

# Laurel Road Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<https://laurelroadcdd.com/>

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The following is the agenda for the Board of Supervisors' Meeting of the **Laurel Road Community Development District** scheduled to be held **Wednesday, September 10, 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 August 13, 2025, Board of Supervisors' Rescheduled Meeting
  - 2. Grau & Associates Auditor Engagement Letter
  - 3. Payment Authorization Nos. 107 – 111
  - 4. Funding Request Nos. 192
  - 5. District Financial Statements

### **Business Matters**

- 2. Review and Consideration of Forsberg Proposal for Aria Lift Station Modifications
- 3. Appointment of Committee to Evaluate the Construction Bids for the Laurel Road Widening Project

### **Other Business**

#### **Staff Reports**

- District Counsel
- District Engineer
- District Manager
  - Next meeting: October 8, 2025
- Field Manager
- Lifestyle Director

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

### **Adjournment**



# **Laurel Road Community Development District**

## **Consent Agenda**



# **Laurel Road Community Development District**

**Minutes of August 13, 2025, Board of  
Supervisors' Rescheduled Meeting**

## **MINUTES OF MEETING**

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

**Wednesday, August 13, 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	(via phone)

Also present:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Amanda Lane	PFM Group Consulting LLC – District Accountant	
Kwame Jackson	PFM Group Consulting LLC – ADM	
Tom Panaseny	Neal Communities – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	
Sydney Pollock	WTS	(via phone)
Homeowner		(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 Items #1 - 7**

- 1. Minutes of July 17, 2025, Board of Supervisors' Rescheduled Meeting**
- 2. Icard Merrill Dirt Purchase and Sale Agreement**
- 3. Impact Proposal for Club at**



- Visterra Mulching
- 4. Impact Proposal for Tree and Plant Replacement
- 5. Payment Authorization Nos. 105 – 106
- 6. Funding Request Nos. 190 – 191
- 7. District Financial Statements

The Board reviewed the consent agenda items.

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

## **SECOND ORDER OF BUSINESS**

### **Business Matters**

#### **Consideration of Resolution 2025-05, Adopting Goals, Objectives, and Performance Measures and Standards**

Ms. Carvalho noted this is an annual statutory requirement that began last year. The report will be posted on the website at the end of the year. It was noted these are same overall goals and objectives as last year and these are items the District already does on a regular basis.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2025-05, Adopting Goals, Objectives, and Performance Measures and Standards.

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

- 1. Public Comments and Testimony
- 2. Board Comments
- 3. Consideration of Resolution 2025-06, Adopting the Fiscal Year 2025/2026 Budget and Appropriating Funds

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

Ms. Carvalho reviewed the Public Hearing process.

There were no public comments.

Ms. Carvalho noted this is the same overall budget that was reviewed by the Board in May. There was an increase in the budget due to Amenity Center now being in full operation. The increase and the assessments have been noticed to all residents. Ms. Carvalho reviewed the budget amounts and the assessment roll.

There were no Board comments.

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

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2025-06, Adopting the Fiscal Year 2025/2026 Budget and Appropriating Funds.

**Public Hearing on the Imposition of  
Special Assessments**

- 1. Public Comments and  
Testimony**
- 2. Board Comments**
- 3. Consideration of Resolution  
2025-07, Adopting an  
Assessment Roll for Fiscal  
Year 2025/2026, and Certifying  
Special Assessments for  
Collection**

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

Ms. Carvalho noted this Public Hearing is to impose the special assessments to fund the budget that was just approved. She reviewed the resolution and the assessments.

There were no public comments at this time.

There were no Board comments at this time.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board closed the Public Hearing on the Imposition of Special Assessments.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2025-07, Adopting an Assessment Roll for Fiscal Year 2025/2026, and Certifying Special Assessments for Collection.

**Consideration of Resolution 2025-08,  
Adopting the Annual Meeting Schedule  
for Fiscal Year 2025/2026**

Ms. Carvalho reviewed the annual meeting schedule exhibit and noted the meetings will be held the second Wednesday of the month, at the same location, at 12:30 p.m.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2025-08, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026.

**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 September 10, 2025, at 12:30 p.m., at the same location.

**Field Manager** - The reports were included in the agenda packet for the Board.

There was a concern noted related to the front entrance of the Amenity Center. It was noted there are dead plants in that area. Ms. Snow noted it is being taken care of. Mr. Jackson noted that one of the proposals approved in the Consent Agenda was for plant replacement in that area. There has also been adjustment to the irrigation system and times in that area.

**Audience Comments and Supervisor  
Requests**

Ms. Snow noted that Ms. Pollock is doing a great job with the residents and the events.

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. Williams, seconded by Mr. Blakley, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:44 p.m.

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

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



# **Laurel Road Community Development District**

**Grau & Associates  
Auditor Engagement Letter**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

August 8, 2025

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

We are pleased to confirm our understanding of the services we are to provide Laurel Road Community Development District, City of Venice, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund (general, debt service, capital projects, and special revenue funds), including the related notes to the financial statements, which collectively comprise the basic financial statements of Laurel Road Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

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

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

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

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

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

#### **Audit Objectives**

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

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

**Examination Objective**

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

**Other Services**

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

**Management Responsibilities**

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

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

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

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

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

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

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

#### **Audit Procedures—General**

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

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

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

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

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

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

#### **Audit Procedures—Compliance**

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

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

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

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

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



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

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

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

Our fee for these services will not exceed \$5,700 for the September 30, 2025, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. Accordingly, we will deliver a draft audit to the District no later than May 1, 2026. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2025 must be provided to us no later than January 15, 2026, in order for us to deliver a draft audit to the District no later than May 1, 2026. If the draft is timely reviewed by management, the final audit will be provided no later than June 1, 2026.

