

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 of the Laurel Road Community Development District scheduled to be held **Wednesday, February 11, 2026, 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://pfcmcdd.webex.com/join/carvalhov>

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

1. Consent Agenda

1. Minutes of the January 14, 2026, Board of Supervisors' Meeting
2. Robertson Billiards Proposal for Ping Pong Table
3. Maddtraxx Proposal for Bike Rack Pad
4. Maverick Building Solutions Proposal for Amenity Center Bike Racks
5. Payment Authorization Nos. 128 – 132
6. Funding Request Nos. 196 – 198
7. Series 2021 Requisition Nos. 181 – 184
8. District Financial Statements

Business Matters

2. Consideration of Purchase and Sale Agreement with JT Transport Services, LLC for Fill Material

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Next meeting: March 11, 2026
- Field Services Operation Manager
- Lifestyle Director

Supervisor Requests and Comments

Adjournment



Laurel Road Community Development District

Consent Agenda



Laurel Road Community Development District

**Minutes of the January 14, 2026,
Board of Supervisors' Meeting**

MINUTES OF MEETING

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Wednesday, January 14, 2026, 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
Dale Weidemiller	Assistant Secretary
John Leinaweafer	Assistant Secretary

(via phone)

Also present:

Vivian Carvalho	PFM Group Consulting LLC – District Manager
Amanda Lane	PFM Group Consulting LLC – District Accountant
Tom Panaseny phone)	Neal Land & Neighborhoods – Developer
John McKay	J.H. McKay, LLC – Consultant
Bobbi Claybrooke	AM Engineering – District Engineer
Jeff Ramer	Field Services Operation Manager (via phone)
Andy Richardson (via phone)	Neal Land & Neighborhoods- Developer
Jennifer Villareal	Neal Communities- Representative

(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Roll Call

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:33 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 December 10, 2025,

Board of Supervisors' Meeting

- 2. Consulting Agreement with Dale Weidemiller
- 3. FEDCO Proposal for Bores for Amenity Lighting
- 4. Point Break Surveying Proposal for Phase 2 Platting
- 5. Tri County Air Proposal for Clubhouse AC Repair
- 6. Payment Authorization Nos. 123 – 127
- 7. Funding Request No. 194 – 195
- 8. District Financial Statements

The Board reviewed the consent agenda items. It was noted the Point Break Surveying Proposal for Phase 2 platting would be removed from the Consent Agenda, as it is a developer expense.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Consent Agenda items 1 – 3 and 5 - 8.

SECOND ORDER OF BUSINESS

Business Matters

Review and Acceptance of Form 8B from Dale Weidemiller

Ms. Carvalho noted this is a statute requirement regarding conflict of interest due to the previously approved contract between the District and Dale Weidemiller.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaiver, with all in favor, the Board accepted the Form 8B from Dale Weidemiller.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Carvalho requested an update on the Laurel Road widening project agreement between the District and the County. Mr. Weidemiller noted that Mr. Vogel was drafting revisions and it will be retransmitted to Sarasota County this week. This should be completed by February 2026.

There was brief discussion regarding the construction timeline. It was noted silt screening will most likely begin April 1st, 2026.

District Engineer – No report.

District Manager – Ms. Carvalho noted the next Board meeting is scheduled for February 11, 2026.

Field Services Operation Manager – No report.

Lifestyle Director – The Board reviewed the community report.

Audience Comments and Supervisor Requests

Mr. Weidemiller gave an update regarding the project and funding. He noted his compensation comes from the project, not the CDD or Developer.

There was brief discussion regarding Mr. Weidemiller's compensation.

There were no further comments or requests at this time.

FOURTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

ON MOTION by Ms. Snow, seconded by Mr. Leinaweaiver, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:40 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Laurel Road Community Development District

**Robertson Billiards Proposal
for Ping Pong Table**

Robertson Billiards & Spas

Estimate

1721 N. Franklin St.
Tampa Fl 33602
813-229-2778

DATE ESTIMATE NO.
1/29/2026 002432

NAME / ADDRESS

Laurel Road CDD
3501 Quadrangle Blvd Ste 270
Orlando, FL 32817

VISCDD - Amenities Non-Entry

PROJECT

ITEM	DESCRIPTION	QTY	TOTAL
PING PONG	Cornilleau 510M Ping pong outdoor	1	2,199.99
DELIVER	Deliver and install	1	399.99
	Delivery address 321 Vistera Blvd Venice, FL 34275 941-724-2819 Andy richardson		
	SALES TAX		0.00

 1/29/24

TOTAL

\$2,599.98

Phone #

813-229-2778



Laurel Road Community Development District

Maddtraxx Proposal for Bike Rack Pad



RESIDENTIAL - COMMERCIAL - AGRICULTURAL

PROPOSAL

MaddTraxx LLC
3946 Sasser Rd
Zolfo Springs, FL 33890
863-832-4807

VISCCDDP1 - Amenities Non-Entry

DATE	1/12/2026
PAYMENT TERMS	NET 30
PO NUMBER	011226BikeRack

BILL TO
Laurel Road CDD

JOB
Vistera Bike Rack

SCOPE	QUANTITY	RATE	AMOUNT
<p>Saw-cut and demolish existing parallel parking space. Excavate and dispose of existing asphalt as required. Form and pour an approximately 7' x 20' concrete pad, 3" thick, for bike rack installation.</p> <p>Labor and material included.</p>	1	1	\$2,760.00

Total : \$2,760.00

Thank you for allowing MaddTraxx to service your land needs!
Contact office@maddtraxx.com for any questions or concerns.
Please make check payable to MaddTraxx LLC.

TERMS

Bid price (as shown) for work described above is \$2760. Upon execution, it constitutes a binding purchase order.

