

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, June 11, 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://pfmcdd.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 May 14, 2025, Board of Supervisors' Meeting
 - 2. Maverick Estimate for Vistera Sign Repair
 - 3. NaturZone Pest Control Service Agreement
 - 4. NaturZone Termite Control Service Agreement
 - 5. Payment Authorization Nos. 095 – 099
 - 6. Funding Request Nos. 185 – 187
 - 7. 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 May 14, 2025,
Board of Supervisors' Meeting

MINUTES OF MEETING

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Wednesday, May 14, 2025, at 12:30 p.m.

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

Board Members present:

Pete Williams	Chairperson	(via phone)
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	
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Kwame Jackson	PFM Group Consulting LLC – ADM	(via phone)
Tom Panaseney	Neal Communities – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
Jim Schier	Neal Land & Neighborhoods – Developer	

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 Items #1 - 7

1. Minutes of the April 9, 2025, Board of Supervisors' Meeting
2. FITREV Fitness Equipment Preventative Maintenance Agreement
3. Floridian Environmental Landscape Proposal for Wetland J Supplemental Plantings
4. Forsberg Proposal for Storm System Clean Out
5. Payment Authorization Nos. 090 – 094
6. Funding Request Nos. 182 – 184
7. District Financial Statements

The Board reviewed the consent agenda items.

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Consent Agenda items 1 – 7.

SECOND ORDER OF BUSINESS

Business Matters

Review of Letter from Supervisor of Elections, Sarasota County

Ms. Carvalho noted that as of April 15, 2025, there are 37 registered voters in the District per the letter from the Supervisor of Elections, Sarasota County.

ON MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board accepted the Letter from the Supervisor of Elections, Sarasota County.

Consideration of VGlobalTech Website Maintenance Proposed Fee Increase

Ms. Carvalho stated the vendor is requesting a small increase for the website maintenance.

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved the VGlobalTech Website Maintenance Proposed Fee Increase.

**Consideration of PFM Group Consulting
LLC District Management Proposed Fee
Increase**

Ms. Carvalho stated PFM is requesting an increase for the Fiscal Year 2026 budget. It is approximately a 5% increase. There has not been an increase for a couple of years.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the PFM Group Consulting LLC District Management Proposed Fee Increase.

**Consideration of Resolution 2025-04,
Approving a Preliminary Budget for
Fiscal Year 2026, and Setting a Public
Hearing Date**

Ms. Carvalho recommended August 13, 2025, for the Public Hearing. Ms. Carvalho noted there is an increase in the budget due to the Visterra Amenity Center. She gave an overview of the Debt Service budget, the O&M budget, and the assessments. All residents will receive notice for the increased assessments.

Ms. Snow gave an overview of the Amenity staff roles and line items. There are already contracts in place with staff and vendors.

The Board reviewed and discussed the preliminary budget. Once approved, the budget can not be increased, only decreased. The preliminary budget is currently set at \$866,511.37.

It was noted there are approximately 50 homeowners at this time in the community. The Board reviewed the assessments. It was noted there is a 22% increase. Ms. Carvalho noted that within the notice to residents, there will also be explanation of the increase.

It was noted there will be a carry forward amount.

The Board agreed on August 13, 2025, at 12:30 p.m., at the same location, for the Public Hearing. It was noted that the preliminary budget is sent out within the notice to residents.

Ms. Snow will work on reserving the training room for the Public Hearing, as it is a larger area.

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2025-04, Approving a Preliminary Budget for Fiscal Year 2026 in the amount of \$866,511.37, and Setting a Public Hearing Date for August 13, 2025, at 12:30 p.m.

Review and Acceptance of FY 2024 Audit Report

Ms. Carvalho noted this was a standard and clean audit and the report has been reviewed by District Staff. It will be posted on the District website.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board reviewed and accepted the FY 2024 Audit Report.

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 June 11, 2025.

Field Manager - Mr. Williams noted the Amenity Report was well done.

Mr. Panaseny noted he received intermittent invoices from Ms. Claybrooke for A&M Engineering. He requested an annual District Engineer contract for District specific tasks in order to properly budget. Ms. Carvalho will follow up.

Audience Comments and Supervisor Requests

There were no further comments or requests at this time.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Carvalho called for a motion.

ON MOTION by Mr. Leinaweaver, seconded by Ms. Snow, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:52 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chair



Laurel Road Community Development District

Maverick Estimate for Vistera Sign Repair

VISTERA SIGN REPAIR ESTIMATE

Grand Total (USD)
\$1,130.00

BILL TO
Laurel Road CDD- Vistera CLub
321 Vistera Boulevard
Nokomis, Florida 34275
United States

352-602-4803
Jhamill@triadassocmgmt.com

Estimate Number: 569
Estimate Date: May 18, 2025
Valid Until: June 17, 2025
Grand Total (USD): \$1,130.00

ITEMS	QUANTITY	PRICE	AMOUNT
Sign repairs Re-digging up, hammering off old concrete base, re-digging, re- framing 12" x 24" tubular hole, repouring high-strength concrete, and leveling the 4 counted damaged signage throughout the phases. Pricing includes all materials and travel cost	4	\$150.00	\$600.00
Custom Decorative pole Custom designs 14ft 5" sleeve with 4" square pole custom designed Cap and Finial Top Powdercoated black	1	\$530.00	\$530.00

Grand Total (USD): \$1,130.00

Notes / Terms

To initiate the project, a Material Aquisition invoice payment is required upon proposal approval before any materials are ordered, with the remaining balance due upon project completion and satisfaction. We assure you of our commitment to deliver high-quality results and maintain open communication throughout the project's duration.

Handwritten signature and date: 6/2/25



MAVERICK BUILDING SOLUTIONS
805 Charles Boulevard
Oldsmar, Florida 34677
United States

Contact Information
Mobile: 205-704-9412
Phillip@maverickbuildingsolutions.com

VISTERA SIGN REPAIR ESTIMATE

Grand Total (USD)
\$1,130.00

Payment for services provided by Maverick Building Solutions ('the company') is due within thirty (30) days of project completion. After sixty (60) days of a failure to pay within this timeframe will result in a 1.5% monthly interest charge on the unpaid balance. Payment can be made via check, Automated Clearing House (ACH). In cases of non-payment, the debtor will bear all costs associated with collections, including legal fees and court costs. The company reserves the right to employ all lawful means to collect outstanding amounts after 90 days of non-payment of final invoice. Thank you.

Maverick Building Solutions - Excellence in all we do, for you!



MAVERICK BUILDING SOLUTIONS

805 Charles Boulevard
Oldsmar, Florida 34677
United States

Contact Information

Mobile: 205-704-9412
Phillip@maverickbuildingsolutions.com



Laurel Road Community Development District

NaturZone Pest Control Service Agreement



Natural Solutions. Guaranteed Protection.

1899 Porter Lake Drive, #103, Sarasota, FL 34240

1-866-390-7378

info@NaturZone.com



Service Agreement

Location Name:				
Covered Address(s):				
Location Contact:		Phone:		Email:
Billing Company:				
Billing Address:				
Billing Contact:		Phone:		Email:
Tax Exempt: <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes must attach a copy of certificate. Business Type:			
Scope of Service for Pest Control Services				
Covered Areas:				
Covered Pests:	<input type="checkbox"/> Ants <input type="checkbox"/> Roaches <input type="checkbox"/> Rats <input type="checkbox"/> Spiders <input type="checkbox"/> Silverfish <input type="checkbox"/> Wasps <i>*for active nests less than 10ft</i> <input type="checkbox"/> Other			
Service Details:				
Service Type	Frequency	Service Notes	Qty	Per Service
Routine Service includes treatment of high risk areas including but not limited to:				
Current Pest Pressures:				
Preventative Rodent Details:				
<input type="checkbox"/> Install new stations on property. Special Instructions:				
<input type="checkbox"/> Retrofit existing stations. Special Instructions:				
<input type="checkbox"/> No exterior rodent control included.				
Other:				
Service Guarantee:				
Compensation		Authorization		
Initial Service Fee	NaturZone Representative:		Date:	
	Authorized Client Signature:		Date:	5/12/25
	Print Name:	Pete Williams		
	Return Signed Agreement To:			

Internal Use Only

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All fees are due at time of service and do not include applicable taxes. NaturZone management reserves the right to require adjustments to this agreement prior to the initial service being completed. The initial term of this service agreement is for one year and automatically renews unless notified by the client or NaturZone Pest Control with a (30) day written notice of cancellation prior to the renewal date. After the first year, NaturZone may make periodic inflationary increases to the price. The client acknowledges that, unless otherwise specified in this agreement, NaturZone retains ownership of all installed equipment, including but not limited to bait stations and insect light traps.



Laurel Road Community Development District

NaturZone Termite Control Service Agreement



Subterranean Termite Control Agreement

Customer Name: _____

Covered Address (s): _____

Billing Address: _____

Phone: _____ Fax: _____ Email: _____

Contact Person: _____

No fences, detached garages or out-buildings at above covered address are included in this agreement unless specified in writing in this agreement.

This agreement provides "limited warranty" for re-treatment only and does not provide for the repair or replacement of termite damage. This agreement is only for Subterranean Termites and The Company is not responsible for the control of other wood destroying insects such as drywood, fungus, beetles, nor any other wood destroying organism.