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

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

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

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



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

RESPONSE:

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

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

Title: CHAIRMAN

Date: 8/12/25



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



Peer Review  
Program

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

**March 17, 2023**

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

**Dear Antonio Grau:**

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

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

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



# **Laurel Road Community Development District**

**Payment Authorization Nos. 107 – 111**

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT  
Payment Authorizations Nos. 107 - 1101

PA #	Description	Amount	Total
107	AlSCO Uniforms	\$ 47.32	
	Clean Sweep Parking Lot Maintenance	\$ 712.50	
	Gannett Florida LocalIQ	\$ 1,565.50	
	The Happiest Hour	\$ 350.00	
	Impact Landscaping & Irrigation	\$ 55.25	
		\$ 15,334.67	
		\$ 3,535.41	
		\$ 4,130.00	
	Jan-Pro of Manasota	\$ (1,707.99)	
	PFM Group Consulting	\$ 52.63	
	Southern Land Services of Southwest Florida	\$ 4,050.00	
	Verizon	\$ 74.84	
			\$28,200.13
108	AlSCO Uniforms	\$ 47.32	
	City of Venice	\$ 2,035.79	
		\$ 7.14	
		\$ 19.03	
		\$ 228.10	
		\$ 13.22	
		\$ 151.26	
		\$ 663.81	
		\$ 210.22	
		\$ 3.73	
		\$ 4,270.37	
		\$ 210.47	
		\$ 1,392.22	
	FPL	\$ 27.23	
		\$ 30.25	
		\$ 37.24	
	Pete Williams	\$ 47.75	
	PFM Group Consulting	\$ 4,400.00	
		\$ 1,250.00	
	Pye Barker Fire & Safety	\$ 1,111.10	
	Southern Land Services of SW Florida	\$ 6,400.00	
	Trimmers Holiday Décor	\$ 11,302.50	
	WTS International	\$ 74.24	
		\$ 1,087.46	
			\$35,020.45
109	AlSCO Uniforms	\$ 47.32	
	Comcast Business	\$ 1,414.40	
		\$ 194.95	
	Daystar Exterior Cleaning	\$ 1,530.00	
	FitRev	\$ 250.00	
	FPL	\$ 2,036.25	
	Navitas Credit Corp.	\$ 2,465.17	
	Supervisor Fees	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	TECO	\$ 43.07	
	Tyree Brown, Arborist	\$ 500.00	
			\$9,281.16
110	Affordable Golf Cars of Venice	\$ 3,900.00	
	AlSCO Uniforms	\$ 47.32	
	FPL	\$ 3,246.25	
	GreatAmerica Financial Services	\$ 369.16	
	Impact Landscaping & Irrigation	\$ 14,750.00	
		\$ 11,165.00	
	Southern Land Services of Southwest Florida	\$ 6,400.00	
	Vglobal Tech	\$ 150.00	
	WTS International	\$ (600.00)	
			\$39,427.73
111	Advanced Aquatic Services	\$ 1,888.00	
	AlSCO Uniforms	\$ 69.56	
	AM Engineering	\$ 2,100.00	
		\$ 2,235.00	
	Daystar Exterior Cleaning	\$ 1,530.00	
	Doody Free 941	\$ 234.00	
	Impact Landscaping & Irrigation	\$ 15,334.67	
		\$ 3,535.41	
		\$ 543.70	
	Jan-Pro of Manasota	\$ 1,325.67	
	NaturZone	\$ 210.00	
	PFM Group Consulting	\$ 18.53	
		\$ 184.75	
		\$ 3.67	
	S&G Pools	\$ 1,552.00	
	TieTechnology	\$ 73.38	
	Tri County Air	\$ 666.00	
	Valley	\$ 2,235.87	
	VGlobalTech	\$ 150.00	
	WTS International	\$ 2,177.50	
		\$ 1,722.50	
		\$ 330.75	
		\$ 2,348.31	
			\$40,469.27
	Total		\$152,398.74



# **Laurel Road Community Development District**

**Funding Request Nos. 192**

**LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT**

**Funding Requests Nos. 192**

<b>FR #</b>	<b>Description</b>	<b>Amount</b>	<b>Total</b>
<b>192</b>	<b>Forsberg Construction</b>	<b>\$ 172,980.00</b>	
			<b>\$172,980.00</b>
		<b>Total</b>	<b>\$172,980.00</b>



# **Laurel Road Community Development District**

## **District Financial Statements**





# **Laurel Road Community Development District**

## July 2025 Financial Package

July 31, 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 7/31/2025

	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	\$ 521,395.13				\$ 521,395.13
Accounts Receivable	400.58				400.58
Prepaid Expenses	1,075.93				1,075.93
Deposits	4,350.00				4,350.00
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		184,454.99			184,454.99
Series 2021A2 Interest		5,596.65			5,596.65
Series 2021A1 Prepayment		160.40			160.40
Series 2021A2 Prepayment		722,370.23			722,370.23
Accounts Receivable - Due from Developer			\$ 17,213.65		17,213.65
Due From Other Funds			178,799.50		178,799.50
Series 2021A Acquisition/Construction			811.40		811.40
Prepaid Expenses			11.58		11.58
Deposits			50.00		50.00
Total Current Assets	\$ 527,221.64	\$ 1,332,657.27	\$ 196,886.13	\$ -	\$ 2,056,765.04
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 1,332,657.27	\$ 1,332,657.27
Amount To Be Provided				14,827,342.73	14,827,342.73
Total Investments	\$ -	\$ -	\$ -	\$ 16,160,000.00	\$ 16,160,000.00
<b>Total Assets</b>	<b>\$ 527,221.64</b>	<b>\$ 1,332,657.27</b>	<b>\$ 196,886.13</b>	<b>\$ 16,160,000.00</b>	<b>\$ 18,216,765.04</b>



