

# 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, February 12, 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

<https://pfmccd.webex.com/join/carvalhov>

## 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 8, 2025, Board of Supervisors' Meeting
2. Anova Estimate for Trash Receptacles
3. Bay Area Bobcat Estimate #104 for Filling and Sod
4. Bay Area Bobcat Estimate #110 for Filling and Sod
5. CRS CO Request No.1 for Hardscapes
6. David Kersey LLC Estimate #1008 for Seeding
7. Forsberg Proposal for Irrigation Main Excavation & Repair
8. Forsberg Proposal for Repair of Appurtenances
9. Forsberg Proposal for Repair of Appurtenances (Remedial Work)
10. Mike Armstrong CO Request for Landscaping
11. Payment Authorization Nos. 078 – 081
12. Funding Request Nos. 171 – 173
13. Series 2021 Requisition Nos. 160 – 164
14. District Financial Statements

### Other Business

#### Staff Reports

- District Counsel
- District Engineer
- District Manager
- Field Manager

#### Supervisor Requests and Comments

### Adjournment



**Laurel Road  
Community Development District**

Consent Agenda

**Laurel Road  
Community Development District**

Minutes of the January 8, 2025,  
Board of Supervisors' Meeting

**MINUTES OF MEETING**

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

**Wednesday, January 8, 2025, 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
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 - Consultant	
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 12:31 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 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**

The Board reviewed the consent agenda items.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified the Consent Agenda items 1 – 8.

### **SECOND ORDER OF BUSINESS**

#### **Business Matters**

#### **Consideration of CRS Proposed Change Request Nos. 1 & 4**

Mr. Panaseny provided an overview of the change requests. He stated the first change order is for hardscapes. These are areas in proximity to the main Amenity building and is the entry to the community. It includes electrical conduit, low voltage conduit for the gate operators, and additional pavers that were needed. Change Request No. 1 is for a total of \$51,430.00. Change Request No. 4 is for the building itself. This includes conduit lighting around the pool area, a few changes on the building, conduit for the security system, the sprinkler system, fire alarm system, and a change in the pavers. The total for Change Request No. 4 is \$177,888.96. He noted this should be the cumulative final change order for the Amenity Center.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the approved the CRS Proposed Change Request No. 1 & 4.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel** – No report.

**District Engineer** – No report.

**District Manager** – Ms. Carvalho reminded the Board that the next meeting is February 12, 2025, at the same location. She stated that she has been working with Mr. Panaseny and Mr. Richardson on the insurance for the clubhouse for when it is in full operation. The property schedule will be provided to the insurance agent prior to the amenity center being fully operable.

**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 Ms. Snow, seconded by Mr. Weidemiller, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:36 p.m.

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

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


**Laurel Road  
Community Development District**

Anova Estimate for Trash Receptacles



## VISCDD - Amenities Non-Entry

Company Address	1424 Talmage Avenue St. Louis, Missouri 63110 US	Created Date	1/29/2025
		Expiration Date	2/26/2025
		Quote Number	SFQ-00074987
Prepared By	Lauren Wilson		
Email	lauren.wilson@anovafurnishings.com		
Bill To Name	Laurel Road Community Dev District c/o PFM Group Consulting	Ship To Name	Vistera of Venice
Bill To	3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32814 US	Ship To	321 Vistera Blvd Venice, Florida 34278 US

Product Image	Item	Description	Sales Price	Quantity	Total Price
 Not actual colors	TR35BT	35 Gal Receptacle, Bonnet Top FRAME COLOR: TEXTURED PEWTER LID COLOR: TEXTURED PEWTER PLASTIC SLAT COLOR: MAHOGANY	\$1,460.00	4.00	\$5,840.00

Subtotal	\$5,840.00
Shipping and Handling	\$990.08
Subtotal before tax	\$6,830.08
Tax	\$0.00
Total	\$6,830.08

### Terms and Conditions:

Lead times are an estimate and will be confirmed at time of order. Orders may be expedited upon request but will be assessed a 25% expedite fee. Expedited lead time will need to be confirmed prior to an order being placed.

Product prices are valid until the expiration date. Orders may be placed up to 90 days in advance.

Sales tax may change at time of invoice due to changes in state, county, or local sales tax rates or laws. Any sales tax exemption certificate must be on file and approved by Anova prior to shipment or sales tax will be charged.

Products are made to order. Order cancelations requested 2-4 weeks before ship date will incur a 50% charge on the product only. Order cancelations will not be accepted 2 weeks prior to ship date. Custom orders cannot be cancelled.

Anova will not accept returns of unwanted items, with or without a restocking fee. After the item(s) have shipped, the client will be responsible for all charges, including freight. This policy applies to products manufactured at Anova and our partner vendors.

Initials 





Orders placed on account are subject to credit approval and may require a deposit. Payment terms are net 30 with interest at 2% per month from date of invoice if not paid in full within terms.

Some assembly may be required. Reference assembly instructions for assembly and maintenance information. Installation not included. Products must be assembled to manufacturer's specifications.

For custom orders, upon receipt of a PO or signed quote, client will be responsible for shop drawing fees, if incurred, regardless of if order is cancelled.

Upon receipt, thoroughly inspect shipments before the driver leaves. Notate ANY damage or quantity discrepancies, no matter how small, on the Proof of Delivery. DO NOT sign shipments free and clear, especially if the driver will not wait for the product to be inspected.