Signature of Acceptance

Signature of Acceptance



Laurel Road Community Development District

**Maverick Building Solutions Proposal
for Amenity Center Bike Racks**

VISTERA BIKE RACKS ESTIMATE

9 Singular looped Bike Racks

Grand Total (USD)

\$4,275.00

BILL TO

Laurel Road CDD

Andy Richardson

941-328-1140

arichardson@nealland.com

VISCCDDP1 - Amenities Non-Entry

Estimate Number: 774

Estimate Date: January 13, 2026

Valid Until: February 12, 2026

Grand Total (USD): **\$4,275.00**

ITEMS

QUANTITY

PRICE

AMOUNT

36" Circle Bike Rack

36" Circle Bike Rack- Black

9

\$375.00

\$3,375.00

Bike Rack Installation

Installing Bike Racks to surface mount at designated locations using a 4-1/2" x1/2" wedge anchor.

9

\$100.00

\$900.00

Grand Total (USD):

\$4,275.00

 Phillip Richardson

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.

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

Payment Authorization Nos. 128 – 132

PA #	Description	Amount	Total
128	Alesco Uniforms	\$ 69.56	
	AM Engineering	\$ 791.00	
		\$ 644.00	
	Clean Sweep Parking Lot Maintenance	\$ 712.50	
	Daystar Exterior Cleaning	\$ 1,530.00	
	FitRev	\$ 250.00	
	Jan-Pro of Manasota	\$ 1,325.67	
	PFM Group Consulting	\$ 2.95	
	Verizon Business	\$ 74.90	
	WTS International	\$ 2,338.13	
		\$ 25.02	
		\$ 346.50	
		\$ 39.70	
		\$ 2,349.39	
			\$10,499.32
129	City of Venice	\$ 2,083.88	
		\$ 7.28	
		\$ 19.42	
		\$ 232.80	
		\$ 13.49	
		\$ 151.26	
		\$ 677.48	
		\$ 214.56	
		\$ 3.80	
		\$ 3,414.36	
		\$ 415.36	
		\$ 465.56	
	Florida Natural Gas	\$ 8.32	
	FPL	\$ 35.35	
		\$ 2,759.88	
		\$ 47.61	
		\$ 74.34	
	Impact Landscaping & Irrigation	\$ 6,685.00	
	PFM Group Consulting	\$ 4,625.00	
			\$21,934.75
130	Alesco Uniforms	\$ 60.64	
	Comcast Business	\$ 1,463.91	
		\$ 194.95	
	Navitas Credit Corp	\$ 2,465.17	
	Supervisor Fees	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	TECO	\$ 57.56	
	Vglobal Tech	\$ 300.00	
			\$5,542.23
131	Childlike Productions	\$ 375.00	
	Comcast Business	\$ 194.95	
	FPL	\$ 3,588.51	
	GreatAmerica Financial Services	\$ 369.16	
	J.B. Edwards	\$ 151.72	
	PFM Group Consulting	\$ 20.00	
	Southern Land Services of SW Florida	\$ 875.00	
	Tyree Brown, Arborist	\$ 500.00	
	Vglobal Tech	\$ 160.00	
	WTS International	\$ 2,353.73	
			\$8,588.07
132	Advanced Aquatic Services	\$ 1,888.00	
	Alesco Uniforms	\$ 69.56	
	Charlotte Thorpe	\$ 550.00	
	Clean Sweep Parking Lot Maintenance	\$ 1,187.50	
	Doody Free 941	\$ 234.00	
	Florida Natural Gas	\$ 8.40	
	Impact Landscaping & Irrigation	\$ 15,334.67	
		\$ 1,986.00	
		\$ 3,535.41	
		\$ 430.00	
	Jan-Pro of Manasota	\$ 1,325.67	
	NaturZone	\$ 210.00	
	Neal Land & Neighborhoods	\$ 3,375.00	
		\$ 3,375.00	
	PFM Group Consulting	\$ 4,625.00	
	S & G Pools	\$ 1,552.00	
	Safetouch	\$ 2,034.55	
	Safetouch	\$ 1,538.46	
	TieTechnology	\$ 73.38	
	USA Today	\$ 158.75	
	Valley	\$ 1,333.66	
			\$44,825.01
	Total	\$91,389.38	



Laurel Road Community Development District

Funding Request Nos. 196 – 198

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

Funding Requests Nos. 196 - 198

FR #	Description	Amount	Total
196	AM Engineering	\$ 521.00	
		\$ 3,239.00	
	Dale Weidemiller	\$ 5,557.50	
			\$9,317.50
197	FEDCO Communications & Utilities	\$ 2,347.50	
	Kimley-Horn and Associates	\$ 2,345.66	
			\$4,693.16
198	Kimley-Horn and Associates	\$ 3,297.52	
			\$3,297.52
		Total	\$17,308.18



Laurel Road Community Development District

Series 2021 Requisition Nos. 181 – 184

Laurel Road CDD
Series 2021
Summary of Requisition(s): 181-182

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
181	Florida Fireplace Systems	\$ 2,867.10	Please overnight the payment and reference invoice(s) 11773 on the payment.	Overnight the payment to: Florida Fireplace Systems 6998 49th St N Pinellas Park, FL 33781
182	LRK	\$ 2,561.25	Please wire the funds per the instructions on page(s) 12 of the .pdf file and reference invoice(s) 04-21020.10-25 with the wire.	Via wire
Total		\$ 5,428.35		

Laurel Road CDD
Series 2021
Summary of Requisition(s): 183-184

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
183	Kimley-Horn and Associates	\$ 1,165.00	Please wire the funds per the instructions on page(s) 5 of the .pdf file and reference invoice(s) 242163006-1125 with the wire.	Via wire
184	FEDCO Communications and Utilities	\$ 2,347.50	Please wire the funds per the instructions on page(s) 15-16 of the .pdf file and reference invoice(s) DB-VIS1B-01 with the wire.	Via wire
	Total	\$ 3,512.50		