**Laurel Road CDD**  
Statement of Financial Position  
As of 7/31/2025

	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	\$ 181,744.73				\$ 181,744.73
Deferred Revenue	400.58				400.58
Accounts Payable			\$ 17,213.65		17,213.65
Retainage Payable			87,334.74		87,334.74
Deferred Revenue			17,213.65		17,213.65
Total Current Liabilities	<u>\$ 182,145.31</u>	<u>\$ -</u>	<u>\$ 121,762.04</u>	<u>\$ -</u>	<u>\$ 303,907.35</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$ 16,160,000.00	\$ 16,160,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,160,000.00</u>	<u>\$ 16,160,000.00</u>
<b>Total Liabilities</b>	<u>\$ 182,145.31</u>	<u>\$ -</u>	<u>\$ 121,762.04</u>	<u>\$ 16,160,000.00</u>	<u>\$ 16,463,907.35</u>
<b><u>Net Assets</u></b>					
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	163,432.08				163,432.08
Net Assets, Unrestricted		\$ 1,568,510.64			1,568,510.64
Current Year Net Assets, Unrestricted		(235,853.37)			(235,853.37)
Net Assets, Unrestricted			\$ (146,827.60)		(146,827.60)
Current Year Net Assets, Unrestricted			221,951.69		221,951.69
<b>Total Net Assets</b>	<u>\$ 345,076.33</u>	<u>\$ 1,332,657.27</u>	<u>\$ 75,124.09</u>	<u>\$ -</u>	<u>\$ 1,752,857.69</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 527,221.64</u>	<u>\$ 1,332,657.27</u>	<u>\$ 196,886.13</u>	<u>\$ 16,160,000.00</u>	<u>\$ 18,216,765.04</u>



**Laurel Road CDD**  
Statement of Activities  
As of 7/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 439,160.37				\$ 439,160.37
Off-Roll Assessments	211,135.20				211,135.20
Other Income & Other Financing Sources	569.33				569.33
Inter-Fund Transfers In	624.52				624.52
On-Roll Assessments		\$ 663,806.90			663,806.90
Other Assessments		2,257,848.28			2,257,848.28
Developer Contributions			\$ 1,793,972.10		1,793,972.10
Other Income & Other Financing Sources			178,799.50		178,799.50
Inter-Fund Transfers In			(624.52)		(624.52)
Total Revenues	\$ 651,489.42	\$ 2,921,655.18	\$ 1,972,147.08	\$ -	\$ 5,545,291.68
<b><u>Expenses</u></b>					
Supervisor Fees	\$ 8,600.00				\$ 8,600.00
Public Officials' Liability Insurance	2,708.00				2,708.00
Trustee Services	4,244.31				4,244.31
Management	44,000.00				44,000.00
Field Management	10,000.00				10,000.00
Engineering	1,975.00				1,975.00
Disclosure	750.00				750.00
District Counsel	2,930.50				2,930.50
Assessment Administration	5,500.00				5,500.00
Audit	5,600.00				5,600.00
Travel and Per Diem	329.33				329.33
Postage & Shipping	52.93				52.93
Legal Advertising	2,857.75				2,857.75
Miscellaneous	1,597.06				1,597.06
Office Supplies	279.76				279.76
Web Site Maintenance	2,400.00				2,400.00
Dues, Licenses, and Fees	175.00				175.00
Lifestyle Staff	28,316.38				28,316.38
Resident Services	11,328.28				11,328.28
Electric	380.58				380.58
Clubhouse Electric	6,260.43				6,260.43
Clubhouse Water	18,092.57				18,092.57
Water Reclaimed	3,024.14				3,024.14
Stormwater Management	4,944.70				4,944.70
Wetlands Mitigation	6,700.00				6,700.00
Amenity - Telephone	1,569.48				1,569.48
Amenity - Cable TV / Internet / Wi-Fi	3,907.75				3,907.75
Amenity - Landscape Maintenance	16,477.05				16,477.05
Amenity - Irrigation Repairs	1,200.00				1,200.00
Amenity - Pool Maintenance	7,760.00				7,760.00
Amenity - Janitorial	19,112.44				19,112.44
Amenity - Pest Control	1,672.00				1,672.00
Amenity - Fitness Equipment Leasing	22,350.92				22,350.92
Amenity - Security	1,500.00				1,500.00