This treatment is for (check one):

- ☐ Control of existing infestation
☐ *Prevention of infestation

* The client acknowledges that The Company has not conducted a through inspection of the premises for Subterranean Termites, and inspection services are not part of this agreement and that hidden Subterranean Termite activity/damage may exist on the covered address(s), although "prevention of infestation" is marked above. I fully understand and agree to the terms and conditions in this agreement.

GENERAL CONDITIONS: NaturZone Pest Control (hereafter known as "The Company") agrees to provide at the 'covered address' one of the following methods:

- ☐ Termiticide: Treatment for subterranean termites using an EPA approved Termiticide in accordance with the label.
☐ Baiting System: Install and maintain EPA approved subterranean termite baiting system to label specifications.

The cost of the initial treatment/installation fee is _____ due at the time of service. After the treatment/installation The Company will provide ongoing subterranean termite services as recommended by the manufacturer, for a fee of _____ per _____ payable immediately upon invoicing. Notice of initial subterranean termite treatment / baiting to property will be placed at main electrical panel of the "covered address" The Company reserves the right to make reasonable increases to the service fee after the first year, upon notice to the customer. This agreement shall remain in force as long as the customer remains current with the above fees as described in Section 6 below.

*Additional Conditions: _____

1. PERFORMING THE WORK: The method of treatment will vary according to the treatment method made in "General Conditions"

1.1 Termiticide: If the "Termiticide" treatment method for subterranean termites control was made above; The Company will treat the soil around the perimeter of the building and possibly areas on the interior of the building with a liquid or granular Termiticide, in accordance with the manufactures label.

1.2 Baiting System: If the "Baiting System" treatment methods for subterranean termites control The Company will install monitoring stations around the above covered structure(s) and will monitor the stations for subterranean termite activity on a frequency recommended by the manufacturer.

2. CONDITIONS CONDUCTIVE TO INFESTATION: The Customer warrants full cooperation with The Company during the term of this agreement, and agrees to maintain the structure(s) and the area(s) treated or baited free from any conditions considered conducive to subterranean termite infestation, such as wood to ground contact, form boards left in place, excessive moisture, debris under or around structure, grade level too high, insufficient clearance in crawl space, expansion joints or cracks in slab, wood rot / wood fungus, heavy foliage, planter boxes abutting structure, poor drainage, insufficient ventilation, stucco on wire lathe on frame and/or rigid foam board and/or expanded foam materials which are in contact with the soil or covering interior or exterior foundation walls in such a way as to provide termites with hidden or protected access to the structure, whether visible or not, standing water under pier type structure, or as noted in additional comments. The Customer also agrees to notify The Company of and to eliminate faulty plumbing, leaks, and dampness from drains, gutters, down spouts, and condensation or leaks from the roof or otherwise into, onto, or under said area(s) baited or otherwise treated. Failure of the Customer to fully correct the above conditions may result in the nullification of this service agreement. Failure of The Company to note any of the above conditions to the Customer does not alter the Customer's responsibility under this paragraph. Water leakage in treated areas, and leakage in interior areas or through the roof or exterior walls of the identified structure(s), may destroy the effectiveness of the treatment, and is conducive to new infestation. The Customer is responsible for making timely repairs as are necessary to stop leakage. If Customer elects not to repair said defects then The Company shall have no further obligation under the Agreement.



Subterranean Termite Control Agreement

3. ADDITIONS OR ALTERATIONS: Prior to the building(s) being structurally modified, altered or otherwise changed, or if soil is removed or added around the foundation, or if any tampering of baiting equipment and supplies occurs, the Customer will immediately notify The Company in writing. Failure to notify The Company in writing of the conditions listed above will terminate this agreement. Additional service required because of any addition or alteration may be provided by The Company at the Customer's expense, and can require an adjustment in the renewal/monitoring fee.

4. LIMITED RE-TREATMENT WARRANTY, NOTICE OF CLAIMS, ACCESS TO PROPERTY & INTERIOR INSPECTIONS: Should the customer suspect subterranean termite activity they should contact The Company's office immediately. Upon notification The Company will inspect the area of suspected subterranean termite activity, should The Company find active subterranean termites it shall retreat in accordance with section 1, (above) "Performing the Work". This limited re-treatment warranty agreement provides for re-treatment only and does not provide for the repair or replacement of termite damage. If the customer is dissatisfied with The Company responsiveness or treatments or feel they have any claim under the terms of this agreement the customer agrees to immediately put the concerns in writing to The Company at its corporate offices at NaturZone Pest Control, Attention: The President, 1899 Porter Lake Drive, #103, Sarasota, Florida, 34240. The Company is only obligated to perform under this Agreement provided the Customer allows The Company access to the identified structure for any purpose contemplated by this Agreement, including but not limited to re-inspection of affected areas, whether the inspection was requested by the Customer or considered necessary by The Company. The Company does not perform initial nor regular termite inspections of the entire interior of the property as part of the limited re-treatment warranty. Inspections of entire structure are available at additional cost.

5. CHANGE IN LAW: This contract shall be interpreted, regulated and adjudicated in accordance with applicable federal, state and local laws and regulations as they exist at the time this contract is executed. In the event of a change in existing law as it pertains to the services promised herein, The Company reserves the right to revise the annual renewal fee or terminate this Agreement.

6. NON-PAYMENT: The Customer agrees that upon default of any payment due by Customer (more than 45 day past invoicing date), The Company is relieved from further obligation under this agreement. The Customer also agrees to pay all reasonable collection fees, including attorney's fees, incurred by The Company in the event of Customer's payment default.

7. DAMAGE: The Company shall not be responsible for: any past, existing, or future termite damage to the structure(s). This limited warranty agreement provides for re-treatment only and does not provide for the repair or replacement of termite damage.

8. DISCLAIMER OF WARRANTIES/LIMITATION OF LIABILITY: The Customer agrees that The Company is not liable for special, incidental or consequential damages or loss of anticipated profits. The limited warranty stated in the Agreement is given in lieu of any other guarantee or warranties express or implied, including any warranty of merchantability or fitness for a particular purpose.

9. OWNERSHIP AND REPLACEMENT OF THE COMPANY TERMITE BAITING SYSTEM COMPONENTS: The Customer agrees that all of the components of The Company Termite Baiting System ("Components") are and will remain the property of The Company. If any of the Components are repeatedly destroyed or damaged by Customer, or Customer's licensees or agents, The Company may require Customer to pay the costs of replacement of any of the damaged Components. Upon the expiration or termination of the Agreement, The Company or its authorized representatives are authorized by Customer to retrieve from Customer's premises all Components.

10. TRANSFER: Upon transfer of ownership of the structure(s), The Company agrees to transfer service agreement if Customer agrees to the same terms and conditions and pays a transfer fee. Upon receipt of transfer fee, The Company will reissue a service agreement.

By signing this agreement, the customer certifies: I have read the above provisions, understand them and agree to all terms and conditions outlined therein.

Date _____
NaturZone Pest Control
1899 Porter Lake Dr. # 103
Sarasota Florida, 34240
Phone: 941-378-3334 Fax: 378-8584

X  Date 5/14/25
Customer or Authorized Agent Signature
Sign Name Above and Print below
Print Name: Peter Williams

CONSUMER'S RIGHT TO CANCEL: IF THIS AGREEMENT WAS SOLICITED AT YOUR RESIDENCE AND YOU DO NOT WANT THE GOODS OR SERVICES, YOU MAY CANCEL THIS AGREEMENT BY MAILING A WRITTEN NOTICE TO THE SELLER BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER YOU SIGNED THIS AGREEMENT. IF YOU CANCEL, THE PEST CONTROL COMPANY MUST RETURN ALL OF YOUR CASH-DOWN PAYMENT.

For Office Use Only:

Installation Info:

LF #S
TL IT

Installation Type:

Standard Existing Customer Other Type 1 Installation Site Transfer



Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

CONSUMER CONSENT FORM

ADAM H. PUTNAM
COMMISSIONER

Rule 5E-14.105, F.A.C.
Telephone: (850) 617-7996; Fax: (850) 617-7968

A pest control company must give you a written contract prior to any preventative or corrective treatment of each wood-destroying organism. Unless issued for pre-construction treatment, this contract must be provided to you before any work is done and before any payment is made so that you have an opportunity to thoroughly read it and understand exactly what services are being provided.

TIPS: Be sure you understand:

1. All structures or building that will be included in the contract.
2. The duration of the contract and its renewal terms. (Most contracts are for five year periods, renewable annually, but others renew perpetually.) Verify how long the renewal rate will remain the same and, if it's allowed to increase, does the contract disclose a basis for the renewal increase (maximum percentage, cost of living, inflation, etc.)
3. Make sure the common name of the wood-destroying organism to be controlled by the contract is indicated and you understand which organisms are NOT covered.
4. The contract should state whether the treatment is preventative or corrective (treating an active infestation). Verify if a treatment is to be performed or not. If not, verify that the company has appropriate insurance coverage based on inspection and not based on "work performed".
5. The contract should state if it is a retreatment only or a retreatment and repair contract. If it is a retreatment and repair contract, make sure you understand what condition must occur to require the company to perform retreatment and/or repair. Also confirm that the maximum repair amount the company will pay is disclosed.
6. Finally, determine if the contract is transferable to a new owner if you happen to sell your property and the terms associated with this. Some companies charge a fee and others just request a written notification.