Laurel Road Community Development District

District Financial Statements



Laurel Road Community Development District

December 2025 Financial Package

December 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 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 508,844.25				\$ 508,844.25
On-Roll Assessments Receivable	72,187.85				72,187.85
Off-Roll Assessments Receivable	128,796.41				128,796.41
Prepaid Expenses	70.58				70.58
Deposits	4,350.00				4,350.00
On-Roll Assessments Receivable		\$ 90,318.42			90,318.42
Due From Other Funds		99,415.48			99,415.48
Series 2021A1 Debt Service Reserve		326,871.88			326,871.88
Series 2021A2 Debt Service Reserve		62,500.00			62,500.00
Series 2021A Revenue		546,353.64			546,353.64
Series 2021A2 Interest		1,102.10			1,102.10
Series 2021A1 Prepayment		163.16			163.16
Series 2021A2 Prepayment		177,058.26			177,058.26
Accounts Receivable - Due from Developer			\$ 5,763.46		5,763.46
Series 2021A Acquisition/Construction			4,632.41		4,632.41
Deposits			50.00		50.00
Total Current Assets	\$ 714,249.09	\$ 1,303,782.94	\$ 10,445.87	\$ -	\$ 2,028,477.90
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,114,049.04	\$ 1,114,049.04
Amount To Be Provided				13,935,950.96	13,935,950.96
Total Investments	\$ -	\$ -	\$ -	\$ 15,050,000.00	\$ 15,050,000.00
Total Assets	\$ 714,249.09	\$ 1,303,782.94	\$ 10,445.87	\$ 15,050,000.00	\$ 17,078,477.90



Laurel Road CDD
Statement of Financial Position
As of 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 110,169.93				\$ 110,169.93
Deferred Revenue - On-Roll	72,187.85				72,187.85
Deferred Revenue - Off-Roll	128,796.41				128,796.41
Deferred Revenue		\$ 90,318.42			90,318.42
Accounts Payable			\$ 9,275.96		9,275.96
Retainage Payable			91,992.19		91,992.19
Deferred Revenue			5,763.46		5,763.46
Total Current Liabilities	\$ 311,154.19	\$ 90,318.42	\$ 107,031.61	\$ -	\$ 508,504.22
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 15,050,000.00	\$ 15,050,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 15,050,000.00	\$ 15,050,000.00
Total Liabilities	\$ 311,154.19	\$ 90,318.42	\$ 107,031.61	\$ 15,050,000.00	\$ 15,558,504.22
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ (16,545.33)				\$ (16,545.33)
Current Year Net Assets, Unrestricted	(8,195.92)				(8,195.92)
Net Assets - General Government	126,143.91				126,143.91
Current Year Net Assets - General Government	301,692.24				301,692.24
Net Assets, Unrestricted		\$ 1,142,003.21			1,142,003.21
Current Year Net Assets, Unrestricted		71,461.31			71,461.31
Net Assets, Unrestricted			\$ (99,574.77)		(99,574.77)
Current Year Net Assets, Unrestricted			2,989.03		2,989.03
Total Net Assets	\$ 403,094.90	\$ 1,213,464.52	\$ (96,585.74)	\$ -	\$ 1,519,973.68
Total Liabilities and Net Assets	\$ 714,249.09	\$ 1,303,782.94	\$ 10,445.87	\$ 15,050,000.00	\$ 17,078,477.90



Laurel Road CDD
Statement of Activities
As of 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 449,480.70				\$ 449,480.70
Off-Roll Assessments	128,796.41				128,796.41
Other Income & Other Financing Sources	1,056.15				1,056.15
On-Roll Assessments		\$ 562,371.45			562,371.45
Other Assessments		206,503.25			206,503.25
Developer Contributions			\$ 19,792.75		19,792.75
Total Revenues	\$ 579,333.26	\$ 768,874.70	\$ 19,792.75	\$ -	\$ 1,368,000.71
<u>Expenses</u>					
Supervisor Fees	\$ 3,000.00				\$ 3,000.00
Public Officials' Liability Insurance	2,870.00				2,870.00
Trustee Services	709.65				709.65
Management	13,875.00				13,875.00
Disclosure	250.00				250.00
District Counsel	1,314.00				1,314.00
Assessment Administration	5,500.00				5,500.00
Travel and Per Diem	72.52				72.52
Postage & Shipping	0.74				0.74
Legal Advertising	353.25				353.25
Miscellaneous	65.37				65.37
Web Site Maintenance	480.00				480.00
Holiday Decorations	23,860.86				23,860.86
Dues, Licenses, and Fees	175.00				175.00
Lifestyle Staff	21,629.58				21,629.58
Resident Services	4,946.08				4,946.08
Electric	295.31				295.31
Clubhouse Electric	6,300.03				6,300.03
Clubhouse Water	8,376.52				8,376.52
Water Reclaimed	594.18				594.18
Stormwater Management	8,167.64				8,167.64
Wetlands Mitigation	3,200.00				3,200.00
Amenity - Telephone	296.56				296.56



Laurel Road CDD
Statement of Activities
As of 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Amenity - Cable TV / Internet / Wi-Fi	\$ 4,952.76				\$ 4,952.76
Amenity - Landscape Maintenance	9,886.23				9,886.23
Amenity - Irrigation Repairs	720.00				720.00
Amenity - Pool Maintenance	4,835.98				4,835.98
Amenity - Access Control	1,538.46				1,538.46
Amenity - Janitorial	8,678.60				8,678.60
Amenity - Pest Control	1,113.55				1,113.55
Amenity - Fitness Equipment Leasing	7,395.51				7,395.51
Amenity - Security	8,677.62				8,677.62
Amenity - Office Equipment Leasing	1,031.24				1,031.24
Amenity - Capital Outlay	163.72				163.72
Amenity - Miscellaneous	1,091.30				1,091.30
Amenity - AC Maintenance and Equipment	1,859.40				1,859.40
Amenity - Gas	113.05				113.05
Amenity - Operations	1,034.81				1,034.81
Amenity - Fireplaces and Barbecue	16.65				16.65
Gate Internet Service	3,321.22				3,321.22
General Insurance	3,508.00				3,508.00
Property & Casualty Insurance	36,328.00				36,328.00
Other Insurance	500.00				500.00
Irrigation	7,870.00				7,870.00
Lake Maintenance	8,064.00				8,064.00
Landscaping Maintenance & Material	37,819.01				37,819.01
Landscape Improvements	2,880.44				2,880.44
Fertilizer / Pesticides	4,320.00				4,320.00
Contingency	532.00				532.00
Lake Bank Mowing	5,958.00				5,958.00
Gate - Repairs & Maintenance	225.00				225.00
Dog Waste Stations	702.00				702.00
Capital Expenditures	8,195.92				8,195.92
Street Sweeping	1,900.00				1,900.00
Streetlights	6,000.64				6,000.64