WHEN IN DOUBT, sign "pending inspection." For quantity discrepancies, or concealed damage found after the driver leaves, please call Anova Furnishings immediately to report the issue.

\*\*\* Anova Furnishings will not be able to replace furniture that is signed free and clear.

Shipping & Additional Information. \*Indicates Required Field for Order Placement

PO Number: NONE Add: \_\_\_\_\_

If applicable. This is referenced on all order & shipment information provided. NONE indicates no PO number.

\*Call Ahead Shipping Contact: The carrier will call this person 24 hours prior to delivery to schedule and confirm delivery time.

Name: Andy Richardson

Call Before Number 941.724.2819

Call Before Email arichardson@nealland.com

\*Lift Gate: If you do not have a dock or forklift available to accept delivery this must be selected

Liftgate

Shipping Options: If left blank or not otherwise communicated, standard lead time will be selected.

Standard Lead Time. Will ship within communicated standard lead time.

I can accept delivery earlier than standard lead time, if available (this is not expediting)

Ship on certain date beyond the standard lead time. Note: this is the date of shipment, not delivery. Some restrictions apply.  
Date Requested:

Products may ship from more than one location, resulting in multiple shipments.

Shipping Option: Standard Lead Time

Billing Information: Billing Address above must be correct. If not specified, we will mail invoices to the listed address at the time of shipment.

Invoice Email: NONE Add Email: \_\_\_\_\_

\*Verify Colors: Colors above must be selected with each corresponding product.

The colors above are correct: Initials: \_\_\_\_\_

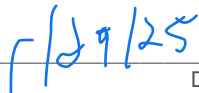
Accept and Place Order:

Initials QR

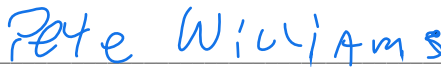
By signing I agree to all the terms and conditions above and am authorizing Anova to convert this quote to an order as described.  
Please initial each page as well



Signature



Date



Printed Name

Initials \_\_\_\_\_

**Laurel Road  
Community Development District**

Bay Area Bobcat Estimate  
#104 for Filling and Sod

# ESTIMATE



## Bay Area Bobcat

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

VISCDD - Earthwork

Estimate # 104

Date 01/07/2025

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

Fill washouts & Sod.	\$2,650.00
----------------------	------------

Site location: Visterra of Venice. 321 Visterra Blvd, Nokomis, FL 34275

Site work: Use skid steer track machine and dump trailer to load, haul & dump fill dirt from the large stockpile onsite.

- Dump the fill dirt into the washouts along the edges of the 2 retention ponds as instructed.

- Grade out and back blade dirt smooth.

- Will line up 2 pallets of Bahai sod & lay down to cover up the spread fill dirt to help hold in place to prevent future washouts.

Total=\$2,650.00

Total includes- Time, Labot, Equipment & Supplies.

Thank you!

<b>Subtotal</b>	\$2,650.00
-----------------	------------

<b>Total</b>	<b>\$2,650.00</b>
--------------	-------------------

*Johnny W2285*

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

**Laurel Road  
Community Development District**

Bay Area Bobcat Estimate  
#110 for Filling and Sod

ESTIMATE



VISCDDP1 - Earthwork

**Bay Area Bobcat**

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

Estimate # 110  
Date 01/29/2025

**Description** **Total**

---

Fill large washout & Sod. \$2,970.00

Site location: Vistera of Venice. 321 Vistera Blvd, Nokomis, Fl. 34275

Site work: Use skid steer track machine and dump trailer to load, haul & dump fill dirt from the large stockpile of dirt onsite.

- Dump the fill dirt into the large washout along the edge of the pond bank located behind lot numbers 294,295 & 296 along Vistera Blvd.
- Grade out and back blade fill dirt smooth.
- Bring in 3 pallets of Bahia sod and lay down over fill dirt to help prevent future washouts.

Total= \$2970.00

Total includes - Time, labor, equipment & supplies.

Thank you!

---

**Subtotal** \$2,970.00

**Total** **\$2,970.00**

*Johnny W* 1/30/25

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



**Laurel Road  
Community Development District**

CRS CO Request No. 1 for Hardscapes



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

# PROPOSED CHANGE REQUEST

NO.

1

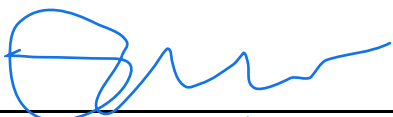
**PROJECT:** **Visterra Blvd Hardscapes**  
 321 Visterra Blvd.  
 Venice, Florida 34285

**DATE:** 12/27/2024

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

<p>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 &amp; holiday GFCI          d. Handholes, fittings, timeclock, and accessories to make this a complete system</p>	<p>\$ 15,920.00</p>
<p>2 Furnish labor, material and equipment for additional low voltage work at the Secondary Entry - Sign &amp; 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 &amp; holiday GFCI          d. Handholes, fittings, and accessories to make this a complete system</p>	<p>\$ 6,580.00</p>
<p>3 Furnish labor, material and equipment for additional time clock at the Main Entry Sign</p>	<p>\$ 983.00</p>
<p>4 Add 930 SF of expanded Paver Roadway at Towers includes Excavation of Base &amp; New Base</p>	<p>\$ 13,638.00</p>
<p>5 Provide Slab &amp; Foundations for 3 Signs</p>	<p>\$ 1,762.00</p>
<p>6 Remove existing Curb at Island, Form &amp; Pour new Curb around revised Island shape</p>	<p>\$ 2,355.00</p>
<p>7 Remove portions of sidewalk at Towers, reconfigure, grade, form and repour</p>	<p>\$ 6,382.00</p>
	<p><b>Subtotal</b> \$ 47,620.00</p>
	<p>8% Mark-up \$ 3,810.00</p>
	<p><b>Total</b> \$ <b>51,430.00</b></p>