Rule 5E-14.105(7), Florida Administrative Code, states, "A structure shall not be knowingly placed under a second contract for the same wood-destroying organism control or preventative treatment in disregard of the first contract, without first obtaining specific written consent signed by the property owner or authorized agent using DACS form 13671, Consumer Consent Form."

I understand that I have an existing contract with _____ (fill in company name) to provide wood-destroying organism(s) control or preventative treatment, and I am voluntarily entering into a second contract for control or preventative treatment for the same wood destroying organism(s), which may void the terms of the existing contract.

<hr/>	
<u>Pete Williams</u>	Date: <u>5/11/25</u>
Print Name of Consumer	
<u>[Signature]</u>	Title: <u>Owner or authorized agent</u>
Signature of Consumer	
<hr/>	Date: <u> </u>
Print Name of Pest Control Representative	
<hr/>	Company: <u> </u>
Signature of Pest Control Representative	



Laurel Road Community Development District

Payment
Authorization Nos.
095 – 099

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT
Payment Authorizations Nos. 095 - 99

PA #	Description	Amount	Total
95	Alsco Uniforms	\$ 47.32	
	Bogart & Daugherty Consulting	\$ 60.00	
	Clean Sweep Parking Lot Maintenance	\$ 712.50	
	Geiger	\$ 293.71	
	Impact Landscaping & Irrigation	\$ 15,334.67	
		\$ 3,535.41	
	PFM Group Consulting	\$ 169.95	
	Southern Land Services of Southwest Florida	\$ 3,600.00	
	Verizon	\$ 119.79	
	Vglobal Tech	\$ 150.00	
	WTS International	\$ 29.77	
			\$24,053.12
96	City of Venice	\$ 4,823.10	
		\$ 113.79	
		\$ 272.17	
			\$5,209.06
97	Alsco Uniforms	\$ 47.32	
	Comcast Business	\$ 196.70	
	FPL	\$ 28.98	
		\$ 1,337.11	
		\$ 28.93	
		\$ 29.46	
	PFM Group Consulting	\$ 4,400.00	
		\$ 1,250.00	
		\$ 4.29	
	Southern Land Services of SW Florida	\$ 3,450.00	
	WTS International	\$ 1,765.65	
			\$12,538.44
98	Alsco Uniforms	\$ 47.32	
	Clean Sweep Parking Lot Maintenance	\$ 950.00	
	Daystar Exterior Cleaning	\$ 1,530.00	
	Florida Department of Health	\$ 400.00	
	Gig Set Go	\$ 345.00	
	NaturZone Pest Control	\$ 1,042.00	
	Navitas Credit Corp	\$ 2,465.17	
	Supervisor Fee	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	TECO	\$ 43.07	
			\$7,822.56
99	Advanced Aquatic Services	\$ 1,815.00	
	Alsco Uniforms	\$ 47.32	
		\$ 47.32	
	Clean Sweep Parking Lot Maintenance	\$ 1,187.50	
	Daystar Exterior Cleaning	\$ 100.00	
		\$ 1,530.00	
	Doody Free 941	\$ 234.00	
	Floridian Environmental Landscape	\$ 13,800.00	
	FPL	\$ 3,243.19	
	Gannett	\$ 158.75	
	Geiger	\$ 980.09	
	GreatAmerica Financial Services	\$ 369.16	
	Impact Landscaping & Irrigation	\$ 15,334.67	
		\$ 3,535.41	
	Jan-Pro of Manasota	\$ 1,895.00	
	Lee James	\$ 375.00	
	NaturZone Pest Control	\$ 210.00	
		\$ 210.00	
	PFM Group Consulting	\$ 4,400.00	
		\$ 1,250.00	
		\$ 3.60	
	S&G Pools	\$ 1,552.00	
	Southern Land Services of Southwest FL	\$ 4,050.00	
	TieTechnology	\$ 73.38	
	Tyree Brown	\$ 500.00	
	Valley	\$ 2,995.74	
	VGlobalTech	\$ 150.00	
	WTS International	\$ 1,577.50	
		\$ 265.00	
		\$ 1,087.46	
			\$62,977.09
	Total		\$112,600.27



Laurel Road Community Development District

Funding
Request Nos.
185 – 187

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

Funding Requests Nos. 185 - 187

FR #	Description	Amount	Total
185	Kimley-Horn and Associates	\$ 8,174.26	
			\$8,174.26
186	Booth Design Group	\$ 500.00	
	CRS Building Corporation	\$ 5,265.00	
		\$ 5,224.00	
			\$10,989.00
187	Waterscapes Pools & Spas	\$ 409,784.00	
			\$409,784.00
		Total	\$428,947.26



Laurel Road Community Development District

District Financial Statements



Laurel Road Community Development District

April 2025 Financial Package

April 30, 2025

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 4/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 538,681.98				\$ 538,681.98
Assessments Receivable	6,020.51				6,020.51
Prepaid Expenses	709.65				709.65
Deposits	4,350.00				4,350.00
Assessments Receivable		\$ 9,100.24			9,100.24
Series 2021A1 Debt Service Reserve		326,871.88			326,871.88
Series 2021A2 Debt Service Reserve		93,203.12			93,203.12
Series 2021A Revenue		693,366.59			693,366.59
Series 2021A2 Interest		6,682.39			6,682.39
Series 2021A1 Prepayment		158.44			158.44
Series 2021A2 Prepayment		910,942.32			910,942.32
Accounts Receivable - Due from Developer			\$ 79,101.33		79,101.33
Series 2021A Acquisition/Construction			802.87		802.87
Prepaid Expenses			11.58		11.58
Deposits			50.00		50.00
Total Current Assets	\$ 549,762.14	\$ 2,040,324.98	\$ 79,965.78	\$ -	\$ 2,670,052.90
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 2,031,224.74	\$ 2,031,224.74
Amount To Be Provided				15,233,775.26	15,233,775.26
Total Investments	\$ -	\$ -	\$ -	\$ 17,265,000.00	\$ 17,265,000.00
Total Assets	\$ 549,762.14	\$ 2,040,324.98	\$ 79,965.78	\$ 17,265,000.00	\$ 19,935,052.90



Laurel Road CDD
Statement of Financial Position
As of 4/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 11,186.10				\$ 11,186.10
Deferred Revenue	6,020.51				6,020.51
Deferred Revenue		\$ 9,100.24			9,100.24
Accounts Payable			\$ 79,101.33		79,101.33
Retainage Payable			87,334.74		87,334.74
Deferred Revenue			79,101.33		79,101.33
Total Current Liabilities	<u>\$ 17,206.61</u>	<u>\$ 9,100.24</u>	<u>\$ 245,537.40</u>	<u>\$ -</u>	<u>\$ 271,844.25</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 17,265,000.00	\$ 17,265,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,265,000.00</u>	<u>\$ 17,265,000.00</u>
Total Liabilities	<u><u>\$ 17,206.61</u></u>	<u><u>\$ 9,100.24</u></u>	<u><u>\$ 245,537.40</u></u>	<u><u>\$ 17,265,000.00</u></u>	<u><u>\$ 17,536,844.25</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ (6,959.05)				\$ (6,959.05)
Current Year Net Assets, Unrestricted	(5,531.68)				(5,531.68)
Net Assets - General Government	194,134.98				194,134.98
Current Year Net Assets - General Government	350,911.28				350,911.28
Net Assets, Unrestricted		\$ 1,568,510.64			1,568,510.64
Current Year Net Assets, Unrestricted		462,714.10			462,714.10
Net Assets, Unrestricted			\$ (146,827.60)		(146,827.60)
Current Year Net Assets, Unrestricted			(18,744.02)		(18,744.02)
Total Net Assets	<u><u>\$ 532,555.53</u></u>	<u><u>\$ 2,031,224.74</u></u>	<u><u>\$ (165,571.62)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,398,208.65</u></u>
Total Liabilities and Net Assets	<u><u>\$ 549,762.14</u></u>	<u><u>\$ 2,040,324.98</u></u>	<u><u>\$ 79,965.78</u></u>	<u><u>\$ 17,265,000.00</u></u>	<u><u>\$ 19,935,052.90</u></u>



Laurel Road CDD
Statement of Activities
As of 4/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 424,595.96				\$ 424,595.96
Off-Roll Assessments	211,135.20				211,135.20
Other Income & Other Financing Sources	138.30				138.30
Inter-Fund Transfers In	624.52				624.52
On-Roll Assessments		\$ 641,792.26			641,792.26
Other Assessments		1,593,060.95			1,593,060.95
Developer Contributions			\$ 1,126,618.50		1,126,618.50
Inter-Fund Transfers In			(624.52)		(624.52)
Total Revenues	<u>\$ 636,493.98</u>	<u>\$ 2,234,853.21</u>	<u>\$ 1,125,993.98</u>	<u>\$ -</u>	<u>\$ 3,997,341.17</u>
<u>Expenses</u>					
Supervisor Fees	\$ 5,800.00				\$ 5,800.00
Public Officials' Liability Insurance	2,708.00				2,708.00
Trustee Services	4,244.31				4,244.31
Management	26,400.00				26,400.00
Field Management	5,000.00				5,000.00
Engineering	1,460.00				1,460.00
Disclosure	500.00				500.00
District Counsel	2,833.50				2,833.50
Assessment Administration	5,500.00				5,500.00
Audit	5,600.00				5,600.00
Travel and Per Diem	235.21				235.21
Postage & Shipping	34.25				34.25
Legal Advertising	2,387.00				2,387.00
Miscellaneous	722.38				722.38
Office Supplies	278.51				278.51
Web Site Maintenance	1,650.00				1,650.00
Dues, Licenses, and Fees	175.00				175.00
Lifestyle Staff	15,449.30				15,449.30
Resident Services	7,497.09				7,497.09
Electric	120.30				120.30
Clubhouse Electric	2,629.84				2,629.84