Laurel Road CDD
Statement of Activities
As of 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Series 2021 A2 Principal Payments		\$ 435,000.00			\$ 435,000.00
Series 2021 A1 Interest Payments		198,721.25			198,721.25
Series 2021 A2 Interest Payments		69,296.88			69,296.88
Engineering			\$ 5,763.46		5,763.46
Contingency			11,515.66		11,515.66
Total Expenses	\$ 287,565.40	\$ 703,018.13	\$ 17,279.12	\$ -	\$ 1,007,862.65
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 1,728.46				\$ 1,728.46
Dividend Income		\$ 5,604.74			5,604.74
Dividend Income			\$ 475.40		475.40
Total Other Revenues (Expenses) & Gains (Losses)	\$ 1,728.46	\$ 5,604.74	\$ 475.40	\$ -	\$ 7,808.60
Change In Net Assets	\$ 293,496.32	\$ 71,461.31	\$ 2,989.03	\$ -	\$ 367,946.66
Net Assets At Beginning Of Year	\$ 109,598.58	\$ 1,142,003.21	\$ (99,574.77)	\$ -	\$ 1,152,027.02
Net Assets At End Of Year	\$ 403,094.90	\$ 1,213,464.52	\$ (96,585.74)	\$ -	\$ 1,519,973.68



Laurel Road CDD
Budget to Actual
For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
Revenues					
On-Roll Assessments	\$ 449,480.70	\$ 130,417.14	\$ 319,063.56	\$ 521,668.55	86.16%
Off-Roll Assessments	128,796.41	64,398.21	64,398.20	257,592.82	50.00%
Other Income & Other Financing Sources	1,056.15	-	1,056.15	-	-
Carryforward Cash	21,812.50	21,812.50	-	87,250.00	25.00%
Net Revenues	\$ 601,145.76	\$ 216,627.85	\$ 384,517.91	\$ 866,511.37	69.38%
General & Administrative Expenses					
Supervisor Fees	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 12,000.00	25.00%
Public Officials' Liability Insurance	2,870.00	778.55	2,091.45	3,114.20	92.16%
Trustee Services	709.65	1,061.08	(351.43)	4,244.31	16.72%
Management	13,875.00	13,875.00	-	55,500.00	25.00%
Field Management	-	3,750.00	(3,750.00)	15,000.00	0.00%
Engineering	-	1,500.00	(1,500.00)	6,000.00	0.00%
Disclosure	250.00	250.00	-	1,000.00	25.00%
District Counsel	1,314.00	5,000.00	(3,686.00)	20,000.00	6.57%
Assessment Administration	5,500.00	1,375.00	4,125.00	5,500.00	100.00%
Reamortization Schedules	-	31.25	(31.25)	125.00	0.00%
Audit	-	1,425.00	(1,425.00)	5,700.00	0.00%
Arbitrage Calculation	-	125.00	(125.00)	500.00	0.00%
Tax Preparation	-	15.81	(15.81)	63.24	0.00%
Travel and Per Diem	72.52	125.00	(52.48)	500.00	14.50%
Telephone	-	175.00	(175.00)	700.00	0.00%
Postage & Shipping	0.74	125.00	(124.26)	500.00	0.15%
Legal Advertising	353.25	1,375.00	(1,021.75)	5,500.00	6.42%
Miscellaneous	65.37	250.01	(184.64)	1,000.00	6.54%
Office Supplies	-	125.00	(125.00)	500.00	0.00%
Web Site Maintenance	480.00	780.00	(300.00)	3,120.00	15.38%
Holiday Decorations	23,860.86	6,250.00	17,610.86	25,000.00	95.44%
IT Services	-	125.00	(125.00)	500.00	0.00%
Dues, Licenses, and Fees	175.00	43.75	131.25	175.00	100.00%
Lifestyle & Maintenance Staff	21,629.58	13,573.70	8,055.88	54,294.80	39.84%
Resident Services	4,946.08	1,874.60	3,071.48	7,498.40	65.96%
Total General & Administrative Expenses	\$ 79,102.05	\$ 57,008.75	\$ 22,093.30	\$ 228,034.95	34.69%



