

# 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, January 8, 2025, at 12:30 P.M. at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.**

Dial-In: 1-844-621-3956      Access Code: 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 December 11, 2024, Board of Supervisors' Meeting
2. Advanced Aquatic Proposal for Pond #600 Midge Fly Larvae Treatment
3. Comcast Business Service Order # 39319626
4. Forsberg Proposal for Amenity Center Fill & Grade
5. Payment Authorization Nos. 075 – 77
6. Funding Request Nos. 168 – 170
7. Series 2021 Requisition Nos. 158 – 159
8. District Financial Statements

### **Business Matters**

2. Consideration of CRS Proposed Change Request Nos. 1 & 4

### **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 December 11, 2024,  
Board of Supervisors' Meeting

**MINUTES OF MEETING**

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

**Wednesday, December 11, 2024, at 12:30 p.m.**

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

Board Members present:

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

Also present:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Venessa Ripoll	PFM Group Consulting LLC – District Manager	(via phone)
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Kwame Jackson	PFM Group Consulting LLC – ADM	(via phone)
Tom Panaseny	Neal Land & Neighborhoods – Developer	(via phone)
Jim Schier	Neal Communities – Developer	
John McKay	J.H. McKay, LLC	
Andy Richardson	Neal Land & Neighborhoods - Developer	(via phone)

**FIRST ORDER OF BUSINESS**

**Administrative Matters**

**Roll Call**

The Board of Supervisors’ Meeting for Laurel Road CDD was called to order at 12:32 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 November 5, 2024, Landowner’s Election Meeting**
2. **Minutes of the November 11, 2024, Board of Supervisors’ Meeting**
3. **Forsberg Proposal for Mechanical Area Stabilization**
4. **GeoPoint Proposal for Miscellaneous Survey Staking**
5. **SignPro Proposal for Vistera Club Monument**
6. **Payment Authorizations Nos. 070 – 074**
7. **Funding Request No. 167**
8. **Series 2021 Requisition Nos. 154 – 157**
9. **District Financial Statements**

The Board reviewed the agenda.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified the Consent Agenda items 1 – 9.

**SECOND ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel** – No report.

**District Engineer** – No report.

Mr. Panaseny gave an update on the Vistera Amenity Center. He stated all furniture has been installed and the fitness equipment is currently being installed. The insurance estimate was completed, and the insurance should be notified that this will be open in the next 30 days.

Ms. Carvalho stated she would confirm with Egis the policy timeframe.

Ms. Snow stated the Grand Opening should be in January.

**District Manager** – Ms. Carvalho reminded the Board that the next meeting is January 8, 2025, at 12:30pm. The PFM Field Services contract was approved at the last meeting. The initial meeting has taken place, and a report will be submitted for the Board to review at the January meeting.

**Audience Comments and Supervisor Requests**

There were no comments or requests at this time.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

Ms. Carvalho called for a motion.

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:37 p.m.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson

**Laurel Road  
Community Development District**

Advanced Aquatic Proposal for Pond #600  
Midge Fly Larvae Treatment



**ADVANCED AQUATIC SERVICES, Inc.**  
- MIDGE FLY LARVAL APPLICATION PROPOSAL -

**December 16, 2024**

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

**Item Description**

**Advanced Aquatic** shall perform the work in accordance with the following scope of services:

Provide nuisance aquatic insect control services for Midge Fly Larvae in Pond 600 located at Laurel Road CDD. The treatment will consist of a two-treatment sequence (scheduled 14 days apart).

\*We cannot be responsible for flying insects that may enter the area between treatments or from other sites not being treated.