Laurel Road CDD
Statement of Activities
As of 4/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Gas	\$ 629.28				\$ 629.28
Clubhouse Water	4,501.48				4,501.48
Water Reclaimed	630.88				630.88
Wetlands Mitigation	6,700.00				6,700.00
Amenity - Telephone	1,027.33				1,027.33
Amenity - Cable TV / Internet / Wi-Fi	1,122.55				1,122.55
Amenity - Landscape Maintenance	6,590.82				6,590.82
Amenity - Irrigation Repairs	480.00				480.00
Amenity - Pool Maintenance	3,104.00				3,104.00
Amenity - Janitorial	6,729.98				6,729.98
Amenity - Fitness Equipment Leasing	17,170.58				17,170.58
Amenity - Security	1,500.00				1,500.00
Amenity - Office Equipment Leasing	1,595.72				1,595.72
Amenity - Capital Outlay	8,975.08				8,975.08
Amenity - Miscellaneous	1,020.98				1,020.98
General Insurance	3,309.00				3,309.00
Property & Casualty Insurance	23,491.00				23,491.00
Irrigation	4,160.00				4,160.00
Lake Maintenance	14,105.00				14,105.00
Landscaping Maintenance & Material	54,279.34				54,279.34
Fertilizer / Pesticides	12,800.00				12,800.00
Contingency	10,020.00				10,020.00
Capital Expenditures	5,531.68				5,531.68
Street Sweeping	4,987.50				4,987.50
Streetlights	20,068.93				20,068.93
Series 2021 A1 Principal Payments		\$ 5,000.00			5,000.00
Series 2021 A2 Principal Payments		1,475,000.00			1,475,000.00
Series 2021 A1 Interest Payments		202,121.25			202,121.25
Series 2021 A2 Interest Payments		120,234.38			120,234.38
Engineering			\$ 172,631.54		172,631.54
Contingency			972,721.24		972,721.24
Total Expenses	\$ 305,755.82	\$ 1,802,355.63	\$ 1,145,352.78	\$ -	\$ 3,253,464.23



Laurel Road CDD
Statement of Activities
As of 4/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 14,641.44				\$ 14,641.44
Dividend Income		\$ 30,216.52			30,216.52
Dividend Income			\$ 614.78		614.78
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 14,641.44</u>	<u>\$ 30,216.52</u>	<u>\$ 614.78</u>	<u>\$ -</u>	<u>\$ 45,472.74</u>
Change In Net Assets	\$ 345,379.60	\$ 462,714.10	\$ (18,744.02)	\$ -	\$ 789,349.68
Net Assets At Beginning Of Year	<u>\$ 187,175.93</u>	<u>\$ 1,568,510.64</u>	<u>\$ (146,827.60)</u>	<u>\$ -</u>	<u>\$ 1,608,858.97</u>
Net Assets At End Of Year	<u><u>\$ 532,555.53</u></u>	<u><u>\$ 2,031,224.74</u></u>	<u><u>\$ (165,571.62)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,398,208.65</u></u>



Laurel Road CDD
Budget to Actual
For the Month Ending 4/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<u>Revenues</u>					
On-Roll Assessments	\$ 424,595.96	\$ 251,192.94	\$ 173,403.02	\$ 430,616.46	98.60%
Off-Roll Assessments	211,135.20	123,162.21	87,972.99	211,135.21	100.00%
Developer Contributions	-	291.67	(291.67)	500.00	0.00%
Other Income & Other Financing Sources	138.30	-	138.30	-	
Carryforward Cash	29,166.67	29,166.67	-	50,000.00	58.33%
Net Revenues	\$ 665,036.13	\$ 403,813.49	\$ 261,222.64	\$ 692,251.67	96.07%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 5,800.00	\$ 7,000.00	\$ (1,200.00)	\$ 12,000.00	48.33%
Public Officials' Liability Insurance	2,708.00	1,747.08	960.92	2,995.00	90.42%
Trustee Services	4,244.31	2,333.33	1,910.98	4,000.00	106.11%
Management	26,400.00	30,800.00	(4,400.00)	52,800.00	50.00%
Field Management	5,000.00	7,291.67	(2,291.67)	12,500.00	40.00%
Engineering	1,460.00	7,291.67	(5,831.67)	12,500.00	11.68%
Disclosure	500.00	583.33	(83.33)	1,000.00	50.00%
District Counsel	2,833.50	11,666.67	(8,833.17)	20,000.00	14.17%
Assessment Administration	5,500.00	3,208.33	2,291.67	5,500.00	100.00%
Reamortization Schedules	-	72.92	(72.92)	125.00	0.00%
Audit	5,600.00	3,266.67	2,333.33	5,600.00	100.00%
Arbitrage Calculation	-	291.67	(291.67)	500.00	0.00%
Travel and Per Diem	235.21	-	235.21	-	
Telephone	-	408.33	(408.33)	700.00	0.00%
Postage & Shipping	34.25	291.67	(257.42)	500.00	6.85%
Legal Advertising	2,387.00	4,666.67	(2,279.67)	8,000.00	29.84%
Miscellaneous	722.38	350.00	372.38	600.00	120.40%
Office Supplies	278.51	291.67	(13.16)	500.00	55.70%
Web Site Maintenance	1,650.00	1,750.00	(100.00)	3,000.00	55.00%
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00	100.00%
Maintenance Staff	-	11,666.67	(11,666.67)	20,000.00	0.00%
Lifestyle Staff	15,449.30	29,166.67	(13,717.37)	50,000.00	30.90%
Resident Services	7,497.09	5,833.33	1,663.76	10,000.00	74.97%
Total General & Administrative Expenses	\$ 88,474.55	\$ 130,080.43	\$ (41,605.88)	\$ 222,995.00	39.68%



Laurel Road CDD
Budget to Actual
For the Month Ending 4/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<u>Field Expenses (Inside the Gate; SF)</u>					
Electric	\$ 90.23	\$ 4,375.00	\$ (4,284.78)	\$ 7,500.00	1.20%
Gas	629.28	-	629.28	-	
Water Reclaimed	473.16	2,187.50	(1,714.34)	3,750.00	12.62%
Wetland Mitigation	6,700.00	2,916.67	3,783.33	5,000.00	134.00%
Equipment Rental	-	1,458.33	(1,458.33)	2,500.00	0.00%
General Insurance	2,481.75	1,601.25	880.50	2,745.00	90.41%
Property & Casualty Insurance	17,618.25	-	17,618.25	-	
Irrigation	3,120.00	8,750.00	(5,630.00)	15,000.00	20.80%
Lake Maintenance	10,578.75	9,161.25	1,417.50	15,705.00	67.36%
Landscaping Maintenance & Material	40,709.51	46,666.67	(5,957.17)	80,000.00	50.89%
Landscape Improvements	-	8,750.00	(8,750.00)	15,000.00	0.00%
Fertilizer / Pesticides	9,600.00	-	9,600.00	-	
Contingency	10,020.00	5,833.33	4,186.67	10,000.00	100.20%
Gate - Repairs & Maintenance	-	4,375.00	(4,375.00)	7,500.00	0.00%
Capital Expenditures	4,148.76	2,916.67	1,232.09	5,000.00	82.98%
Street Sweeping	4,987.50	7,000.00	(2,012.50)	12,000.00	41.56%
Lighting	-	116.67	(116.67)	200.00	0.00%
Streetlights - Leasing	15,051.70	17,640.00	(2,588.30)	30,240.00	49.77%
Bike Share	-	1,458.33	(1,458.33)	2,500.00	0.00%
Total Field Expenses (Inside the Gate; Only SF)	\$ 126,208.88	\$ 125,206.67	\$ 1,002.21	\$ 214,640.00	58.80%
<u>Field Expenses (Outside the Gate; MF)</u>					
Electric	\$ 30.08	\$ 1,458.33	\$ (1,428.26)	\$ 2,500.00	1.20%
Water Reclaimed	157.72	729.17	(571.45)	1,250.00	12.62%
General Insurance	827.25	533.75	293.50	915.00	90.41%
Property & Casualty Insurance	5,872.75	-	5,872.75	-	
Irrigation - Repair and Maintenance	1,040.00	2,916.67	(1,876.67)	5,000.00	20.80%
Lake Maintenance	3,526.25	3,053.75	472.50	5,235.00	67.36%
Landscaping Maintenance & Material	13,569.84	15,555.56	(1,985.73)	26,666.67	50.89%
Landscape Improvements	-	2,916.67	(2,916.67)	5,000.00	0.00%
Fertilizer / Pesticides	3,200.00	-	3,200.00	-	
Capital Expenditures	1,382.92	1,458.33	(75.41)	2,500.00	55.32%
Streetlights - Leasing	5,017.23	5,880.00	(862.77)	10,080.00	49.77%
Total Field Expenses (Outside the Gate; SF & MF)	\$ 34,624.03	\$ 34,502.23	\$ 121.80	\$ 59,146.67	58.54%