Laurel Road CDD
 Budget to Actual
 For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
<u>Field Expenses (Inside the Gate; SF)</u>					
Electric	\$ 221.48	\$ 1,875.00	\$ (1,653.52)	\$ 7,500.00	2.95%
Water Reclaimed	445.64	937.50	(491.87)	3,750.00	11.88%
Stormwater Management	8,167.64	500.00	7,667.64	2,000.00	408.38%
Wetland Mitigation	3,200.00	2,250.00	950.00	9,000.00	35.56%
Equipment Rental	-	281.25	(281.25)	1,125.00	0.00%
Gate Internet Service	3,321.22	500.00	2,821.22	2,000.00	166.06%
General Insurance	2,631.00	713.50	1,917.50	2,854.00	92.19%
Property & Casualty Insurance	27,246.00	3,798.94	23,447.06	15,195.75	179.30%
Other Insurance	500.00	-	500.00	-	0.00%
Irrigation - Repair and Maintenance	5,902.50	4,680.00	1,222.50	18,720.00	31.53%
Lake Maintenance	6,048.00	4,500.00	1,548.00	18,000.00	33.60%
Landscaping Maintenance & Material	28,364.26	26,583.01	1,781.25	106,332.03	26.68%
Landscape Improvements	2,160.33	3,750.00	(1,589.67)	15,000.00	14.40%
Fertilizer / Pesticides	3,240.00	3,240.00	-	12,960.00	25.00%
Contingency	532.00	4,350.00	(3,818.00)	17,400.00	3.06%
Lake Bank Mowing	5,958.00	-	5,958.00	-	0.00%
Gate - Repairs & Maintenance	225.00	875.00	(650.00)	3,500.00	6.43%
Mulch	-	1,250.00	(1,250.00)	5,000.00	0.00%
Storm Cleanup	-	1,875.00	(1,875.00)	7,500.00	0.00%
Storm Landscape Replacement	-	2,812.50	(2,812.50)	11,250.00	0.00%
Security Monitoring	-	7,500.00	(7,500.00)	30,000.00	0.00%
Dog Waste Stations	702.00	702.00	-	2,808.00	25.00%
Mailbox Maintenance	-	50.00	(50.00)	200.00	0.00%
Capital Expenditures	6,146.94	1,875.00	4,271.94	7,500.00	81.96%
Street Sweeping	1,900.00	3,000.00	(1,100.00)	12,000.00	15.83%
Lighting	-	187.50	(187.50)	750.00	0.00%
Streetlights - Leasing	4,500.48	7,560.00	(3,059.52)	30,240.00	14.88%
Bike Share Maintenance	-	625.00	(625.00)	2,500.00	0.00%
Golf Cart Maintenance	-	281.25	(281.25)	1,125.00	0.00%
Total Field Expenses (Inside the Gate; Only SF)	\$ 111,412.49	\$ 86,552.45	\$ 24,860.04	\$ 346,209.78	32.18%
<u>Field Expenses (Outside the Gate; MF)</u>					
Electric	\$ 73.83	\$ 625.00	\$ (551.17)	\$ 2,500.00	2.95%
Water Reclaimed	148.55	312.50	(163.96)	1,250.00	11.88%
Equipment Rental	-	93.75	(93.75)	375.00	0.00%
General Insurance	877.00	237.83	639.17	951.34	92.19%
Property & Casualty Insurance	9,082.00	1,266.31	7,815.69	5,065.25	179.30%
Irrigation - Repair and Maintenance	1,967.50	1,560.00	407.50	6,240.00	31.53%
Lake Maintenance	2,016.00	1,500.00	516.00	6,000.00	33.60%
Landscaping Maintenance & Material	9,454.75	8,861.00	593.75	35,444.01	26.68%
Landscape Improvements	720.11	1,250.00	(529.89)	5,000.00	14.40%
Fertilizer / Pesticides	1,080.00	1,080.00	-	4,320.00	25.00%
Storm Cleanup	-	625.00	(625.00)	2,500.00	0.00%
Storm Landscape Replacement	-	937.50	(937.50)	3,750.00	0.00%
Capital Expenditures	2,048.98	625.00	1,423.98	2,500.00	81.96%
Lighting	-	62.50	(62.50)	250.00	0.00%
Streetlights - Leasing	1,500.16	2,520.00	(1,019.84)	10,080.00	14.88%
Golf Cart Maintenance	-	93.75	(93.75)	375.00	0.00%
Total Field Expenses (Outside the Gate; MF)	\$ 28,968.88	\$ 21,650.14	\$ 7,318.74	\$ 86,600.59	33.45%



Laurel Road CDD
Budget to Actual
For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
<u>Vistera - Amenity Expenses</u>					
Clubhouse Electric	\$ 6,300.03	\$ 2,500.00	\$ 3,800.03	\$ 10,000.00	63.00%
Clubhouse Water	8,376.52	3,750.00	4,626.52	15,000.00	55.84%
Amenity - Telephone	296.56	2,190.00	(1,893.44)	8,760.00	3.39%
Amenity - Cable TV / Internet / Wi-Fi	4,952.76	3,250.00	1,702.76	13,000.00	38.10%
Amenity - Landscape Maintenance	9,886.23	5,000.00	4,886.23	20,000.00	49.43%
Amenity - Irrigation Repairs	720.00	2,500.00	(1,780.00)	10,000.00	7.20%
Amenity - Pool Maintenance	4,835.98	4,656.00	179.98	18,624.00	25.97%
Amenity - Access Control Maintenance	1,538.46	375.00	1,163.46	1,500.00	102.56%
Amenity - Pool Equipment	-	250.00	(250.00)	1,000.00	0.00%
Amenity - Cleaning	8,678.60	9,650.00	(971.40)	38,600.00	22.48%
Amenity - Pest Control	1,113.55	1,500.00	(386.45)	6,000.00	18.56%
Amenity - Fitness Equipment Leasing	7,395.51	7,545.51	(150.00)	30,182.04	24.50%
Amenity - Security Monitoring	8,677.62	1,525.00	7,152.62	6,100.00	142.26%
Amenity - Office Equipment Leasing	1,031.24	1,250.00	(218.76)	5,000.00	20.62%
Amenity - Capital Outlay	163.72	1,875.00	(1,711.28)	7,500.00	2.18%
Amenity - Miscellaneous	1,091.30	625.00	466.30	2,500.00	43.65%
Amenity - A/C Maintenance and Equipment	1,859.40	375.00	1,484.40	1,500.00	123.96%
Amenity - Gas	113.05	350.00	(236.95)	1,400.00	8.08%
Amenity - Operations	1,034.81	2,000.00	(965.19)	8,000.00	12.94%
Amenity - Fireplaces and Barbecue	16.65	250.00	(233.35)	1,000.00	1.67%
Total Vistera - Amenity Expenses	\$ 68,081.99	\$ 51,416.51	\$ 16,665.48	\$ 205,666.04	33.10%
Total Expenses	\$ 287,565.40	\$ 216,627.85	\$ 70,937.55	\$ 866,511.36	33.19%
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 1,728.46	\$ -	\$ 1,728.46	\$ -	
Total Other Revenues (Expenses) & Gains (Losses)	\$ 1,728.46	\$ -	\$ 1,728.46	\$ -	
Net Income (Loss)	\$ 315,308.82	\$ -	\$ 315,308.82	\$ -	



Laurel Road Community Development District

**Consideration of
Purchase and Sale Agreement
with JT Transport Services, LLC
for Fill Material**

PURCHASE AND SALE AGREEMENT

This **PURCHASE AND SALE AGREEMENT** ("Agreement") is made and entered into this ____ day of February, 2026 (the "Effective Date"), by and between the **Laurel Road Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("District"), and **JT Transport Services, LLC** ("Purchaser").