**APPROVAL**

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

BY:  \_\_\_\_\_  
 Craig R. Sas

DATE: 1/24/25

DATE: December 27, 2024

**Laurel Road  
Community Development District**

David Kersey LLC Estimate  
# 1008 for Seeding

**ESTIMATE**


David Kersey, LLC  
1315 Skates St  
Arcadia, FL 34266

davidkersey14@gmail.com  
+1 (941) 915-7191



Vistara

NEW COMMUNITIES OF SWFL: ~~Vistara~~

Bill   
Vistara  
5800 LAKEWOOD RANCH BLVD  
SARASOTA, FL 34240

VISCDDP1 - Final TO

**Estimate details**

Estimate no.: 1008  
Estimate date: 01/15/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/15/2025	<b>SEEDING</b>	Seeding 6 acres			\$6,089.68
					<b>Total</b>	<b>\$6,089.68</b>

Accepted date

Accepted by

**APPROVED**  
By Andy Richardson at 1:34 pm, Jan 15, 2025

*Handwritten signature and date: 1/15/25*

**Laurel Road  
Community Development District**

Forsberg Proposal for Irrigation  
Main Excavation & Repair

VISCDDP1 - Reclaimed/Irrigation  
**PROPOSAL**


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

DATE: 11-JAN-25



PROJECT: VISTERA  
 JOB NO. 25-01B

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

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	LS	EXCAVATE AND REPAIR 8" IRRIGATION MAIN AT VISTERA AND ALBERATA 12-13-24	\$ 7,862.00	\$ 7,862.00
FORSBERG CONSTRUCTION, INC. 			SUBTOTAL	\$ 7,862.00
GREGG V. MARSH, V.P.			TAX (7%)	N/A
DATE 1/11/2025			TOTAL	\$ 7,862.00

GAW 1/13/25

**Laurel Road  
Community Development District**

Forsberg Proposal for  
Repair of Appurtenances

# PROPOSAL

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

DATE: 11-JAN-25



PROJECT: VISTERA  
 JOB NO. 25-01B

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

## VISCDP1 - FINAL TO

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	LS	INSPECT, UNCOVER, REPAIR ABOVE GROUND APPURTENANCES AS PART OF THE CITY OF VENICE SEGMENT 4 ONE YEAR MAINTENANCE BOND PUNCH LIST - INCLUDES WALK-THROUGH WITH THE CITY OF VENICE UPON COMPLETION OF WORK - EXCLUDES REPLACEMENT MATERIAL - METER BOXES ARE \$210 EACH	\$ 19,740.00	\$ 19,740.00
19	EA	METER BOXES ARE \$210 EACH	\$ 210.00	\$ 3,990.00
		FINAL INSPECTION OF SEGMENT 4 REQUESTED ON DECEMBER 17 - FOLLOWED UP WITH COV TODAY (1-11-25) REGARDING STATUS		
		COMPLETION OF WORK PENDING COV INSPECTION		
		Qw 1/13/25		
FORSBERG CONSTRUCTION, INC. GREGG V. MARSH, V.P.			SUBTOTAL	\$ 23,730.00
			TAX (7%)	N/A
			TOTAL	\$ 23,730.00
			DATE	1/11/2025



**Laurel Road  
Community Development District**

Forsberg Proposal for Repair  
of Appurtenances (Remedial Work)

# PROPOSAL


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

DATE: 03-FEB-25



PROJECT: VISTERA  
 JOB NO. 25-01B

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


QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	LS	INSPECT, UNCOVER, REPAIR ABOVE GROUND APPURTENANCES AS PART OF THE CITY OF VENICE SEGMENT 4 ONE YEAR MAINTENANCE BOND PUNCH LIST - INCLUDES WALK-THROUGH WITH THE CITY OF VENICE UPON COMPLETION OF WORK - EXCLUDES REPLACEMENT MATERIAL - METER BOXES ARE \$210 EACH	\$ 9,883.70	\$ 9,883.70
1	EA	METER BOXES ARE \$210 EACH	\$ 210.00	\$ 210.00
		REMEDIAL WORK FOR COV COMMENTS VIA JANUARY 14 EMAIL		
		WORK PERFORMED ON 1/20-1/28		
		FINAL INSPECTION OF SEGMENT 4 REQUESTED ON JANUARY 28 - FOLLOWED UP WITH COV TODAY (2-3-25) REGARDING STATUS - INSPECTION SCHEDULED FOR WEEK OF 2/3		
		COMPLETION OF WORK PENDING COV INSPECTION		
FORSBERG CONSTRUCTION, INC.  GREGG V. MARSH, V.P.			SUBTOTAL	\$ 10,093.70
			TAX (7%)	N/A
			TOTAL	\$ 10,093.70