**Laurel Road CDD**  
Statement of Activities  
As of 7/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Amenity - Office Equipment Leasing	\$ 2,762.22				\$ 2,762.22
Amenity - Capital Outlay	8,975.08				8,975.08
Amenity - Miscellaneous	6,369.55				6,369.55
Amenity - Pool Equipment	223.37				223.37
Amenity - Gas	770.36				770.36
Gate Internet Service	2,048.40				2,048.40
General Insurance	3,309.00				3,309.00
Property & Casualty Insurance	23,491.00				23,491.00
Irrigation	10,762.75				10,762.75
Lake Maintenance	19,550.00				19,550.00
Landscaping Maintenance & Material	102,323.35				102,323.35
Landscape Improvements	15,062.50				15,062.50
Fertilizer / Pesticides	17,120.00				17,120.00
Contingency	11,029.34				11,029.34
Gate - Repairs & Maintenance	16.99				16.99
Capital Expenditures	5,531.68				5,531.68
Street Sweeping	8,787.50				8,787.50
Streetlights	26,689.94				26,689.94
Series 2021 A1 Principal Payments		\$ 255,000.00			255,000.00
Series 2021 A2 Principal Payments		2,330,000.00			2,330,000.00
Series 2021 A1 Interest Payments		404,092.50			404,092.50
Series 2021 A2 Interest Payments		213,437.50			213,437.50
Engineering			\$ 203,894.45		203,894.45
Contingency			1,546,924.25		1,546,924.25
Total Expenses	\$ 513,419.39	\$ 3,202,530.00	\$ 1,750,818.70	\$ -	\$ 5,466,768.09
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 19,830.37				\$ 19,830.37
Dividend Income		\$ 45,021.45			45,021.45
Dividend Income			\$ 623.31		623.31
Total Other Revenues (Expenses) & Gains (Losses)	\$ 19,830.37	\$ 45,021.45	\$ 623.31	\$ -	\$ 65,475.13
<b>Change In Net Assets</b>	\$ 157,900.40	\$ (235,853.37)	\$ 221,951.69	\$ -	\$ 143,998.72
<b>Net Assets At Beginning Of Year</b>	\$ 187,175.93	\$ 1,568,510.64	\$ (146,827.60)	\$ -	\$ 1,608,858.97
<b>Net Assets At End Of Year</b>	\$ 345,076.33	\$ 1,332,657.27	\$ 75,124.09	\$ -	\$ 1,752,857.69



**Laurel Road CDD**  
Budget to Actual  
For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 439,160.37	\$ 358,847.05	\$ 80,313.32	\$ 430,616.46	101.98%
Off-Roll Assessments	211,135.20	175,946.01	35,189.19	211,135.21	100.00%
Developer Contributions	-	416.67	(416.67)	500.00	0.00%
Other Income & Other Financing Sources	569.33	-	569.33	-	
Carryforward Cash	41,666.67	41,666.67	-	50,000.00	83.33%
<b>Net Revenues</b>	<b>\$ 692,531.57</b>	<b>\$ 576,876.40</b>	<b>\$ 115,655.17</b>	<b>\$ 692,251.67</b>	<b>100.04%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
Supervisor Fees	\$ 8,600.00	\$ 10,000.00	\$ (1,400.00)	\$ 12,000.00	71.67%
Public Officials' Liability Insurance	2,708.00	2,495.83	212.17	2,995.00	90.42%
Trustee Services	4,244.31	3,333.33	910.98	4,000.00	106.11%
Management	44,000.00	44,000.00	-	52,800.00	83.33%
Field Management	10,000.00	10,416.67	(416.67)	12,500.00	80.00%
Engineering	1,975.00	10,416.67	(8,441.67)	12,500.00	15.80%
Disclosure	750.00	833.33	(83.33)	1,000.00	75.00%
District Counsel	2,930.50	16,666.67	(13,736.17)	20,000.00	14.65%
Assessment Administration	5,500.00	4,583.33	916.67	5,500.00	100.00%
Reamortization Schedules	-	104.17	(104.17)	125.00	0.00%
Audit	5,600.00	4,666.67	933.33	5,600.00	100.00%
Arbitrage Calculation	-	416.67	(416.67)	500.00	0.00%
Travel and Per Diem	329.33	-	329.33	-	
Telephone	-	583.33	(583.33)	700.00	0.00%
Postage & Shipping	52.93	416.67	(363.74)	500.00	10.59%
Legal Advertising	2,857.75	6,666.67	(3,808.92)	8,000.00	35.72%
Miscellaneous	1,597.06	500.00	1,097.06	600.00	266.18%
Office Supplies	279.76	416.67	(136.91)	500.00	55.95%
Web Site Maintenance	2,400.00	2,500.00	(100.00)	3,000.00	80.00%
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00	100.00%
Maintenance Staff	-	16,666.67	(16,666.67)	20,000.00	0.00%
Lifestyle Staff	28,316.38	41,666.67	(13,350.29)	50,000.00	56.63%
Resident Services	11,328.28	8,333.33	2,994.95	10,000.00	113.28%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 133,644.30</b>	<b>\$ 185,829.18</b>	<b>\$ (52,184.88)</b>	<b>\$ 222,995.00</b>	<b>59.93%</b>