**Total \$1,400.00**

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature:  Title: CHAIRMAN

Print Name: Pete Williams Date: 12/17/24



**Laurel Road  
Community Development District**

Comcast Business Service Order  
# 39319626

**Laurel Road  
Community Development District**

Forsberg Proposal for Amenity Center  
Fill & Grade

# PROPOSAL

TO: LAUREL ROAD CDD  
ATTN: ANDY RICHARDSON  
5800 LAKEWOOD RANCH BLVD  
SARASOTA, FL 34240

DATE: 11-DEC-24


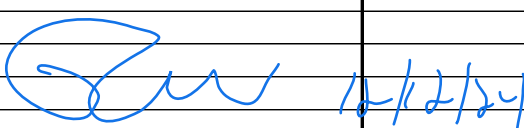


SITework ROADS UTILITIES  
 645 CHARLOTTE STREET PUNTA GORDA, FL 33950  
 PHONE: (941) 637-8500 FAX: (941) 639-1073  
 STATE Lic. # CU CO 055716

PROJECT: VISTERA

JOB NO. 24-01B

## VISCDP1 - Earthwork

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	LS	FILL AND GRADE IN FRONT OF AMENITY CENTER FITNESS CENTER AS REQUIRED	\$ 3,636.00	\$ 3,636.00
		WORK PERFORMED 12-4-24		
FORSBERG CONSTRUCTION, INC.  GREGG V. MARSH, V.P.			SUBTOTAL \$ 3,636.00 TAX (7%) N/A <b>TOTAL \$ 3,636.00</b>	
DATE <u>12/11/2024</u>				

**Laurel Road  
Community Development District**

Payment Authorizations Nos. 075 - 077

**LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**Payment Authorizations Nos. 075-077**

PA #	Description	Amount	Total
75	<b>PFM Group Consulting</b>	\$ 4,400.00	
		\$ 1,250.00	
		\$ 9.66	
	<b>Pye Barker Fire &amp; Safety</b>	\$ 2,845.00	
	<b>Vogler &amp; Ashton</b>	\$ 712.50	
			<b>\$9,217.16</b>
76	<b>Bogart &amp; Daugherty Consulting</b>	\$ 2,432.68	
	<b>Dex Imaging</b>	\$ 25.50	
	<b>Gannett Florida LocalIQ</b>	\$ 153.25	
	<b>PFM Group Consulting</b>	\$ 250.00	
	<b>Supervisor Fees</b>	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	<b>WTS International</b>	\$ 111.29	
			<b>\$3,972.72</b>
77	<b>Advanced Aquatic Services</b>	\$ 1,815.00	
	<b>Clean Sweep Parking Lot Maintenance</b>	\$ 950.00	
	<b>Comcast Business</b>	\$ 335.75	
	<b>FPL</b>	\$ 3,415.76	
	<b>Gannett</b>	\$ 735.50	
	<b>Navitas Credit Corp</b>	\$ 2,465.17	
	<b>Southern Land Services of Southwest Florida</b>	\$ 3,550.00	
		\$ 3,500.00	
	<b>Tyree Brown</b>	\$ 500.00	
	<b>Verizon</b>	\$ 50.56	
	<b>VGlobalTech</b>	\$ 150.00	
		\$ 300.00	
	<b>WTS International</b>	\$ 1,312.50	
		\$ 60.97	
			<b>\$19,141.21</b>
	<b>Total</b>		<b>\$32,331.09</b>

**Laurel Road  
Community Development District**

Funding Request Nos. 168 - 170

**LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT**

**Funding Requests Nos. 168-170**

<b>FR #</b>	<b>Description</b>	<b>Amount</b>	<b>Total</b>
<b>168</b>	<b>CRS Building</b>	\$ 8,819.10	
	<b>Forsberg Construction</b>	\$ 79,068.00	
	<b>Kimley-Horn and Associates</b>	\$ 29,250.00	
			<b>\$117,137.10</b>
<b>169</b>	<b>Final Approach Consulting</b>	\$ 1,600.00	
		\$ 600.00	
	<b>Forsberg Construction</b>	\$ 17,403.00	
		\$ 6,412.00	
		\$ 22,766.00	
	<b>GeoPoint Surveying</b>	\$ 5,825.00	
	<b>Maverick Building Solutions</b>	\$ 9,600.00	
		\$ 15,035.00	
	<b>SignPro Studios</b>	\$ 9,850.00	
			<b>\$89,091.00</b>
<b>170</b>	<b>Forsberg Construction</b>	\$ 3,636.00	
	<b>Kimley-Horn and Associates</b>	\$ 15,300.00	