*Gregg V. Marsh* 2/3/25

**Laurel Road  
Community Development District**


Mike Armstrong CO  
Request for Landscaping

# MIKE ARMSTRONG LANDSCAPING INC.

8475 69TH ST. E. Palmetto, FL. 34221 Office 941-776-1076 Fax 941-776-2705	<b>CHANGE ORDER REQUEST</b>	
<b>Proposed to:</b> Laurel Road CDD 3501 Quadrangle Blvd Orlando FL	<b>Project:</b> VISTERA <b>Plan Rev:</b> 01/18/24 <b>CO Date:</b> 01/13/25 <b>County:</b> Sarasota <b>Contact:</b> Andy Richardson	

Project: Vistera P.O. 00063

Delete						
KEY	Common N	Spec	QTY	Unit Price	Totals	
	HUNTER I2C-800-SS CONTROLLER		1	\$ -	\$ -	-
	HUNTER EZDM DECODER MODULE		1	\$ -	\$ -	-
				\$ -	\$ -	-
				\$ -	\$ -	-
<b>Total deleted:</b>					<b>\$</b>	<b>2,140.00</b>
ADD						
KEY	Common Name	Spec	QTY	Unit Price	Totals	
	CONNECT 2-WIRE PATH FROM BUFFER TO LIFT STATION					
		HUNTER 14/2 WIRE W/1" PVC	1250			
<b>Total Add:</b>					<b>\$</b>	<b>3,093.75</b>
<b>TOTAL – CHANGE ORDER</b>					<b>\$</b>	<b>953.75</b>

<b>Acceptance of Proposal:</b> Laurel Road CDD Representative: <u></u> Title <u>chairman</u> Date <u>1/15/25</u>	
Michael I. Armstrong: _____ Date _____ Mike Armstrong Landscaping, Inc.	

**Laurel Road  
Community Development District**

Payment Authorization Nos. 078 – 081

**LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**Payment Authorizations Nos. 078-081**

<b>PA #</b>	<b>Description</b>	<b>Amount</b>	<b>Total</b>
<b>78</b>	<b>Supervisor Fees</b>	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	<b>TieTechnology</b>	\$ 503.83	
	<b>US Bank</b>	\$ 3,536.60	
		\$ 709.65	
	<b>Verizon Business</b>	\$ 50.56	
	<b>VGlobalTech</b>	\$ 150.00	
			<b>\$5,950.64</b>
<b>79</b>	<b>Bogart &amp; Daugherty Consulting</b>	\$ 408.00	
		\$ 83.58	
	<b>Floridian Environment Landscape</b>	\$ 3,500.00	
	<b>Gannett Florida LocaliQ</b>	\$ 323.03	
	<b>Neal Land &amp; Neighborhoods</b>	\$ 849.00	
			<b>\$5,163.61</b>
<b>80</b>	<b>Comcast Business</b>	\$ 196.70	
	<b>Navitas Credit Corp</b>	\$ 2,465.17	
	<b>Vogler Ashton</b>	\$ 617.50	
			<b>\$3,279.37</b>
<b>81</b>	<b>FPL</b>	\$ 3,427.92	
	<b>Neal Land &amp; Neighborhoods</b>	\$ 180.00	
	<b>Southern Land Services of SW Florida</b>	\$ 5,900.00	
	<b>TECO</b>	\$ 500.07	
	<b>Tyree Brown, Arborist</b>	\$ 500.00	
			<b>\$10,507.99</b>
		<b>Total</b>	<b>\$24,901.61</b>

**Laurel Road  
Community Development District**

Funding Request Nos. 171 – 173

**LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT**

**Funding Requests Nos. 171-173**

<b>FR #</b>	<b>Description</b>	<b>Amount</b>	<b>Total</b>
<b>171</b>	<b>CRS Building</b>	\$ 17,588.70	
	<b>Mike Armstrong Landscaping</b>	\$ 155,131.20	
	<b>Safetouch</b>	\$ 62,307.38	
			<b>\$235,027.28</b>
<b>172</b>	<b>Bay Area Bobcat</b>	\$ 2,650.00	
	<b>Forsberg Construction</b>	\$ 23,730.00	
		\$ 7,862.00	
	<b>Mike Armstrong Landscaping</b>	\$ 35,414.10	
			<b>\$69,656.10</b>
<b>173</b>	<b>Kimley-Horn and Associates</b>	\$ 2,000.00	
	<b>LRK</b>	\$ 10,125.11	
			<b>\$12,125.11</b>
		<b>Total</b>	<b>\$316,808.49</b>



**Laurel Road  
Community Development District**

Series 2021 Requisition Nos. 160 – 164

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 160-163

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
160	Booth Design Group	\$ 1,896.12	Please reference invoice(s) 4183 on the payment.	Booth Design Group Inc. 146 2nd Street N, Suite 302 St. Petersburg, FL 33701
161	GeoPoint Surveying	\$ 1,125.00	Please reference invoice(s) 101232-2 on the payment.	GeoPoint Surveying, Inc. 213 Hobbs Street Tampa, FL 33619
162	Safetouch	\$ 2,973.00	Please reference invoice(s) 19346 on the payment.	Safetouch 13745 N. Nebraska Ave Tampa, FL 33613
163	Laurel Road CDD	\$ 733.80	Please reference requisition(s) 163 on the payment.	Laurel Road CDD c/o PFM Group Consulting, LLC 3501 Quadrangle Blvd. Ste. 270 Orlando, FL 32817-8329
<b>Total</b>		<b>\$ 6,727.92</b>		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 164