**Laurel Road CDD**  
Budget to Actual  
For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<b><u>Field Expenses (Inside the Gate; SF)</u></b>					
Electric	\$ 285.44	\$ 6,250.00	\$ (5,964.57)	\$ 7,500.00	3.81%
Water Reclaimed	2,268.11	3,125.00	(856.90)	3,750.00	60.48%
Stormwater Management	4,944.70	-	4,944.70	-	
Wetland Mitigation	6,700.00	4,166.67	2,533.33	5,000.00	134.00%
Equipment Rental	-	2,083.33	(2,083.33)	2,500.00	0.00%
Gate Internet Service	2,048.40	-	2,048.40	-	
General Insurance	2,481.75	2,287.50	194.25	2,745.00	90.41%
Property & Casualty Insurance	17,618.25	-	17,618.25	-	
Irrigation	8,072.06	12,500.00	(4,427.94)	15,000.00	53.81%
Lake Maintenance	14,662.50	13,087.50	1,575.00	15,705.00	93.36%
Landscaping Maintenance & Material	76,742.51	66,666.67	10,075.84	80,000.00	95.93%
Landscape Improvements	11,296.88	12,500.00	(1,203.13)	15,000.00	75.31%
Fertilizer / Pesticides	12,840.00	-	12,840.00	-	
Contingency	11,029.34	8,333.33	2,696.01	10,000.00	110.29%
Gate - Repairs & Maintenance	16.99	6,250.00	(6,233.01)	7,500.00	0.23%
Capital Expenditures	4,148.76	4,166.67	(17.91)	5,000.00	82.98%
Street Sweeping	8,787.50	10,000.00	(1,212.50)	12,000.00	73.23%
Lighting	-	166.67	(166.67)	200.00	0.00%
Streetlights - Leasing	20,017.46	25,200.00	(5,182.55)	30,240.00	66.20%
Bike Share	-	2,083.33	(2,083.33)	2,500.00	0.00%
<b>Total Field Expenses (Inside the Gate; Only SF)</b>	<b>\$ 203,960.64</b>	<b>\$ 178,866.67</b>	<b>\$ 25,093.97</b>	<b>\$ 214,640.00</b>	<b>95.02%</b>
<b><u>Field Expenses (Outside the Gate; MF)</u></b>					
Electric	\$ 95.15	\$ 2,083.33	\$ (1,988.19)	\$ 2,500.00	3.81%
Water Reclaimed	756.04	1,041.67	(285.64)	1,250.00	60.48%
General Insurance	827.25	762.50	64.75	915.00	90.41%
Property & Casualty Insurance	5,872.75	-	5,872.75	-	
Irrigation - Repair and Maintenance	2,690.69	4,166.67	(1,475.98)	5,000.00	53.81%
Lake Maintenance	4,887.50	4,362.50	525.00	5,235.00	93.36%
Landscaping Maintenance & Material	25,580.84	22,222.22	3,358.62	26,666.67	95.93%
Landscape Improvements	3,765.63	4,166.67	(401.05)	5,000.00	75.31%
Fertilizer / Pesticides	4,280.00	-	4,280.00	-	
Capital Expenditures	1,382.92	2,083.33	(700.41)	2,500.00	55.32%
Streetlights - Leasing	6,672.49	8,400.00	(1,727.52)	10,080.00	66.20%
<b>Total Field Expenses (Outside the Gate; MF)</b>	<b>\$ 56,811.24</b>	<b>\$ 49,288.89</b>	<b>\$ 7,522.35</b>	<b>\$ 59,146.67</b>	<b>96.05%</b>



**Laurel Road CDD**  
Budget to Actual  
For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<b><u>Vistera - Amenity Expenses</u></b>					
Clubhouse Electric	\$ 6,260.43	\$ 8,333.33	\$ (2,072.90)	\$ 10,000.00	62.60%
Clubhouse Water	18,092.57	12,500.00	5,592.57	15,000.00	120.62%
Amenity - Telephone	1,569.48	7,300.00	(5,730.52)	8,760.00	17.92%
Amenity - Cable TV / Internet / Wi-Fi	3,907.75	10,833.33	(6,925.58)	13,000.00	30.06%
Amenity - Landscape Maintenance	16,477.05	16,666.67	(189.62)	20,000.00	82.39%
Amenity - Irrigation Repairs	1,200.00	8,333.33	(7,133.33)	10,000.00	12.00%
Amenity - Pool Maintenance	7,760.00	17,737.50	(9,977.50)	21,285.00	36.46%
Amenity - Pool Equipment	223.37	833.33	(609.96)	1,000.00	22.34%
Amenity - Cleaning	19,112.44	12,500.00	6,612.44	15,000.00	127.42%
Amenity - Pest Control	1,672.00	2,083.33	(411.33)	2,500.00	66.88%
Amenity - Fitness Equipment Leasing	22,350.92	24,166.67	(1,815.75)	29,000.00	77.07%
Amenity - Security Monitoring	1,500.00	8,666.67	(7,166.67)	10,400.00	14.42%
Amenity - Office Equipment Leasing	2,762.22	10,000.00	(7,237.78)	12,000.00	23.02%
Amenity - Capital Outlay	8,975.08	20,833.33	(11,858.25)	25,000.00	35.90%
Amenity - Miscellaneous	6,369.55	854.17	5,515.38	1,025.00	621.42%
Amenity - A/C Maintenance and Equipment	-	1,250.00	(1,250.00)	1,500.00	0.00%
Amenity - Gas	770.36	-	770.36	-	
<b>Total Vistera - Amenity Expenses</b>	<b>\$ 119,003.22</b>	<b>\$ 162,891.66</b>	<b>\$ (43,888.44)</b>	<b>\$ 195,470.00</b>	<b>60.88%</b>
<b>Total Expenses</b>	<b>\$ 513,419.39</b>	<b>\$ 576,876.40</b>	<b>\$ (63,457.01)</b>	<b>\$ 692,251.67</b>	<b>74.17%</b>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 19,830.37	\$ -	\$ 19,830.37	\$ -	
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 19,830.37</b>	<b>\$ -</b>	<b>\$ 19,830.37</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 198,942.55</b>	<b>\$ -</b>	<b>\$ 198,942.55</b>	<b>\$ -</b>	