WITNESSETH:

WHEREAS, Vistera Associates, LLC, a Florida limited liability company ("Vistera") is the fee simple owner of certain real property located in Sarasota County, Florida, more particularly illustrated in Exhibit A attached hereto and incorporated herein (the "Excavation Area"), and;

WHEREAS, the District is the governing agency with jurisdiction over the Evacuation Area and desires to assist Seller by facilitating the performance of this Agreement and thereby confirm that excavation and removal of fill material is accomplished in a safe manner for the benefit of all residents and property owners within the District, and;

WHEREAS, Purchaser is the owner of the real property or proceeding with a roadway project located in Sarasota County ("Laydown Area"), and;

WHEREAS, Vistera desires to remove stockpile fill material [excluding rock or materials other than soil dirt and sand excavated solely from the Excavation Area] and to sell the fill material to the Purchaser (the "Fill Material"), and;

WHEREAS, Vistera intends to remove approximately 75,000 cubic yards of Fill Material from the Excavation Area and Purchaser shall transport such fill material to the Laydown Area;

WHEREAS, Purchaser desires to purchase 75,000 cubic yards and will arrange for the delivery of Fill Material to the Laydown Area as determined by Purchaser and Purchaser shall acquire such Fill Material, all in accordance with the later terms of this Agreement, and;

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Recitals.** That the above recitals are true and correct and are hereby incorporated herein.

2. **Grant of License; Notice of Delivery; Termination.** Vistera does hereby grant to Purchaser, its contractors, subcontractors, materialmen, and invitees, a license to access and use the Evacuation Area and other portions of Vistera's property necessary to obtain access to the Evacuation Area, provided however, the location of the area of temporary access shall be determined by Vistera in its sole discretion as illustrated on Exhibit A, but, shall not include the use of any paved streets within the overall project. Within twenty (20) days of the delivery and

placement of Fill Material on the Laydown Area, Purchaser shall provide Vistera written confirmation of the quantity of Fill Material delivered to the Laydown Area, including the number of truck loads delivered. This license shall terminate upon the earlier of (i) delivery of written confirmation from Purchaser to Vistera of the number of truck loads and the quantity of Fill Material delivered, or (ii) sixty (60) days following the Effective Date. All work authorized under this Agreement shall be complete within sixty (60) days following the Effective Date.

3. Pre-Inspection of Fill Material. Purchaser shall conduct inspection of the Fill Material, including soil sampling and lab testing for proctor tests prior to excavation. Purchaser may, at its option, decline to purchase the Fill Material if pre-inspection test results indicate that the Fill Material is not consistent with the standards of this Agreement or otherwise deemed unacceptable to Purchaser. Vistera makes no representation or warranty as to the quality of the Fill Material or its utility for any purpose, and Purchaser understands, acknowledges, and agrees that it is relying upon its own inspection to determine quality and utility of purpose.

4. Maintenance, Repair and Use. During the term of this Agreement, Purchaser shall be responsible for the maintenance of the Laydown Area and shall provide for usual and customary dust control for the Evacuation Area and the area of access utilized by Purchaser to transport the Fill Material. Purchaser shall be permitted to recover the Fill Material solely during business hours which shall mean Monday to Friday between 8 AM and 5 PM, Saturday between 9 AM and 3 PM. No work shall occur on Sunday.

5. Purchase Price. Purchaser agrees to purchase the Fill Material delivered to the Laydown Area under the terms of this Agreement. Purchaser shall deliver the Purchase Price (defined below) to Vistera in cash by wire transfer of collected funds, and (iii) Vistera and Purchaser shall execute and deliver such other usual and customary documents as are reasonably necessary under the circumstances. Each party shall pay their own attorneys' fees and costs. Vistera and Purchaser further agree as follows:

a. The total purchase price shall be Fifty Nine and 50/100 Dollars (\$59.50) for each truck load of Fill Material acquired by Purchaser.

b. Within thirty (30) days following the completion of delivery of the Fill Material to the Laydown Area, Purchaser shall pay to Vistera the Purchase Price.

6. Insurance. Purchaser shall procure and maintain commercial general liability and property damage insurance against claims for personal injury (including contractual liability arising under the indemnities contained in this Agreement), death, or property damage occurring in connection with Purchaser's recovery and transportation of the Fill Material, with single limit coverage of not less than an aggregate of Two Million Dollars (\$2,000,000.00) including umbrella coverage, if any, and naming Vistera, or its designee, as an additional insured. Prior to recovery of the Fill Material, Purchaser shall provide Vistera with a certificate of insurance evidencing that Purchaser is maintaining the insurance required under this Agreement.

7. Relationship of the Parties. Nothing herein contained shall be deemed or construed as creating the relationship of principal and agent, or of partnership or joint venture, between Vistera and Purchaser.

8. **Governing Law; Venue.** The parties agree that this Agreement shall be construed, and the rights and obligations of the parties under the Agreement shall be determined, in accordance with Florida law without regard to choice of law doctrines. Venue for any litigation shall be in a state court of competent jurisdiction in and for Sarasota County, Florida.

9. **Waiver.** No waiver by any party of another party's breach of any term, covenant or condition contained in this Agreement shall be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition of this Agreement.

10. **General Matters.** Vistera and Purchaser further agree as follows:

a. **No Right to Lien.** Purchaser shall insure that the Evacuation Area and the area used for access shall at all times be kept free and clear of all mechanic's, materialmen's, contractor's, labor and/or other liens or claims of liens, and Purchaser agrees to indemnify and save harmless Vistera from any and all liens and claims of lien.

b. **No Recording.** Vistera and Purchaser acknowledge and agree that this Agreement shall not be recorded.

c. **No Assignment.** This Agreement is personal to Purchaser and may not be assigned or conveyed. Provided however, Purchaser may assign its rights in this Agreement to its contract vendee of the Laydown Area from time to time and shall provide Vistera notice of any such assignment.

d. **Risk of Loss.** Vistera does not warrant or represent that the Evacuation Area is safe or suitable for the purpose which is intended to be used by Purchaser, and Purchaser expressly assumes all such risk and all risks associated with use of the Evacuation Area and the area used for access to the Evacuation Area.

e. **Attorneys' Fees.** In the event a party to this Agreement institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its reasonable costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding, including any such costs or fees incurred in connection with settlement, in any bankruptcy case or proceeding, before trial, at trial or on appeal.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year set forth above.