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
164	Laurel Road CDD	\$ 1,329.00	Please reference requisition(s) 164 on the payment.	Laurel Road CDD c/o PFM Group Consulting, LLC 3501 Quadrangle Blvd. Ste. 270 Orlando, FL 32817-8329
<b>Total</b>		\$ 1,329.00		

**Laurel Road  
Community Development District**

District Financial Statements



# Laurel Road Community Development District

## December 2024 Financial Package

December 31, 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 12/31/2024

	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	\$ 370,499.94				\$ 370,499.94
Assessments Receivable					
Deposits					4,200.00
Assessments Receivable	395,790.75	\$ 438,682.89			395,790.75
Due From Other Funds	4,200.00				7,694.44
Series 2021A1 Debt Service Reserve					438,682.89
Series 2021A2 Debt Service Reserve		7,694.44			
Series 2021A Revenue		326,971.87			326,971.87
Series 2021A2 Interest		140,078.13			140,078.13
Series 2021A1 Prepayment		245,663.64			245,663.64
Series 2021A2 Prepayment		3,913.01			3,913.01
Accounts Receivable - Due from Developer		5,029.26	\$ 241,934.57		511,989.74
Series 2021A Acquisition/Construction		511,989.74			511,989.74
Prepaid Expenses			11.58		241,934.57 11.58
Deposits			8,796.36 50.00		50.00
<b>Total Current Assets</b>	<b>\$ 770,490.69</b>	<b>\$ 1,680,013.98</b>	<b>\$ 250,792.51</b>	<b>\$ -</b>	<b>\$ 2,701,297.18</b>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 1,233,636.65	\$ 1,233,636.65
Amount To Be Provided					
<b>Total Investments</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,233,636.65</b>	<b>\$ 1,233,636.65</b>
<b>Total Assets</b>	<b>\$ 770,490.69</b>	<b>\$ 1,680,013.98</b>	<b>\$ 250,792.51</b>	<b>\$ 17,780,000.00</b>	<b>\$ 20,481,297.18</b>



**Laurel Road CDD**  
Statement of Financial Position  
As of 12/31/2024

	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	\$ 7,694.44				\$ 7,694.44
Notes and Loans Payable - Current	397.12				397.12
Deferred Revenue					
Deferred Revenue	395,790.75	\$ 438,682.89			395,790.75
Accounts Payable			\$ 241,934.57		438,682.89
Retainage Payable					241,934.57
Deferred Revenue			104,203.39		104,203.39
Total Current Liabilities	<u>\$ 403,882.31</u>	<u>\$ 438,682.89</u>	<u>\$ 588,072.53</u>	<u>\$ -</u>	<u>\$ 1,430,637.73</u>
			<del>241,934.57</del>		<del>241,934.57</del>
<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>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,780,000.00</u>	<u>\$ 17,780,000.00</u>
<b>Total Liabilities</b>	<u>\$ 403,882.31</u>	<u>\$ 438,682.89</u>	<u>\$ 588,072.53</u>	<u>\$ 17,780,000.00</u>	<u>\$ 19,210,637.73</u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$ (6,959.05)				\$ (6,959.05)
Current Year Net Assets, Unrestricted					
Net Assets - General Government	(2,432.68)				(2,432.68)
Current Year Net Assets - General Government	194,134.98				194,134.98
Net Assets, Unrestricted	181,865.13	\$ 1,568,510.64			181,865.13
Current Year Net Assets, Unrestricted					1,568,510.64
Net Assets, Unrestricted		(327,179.55)	\$ (146,827.60)		(327,179.55)
Current Year Net Assets, Unrestricted					(146,827.60)
<b>Total Net Assets</b>	<u>\$ 366,608.38</u>	<u>\$ 1,241,331.09</u>	<u>\$ (190,452.40)</u>	<u>\$ -</u>	<u>\$ 1,417,486.97</u>
			<del>(337,280.02)</del>		<del>(690,427.42)</del>
<b>Total Liabilities and Net Assets</b>	<u>\$ 770,490.69</u>	<u>\$ 1,680,013.98</u>	<u>\$ 250,792.51</u>	<u>\$ 17,780,000.00</u>	<u>\$ 20,481,297.18</u>