			<b>\$18,936.00</b>
		<b>Total</b>	<b>\$225,164.10</b>



**Laurel Road  
Community Development District**

Series 2021 Requisitions Nos. 158 - 159

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 158

**Requisition**                      **Payable To**                      **Amount**                      **Special Instructions**                      **Submit Payment**

158	GeoPoint Surveying	\$ 167.80	Please reference invoice(s) 100129-11 on the payment.	GeoPoint Surveying, Inc. 213 Hobbs Street Tampa, FL 33619
-----	--------------------	-----------	---	---

**Total**    \$ 167.80

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 159

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
159	Laurel Road CDD	\$ 397.12	Please reference requisition(s) 159 on the payment.	Laurel Road CDD c/o PFM Group Consulting, LLC 3501 Quadrangle Blvd. Ste. 270 Orlando, FL 32817-8329
<b>Total</b>		\$ 397.12		

**Laurel Road  
Community Development District**

District Financial Statements



# Laurel Road Community Development District

## November 2024 Financial Package

November 30, 2024

**PFM Group Consulting LLC**  
3501 Quadrangle Boulevard  
Suite 270  
Orlando, FL 32817-8329  
(407) 723-5900



**Laurel Road CDD**  
Statement of Financial Position  
As of 11/30/2024

	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	\$366,160.61				\$366,160.61
Assessments Receivable	489,749.74				489,749.74
Deposits	4,200.00				4,200.00
Assessments Receivable		\$580,705.33			580,705.33
Due From Other Funds		70,187.17			70,187.17
Series 2021A1 Debt Service Reserve		326,971.87			326,971.87
Series 2021A2 Debt Service Reserve		140,078.13			140,078.13
Series 2021A Revenue		39,258.39			39,258.39
Series 2021A2 Interest		3,898.79			3,898.79
Series 2021A1 Prepayment		5,001.59			5,001.59
Series 2021A2 Prepayment		510,128.68			510,128.68
Accounts Receivable - Due from Developer			\$206,510.27		206,510.27
Series 2021A Acquisition/Construction			9,732.27		9,732.27
Prepaid Expenses			11.58		11.58
Deposits			50.00		50.00
Total Current Assets	<u>\$860,110.35</u>	<u>\$1,676,229.95</u>	<u>\$216,304.12</u>	<u>\$0.00</u>	<u>\$2,752,644.42</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$1,025,337.45	\$1,025,337.45
Amount To Be Provided				16,754,662.55	16,754,662.55
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$17,780,000.00</u>	<u>\$17,780,000.00</u>
<b>Total Assets</b>	<u><u>\$860,110.35</u></u>	<u><u>\$1,676,229.95</u></u>	<u><u>\$216,304.12</u></u>	<u><u>\$17,780,000.00</u></u>	<u><u>\$20,532,644.42</u></u>