[Signature Page To Follow]

[Signature Page To Purchase and Sale Agreement]

JT Transport Services, LLC, a Florida limited liability company

Signature

Print Name

Signature

Print Name

By: _____
Thomas K. Falgiano
Its: Manager and Managing Member

WITNESSES:

Signature of Witness

PrintName _____

Print Name

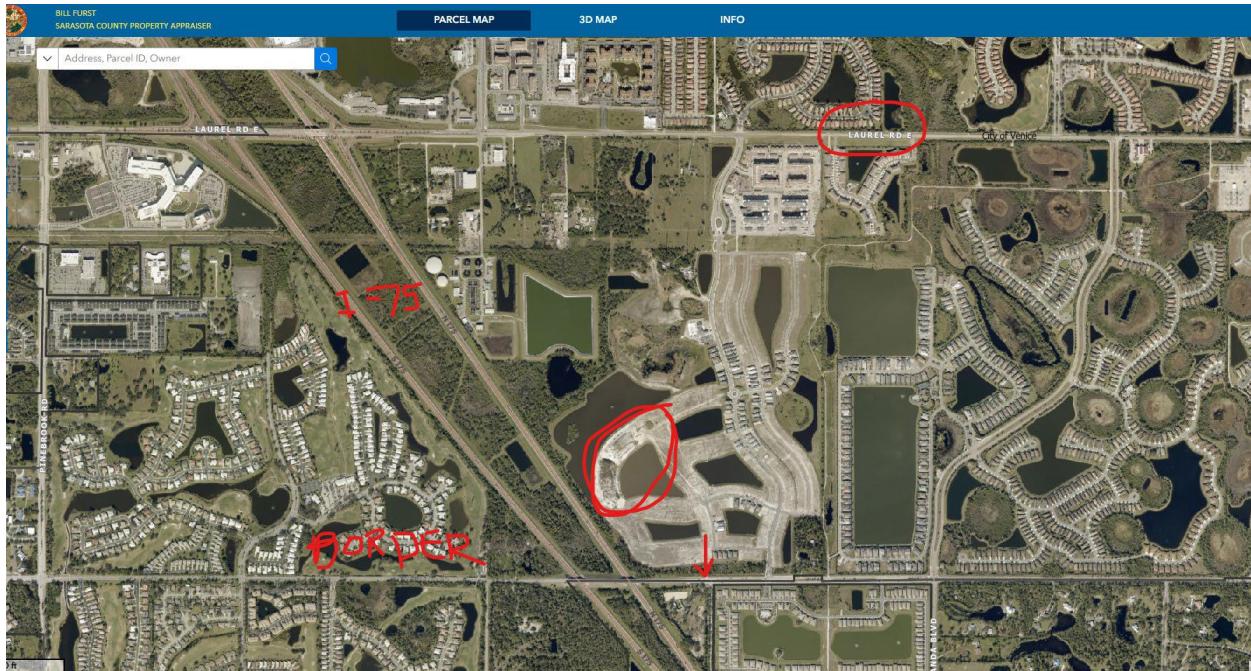
“The District”

Laurel Road Community Development District, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*

By: _____
As its Chair

EXHIBIT A

Illustration of Excavation Area





Laurel Road Community Development District

Staff Reports

February Story board- Field Operations

Vistera

Summary

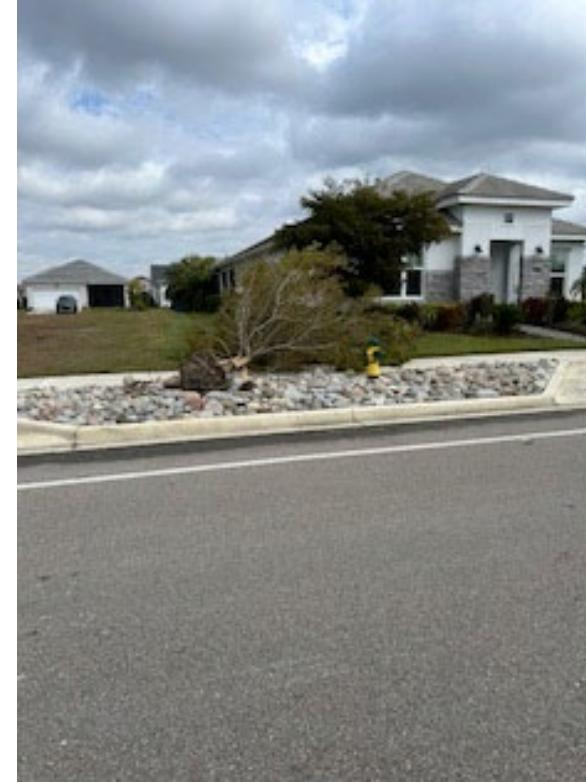
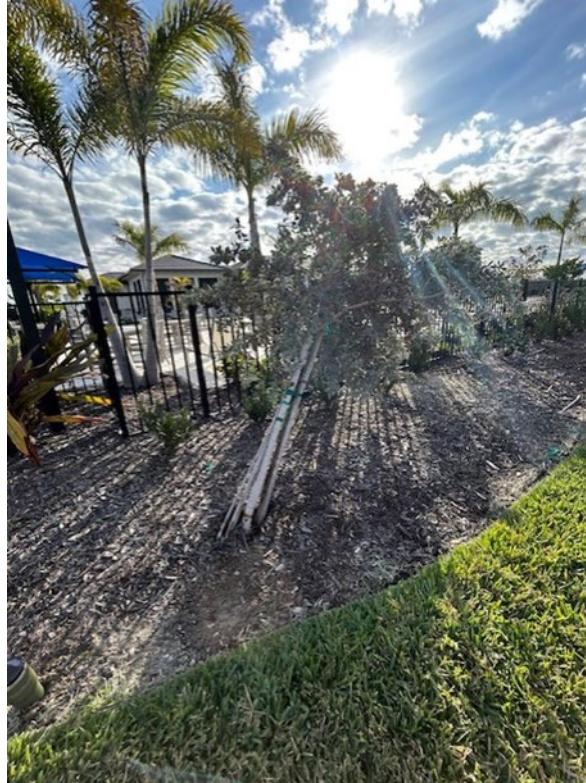
- Identified landscaping improvement needs
- Replaced firepit at amenity
- Continued to work with lifestyle director to address issues as they arise in the amenity and throughout the community
- Homeowner inquiries are low and being addressed in a timely manner
- Construction Site conditions are good