# **Laurel Road Community Development District**

## **Review and Consideration of Forsberg Proposal for Aria Lift Station Modifications**

# PROPOSAL

VISCDDP1 - Sanitary

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

DATE: 11-AUG-25

PROJECT: VISTERA

JOB NO. 24-01B



SITework 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	ARIA LIFT STATION MODIFICATIONS		\$ 59,676.00
		ORIGINAL PROPOSAL WAS IN ACCORDANCE WITH PLANS TITLED ARIA LIFT STATION UPGRADE PREPARED BY AM ENGINEERING WITH LATEST REVISION DATED 6/7/23, WHERE THE PUMP AND PANEL MODIFICATIONS WERE THE RESPONSIBILITY OF XYLEM UNDER SEPARATE CONTRACT WITH THE CDD		
		THIS PROPOSAL INCLUDES WORK ASSOCIATED WITH THE PUMP AND PANEL MODIFICATIONS AS WELL AS THE ADDITION OF A NEW 6" PUMP OUT COMBO VENT IN LIEU OF THE EXISTING VENT. THE WORK ASSOCIATED WITH THE PUMP AND PANEL MODIFICATIONS INCLUDE:		
		-BYPASS PUMPING		
		-REMOVE EXISTING PUMPS, GUIDE RAILS AND BASE ELBOWS		
		-POUR CONCRETE STEP IN WET WELL TO MAINTAIN PROPER CLEARANCE FOR THE NEW PUMPS		
		-INSTALL NEW BASE ELBOWS AND SS PLATES		
		-INSTALL NEW FLYGT PUMPS		
		-COMPLY WITH OSHA CONFINED SPACE ENTRY		
		CHANGE WAS INITIATED BY THE COUNTY AND CDD TO FACILITATE THE PROPOSED LIFT STATION MODIFICATIONS		
FORSBERG CONSTRUCTION, INC.			SUBTOTAL	\$ 59,676.00
GREGG V. MARSH, V.P.			TAX (7%)	N/A
8/11/2025			TOTAL	\$ 59,676.00
DATE				



# **Laurel Road Community Development District**

## **Appointment of Committee to Evaluate the Construction Bids for the Laurel Road Widening Project**



# **Laurel Road Community Development District**

## **Staff Reports**



## Vistara Club Field Service Report

Company: PFM Field Service

Contact: Jessica Hamill

Email: [Jhamill@triadassocmgmt.com](mailto:Jhamill@triadassocmgmt.com)

Phone: (352) 602-4803

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**Created: Mon, 8/22/2025**

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**Two or three trees on Allora Ave need to be straightened.**

**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025

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**Left station**

**Created:** Fri, 8/22/2025

(21)



**Weeds need to be treated**

**Created:** Fri, 8/22/2025

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**Grass under the palm tree at the roundabout on Corserra Dr. Needs to be treated**

**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025



(37)



**Tree by front entrance is dead and needs replaced**

**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025

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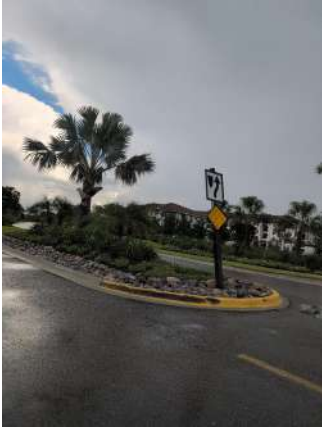


**Sign in around about is leaning**

**Created:** Fri, 8/22/2025



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**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025

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**Plants in front entrance dead and need to be replaced**

**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025

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**Club parking lot**

**Created:** Fri, 8/22/2025

Mulch needs to be replaced

(54)



**Club parking lot**

**Created:** Fri, 8/22/2025

Looks good

(55)



**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025



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**Mulch bed washout**

**Created:** Fri, 8/22/2025

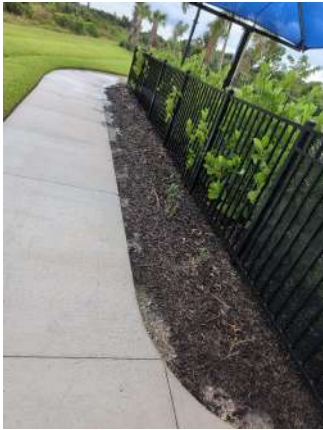
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**Plant bed next to the pool needs plants**

**Created:** Fri, 8/22/2025

(61)



**Created:** Fri, 8/22/2025

(62)



**Plant bed next to pool**

**Created:** Fri, 8/22/2025

(63)



**Leveling issue**

**Created:** Fri, 8/22/2025

Plant bed next to pool

(64)



**Plans for plant bed outside pool area**

**Created:** Fri, 8/22/2025

(65)



**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025

(72)



**Cooler by the pool is not draining**

**Created:** Fri, 8/22/2025

Sydney advised she contacted plumber to come out

(73)



**Sprayed overgrown grass needs to be edged**

**Created:** Fri, 8/22/2025

(74)



**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025

(76)



**Dead tree in pool area**

**Created:** Fri, 8/22/2025



(77) **Tons of water collecting in all plant beds around the pool area**

**Created:** Fri, 8/22/2025



(78) **Life ring needs to be cleaned or replaced**

**Created:** Fri, 8/22/2025

Sydney advised she will order new ones



(79) **Created:** Fri, 8/22/2025



(80) **Second one also needs to be cleaned**

**Created:** Fri, 8/22/2025



(81)



**Grate needs to be fixed**

**Created:** Fri, 8/22/2025

Sydney advised Craig is aware and fixing

(82)



**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025

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**Edge of cushions have algae**

**Created:** Fri, 8/22/2025

(87)



**DGCS came and fixed and it's now not draining again -rifht side of the club**

**Created:** Fri, 8/22/2025

(88)



**Same drainage issue on right side of amenity center**

**Created:** Fri, 8/22/2025

(89)



**Created:** Fri, 8/22/2025

(90)



**Dead**

**Created:** Fri, 8/22/2025

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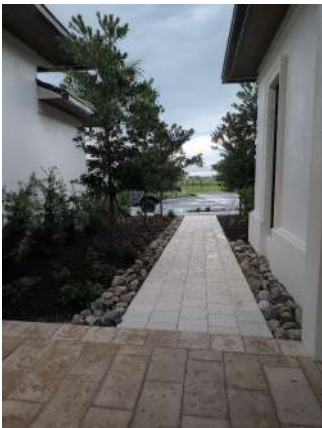
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**Plants are not doing well in front of club**

**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025



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**Created:** Fri, 8/22/2025

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**Small plants in plant bed are dead**