**Laurel Road CDD**  
Statement of Financial Position  
As of 11/30/2024

	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	\$75,726.20				\$75,726.20
Notes and Loans Payable - Current	717.83				717.83
Deferred Revenue	489,749.74				489,749.74
Deferred Revenue		\$580,705.33			580,705.33
Accounts Payable			\$206,616.27		206,616.27
Retainage Payable			103,223.49		103,223.49
Deferred Revenue			206,510.27		206,510.27
Total Current Liabilities	<u>\$566,193.77</u>	<u>\$580,705.33</u>	<u>\$516,350.03</u>	<u>\$0.00</u>	<u>\$1,663,249.13</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$17,780,000.00	\$17,780,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$17,780,000.00</u>	<u>\$17,780,000.00</u>
<b>Total Liabilities</b>	<u>\$566,193.77</u>	<u>\$580,705.33</u>	<u>\$516,350.03</u>	<u>\$17,780,000.00</u>	<u>\$19,443,249.13</u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	(\$6,959.05)				(\$6,959.05)
Net Assets - General Government	194,134.98				194,134.98
Current Year Net Assets - General Government	106,740.65				106,740.65
Net Assets, Unrestricted		\$1,568,510.64			1,568,510.64
Current Year Net Assets, Unrestricted		(472,986.02)			(472,986.02)
Net Assets, Unrestricted			(\$146,827.60)		(146,827.60)
Current Year Net Assets, Unrestricted			(153,218.31)		(153,218.31)
<b>Total Net Assets</b>	<u>\$293,916.58</u>	<u>\$1,095,524.62</u>	<u>(\$300,045.91)</u>	<u>\$0.00</u>	<u>\$1,089,395.29</u>
<b>Total Liabilities and Net Assets</b>	<u>\$860,110.35</u>	<u>\$1,676,229.95</u>	<u>\$216,304.12</u>	<u>\$17,780,000.00</u>	<u>\$20,532,644.42</u>



**Laurel Road CDD**  
Statement of Activities  
As of 11/30/2024

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$46,434.33				\$46,434.33
Off-Roll Assessments	105,567.60				105,567.60
Inter-Fund Transfers In	624.52				624.52
On-Roll Assessments		\$70,187.17			70,187.17
Other Assessments		733,745.31			733,745.31
Inter-Fund Transfers In			(\$624.52)		(624.52)
Total Revenues	<u>\$152,626.45</u>	<u>\$803,932.48</u>	<u>(\$624.52)</u>	<u>\$0.00</u>	<u>\$955,934.41</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$1,000.00				\$1,000.00
Public Officials' Liability Insurance	2,708.00				2,708.00
Trustee Services	707.71				707.71
Management	8,800.00				8,800.00
Engineering	500.00				500.00
Assessment Administration	5,500.00				5,500.00
Legal Advertising	191.75				191.75
Miscellaneous	122.80				122.80
Web Site Maintenance	300.00				300.00
Dues, Licenses, and Fees	175.00				175.00
Lifestyle Staff	4,198.86				4,198.86
Amenity - Telephone	50.56				50.56
Amenity - Fitness Equipment Leasing	4,844.73				4,844.73
General Insurance	3,309.00				3,309.00
Lake Maintenance	3,630.00				3,630.00
Landscaping Maintenance & Material	3,250.00				3,250.00
Contingency	4,502.00				4,502.00
Street Sweeping	712.50				712.50
Streetlights	2,898.22				2,898.22
Series 2021 A2 Principal Payments		\$965,000.00			965,000.00
Series 2021 A1 Interest Payments		202,071.25			202,071.25
Series 2021 A2 Interest Payments		116,250.00			116,250.00





**Laurel Road CDD**  
Statement of Activities  
As of 11/30/2024

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Engineering			\$2,115.00		2,115.00
Contingency			150,970.87		150,970.87
Total Expenses	<u>\$47,401.13</u>	<u>\$1,283,321.25</u>	<u>\$153,085.87</u>	<u>\$0.00</u>	<u>\$1,483,808.25</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$1,515.33				\$1,515.33
Dividend Income		\$6,402.75			6,402.75
Dividend Income			\$492.08		492.08
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$1,515.33</u>	<u>\$6,402.75</u>	<u>\$492.08</u>	<u>\$0.00</u>	<u>\$8,410.16</u>
<b>Change In Net Assets</b>	\$106,740.65	(\$472,986.02)	(\$153,218.31)	\$0.00	(\$519,463.68)
<b>Net Assets At Beginning Of Year</b>	<u>\$187,175.93</u>	<u>\$1,568,510.64</u>	<u>(\$146,827.60)</u>	<u>\$0.00</u>	<u>\$1,608,858.97</u>
<b>Net Assets At End Of Year</b>	<u><u>\$293,916.58</u></u>	<u><u>\$1,095,524.62</u></u>	<u><u>(\$300,045.91)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,089,395.29</u></u>