Laurel Road CDD
Budget to Actual
For the Month Ending 4/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<u>Vistera - Amenity Expenses</u>					
Clubhouse Electric	\$ 2,629.84	\$ 5,833.33	\$ (3,203.49)	\$ 10,000.00	26.30%
Clubhouse Water	4,501.48	8,750.00	(4,248.52)	15,000.00	30.01%
Amenity - Telephone	1,027.33	5,110.00	(4,082.67)	8,760.00	11.73%
Amenity - Cable TV / Internet / Wi-Fi	1,122.55	7,583.33	(6,460.78)	13,000.00	8.64%
Amenity - Landscape Maintenance	6,590.82	11,666.67	(5,075.85)	20,000.00	32.95%
Amenity - Irrigation Repairs	480.00	5,833.33	(5,353.33)	10,000.00	4.80%
Amenity - Pool Maintenance	3,104.00	12,416.25	(9,312.25)	21,285.00	14.58%
Amenity - Pool Equipment	-	583.33	(583.33)	1,000.00	0.00%
Amenity - Cleaning	6,729.98	8,750.00	(2,020.02)	15,000.00	44.87%
Amenity - Pest Control	-	1,458.33	(1,458.33)	2,500.00	0.00%
Amenity - Fitness Equipment Leasing	17,170.58	16,916.67	253.91	29,000.00	59.21%
Amenity - Security Monitoring	1,500.00	6,066.67	(4,566.67)	10,400.00	14.42%
Amenity - Office Equipment Leasing	1,595.72	7,000.00	(5,404.28)	12,000.00	13.30%
Amenity - Capital Outlay	8,975.08	14,583.33	(5,608.25)	25,000.00	35.90%
Amenity - Miscellaneous	1,020.98	597.92	423.06	1,025.00	99.61%
Amenity - A/C Maintenance and Equipment	-	875.00	(875.00)	1,500.00	0.00%
Total Vistera - Amenity Expenses	\$ 56,448.36	\$ 114,024.16	\$ (57,575.80)	\$ 195,470.00	28.88%
Total Expenses	\$ 305,755.82	\$ 403,813.49	\$ (98,057.67)	\$ 692,251.67	44.17%
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 14,641.44	\$ -	\$ 14,641.44	\$ -	
Total Other Revenues (Expenses) & Gains (Losses)	\$ 14,641.44	\$ -	\$ 14,641.44	\$ -	
Net Income (Loss)	\$ 373,921.75	\$ -	\$ 373,921.75	\$ -	



Laurel Road Community Development District

April 2025 Budget Package

April 30, 2025

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



Laurel Road CDD
FY 2026 Proposed O&M Budget

	Actual Through 4/30/2025	Anticipated 5/2025 - 9/2025	FY 2025 Anticipated Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 424,595.96	\$ 6,020.50	\$ 430,616.46	\$ 430,616.46	\$ 521,668.55
Off-Roll Assessments	211,135.20	-	211,135.20	211,135.21	257,592.82
Developer Contributions	-	-	-	500.00	-
Other Income & Other Financing Sources	138.30	-	138.30	-	-
Carryforward Cash	29,166.67	20,833.33	50,000.00	50,000.00	87,250.00
Net Revenues	\$ 665,036.13	\$ 26,853.83	\$ 691,889.96	\$ 692,251.67	\$ 866,511.37
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 5,800.00	\$ 5,000.00	\$ 10,800.00	\$ 12,000.00	\$ 12,000.00
Public Officials' Liability Insurance	2,708.00	-	2,708.00	2,995.00	3,114.20
Trustee Services	4,244.31	-	4,244.31	4,000.00	4,244.31
Management	26,400.00	26,400.00	52,800.00	52,800.00	55,500.00
Field Management	5,000.00	7,500.00	12,500.00	12,500.00	12,500.00
Engineering	1,460.00	1,042.85	2,502.85	12,500.00	6,000.00
Disclosure	500.00	500.00	1,000.00	1,000.00	1,000.00
District Counsel	2,833.50	2,023.95	4,857.45	20,000.00	20,000.00
Assessment Administration	5,500.00	-	5,500.00	5,500.00	5,500.00
Reamortization Schedules	-	125.00	125.00	125.00	125.00
Audit	5,600.00	-	5,600.00	5,600.00	5,700.00
Arbitrage	-	500.00	500.00	500.00	500.00
Tax Preparation	-	-	-	-	63.24
Travel and Per Diem	235.21	168.00	403.21	-	500.00
Telephone	-	-	-	700.00	700.00
Postage & Shipping	34.25	24.45	58.70	500.00	500.00
Legal Advertising	2,387.00	1,705.00	4,092.00	8,000.00	8,000.00
Miscellaneous	722.38	516.00	1,238.38	600.00	1,000.00
Office Supplies	278.51	-	278.51	500.00	500.00
Web Site Maintenance	1,650.00	1,350.00	3,000.00	3,000.00	3,120.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Maintenance Staff	-	20,000.00	20,000.00	20,000.00	-
Lifestyle & Maintenance Staff	15,449.30	11,035.20	26,484.50	50,000.00	54,294.80 *
Resident Services	7,497.09	5,355.05	12,852.14	10,000.00	7,498.40 *
IT Services	-	-	-	-	500.00
Holiday Decorations	-	-	-	-	25,000.00
Total General & Administrative Expenses	\$ 88,474.55	\$ 83,245.50	\$ 171,720.05	\$ 222,995.00	\$ 228,034.95

* "Lifestyle Staff" and "Resident Services" are expected to be 35% of the anticipated budget of \$176,552.00. The remaining 65% is paid by the developer.



Laurel Road CDD
FY 2026 Proposed O&M Budget

	Actual Through 4/30/2025	Anticipated 5/2025 - 9/2025	FY 2025 Anticipated Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Field Expenses (Inside the Gate; SF)</u>					
Electric	\$ 90.23	\$ 64.45	\$ 154.68	\$ 7,500.00	\$ 7,500.00
Gas	629.28	449.50	1,078.78	-	1,400.00
Water Reclaimed	473.16	337.95	811.11	3,750.00	3,750.00
Wetland Mitigation	6,700.00	4,785.70	11,485.70	5,000.00	9,000.00
Equipment Rental	-	1,041.65	1,041.65	2,500.00	1,125.00
General Insurance	2,481.75	-	2,481.75	2,745.00	2,854.00
Property & Casualty Insurance	17,618.25	-	17,618.25	-	15,195.75
Irrigation - Repair and Maintenance	3,120.00	2,228.55	5,348.55	15,000.00	18,720.00
Lake Maintenance	10,578.75	7,556.25	18,135.00	15,705.00	18,000.00
Landscaping Maintenance & Material	40,709.51	29,078.20	69,787.71	80,000.00	106,332.03
Landscape Improvements	-	6,250.00	6,250.00	15,000.00	15,000.00
Fertilizer / Pesticides	9,600.00	6,857.15	16,457.15	-	12,960.00
Contingency	10,020.00	7,157.15	17,177.15	10,000.00	20,000.00
Gate Maintenance	-	2,083.35	2,083.35	5,000.00	3,500.00
Mulch	-	-	-	-	5,000.00
Storm Cleanup	-	-	-	-	7,500.00
Storm Landscape Replacement	-	-	-	-	11,250.00
Capital Expenditures	4,148.76	2,963.40	7,112.16	7,500.00	7,500.00
Street Sweeping	4,987.50	3,562.50	8,550.00	12,000.00	12,000.00
Lighting	-	83.35	83.35	200.00	750.00
Streetlights - Leasing	15,051.70	10,751.20	25,802.90	30,240.00	30,240.00
Bike Share Maintenance	-	1,041.65	-	2,500.00	2,500.00
Security Monitoring	-	-	-	-	30,000.00
Golf Cart Maintenance	-	-	-	-	1,125.00
Dog Waste Stations	-	-	-	-	2,808.00
Mailbox Maintenance	-	-	-	-	200.00
Total Field Expenses (Inside the Gate; Only SF)	\$ 126,208.88	\$ 86,292.00	\$ 211,459.23	\$ 214,640.00	\$ 346,209.78
<u>Field Expenses (Outside the Gate; MF)</u>					
Electric	\$ 30.08	\$ 21.50	\$ 51.58	\$ 2,500.00	\$ 2,500.00
Water Reclaimed	157.72	112.65	270.37	1,250.00	1,250.00
Equipment Rental	-	-	-	-	375.00
General Insurance	827.25	-	827.25	915.00	951.34
Property & Casualty Insurance	5,872.75	-	5,872.75	-	5,065.25
Irrigation - Repair and Maintenance	1,040.00	742.85	1,782.85	5,000.00	6,240.00
Lake Maintenance	3,526.25	2,518.75	6,045.00	5,235.00	6,000.00
Landscaping Maintenance & Material	13,569.84	9,692.75	23,262.59	26,666.67	35,444.01
Landscape Improvements	-	2,083.35	2,083.35	5,000.00	5,000.00
Fertilizer / Pesticides	3,200.00	2,285.70	5,485.70	-	4,320.00
Storm Cleanup	-	-	-	-	2,500.00
Storm Landscape Replacement	-	-	-	-	3,750.00
Capital Expenditures	1,382.92	987.80	2,370.72	2,500.00	2,500.00
Lighting	-	-	-	-	250.00
Streetlights - Leasing	5,017.23	3,583.75	8,600.98	10,080.00	10,080.00
Golf Cart Maintenance	-	-	-	-	375.00
Total Field Expenses (Outside the Gate; SF & MF)	\$ 34,624.03	\$ 22,029.10	\$ 56,653.13	\$ 59,146.67	\$ 86,600.59

* "Lifestyle Staff" and "Resident Services" are expected to be 35% of the anticipated budget of \$176,552.00. The remaining 65% is paid by the developer.