**Laurel Road CDD**  
Statement of Activities  
As of 12/31/2024

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 140,393.32				\$ 140,393.32
Off-Roll Assessments	105,567.60				105,567.60
Inter-Fund Transfers In	624.52				624.52
On-Roll Assessments		\$ 212,209.61			212,209.61
Other Assessments		733,745.31			733,745.31
Developer Contributions			\$ 189,739.80		189,739.80
Inter-Fund Transfers In			(624.52)		(624.52)
Total Revenues	<u>\$ 246,585.44</u>	<u>\$ 945,954.92</u>	<u>\$ 189,115.28</u>	<u>\$ -</u>	<u>\$ 1,381,655.64</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$ 2,000.00				\$ 2,000.00
Public Officials' Liability Insurance	2,708.00				2,708.00
Trustee Services	707.71				707.71
Management	13,200.00				13,200.00
Field Management	1,250.00				1,250.00
Engineering	1,460.00				1,460.00
Disclosure	250.00				250.00
District Counsel	712.50				712.50
Assessment Administration	5,500.00				5,500.00
Travel and Per Diem	174.24				174.24
Postage & Shipping	9.66				9.66
Legal Advertising	345.00				345.00
Miscellaneous	158.80				158.80
Web Site Maintenance	300.00				300.00
Dues, Licenses, and Fees	175.00				175.00
Lifestyle Staff	6,290.43				6,290.43
Amenity - Telephone	101.12				101.12
Amenity - Fitness Equipment Leasing	4,844.73				4,844.73
Amenity - Security	700.00				700.00
Amenity - Office Equipment Leasing	25.50				25.50
Amenity - Capital Outlay	2,145.00				2,145.00
General Insurance	3,309.00				3,309.00





**Laurel Road CDD**  
**Statement of Activities**  
**As of 12/31/2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Lake Maintenance	5,445.00				5,445.00
Landscaping Maintenance & Material	3,250.00				3,250.00
Contingency	4,502.00				4,502.00
Capital Expenditures	2,432.68				2,432.68
Street Sweeping	1,662.50				1,662.50
Streetlights	6,313.98				6,313.98
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
Engineering			\$ 46,665.00		46,665.00
Contingency			333,454.05		333,454.05
<b>Total Expenses</b>	<b>\$ 69,972.85</b>	<b>\$ 1,283,321.25</b>	<b>\$ 380,119.05</b>	<b>\$ -</b>	<b>\$ 1,733,413.15</b>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 2,819.86				\$ 2,819.86
Dividend Income		\$ 10,186.78			10,186.78
Dividend Income			\$ 551.35		551.35
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 2,819.86</b>	<b>\$ 10,186.78</b>	<b>\$ 551.35</b>	<b>\$ -</b>	<b>\$ 13,557.99</b>
<b>Change In Net Assets</b>	<b>\$ 179,432.45</b>	<b>\$ (327,179.55)</b>	<b>\$ (190,452.42)</b>	<b>\$ -</b>	<b>\$ (338,199.52)</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$ 187,175.93</b>	<b>\$ 1,568,510.64</b>	<b>\$ (146,827.60)</b>	<b>\$ -</b>	<b>\$ 1,608,858.97</b>
<b>Net Assets At End Of Year</b>	<b>\$ 366,608.38</b>	<b>\$ 1,241,331.09</b>	<b>\$ (337,280.02)</b>	<b>\$ -</b>	<b>\$ 1,270,659.45</b>



**Laurel Road CDD**  
Budget to Actual  
For the Month Ending 12/31/2024

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<b>Revenues</b>					
On-Roll Assessments	\$ 140,393.32	\$ 107,654.12	\$ 32,739.20	\$ 430,616.46	32.60%
Off-Roll Assessments	105,567.60	52,783.80	52,783.80	211,135.21	50.00%
Developer Contributions	-	125.00	(125.00)	500.00	0.00%
Carryforward Cash	12,500.00	12,500.00	-	50,000.00	25.00%
<b>Net Revenues</b>	<b>\$ 258,460.92</b>	<b>\$ 173,062.92</b>	<b>\$ 85,398.00</b>	<b>\$ 692,251.67</b>	<b>37.34%</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 2,000.00	\$ 3,000.00	\$ (1,000.00)	\$ 12,000.00	16.67%
Public Officials' Liability Insurance	2,708.00	748.75	1,959.25	2,995.00	90.42%
Trustee Services	707.71	1,000.00	(292.29)	4,000.00	17.69%
Management	13,200.00	13,200.00	-	52,800.00	25.00%
Field Management	1,250.00	3,125.00	(1,875.00)	12,500.00	10.00%
Engineering	1,460.00	3,125.00	(1,665.00)	12,500.00	11.68%
Disclosure	250.00	250.00	-	1,000.00	25.00%
District Counsel	712.50	5,000.00	(4,287.50)	20,000.00	3.56%
Assessment Administration	5,500.00	1,375.00	4,125.00	5,500.00	100.00%
Reamortization Schedules	-	31.25	(31.25)	125.00	0.00%
Audit	-	1,400.00	(1,400.00)	5,600.00	0.00%
Arbitrage Calculation	-	125.00	(125.00)	500.00	0.00%
Travel and Per Diem	174.24	-	174.24	-	-
Telephone	-	175.00	(175.00)	700.00	0.00%
Postage & Shipping	9.66	125.00	(115.34)	500.00	1.93%
Legal Advertising	345.00	2,000.00	(1,655.00)	8,000.00	4.31%
Miscellaneous	158.80	150.00	8.80	600.00	26.47%
Office Supplies	-	125.00	(125.00)	500.00	0.00%
Web Site Maintenance	300.00	750.00	(450.00)	3,000.00	10.00%
Dues, Licenses, and Fees	175.00	43.75	131.25	175.00	100.00%
Maintenance Staff	-	5,000.00	(5,000.00)	20,000.00	0.00%
Lifestyle Staff	6,290.43	12,500.00	(6,209.57)	50,000.00	12.58%
Resident Services	-	2,500.00	(2,500.00)	10,000.00	0.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 35,241.34</b>	<b>\$ 55,748.75</b>	<b>\$ (20,507.41)</b>	<b>\$ 222,995.00</b>	<b>15.80%</b>
<b>Field Expenses (Inside the Gate: SF)</b>					
Electric	\$ -	\$ 1,875.00	\$ (1,875.00)	\$ 7,500.00	0.00%
Water Reclaimed	-	937.50	(937.50)	3,750.00	0.00%
Wetland Mitigation	-	1,250.00	(1,250.00)	5,000.00	0.00%
Equipment Rental	-	625.00	(625.00)	2,500.00	0.00%
General Insurance	2,481.75	686.25	1,795.50	2,745.00	90.41%
Irrigation	-	3,750.00	(3,750.00)	15,000.00	0.00%
Lake Maintenance	4,083.75	3,926.25	157.50	15,705.00	26.00%
Landscaping Maintenance & Material	2,437.50	20,000.00	(17,562.50)	80,000.00	3.05%
Landscape Improvements	-	3,750.00	(3,750.00)	15,000.00	0.00%
Contingency	4,502.00	2,500.00	2,002.00	10,000.00	45.02%
Capital Expenditures	1,824.51	1,250.00	574.51	5,000.00	36.49%
Gate - Repairs & Maintenance	-	1,875.00	(1,875.00)	7,500.00	0.00%
Street Sweeping	1,662.50	3,000.00	(1,337.50)	12,000.00	13.85%
Lighting	-	50.00	(50.00)	200.00	0.00%
Streetlights - Leasing	4,735.49	7,560.00	(2,824.52)	30,240.00	15.66%
Bike Share	-	625.00	(625.00)	2,500.00	0.00%
<b>Total Field Expenses (Inside the Gate; Only SF)</b>	<b>\$ 21,727.50</b>	<b>\$ 53,660.00</b>	<b>\$ (31,932.51)</b>	<b>\$ 214,640.00</b>	<b>10.12%</b>