**Created:** Fri, 8/22/2025

(107)



**Tree on schedule for replacement- Tyree**

**Created:** Fri, 8/22/2025

(108)



**Gutter on front right side of the amenity bldg is coming off**

**Created:** Fri, 8/22/2025



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**Created:** Fri, 8/22/2025

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**Created:** Fri, 8/22/2025





From the experts at  
WTS International, LifeStart  
and Meet Hospitality

## **Monthly Summary Report** *August 2025*

Submitted by:

Sydney Pollock, Lifestyle Director

Alex Murphy, Senior Regional Director, Lifestyle & Residential



**VISTERA**  
OF VENICE



# LIFESTYLE PROGRAMS AND EVENTS

## 1. S'mores & Stars



### S'MORES & STARS

Friday, August 1st | 8:30 PM - 9:30 PM | The Loggia Patio

Roast marshmallows and build your perfect s'more at our DIY bar, then cozy up under the stars for an exciting star-gazing session. Use a stargazing app or star maps to embark on a constellation hunt and discover the wonders of the night sky.

Homeowner and Under Contract event.

- Attendees invited to stargaze and roast S'mores on the Loggia Patio after sunset

## 2. Back to School Bash



Homeowner, Under Contract, and Prospect event.

- Attendees were treated to live circus acts, a bounce house, carnival games, and a magician.

## 3. Parent & Me Story Time Tea



No flyer for this event. Residents notified via Community Update and calendar posting.

Homeowner event.

- The Sarasota County Library Services outreach team came out to provide a prince and princess themed story time for children 0-5 years of age.

# LIFESTYLE PROGRAMS AND EVENTS

## 4. Splash n' Serve Tournament



### SPLASH N' SERVE TOURNAMENT

Thursday, August 21st | 5:00 PM - 7:00 PM | The Pool

Dive into the ultimate summer showdown at Vistera's Splash 'n Serve Tournament! Grab your team, hit the pool, and compete in a high-energy water volleyball competition filled with spikes, splashes, and sunny vibes. Whether you're playing to win or just for the fun of it, this is the coolest way to heat up your summer.

Be part of the fun! We need at least 8 RSVPs  
by this Wednesday, August 20th to hold this event

Homeowner and Under Contract Event.

- Event was not held, as Lifestyle Director only received 1 RSVP.

## 5. Mixology Class



Mixology Class at the Vistera Club - Friday, August 29th

Time: 7:00 PM - 9:00 PM

Join bartenders from *The Happiest Hour* for an interactive cocktail class where you'll learn how to shake, stir, and sip like a pro. All supplies will be provided, so just bring your enthusiasm and get ready to mix up something delicious.

### Vistera MIXOLOGY Class



*The Venice*  
Lemon Drop Martini



*The Vistera Lemonade*  
Blueberry-Mint Lemonade



*The Cove*  
Old Fashioned

21+ event.

RSVP is required to attend; walk-ins not accepted at this event.

Please RSVP no later than Sunday, August 24th.

Homeowner and Under Contract event.

- Bartender from the Happiest Hour of the Day LLC came onsite to lead an instructional cocktail class in the Main Club Lounge.

# EVENT HIGHLIGHTS



## S'mores & Stars:

Roughly 30 residents and under contract attendees roasted marshmallows and created delicious s'mores on the Loggia Patio. Attendees noted they thought the setup was "really cute" and liked the addition of not only traditional Hershey's chocolate, but Snickers as well.



## Back to School Bash: Under the Big Top

50 residents, under-contract buyers, and prospects joined us for a lively circus-themed Back to School Bash. Sales Associates Steve Goodwin (Neal Communities) and Joe Souto (M/I Homes) bravely took pies to the face during our high-energy circus trivia game. Guests were wowed by stilt walkers and jugglers from the Circus Arts Conservatory, while kids enjoyed the bounce house and a magician's performance.



# EVENT HIGHLIGHTS CONTINUED



## Parent & Me Story Time Tea:

4 residents joined us for a magical morning as the Sarasota County Library outreach team hosted a prince and princess-themed story time for children ages 0–5. The little ones decorated their own crowns, sipped on kid-friendly tea, played with musical instruments, and joined in a lively sing-along before settling in for enchanting tales.



## Mixology Class:

Residents gathered in the Main Club Lounge as a bartender from The Happiest Hour of the Day, LLC led an engaging instructional Visterra-themed cocktail class. With 21 RSVPs and 16 resident and under-contract attendees, the evening mixed learning with fun as participants discovered new techniques and recipes to shake up their home bartending skills. The event's success has already sparked strong interest and RSVPs for September's upcoming Sip & Savor gathering.

# FACILITY UTILIZATION

*This report has been generated using Proptia and provides insight into approximate credential scan activity. 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 all counts, except total scans.*

OVERALL UTILIZATION	
Total Scans	Total Scans - 1,133 (22.7% decrease from July)
Average visits per weekday	11.3
Average visits per weekend	22.8
TOTAL VISITS PER DAY	
Monday	Average 12.5 visits
Tuesday	Average 11.5 visits
Wednesday	Average 11 visits
Thursday	Average 11.75 visits
Friday	Average 10 visits
Saturday	Average 11.6 visits
Sunday	Average 11.2 visits

- Irregular scan data observed beginning August 7, with a large number of individual names missing from the Proptia scan log. Likely due to modem issues.
- August 9: Decrease in scans, likely tied to the Back to School Bash event, where the door was held open for guests.
- August 29: 14 event attendees not reflected in scan data.
- Lifestyle Director noted a dip in visits during the third week of the month, likely due to the modem issue and the start of the school year on August 11.
- Proptia Usage
  - 159 residents registered as of 9/2/25