**Laurel Road CDD**  
Budget to Actual  
For the Month Ending 11/30/2024

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<b>Revenues</b>					
On-Roll Assessments	\$ 46,434.33	\$ 71,769.41	\$ (25,335.08)	\$ 430,616.46	10.78%
Off-Roll Assessments	105,567.60	35,189.20	70,378.40	211,135.21	50.00%
Developer Contributions	-	83.33	(83.33)	500.00	0.00%
Carryforward Cash	8,333.33	8,333.33	-	50,000.00	16.67%
<b>Net Revenues</b>	<b>\$ 160,335.26</b>	<b>\$ 115,375.27</b>	<b>\$ 44,959.99</b>	<b>\$ 692,251.67</b>	<b>23.16%</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 1,000.00	\$ 2,000.00	\$ (1,000.00)	\$ 12,000.00	8.33%
Public Officials' Liability Insurance	2,708.00	499.17	2,208.83	2,995.00	90.42%
Trustee Services	707.71	666.67	41.04	4,000.00	17.69%
Management	8,800.00	8,800.00	-	52,800.00	16.67%
Field Management	-	2,083.33	(2,083.33)	12,500.00	
Engineering	500.00	2,083.33	(1,583.33)	12,500.00	4.00%
Disclosure	-	166.67	(166.67)	1,000.00	0.00%
District Counsel	-	3,333.33	(3,333.33)	20,000.00	0.00%
Assessment Administration	5,500.00	916.67	4,583.33	5,500.00	100.00%
Reamortization Schedules	-	20.83	(20.83)	125.00	0.00%
Audit	-	933.33	(933.33)	5,600.00	0.00%
Arbitrage Calculation	-	83.33	(83.33)	500.00	0.00%
Telephone	-	116.67	(116.67)	700.00	0.00%
Postage & Shipping	-	83.33	(83.33)	500.00	0.00%
Legal Advertising	191.75	1,333.33	(1,141.58)	8,000.00	2.40%
Miscellaneous	122.80	100.00	22.80	600.00	20.47%
Office Supplies	-	83.33	(83.33)	500.00	0.00%
Web Site Maintenance	300.00	500.00	(200.00)	3,000.00	10.00%
Dues, Licenses, and Fees	175.00	29.17	145.83	175.00	100.00%
Maintenance Staff	-	3,333.33	(3,333.33)	20,000.00	0.00%
Lifestyle Staff	4,198.86	8,333.33	(4,134.47)	50,000.00	8.40%
Resident Services	-	1,666.67	(1,666.67)	10,000.00	0.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 24,204.12</b>	<b>\$ 37,165.82</b>	<b>\$ (12,961.70)</b>	<b>\$ 222,995.00</b>	<b>10.85%</b>
<b>Field Expenses (Inside the Gate: SF)</b>					
Electric	\$ -	\$ 1,250.00	\$ (1,250.00)	\$ 7,500.00	0.00%
Water Reclaimed	-	625.00	(625.00)	3,750.00	0.00%
Wetland Mitigation	-	833.33	(833.33)	5,000.00	0.00%
Equipment Rental	-	416.67	(416.67)	2,500.00	0.00%
General Insurance	2,481.75	457.50	2,024.25	2,745.00	90.41%
Irrigation	-	2,500.00	(2,500.00)	15,000.00	0.00%
Lake Maintenance	2,722.50	2,617.50	105.00	15,705.00	17.34%
Landscaping Maintenance & Material	2,437.50	13,333.33	(10,895.83)	80,000.00	3.05%
Landscape Improvements	-	2,500.00	(2,500.00)	15,000.00	0.00%
Contingency	4,502.00	1,666.67	2,835.33	10,000.00	45.02%
Capital Expenditures	-	833.33	(833.33)	5,000.00	0.00%
Gate - Repairs & Maintenance	-	1,250.00	(1,250.00)	7,500.00	0.00%
Street Sweeping	712.50	2,000.00	(1,287.50)	12,000.00	5.94%
Lighting	-	33.33	(33.33)	200.00	0.00%
Streetlights - Leasing	2,173.67	5,040.00	(2,866.34)	30,240.00	7.19%
Bike Share	-	416.67	(416.67)	2,500.00	0.00%
<b>Total Field Expenses (Inside the Gate; Only SF)</b>	<b>\$ 15,029.92</b>	<b>\$ 35,773.33</b>	<b>\$ (20,743.42)</b>	<b>\$ 214,640.00</b>	<b>7.00%</b>