Laurel Road CDD
FY 2026 Proposed O&M Budget

	Actual Through 4/30/2025	Anticipated 5/2025 - 9/2025	FY 2025 Anticipated Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Vistera - Amenity</u>					
Clubhouse Electric	\$ 2,629.84	\$ 1,878.45	\$ 4,508.29	\$ 10,000.00	\$ 10,000.00
Clubhouse Water	4,501.48	3,215.35	7,716.83	15,000.00	15,000.00
Amenity - Telephone	1,027.33	733.80	1,761.13	8,760.00	8,760.00
Amenity - Cable TV / Internet / Wi-Fi	1,122.55	801.80	1,924.35	13,000.00	13,000.00
Amenity - Landscape Maintenance	6,590.82	4,707.75	11,298.57	20,000.00	20,000.00
Amenity - Irrigation Repairs	480.00	342.85	822.85	10,000.00	10,000.00
Amenity - Pool Maintenance	3,104.00	7,760.00	10,864.00	21,285.00	18,624.00
Amenity - Pool Equipment	-	416.65	416.65	1,000.00	1,000.00
Amenity - Cleaning	6,729.98	4,807.15	11,537.13	15,000.00	40,000.00
Amenity - Pest Control	-	1,041.65	1,041.65	2,500.00	6,000.00
Amenity - Fitness Equipment Leasing	17,170.58	12,325.85	29,496.43	29,000.00	30,182.04
Amenity - Fire/Security Monitoring	1,500.00	1,071.45	2,571.45	10,400.00	6,100.00
Amenity - Office Equipment Leasing	1,595.72	1,139.80	2,735.52	12,000.00	5,000.00
Amenity - Capital Outlay	8,975.08	6,410.75	15,385.83	25,000.00	7,500.00
Amenity - Miscellaneous	1,020.98	729.25	1,750.23	1,025.00	2,500.00
Amenity - A/C Maintenance and Equipment	-	625.00	625.00	1,500.00	1,500.00
Amenity - Access Control Maintenance	-	-	-	-	1,500.00
Amenity - Operations	-	-	-	-	8,000.00
Amenity - Fireplaces and Barbecue	-	-	-	-	1,000.00
Total Vistera - Amenity Expenses	\$ 56,448.36	\$ 48,007.55	\$ 104,455.91	\$ 195,470.00	\$ 205,666.04
Total Expenses	\$ 305,755.82	\$ 217,545.05	\$ 487,635.19	\$ 692,251.67	\$ 866,511.37
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 14,641.44	\$ 6,048.00	\$ 20,689.44	\$ -	\$ -
Total Other Revenues (Expenses) & Gains	\$ 14,641.44	\$ 6,048.00	\$ 20,689.44	\$ -	\$ -
Net Income (Loss)	\$ 373,921.75	\$ (184,643.22)	\$ 224,944.21	\$ -	\$ -

* "Lifestyle Staff" and "Resident Services" are expected to be 35% of the anticipated budget of \$176,552.00. The remaining 65% is paid by the developer.



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

Revenues

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

Off-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected through direct billing are referred to as “Off-Roll Assessments.”

Carryforward Cash

Unused income from a prior year which is available as cash for the current year.

General & Administrative Expenses

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Public Officials’ Liability Insurance

Supervisors’ and Officers’ liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the district trust accounts.

Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

Field Management

The District receives Field Management services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” Section “V” of the Management Agreement.



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

Engineering

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the district throughout the year.

Disclosure

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the District Management team provides to the trustee and bond holders.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Arbitrage

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Tax Preparation

Annual fee to file Forms 1099 and 1096 with the Internal Revenue Service.

Travel and Per Diem

Travel to and from meetings as related to the District.

Telephone

Telephone and fax machine services as related to the District.



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to, monthly meetings, special meetings, and public hearings for the District.

Miscellaneous

Other general & administrative expenses incurred throughout the year.

Office Supplies

General office supplies associated with the District.

Web Site Maintenance

The cost of hiring a third party vendor to manage the District's website and for the annual domain and URL registration renewals.

Dues, Licenses and Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Lifestyle & Maintenance Staff

The cost of hiring a third party contractor to operate the Amenity Center and manage Resident programming.

Resident Services

The cost to provide events and supplies for those events to the residents within the District.

IT Services

The cost of Information Technology services as needed within the District.

Holiday Decorations

The cost of decorations within the District for the holidays.

Field Expenses

Electric

The District pays for the electricity related to District-serviced fixtures.



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

Gas

The District pays for gas charges related to District-serviced fixtures.

Water Reclaimed

Water used for irrigation

Wetland Mitigation

The costs associated with actions taken to offset the impacts of unavoidable wetland losses.

Equipment Rental

Covers the costs of periodic equipment rentals to assist the maintenance staff in its duties of maintaining certain common facilities.

General Insurance

Insurance purchased to cover the general liability of the District.

Property & Casualty Insurance

Insurance purchased to protect property and cover casualty.

Irrigation - Repair and Maintenance

Inspection, repair, and maintenance of irrigation systems throughout the District.

Lake Maintenance

Maintenance of lakes owned by the District.

Landscaping Maintenance & Material

Contracted landscaping and Common Area Maintenance within the boundaries of the District.

Landscape Improvements

Improvements in landscape above and beyond what is already contracted for property owned by District.

Fertilizer / Pesticides

Costs associated with purchasing fertilizers and pesticides used in agriculture or other applications.

Contingency

Other field expenses incurred throughout the year.

Gate Maintenance

Costs associated with keeping District gates in good working order.



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

Storm Cleanup

Costs associated with recovering from a storm event.

Storm Landscape Replacement

Costs associated with replacing District landscaping when damaged by a storm.

Capital Expenditures

Costs associated with acquiring or upgrading the District's long-term assets, such as property, plant, and equipment (PP&E).

Street Sweeping

Covers the costs of periodic sweeping of District streets to improve aesthetics and to mitigate roadway dirt and debris from being washed into the District's stormwater system and ponds.

Lighting

Streetlighting expenses within the District.

Streetlights – Leasing

Costs associated with streetlight poles which are leased from the utility company.

Bike Share Maintenance

Costs associated with operating and maintaining the District's bike share program which will initially include 25 bikes.

Security Monitoring

Costs associated with ongoing observation and analysis of network and system activity to detect and respond to potential security threats within the District.

Golf Cart Maintenance

Costs associated with routine maintenance, battery-related expenses, and unexpected repairs to the District's golf cart.

Dog Waste Stations

Costs associated with purchasing, installing, and maintaining dog waste stations, as well as the cost of bags, liners, and cleaning materials..

Mailbox Maintenance

Costs associated with keeping mailboxes in good working order and appearance.



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

Vistera – Amenity

Clubhouse Electric

The District pays for the electricity related to Amenity-serviced fixtures.

Clubhouse Water

The District pays for the water service related to Amenity-serviced fixtures.

Amenity - Telephone

Telephone and fax machine services as related to the District's Amenity.

Amenity – Cable TV / Internet / Wi-Fi

Cable TV, Internet, and wi-fi services as related to the District's Amenity.

Amenity – Landscape Maintenance

Contracted landscaping and Common Area Maintenance within the boundaries of the District's Amenity.

Amenity – Irrigation Repairs

Inspection and repair of irrigation system within the boundaries of the District's Amenity.

Amenity – Pool Maintenance

Cost of cleaning and maintaining the Amenity swimming pool.

Amenity – Pool Equipment

Cost of repairing or replacing any Amenity swimming pool equipment.

Amenity – Cleaning

Cost of cleaning the exterior and interior of the Amenity building.

Amenity – Pest Control

Cost of pest control services for the Amenity building.

Amenity – Fitness Equipment Leasing

Cost of leasing fitness equipment for the Amenity building.

Amenity – Fire/Security Monitoring

Cost of security services for the Amenity building.



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

Amenity – Office Equipment Leasing

Costs associated with renting or leasing Amenity office equipment, including lease payments, maintenance, and any potential upgrade or replacement costs.

Amenity – Capital Outlay

Costs associated with acquiring or improving Amenity capital assets, such as equipment, buildings, or land

Amenity – Miscellaneous

Costs associated with miscellaneous Amenity expenses incurred throughout the year.

Amenity – A/C Maintenance and Equipment

Costs related to keeping the Amenity air conditioning system running efficiently and reliably.

Amenity – Access Control Maintenance

Cost associated with keeping the Amenity access control system operational.

Amenity – Operations

Cost associated with general Amenity operations as needed.