**Laurel Road CDD**  
Budget to Actual  
For the Month Ending 12/31/2024

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<b><u>Field Expenses (Outside the Gate; MF)</u></b>					
Electric	\$ -	\$ 625.00	\$ (625.00)	\$ 2,500.00	0.00%
Water Reclaimed	-	312.50	(312.50)	1,250.00	0.00%
General Insurance	827.25	228.75	598.50	915.00	90.41%
Irrigation - Repair and Maintenance	-	1,250.00	(1,250.00)	5,000.00	0.00%
Lake Maintenance	1,361.25	1,308.75	52.50	5,235.00	26.00%
Landscaping Maintenance & Material	812.50	6,666.67	(5,854.17)	26,666.67	3.05%
Landscape Improvements	-	1,250.00	(1,250.00)	5,000.00	0.00%
Capital Expenditures	608.17	625.00	(16.83)	2,500.00	24.33%
Streetlights - Leasing	1,578.50	2,520.00	(941.51)	10,080.00	15.66%
<b>Total Field Expenses (Outside the Gate; SF &amp; MF)</b>	<b>\$ 5,187.67</b>	<b>\$ 14,786.67</b>	<b>\$ (9,599.01)</b>	<b>\$ 59,146.67</b>	
<b><u>Vistera - Amenity Expenses</u></b>					
Clubhouse Electric	\$ -	\$ 2,500.00	\$ (2,500.00)	\$ 10,000.00	0.00%
Clubhouse Water	-	3,750.00	(3,750.00)	15,000.00	0.00%
Amenity - Telephone	101.12	2,190.00	(2,088.88)	8,760.00	1.15%
Amenity - Cable TV / Internet / Wi-Fi	-	3,250.00	(3,250.00)	13,000.00	0.00%
Amenity - Landscape Maintenance	-	5,000.00	(5,000.00)	20,000.00	0.00%
Amenity - Irrigation Repairs	-	2,500.00	(2,500.00)	10,000.00	0.00%
Amenity - Pool Maintenance	-	5,321.25	(5,321.25)	21,285.00	0.00%
Amenity - Pool Equipment	-	250.00	(250.00)	1,000.00	0.00%
Amenity - Cleaning	-	3,750.00	(3,750.00)	15,000.00	0.00%
Amenity - Pest Control	-	625.00	(625.00)	2,500.00	0.00%
Amenity - Fitness Equipment Leasing	4,844.73	7,250.00	(2,405.27)	29,000.00	16.71%
Amenity - Security Monitoring	700.00	2,600.00	(1,900.00)	10,400.00	6.73%
Amenity - Office Equipment Leasing	25.50	3,000.00	(2,974.50)	12,000.00	0.21%
Amenity - Capital Outlay	2,145.00	6,250.00	(4,105.00)	25,000.00	8.58%
Amenity - Miscellaneous	-	256.25	(256.25)	1,025.00	0.00%
Amenity - A/C Maintenance and Equipment	-	375.00	(375.00)	1,500.00	0.00%
<b>Total Vistera - Amenity Expenses</b>	<b>\$ 7,816.35</b>	<b>\$ 48,867.50</b>	<b>\$ (41,051.15)</b>	<b>\$ 195,470.00</b>	<b>4.00%</b>
<b>Total Expenses</b>	<b>\$ 69,972.85</b>	<b>\$ 173,062.92</b>	<b>\$ (103,090.07)</b>	<b>\$ 692,251.67</b>	<b>10.11%</b>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 2,819.86	\$ -	\$ 2,819.86	\$ -	
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 2,819.86</b>	<b>\$ -</b>	<b>\$ 2,819.86</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 191,307.93</b>	<b>\$ -</b>	<b>\$ 191,307.93</b>	<b>\$ -</b>	