**Laurel Road CDD**  
Budget to Actual  
For the Month Ending 11/30/2024

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<b><u>Field Expenses (Outside the Gate; MF)</u></b>					
Electric	\$ -	\$ 416.67	\$ (416.67)	\$ 2,500.00	0.00%
Water Reclaimed	-	208.33	(208.33)	1,250.00	0.00%
General Insurance	827.25	152.50	674.75	915.00	90.41%
Irrigation - Repair and Maintenance	-	833.33	(833.33)	5,000.00	0.00%
Lake Maintenance	907.50	872.50	35.00	5,235.00	17.34%
Landscaping Maintenance & Material	812.50	4,444.44	(3,631.94)	26,666.67	3.05%
Landscape Improvements	-	833.33	(833.33)	5,000.00	0.00%
Capital Expenditures	-	416.67	(416.67)	2,500.00	0.00%
Streetlights - Leasing	724.56	1,680.00	(955.45)	10,080.00	7.19%
<b>Total Field Expenses (Outside the Gate; SF &amp; MF)</b>	<b>\$ 3,271.81</b>	<b>\$ 9,857.77</b>	<b>\$ (6,585.97)</b>	<b>\$ 59,146.67</b>	
<b><u>Vistera - Amenity Expenses</u></b>					
Clubhouse Electric	\$ -	\$ 1,666.67	\$ (1,666.67)	\$ 10,000.00	0.00%
Clubhouse Water	-	2,500.00	(2,500.00)	15,000.00	0.00%
Amenity - Telephone	50.56	1,460.00	(1,409.44)	8,760.00	0.58%
Amenity - Cable TV / Internet / Wi-Fi	-	2,166.67	(2,166.67)	13,000.00	0.00%
Amenity - Landscape Maintenance	-	3,333.33	(3,333.33)	20,000.00	0.00%
Amenity - Irrigation Repairs	-	1,666.67	(1,666.67)	10,000.00	0.00%
Amenity - Pool Maintenance	-	3,547.50	(3,547.50)	21,285.00	0.00%
Amenity - Pool Equipment	-	166.67	(166.67)	1,000.00	0.00%
Amenity - Cleaning	-	2,500.00	(2,500.00)	15,000.00	0.00%
Amenity - Pest Control	-	416.67	(416.67)	2,500.00	0.00%
Amenity - Fitness Equipment Leasing	4,844.73	4,833.33	11.40	29,000.00	16.71%
Amenity - Security Monitoring	-	1,733.33	(1,733.33)	10,400.00	0.00%
Amenity - Office Equipment Leasing	-	2,000.00	(2,000.00)	12,000.00	0.00%
Amenity - Capital Outlay	-	4,166.67	(4,166.67)	25,000.00	0.00%
Amenity - Miscellaneous	-	170.83	(170.83)	1,025.00	0.00%
Amenity - A/C Maintenance and Equipment	-	250.00	(250.00)	1,500.00	0.00%
<b>Total Vistera - Amenity Expenses</b>	<b>\$ 4,895.29</b>	<b>\$ 32,578.34</b>	<b>\$ (27,683.05)</b>	<b>\$ 195,470.00</b>	<b>2.50%</b>
<b>Total Expenses</b>	<b>\$ 47,401.13</b>	<b>\$ 115,375.26</b>	<b>\$ (67,974.13)</b>	<b>\$ 692,251.67</b>	<b>6.85%</b>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 1,515.33	\$ -	\$ 1,515.33	\$ -	
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 1,515.33</b>	<b>\$ -</b>	<b>\$ 1,515.33</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 114,449.46</b>	<b>\$ 0.01</b>	<b>\$ 114,449.45</b>	<b>\$ -</b>	