Amenity – Fireplaces and Barbecue

Costs associated with the Amenity fireplace or barbecue grill, installation costs, materials, and any necessary permits or gas line adjustments.

Other Revenues (Expenses) & Gaines (Losses)

Interest Income

Income from interest earnings.



Laurel Road CDD
Proposed FY 2026 Debt Service Budget

	Series 2021A-1	Series 2021A-2
REVENUES:		
Special Assessments	\$ 847,848.75	\$ 239,531.25
TOTAL REVENUES	<u>\$ 847,848.75</u>	<u>\$ 239,531.25</u>
EXPENDITURES:		
Interest 11/01/2025	\$ 198,721.25	\$ 79,843.75
Interest 05/01/2026	198,721.25	79,843.75
Principal 05/01/2026	255,000.00	-
TOTAL EXPENDITURES	<u>\$ 652,442.50</u>	<u>\$ 159,687.50</u>
EXCESS REVENUES	<u>\$ 195,406.25</u>	<u>\$ 79,843.75</u>
Interest 11/01/2026	\$ 195,406.25	\$ 79,843.75



On-Roll - Phase 1

On-Roll - Phase 1 & 2

[illegible]



Laurel Road CDD
FY 2026 Proposed Assessments

Off-Roll - Phase 2

Product	Phase	Units	FY 2026 Net O&M	FY 2026 Net DS	FY 2026 Total Net		Net O&M	Net DS
SF 40'	2	0	925.85	-	925.85		-	-
SF 45'	2	0	1,041.58	-	1,041.58		-	-
SF 50'	2	85	1,157.31	-	1,157.31		98,371.48	-
SF 57'	2	107	1,319.34	-	1,319.34		141,168.86	-
Paired Villas (36' - 39')	2	0	867.98	-	867.98		-	-
Assisted Living	2	52	347.19	-	347.19		18,054.06	-
		244					257,594.40	-
						Rounding	(1.58)	-
							257,592.82	-
						Total Net O&M	779,261.37	653,721.80
						Total Net Budget	779,261.37	652,690.00
						Over / (Under) Collected	-	1,031.80



Laurel Road Community Development District

Staff Reports



PFM Field Services

Contact: Jessica Hamill

Email: Jhamill@triadassocmgmt.com

Phone: 352-602-4803

Created: Tue, 5/20/2025



(1)



Clubhouse

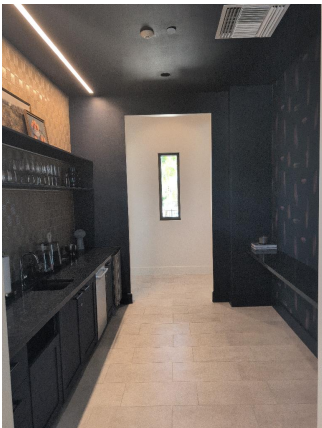
Created: Tue, 5/20/2025

(2)



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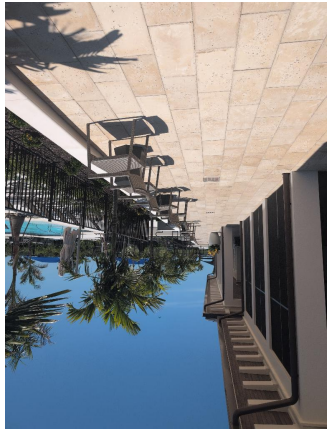
Drains Are Cleared And Functioning

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(12)



Created: Tue, 5/20/2025

(11)



Next To Fire Pit- Clubhouse
Created: Tue, 5/20/2025
Missing tree

(10)



Created: Tue, 5/20/2025

(9)

(13)



Created: Tue, 5/20/2025

(14)



Created: Tue, 5/20/2025

(15)



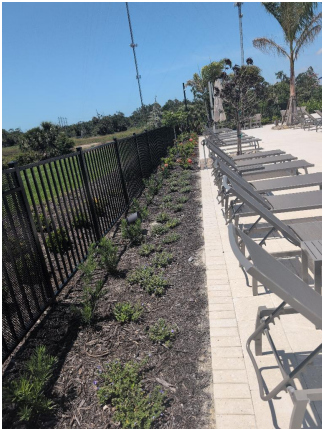
Created: Tue, 5/20/2025

(16)



Created: Tue, 5/20/2025

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Pool Landscape

Created: Tue, 5/20/2025

Looks good

(18)



Pool Landscape

Created: Tue, 5/20/2025

Looks good

(19)



Created: Tue, 5/20/2025

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(22)



Behind Pool Area

Created: Tue, 5/20/2025

Rut in landscape swale

(23)



Pool

Created: Tue, 5/20/2025

pool deck needs to be cleaned

(24)



Created: Tue, 5/20/2025

(25)



Palm Pruning - Pool Area

Created: Tue, 5/20/2025

(26)



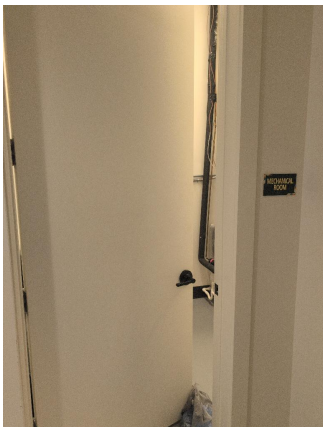
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(27)



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Sydney Order FACP Sign For Mechanical Room

Created: Tue, 5/20/2025

(29)



Yellow Post Installed Behind Master Gas Shut Off

Created: Tue, 5/20/2025

(30)



Front Of Clubhouse

Created: Tue, 5/20/2025

Burry drip lines throughout property

(31)



Created: Tue, 5/20/2025

(32)



Created: Tue, 5/20/2025

(33)



Created: Tue, 5/20/2025

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Created: Tue, 5/20/2025

(35)



Accent Wall In Front Of Clubhouse Entrance

Created: Tue, 5/20/2025

Needs to be pressure washed

(36)



Created: Tue, 5/20/2025

(37)



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(38)



Created: Tue, 5/20/2025

(39)



Accent Wall By Main Road

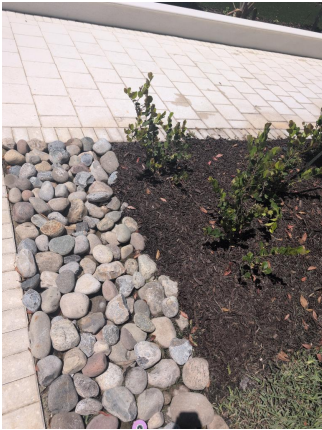
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Impact To Check Irrigation In Front Of Clubhouse

Created: Tue, 5/20/2025

(44)



In Front Of Clubhouse

Created: Tue, 5/20/2025

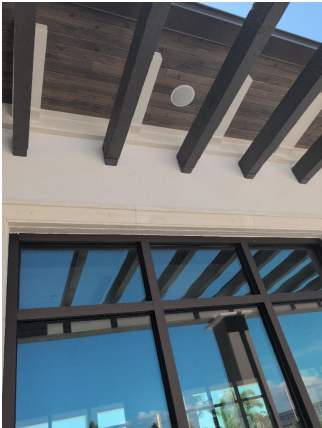
Irrigation working? Adjust drip line to see if that helps

(45)



Created: Tue, 5/20/2025

(46)



Created: Tue, 5/20/2025

(47)



Accent Framing Clubhouse

Created: Tue, 5/20/2025

Is this supposed to look like this?

(48)



Created: Tue, 5/20/2025

(49)



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Two Light Poles Staying On Ponterra

Created: Tue, 5/20/2025

(56)



Back Gate Entry

Created: Tue, 5/20/2025

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Street Light Staying On

Created: Tue, 5/20/2025

(65)



2 Street Light On Corner Of Corsera Is Staying On

Created: Tue, 5/20/2025

(66)



Created: Tue, 5/20/2025

(67)



Main Gate Entrance

Created: Tue, 5/20/2025

(68)



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Top Of Hill- Front Entrance Island

Created: Tue, 5/20/2025

Steaks?? Dead sod needs to be replaced

(78)



Created: Tue, 5/20/2025

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Created: Tue, 5/20/2025



Monthly Summary Report

May 2025

Submitted by:
Sydney Pollock, Lifestyle Director
Alex Murphy, Senior Regional Director, Lifestyle & Residential



VISTERA
OF VENICE

LIFESTYLE PROGRAMS AND EVENTS

- **Cinco de Mayo Tacos & Tequila**
- **Mother's Day Brunch**



CINCO DE MAYO TACOS & TEQUILA

Monday, May 5th | 6:00 pm - 8:00 pm
Location: The Club

Celebrate Cinco de Mayo with delicious tacos, and refreshing margaritas! Join us for a fiesta to remember!



MOTHER'S DAY BRUNCH

Saturday, May 10th | 10:00 am - 12:00 pm |
Location: The Club

Join us for a special morning filled with love, laughter, and delicious bites as we honor the amazing moms in our lives! Enjoy a delightful continental brunch and festive mom-osas. Plus, kids can craft their own floral bouquet cards—perfect for gifting on this memorable day.

Homeowner and Under Contract events.

- C.d.M Tacos & Tequila - catered taco bar from 3 Pepper Burrito Co., had margaritas, a photo backdrop, and pinata
- Mother's Day Brunch - Continental brunch for moms and their families. All ages welcome. Provided mom-osas and a floral bouquet coloring craft for kids.

