TREE FORM		8'x8' ht	11	\$ 450.00	\$ 4,950.00

## CHANGE ORDER VISTERA

<b>PE</b>	Pinus Elliotii 'Densa'	12' ht 3" Cal	225	\$	350.00	\$	78,750.00
<b>SPB</b>	Spartina Bakerii	3 gal	1140	\$	14.00	\$	15,960.00
<b>SRS</b>	Serenoa Repens Cinerea	15 gal	139	\$	175.00	\$	24,325.00
<b>TD</b>	Taxodium Distichum	10' oah., 3" Cal	27	\$	550.00	\$	14,850.00
<b>VAW</b>	Viburnum Awabuki	7 gal	58	\$	45.00	\$	2,610.00
<b>VOB</b>	Viburnum Obovatum	7 gal	8	\$	40.00	\$	320.00
<b>ZP</b>	Coontie	3 gal	40	\$	30.00	\$	1,200.00
<b>QV</b>	Live Oak	12' Ht 3" Cal	4	\$	700.00	\$	2,800.00
	Cocoa Brown Mulch	CBY	375	\$	85.00	\$	31,875.00
	ST. Augustine Sod	SF	86871	\$	0.57	\$	49,516.47
	irrigation	LS	1	\$	65,000.00	\$	65,000.00
	Brookstone	CBY	53.78	\$	1,750.00	\$	94,115.00
	Contingency for:	LS	1	\$	35,000.00	\$	35,000.00
	Hand watering, water truck, sod removal, spraying, misc labor, grading additional materials needed.					<b>Total Add: \$</b>	<b>499,268.97</b>
	<b>TOTAL – CHANGE ORDER \$ 489,778.97</b>						

**Acceptance of Proposal:****Neal Communities****Representative:** \_\_\_\_\_ **Title** \_\_\_\_\_ **Date** \_\_\_\_\_