**Laurel Road  
Community Development District**

Staff Reports

Created: Wed 29 Jan 14:21 2025  
Laurel Road CDD: Other reports  
Title: 1/29/25 2:20 PM - Report  
No. Items: 58



Title: Laurel Road CDD - February

Company: PFM Field Services

Contact: Jessica Hamill

Email: Jhamill@Triadassocmgmt.com

Phone: 352-602-4803



223.jpeg

Created: Wed 29 Jan 14:27 2025



224.jpeg

Created: Wed 29 Jan 14:28 2025



225.jpeg

Created: Wed 29 Jan 14:28 2025



226.jpeg

Created: Wed 29 Jan 14:28 2025





227.jpeg

Created: Wed 29 Jan 14:28 2025



228.jpeg

Created: Wed 29 Jan 14:28 2025



229.jpeg

Created: Wed 29 Jan 14:28 2025



230.jpeg

Created: Wed 29 Jan 14:28 2025



231.jpeg

Created: Wed 29 Jan 14:28 2025



232.jpeg

Created: Wed 29 Jan 14:28 2025



233.jpeg

Created: Wed 29 Jan 14:28 2025



234.jpeg

Created: Wed 29 Jan 14:28 2025





235.jpeg

Created: Wed 29 Jan 14:28 2025



236.jpeg

Created: Wed 29 Jan 14:28 2025



237.jpeg

Created: Wed 29 Jan 14:28 2025



238.jpeg

Created: Wed 29 Jan 14:28 2025



239.jpeg

Created: Wed 29 Jan 14:28 2025



240.jpeg

Created: Wed 29 Jan 14:28 2025



241.jpeg

Created: Wed 29 Jan 14:28 2025



242.jpeg

Created: Wed 29 Jan 14:28 2025



243.jpeg

Created: Wed 29 Jan 14:28 2025



244.jpeg

Created: Wed 29 Jan 14:28 2025



245.jpeg

Created: Wed 29 Jan 14:28 2025



246.jpeg

Created: Wed 29 Jan 14:28 2025



247.jpeg

Created: Wed 29 Jan 14:28 2025



248.jpeg

Created: Wed 29 Jan 14:28 2025



249.jpeg

Created: Wed 29 Jan 14:28 2025



250.jpeg

Created: Wed 29 Jan 14:28 2025





251.jpeg

Created: Wed 29 Jan 14:28 2025



252.jpeg

Created: Wed 29 Jan 14:28 2025



253.jpeg

Created: Wed 29 Jan 14:28 2025



254.jpeg

Created: Wed 29 Jan 14:28 2025



255.jpeg

Created: Wed 29 Jan 14:28 2025



256.jpeg

Created: Wed 29 Jan 14:28 2025



257.jpeg

Created: Wed 29 Jan 14:28 2025



258.jpeg

Created: Wed 29 Jan 14:28 2025



259.jpeg

Created: Wed 29 Jan 14:28 2025



260.jpeg

Created: Wed 29 Jan 14:28 2025



261.jpeg

Created: Wed 29 Jan 14:28 2025



262.jpeg

Created: Wed 29 Jan 14:28 2025



263.jpeg

Created: Wed 29 Jan 14:28 2025



264.jpeg

Created: Wed 29 Jan 14:28 2025



265.jpeg

Created: Wed 29 Jan 14:28 2025



266.jpeg

Created: Wed 29 Jan 14:28 2025



267.jpeg

Created: Wed 29 Jan 14:28 2025



268.jpeg

Created: Wed 29 Jan 14:28 2025



269.jpeg

Created: Wed 29 Jan 14:28 2025



270.jpeg

Created: Wed 29 Jan 14:28 2025



271.jpeg

Created: Wed 29 Jan 14:28 2025



272.jpeg

Created: Wed 29 Jan 14:28 2025



273.jpeg

Created: Wed 29 Jan 14:28 2025



274.jpeg

Created: Wed 29 Jan 14:28 2025





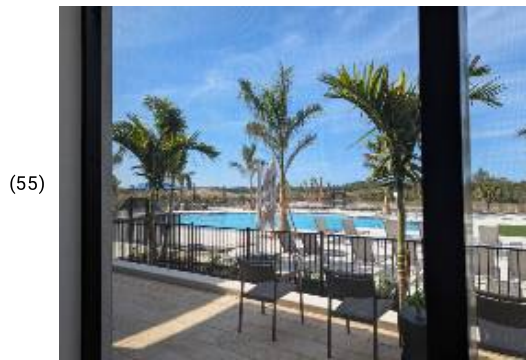
275.jpeg

Created: Wed 29 Jan 14:28 2025



276.jpeg

Created: Wed 29 Jan 14:28 2025



277.jpeg

Created: Wed 29 Jan 14:28 2025



278.jpeg

Created: Wed 29 Jan 14:28 2025



279.jpeg

Created: Wed 29 Jan 14:28 2025



280.jpeg

Created: Wed 29 Jan 14:28 2025