- **Trivia Night**
- **Bike Fun & Safety Day**



FRIDAY, APRIL 25 | 5:00 PM - 7:00 PM | Location: The Club | izes and bragging

Join us in celebrating Earth Day with eco-friendly activities, birdhouse painting, and healthy snacks. Together, we can make a positive impact on our planet!

Activities will include:

- Earth Day Bingo
- Birdhouse Painting
- Nature Scavenger Hunt



VISTERRA OF VENICE | 321 VISTERRA BLVD., VENICE, FL 34275
941-231-0125 | LIFESTYLE@LAURELROADCDD.COM

Saturday, May 17th | 10:00 am - 12:00 pm

Location: The Club

Join experts from the Legacy Trail and Bicycles International for valuable tips on bike safety and trail etiquette. Enjoy bike safety checks and get creative at our helmet decorating station. Then, put your riding skills to the test on a fun and challenging bike obstacle course. Don't forget to bring your bike and helmet!

Homeowner and Under Contract events.

- Trivia Night - led by Trivial Ventures LLC, general knowledge trivia held in the Game Room.
- Bike Fun & Safety Day - hosted representatives from Bicycles International and the Legacy Trail to do Bike Safety checks, talk trail etiquette, and host a bike obstacle course.

Pack Walk & Yappy Hour



PACK WALK AND YAPPY HOUR 🐾
Thursday, May 22nd | 6:00 PM - 8:00 PM

Location: Event Lawn (behind clubhouse)

BYOB. Bring your furry friends and join us for a Pack Walk & Yappy Hour — a fun-filled event with drinks and social time for both pets and their owners! **Note:** we will be socializing outside, pets are not permitted on the pool deck or in the clubhouse and must be on-leash.



Rescheduled from April Rain Date. BYOB event, for outside dog, resident, and U/C socialization.

EVENT HIGHLIGHTS



Cinco de Mayo Tacos & Tequila:

About 40 residents and under contract attendees enjoyed a taco bar, margaritas, a festive photo booth, and pinatas.



Mother's Day Brunch:

25 resident and under contract attendees. Provided a continental brunch of pastries, mom-osas, coffee, orange juice, fruit, and yogurt. Also hosted a floral bouquet coloring craft.



Trivia Night:

Hosted by Steve LaBracke from Trivial Ventures LLC in the Game Room. 5 attendees for general knowledge trivia.

EVENT HIGHLIGHTS CONTINUED



Bike Fun & Safety Day:

Hosted representatives from Bicycles International and the Legacy Trail to do Bike Safety checks, talk trail etiquette, and host a bike obstacle course. 3 resident attendees.



Pack Walk & Yappy Hour:

BYOB. For pup and human socialization. For dogs: offered pup cups, dog treats, and water. For humans: sodas, peanut butter pretzels, and waters. 7 human attendees and 2 dogs.

FACILITY UTILIZATION

This report has been generated using Proptia and provides insight into credential scan activity, including the time of each scan, the individual who scanned in, and the corresponding location. The data below offers our best estimate of visitor counts; however, please note that it may not be fully accurate. For instance, if a single individual scans into the pool eight times within four hours, we have counted them as one visitor rather than eight. We have tried our best to minimize duplicate counts. Additionally, the system does not capture instances where one person uses their credential to allow access for a group. Employee, builder, and vendor scans have been removed from counts.

OVERALL UTILIZATION	
Total Scans	1,416 - 45% increase from April
Average visits per weekday	Average 10.5
Average visits per weekend	9.4
TOTAL VISITS PER DAY	
Monday	Average 12.5 visits
Tuesday	Average 10.25 visits
Wednesday	Average 11.75 visits
Thursday	Average 8 visits
Friday	Average 7.8 visits
Saturday	Average 9.8 visits
Sunday	Average 11 visits

Seeing increased tours of the Amenities from realtors and Sales Associates.

- Sydney scheduled to collab with Marketing for onsite Builder/Marketing Meeting on June 4th
- All events for foreseeable future will include Under Contract, in an effort to convert more deals to closed.
 - Will upgrade several larger Under Contract events to Prospect events.
- Fixed all of the pool gates at the end of May to unlock upon scanning of the Proptia app

Variance in utilization:

Pool gates were fixed as of May 12th. An increased number of scans was seen towards the end of the month, likely due to more accurate app capture now that the gates are fixed and not unlocked.

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Drainage	Turfed in are on yoga lawn is not draining when it rains. GC will be out 1 st week of June to locate the drains.	Ongoing.
Street Signs	Collaborating with Jessica Hamil to straighten 3 street signs.	Ongoing.
SafeTouch	Pool gates fixed. Per ST - Most TVs now operational as of 5/27. Temporary On and Off script set up based on Amenity hours for TVs and Audio, ensured gym TVs on 24 hour schedule. Several cameras tilted downward. Will collab with J. Snow on moving rear OV pool cameras.	Will remain in contact with SafeTouch, to ensure consistent functionality of TVs and audio systems.
Fitness Equipment Preventative Maintenance	Completed	Invoice sent to Sydney and PFM. Cost - \$250/quarter
Keuring Plumbed to Waterline	Plumbed to waterline on May 8 th . Invoice paid via district cc. Keurig caddy stocked with coffee supplies. Will monitor usage to project yearly operational costs.	Completed. Notified residents of installation via Community Update.
A/C Operations	Musty smell occurred in the building in 2 instances. A/C vendor came out 2x to clear a clog in our drain pipe. Should not happen again.	Utilized vendor provided in warranty manuals - Prime Air Conditioning & Refrigeration. Informed building GC of updates.
Flooding in Game Room Storage Closet	Plumber on site to resolve flooding in Game Room storage closet May 9 th . Discovered clog in external sewer drain.	Completed. Told to flush all toilets and run sinks at least 1x weekly to prevent clogs and standing water smells.

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
General Maintenance	GC fixed loose pavers, filled in missing chunk of wall in screened-in patio, did touch-up painting	Completed
Pool Shower	GC collaborating with manufacturer on how to proceed with fixing nicks in pool shower.	Ongoing.
Pest Control	Established monthly pest control with NaturZone. The following will be treated: perimeter, interior high-risk areas, fire ant elimination, service & maintain 4 rodent bait boxes, remove spider webs from the entrances, perform mosquito abatement, installed landscaping/rock modeled abatement stations. Vendor recommended we look into spider prevention as we are in a wooded area and webs will accumulate quickly.	Initial Service completed, fob provided to our technician - Joe Scheffler. Will come out and reperform services free of cost if any pests were missed.
Re-Keying of Building	Building re-keyed with 5 key 'options' : Masters, IT, mechanical/storage, office, main doors	Completed 5/22
Lighting Installation at Club	New light posts installed in medians on May 26-28 th . Residents notified of changes.	Installation completed.
Vehicular Gates	From ST - equipment is installed and ready to go. Once we receive confirmation of power and internet, we will begin programming and testing. Once completed, the gates will be ready to operate.	Ongoing

CUSTOMER SERVICE & STAFFING

Below is a summary highlighting positive employee-resident interactions within the Vistara of Venice community, with a focus on meaningful engagement and its impact on resident satisfaction and community atmosphere.

POSITIVE (+) OR NEGATIVE (-)	COMMENT	ACTION TAKEN
Positive	New Homeowner Orientations	Completed 2 new resident orientations delivered 7 new homeowner gifts. Provided an ability for LD to connect with new homeowners, and resolve amenity access issues, introduce CDD/Developer/HOA, and discuss events.
Positive	Event Feedback	Cinco de Mayo Tacos & Tequila - residents praised the community for offering the event, providing strawberry and tequila margarita options, and said the tacos were delicious Trivia Night - resident attendees really enjoyed the event, and would like to see more residents attend in the future.

FORECAST

Please see descriptions below of upcoming Lifestyle Events in June. All events for the remainder of the year will include Under Contract buyers, to drive closings.
Action items are aimed to increase Amenity operating efficiency and overall resident satisfaction.

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)	STATUS
Hurricane Preparedness Class	June 3rd	Educate homeowners and U/C on how to prepare themselves and their homes for hurricane season.
Design with Wine	June 12th	Homeowners and U/C - BYOB event. Sydney will provide instruction to craft photo coasters.
Father's Day Cornhole Tournamnet	June 14th	Open to closed homeowners and U/C. Provide a fun opportunity for pairs to compete for prizes in honor of Father's Day.
Summer Kickoff Party	June 21st	Poolside prospect event. DJ on site, games, cookout style food. All non-resident attendees will be required to sign a waiver to use the pool for the day. Marketing will provide flyer and some giveaways.
Live! On the Loggia	June 29th	Singer on the Loggia patio, to provide upbeat poolside tunes from 2-5 pm. Open to homeowners and U/C.

CURRENT ACTION ITEMS	WHO WILL DO THIS?	DUE DATE
Bike Share Program Implentation	Sydney + Alex	Moving away from Zybra program. Local E-bike options forwarded to John Neal for review.
Increasing Frequency of New Homeowner Orientations	Sydney + Marketing	Sydney will increase communication with residents post closing, encouraging them to schedule an orientation. Goal: increase awareness of events, guidelines, and who to contact.

THANK YOU.