**Laurel Road  
Community Development District**

Consideration of CRS Proposed  
Change Request Nos. 1 & 4



650 Second Avenue South  
 St. Petersburg, FL 33701  
 Tel - 727-895-7500  
 Fax - 727-895-7560

# PROPOSED CHANGE REQUEST

NO.

1

**PROJECT:** **Visterra Blvd Hardscapes**  
 321 Visterra Blvd.  
 Venice, Florida 34285

**DATE:**

12/27/2024

**TO (Owner):** **Laurel Road CDD**  
 5800 Lakewood Ranch Blvd.  
 Sarasota, FL 34240

1	Furnish labor, material and equipment for additional low voltage work at the Main Entry - Towers, Gates and Island Entry Sign, per Securiteam Layout including but not limited to the following: a. ±950 LF of 2” conduit (Material \$2.25/LF Labor \$10.00/LF) b. ±200 LF of 1” conduit (Material \$1.25/LF Labor \$7.00/LF) c. Wiring and circuitry to (3) locations to power low voltage equipment & holiday GFCI d. Handholes, fittings, timeclock, and accessories to make this a complete system	\$	15,920.00
2	Furnish labor, material and equipment for additional low voltage work at the Secondary Entry - Sign & Gates, per Securiteam Layout including but not limited to the following: a. ±270 LF of 2” conduit (Material \$2.25/LF Labor \$10.00/LF) b. ±50 LF of 1” conduit (Material \$1.25/LF Labor \$7.00/LF) c. Wiring and circuitry to (3) locations to power low voltage equipment & holiday GFCI d. Handholes, fittings, and accessories to make this a complete system	\$	6,580.00
3	Furnish labor, material and equipment for additional time clock at the Main Entry Sign	\$	983.00
4	Add 930 SF of expanded Paver Roadway at Towers includes Excavation of Base & New Base	\$	13,638.00
5	Provide Slab & Foundations for 3 Signs	\$	1,762.00
6	Remove existing Curb at Island, Form & Pour new Curb around revised Island shape	\$	2,355.00
7	Remove portions of sidewalk at Towers, reconfigure, grade, form and repour	\$	6,382.00
	<b>Subtotal</b>	\$	47,620.00
	8% Mark-up	\$	3,810.00
	<b>Total</b>	\$	<b>51,430.00</b>

**APPROVAL**

BY: \_\_\_\_\_

BY:   
 \_\_\_\_\_

Craig R. Sas

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

December 27, 2024



650 Second Avenue South  
 St. Petersburg, FL 33701  
 Tel - 727-895-7500  
 Fax - 727-895-7560

# PROPOSED CHANGE REQUEST

NO.