# FACILITY OPERATIONS & MAINTENANCE


ITEM	STATUS	CONCLUSION
Amenity Internet Modem	Upon install of internet at the Laurel Road Gates, the flow of SafeTouch data was stalled within the Club. New residents and replacement credentials could not be stored in Proptia for building access. Comcast was able to remotely reconfigure the modem to be in Bridge Mode.	Resolved. New resident Proptia credentials and replacement credentials can now be stored, granting building access upon scan of the app.
SafeTouch: Vehicular Gates	Internet installed at Laurel Road Gates. SafeTouch to return 9/8 to continue configuring gates., to make them operational.	Ongoing.
Purchase of Golf Cart	Developer approved purchase of 2009 Electric EZ Go Golf Cart for the Lifestyle Team, to be pulled from the Capital Outlay line item.	Delivered on 9/2. Will be used predominately by Amenity Maintenance Specialist for community trash pickup and event logistics.
Downed Light Post	Light post at the corner of Liberto and Corserra was struck and fell down. Report with FPL had been filed as well as a request for service.	Fixed by FPL 8/22
Patio Furniture	Patio furniture is becoming stained easily from the elements and dead bugs. Another request was sent to LRK to see if anything can be done.	Chaderlee Shellabarger from LRK stated she would reach out to the manufacturer of the furniture.
Doggy Relief Station Behind Pool	Developer requested that the Doggy Relief Station behind the pool be moved closer to the mailboxes. Field Services alerted to the request.	Station successfully relocated.

# FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Pool Inspection	Pool Inspection was completed by the Health Department 8/24. Result: Unsatisfactory Inspector marked violations for Chemical Container labeled FBC and Flowmeter.	Sydney will collaborate with Field Services and S&G Pools to resolve.
Holiday Lights	Sydney signed off on quote provided by Trimmer's Holiday Decor for holiday lights at Laurel/Border Rd Entrances and the Amenity Center. Install will begin in late October/early November.	Invoice sent to Amanda Lane.
Drainage at Pool	S&G Pools alerted Sydney to a drainage issue occurring on the pool deck after heavy rainfall. Technician noted the vacuum line for the pool pump is currently connected to the deck drains. With the heavy rainfall, technician has been draining pool water on each visit, and this setup is causing the deck drains to overflow and flood the mulch areas. Technician suggested separating the pump vacuum line from the deck drainage system.	Field team was alerted, and will await decision from NLN Land Development.
Drainage Behind Fireplace	Drains behind outdoor fireplace are not dispersing water.	Field team is aware of the issue, and are working to resolve.
Tiles in LD's Office	The dripping in Sydney's office was resolved. Tile will be replaced by CRS vendor 9/4.	Awaiting completion.
Landscaping	Potted plants on Loggia and in front of Club are still struggling.	Landscape Engineer will be asked to perform another inspection, to provide new plant recommendation.
Maintenance Purchases	Purchased the following items for Amenity Maintenance Specialist: Greenworks Leaf Blower, replacement batteries for blower, mop solution, work gloves, tools, commercial mop bucket w/ mop head, drywall anchors, touch up paint supplies, grill cleaner, zip ties.	A.M.S. using purchases to complete outstanding projects. Most recently completed build of interior shelving.

# 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 	Hired and onboarded new staff member, Attila (Ati) Toth, as Vistara's Amenity Maintenance Specialist.	Ati has very quickly become a wonderful fixture within the Club. The residents love him, and he is incredibly helpful and takes a lot of pride in his work.
Positive	<p>Received three consecutive positive 7-Month resident survey responses, regarding lifestyle and event satisfaction. Please see responses below to the prompt - "Have you attended any community events, programs, or clubs? How would you rate the quality of programs and clubs you attended?"</p> <ul style="list-style-type: none"><li>• Response 1: Yes. 9/10</li><li>• Response 2: Yes. 9/10</li><li>• Response 3: Yes. 10/10</li></ul>	Sydney will follow up with residents to understand what would help them rate their experience a 10 out of 10. Since several residents mentioned they weren't aware of the new resident orientation, she'll include a brief overview and invite them to schedule a session.

# FORECAST

Please see descriptions below of upcoming Lifestyle Events in August. 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)	DETAILS
Labor Day Paradise Party	September 1st	Homeowner, Under Contract, and Prospect event held poolside with a steel drum musician, cocktails, and light bites.
Sip & Savor: An Italian Wine & Cheese Experience	September 13th	Italian wine and cheese tasting, led by local sommelier, Tom Stone, Residents and Under Contract are invited.
Elevate: An Afternoon of Balance and Bliss	September 20th	Homeowners and Under Contract invited to enjoy complimentary assisted stretching by Stretch Zone, healthy bites and herbal teas. OneBlood Bus will be onsite for blood donations.
Minute to Win It Game Night	September 25th	Homeowners and Under Contract invited. Must have 8 RSVS to hold the event. Will provide quick 60 second games and challenges to all attendees for prizes. Family friendly event.
Oktoberfest	October 4th	Residents and Under Contract invited to enjoy beers and soft pretzels. A comedian will perform at 8:30 pm.

CURRENT ACTION ITEMS	WHO WILL DO THIS?	DUE DATE
Introduction of “Altogether Yours” Day Pass	Sydney + NLN Marketing Team	Completed. Residents were alerted via email they may see a limited number of prospective homeowners using the Amenities.
Planning of That’s Amore Fall Home Tour	NLN Marketing + Sydney Pollock + Alex Murphy	Event Date: October 18 <sup>th</sup> from 2-5 pm Purpose: Marketing-driven event to increase visibility and traffic to model homes.

**THANK YOU.**