4

**PROJECT:** **Vistera Amenity** **DATE:** 12/20/2024  
 321 Vistera Blvd.  
 Venice, Florida 34285

**TO (Owner):** **Vistera Associates, LLC**  
 5800 Lakewood Ranch Blvd.  
 Sarasota, FL 34240

1	Furnish labor, material and equipment necessary to complete the following:		
a.	Install one (1) 400/3 Fused disconnect before the meter, per Revision 5	\$	2,294.00
b.	Install four (4) type "A" fixtures in the Conference Room per Revision 9	\$	2,522.00
2	Furnish labor, material and equipment necessary to add 60 LF of additional Service Feeds (conduit & wire) from Transformer to Meter Can. (Total 320 LF)	\$	3,930.00
3	Furnish and install new 24"x24" floor mount mop sink at cart storage area	\$	2,000.00
4	Furnish and install 4 new building wall hydrants (hose bib)	\$	3,576.00
5	Relocate sewer clean-out currently in paver sidewalk and reconnect to building	\$	905.00
6	Change water line size for flush valves including new 1-1/4"	\$	720.00
7	Additional Ductwork & Duct Wrap to accommodate truss layout	\$	2,424.00
8	Electrical Site & Pool Deck Lighting and Power (PCR 03)	\$	76,570.00
9	Furnish labor, material and equipment necessary to install Low Voltage Conduits per Access Control Plan by Securiteam, including but not limited to the following:		
a.	1" & 2" conduit and stubs around pool area as shown ±580LF @ \$14.65 per lf	\$	8,497.00
b.	Hand hole boxes (9) @ \$45.74 each	\$	412.00
c.	Flex to Card Readers (7) @ \$125.00 each	\$	875.00
d.	1" conduit for Yoga Lawn Speakers – 2 @ \$650.00	\$	1,300.00
10	Change Semi-Recessed pendent Fire Sprinkler heads to concealed	\$	1,800.00
11	Furnish labor material and equipment necessary to complete the following:	\$	7,062.00
a.	Delete (12) type "C" fixtures and Add (9) type "N" fixtures in the game room		
b.	Add one (1) type "L" ceiling fan on the porch outside the lobby		
c.	Add four (4) type "P" fixtures in the restrooms		
d.	Add power and data drops at two (2) TV locations (porch outside lobby & conference room)		
12	Change the White Sprinkler Cover Plates to Six (6) different custom colors for the concealed Fire Sprinkler Heads	\$	6,057.00
13	Furnish and install Silt Fencing		
a.	Initial 1,209 LF of Silt Fencing	\$	1,874.00
b.	Additional 440 LF	\$	682.00
c.	Replace Damaged Silt Fence	\$	1,377.00
14	Change Clear Anodized Storefront Metal Finish to Medium Bronze	\$	11,197.00
15	Change Panics to Electrified at Active Leaf of each exterior Storefront Door for Access Control	\$	14,260.00
16	Change to lower overall frame height at door 101 & 107 to 10' overall height, integral transoms	\$	(3,640.00)
17	Add Door Number 105B (in Storage Room to outside)	\$	3,552.00

18 Add Fire Alarm System		\$	15,417.00
19 Repaint Lounge Ceiling with Eggshell in lieu of Flat		\$	920.00
20 Increase width of Cast Stone surrounds at both Entries & Added Caps at Pergola Columns		\$	2,658.00
21 Add new dual monitor module to Fire Panel to monitor the backflow per Fire Marshall		\$	565.00
22 Change Drywall Exterior Ceilings to Cedar T & G, Difference (PCR #2)		\$	24,230.00
23 Delete Shade Trellis at Pool		\$	(38,794.00)
24 Caststone Fireplace Surround		\$	5,375.00
25 Add Tamper Switches to Backflow Preventor		\$	800.00
26 Increase Trellis Joist from 2x8 to 4x12 Cedar, Difference		\$	11,788.00
27 Change Pavers to a combination of Peacock & Artistic in lieu of Nittenhouse & Belgard			
a. Nittenhouse & Belgard Cost	\$ 283,000		
b. Peacock & Artistic Cost	<u>\$ 259,748</u>		
	Difference	\$	(23,252.00)
28 Plan Revisions, Hardscape Walls and Dumpster Permit Fees		\$	1,262.00
29 Change Gutters to Box Gutters & Heavy Duty Downspout Straps		\$	2,240.00
		<b>Subtotal</b>	<u>\$ 153,455.00</u>
		Supervision 1 Mos.	\$ 9,347.00
		Extended Builders Risk Insurance 2 Mos.	\$ 1,910.00
		8% Mark-up	<u>\$ 13,176.96</u>
		<b>Total</b>	<b>\$ 177,888.96</b>

**APPROVAL**

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

Craig R. Sas

DATE: December 20, 2024