Community Photos





Community Photos



Common Issues being addressed



VISTERA
OF VENICE

Monthly Summary Report

January 2026

Submitted by Sydney Pollock, Lifestyle Director
&
Alex Murphy, Sr. Regional Director, Lifestyle & Residential

Featured Lifestyle Programs & Events



GLOW IN THE DARK WINTER BASH

Friday, January 9th
6 pm - 9 pm

Families came together for a fun, glow-filled evening of games, crafts, and treats. Kids and adults alike decorated T-shirts at the glow paint station and got creative with the self-guided glow face painting, showing off their bright, glowing designs. With colorful outfits, glowing accessories, and an upbeat playlist in the background, the night was full of laughter, fun, and a great sense of community.



WINTER IMAGINATION STATION

Tuesday, January 20th
5:30 pm - 7:00 pm

Winter Imagination Station invited kids to explore, create, and play through a series of hands-on, winter-themed sensory stations. Each child received a Snow Day Passport and set off to explore activities like snow globe making, puffy painting, a winter sand sensory box, faux snow creation, and an energetic snowball-throwing station. As they moved from station to station, kids collected a sticker for every activity they completed, filling their passports along the way. Adding to the fun, the evening turned out to be especially chilly, making the winter experience feel even more magical.



LA DOLCE VISTERIA: NEW YEAR, NEW YOU

Saturday, January 24th
11 am - 2 pm

La Dolce Vistera marked Vistera's first fitness/wellness-themed event and kicked off our new quarterly mini-market series, which will be seasonally themed throughout the year. This three-hour experience brought residents together for a relaxing and energizing focus on health and self-care. The event featured a variety of wellness vendors and services, including free massages provided by Massage Envy, a complimentary workout class from Burn Boot Camp, EVOX therapy sessions with HighNote Counseling, acupuncture demonstrations, and Dirty prebiotic sodas available for purchase from Toast & Sip LLC.

Guests also enjoyed our very first special event yoga class with Annemarie, Vistera's new Speacial Event Yoga instructor, who was instantly adored by residents. From movement to mindfulness, La Dolce Vistera offered a refreshing opportunity to recharge, connect, and celebrate wellness as a community.

Engage Lifestyle Programming

DATE(S)	PROGRAM DETAILS	ADDITIONAL NOTES
Sat. January 3	Food Truck Visit: Harvest Heart	15+ Purchases
Wed. January 7th	Bunco Club	Club Meeting
Fri. January 9th	Glow in the Dark Winter Bash	16 Attendees
Tue. January 13th	Tuesday Card & Tile Club	Club Meeting
Sat. January 17th	Moms of Vistera Club	Club Meeting
Tue. January 20th	Winter Imagination Station	15-20 Attendees
Sat. January 24th	La Dolce Vistera: New Year, New You	Roughly 30 Attendees
Mon. January 26th	Vistera Page Turners	Club Meeting
Tue. January 27th	Tuesday Card and Tile Club	Club Meeting

Facility Utilization



The Club at Vistera experienced a decline in resident usage during January, likely due to several contributing factors:

1. January was unusually cold, with temperatures dropping to 30–40°F. Although the pool is heated, many residents prefer not to swim in such chilly weather.
2. Additionally, January follows the holiday season, and many residents are away visiting family or traveling out of state, which further reduces not only Event attendance but Amenity utilization as well.

SPACE	AVERAGE BY DAY
Fitness Center	9-16 Times ▾
Club Lounge	1-4 Times ▾
Game Room	1-4 Times ▾
Pool	1-4 Times ▾
Kids Corner	1-4 Times ▾

Facility Operations & Maintenance

SPACE	ITEM	STATUS
Club Lounge	Indoor fireplace non-operational	Requested ▾
Loggia Patio	Outdoor Fireplace: Fixed/Replaced on 1/19/26; working with NLN Marketing Team on new instructional signage	Completed ▾
Game Room - Lounge	Roku 3 needs replacement, Lifestyle Director working with SafeTouch for ordering	In Progress ▾
Loggia Patio	Kids Corner added on Loggia Patio with Sand Table, Water Table, Activity Table, Number Counting Mat, and Soft Climbing Furniture	Completed ▾
HVAC System for Club	Club Lounge was not cooling in December. Tri-County Air replaced the air compressor in the outdoor unit this month.	Completed ▾
Vehicular Gates	Gates remain closed until 9 am on Saturdays. SafeTouch has been onsite to fix several times.	In Progress ▾
Club A/V	Control4 experiencing technical issues. Music cannot be turned down, and does not automatically turn on to selected station in the morning.	Requested ▾

Customer Service & Staffing

FEEDBACK	COMMENT	ACTION TAKEN
Positive ▾	Residents shared that they loved Special Events Yoga Instructor, Annemarie, and her yoga class made them feel really relaxed and zen.	Sydney is planning future events with Annemarie to bring to the Vistera community.
Positive ▾	Residents Keith H. and Candi M. shared they loved seeing fitness incorporated into the Club, and absolutely love the Vistera community as a whole. They try to come to as many events as they can, and they shared their favorite thus far has been "A Champagne Affair."	Sydney will continue to create fitness based events, and will explore other partnerships in the local community to offer a multitude of classes.
Positive ▾	Resident Marisa V. shared that her children thinks "Ms. Sydney is really fun. She also appreciates how Ms. Sydney is always eager to have fun and play with the kids. Marisa mentioned that she watched from afar in the Club during the Glow in the Dark Bash so her children could feel free to be themselves without feeling shy."	Sydney thoroughly thanked Marisa for coming to the event and for her kind words.

COMMUNITY IN ACTION



Forecast

PROGRAM DETAILS	STATUS
Food Truck Visit - Rollin With Hart	February Event ▾
After Dark: Lantern Release	February Event ▾
Super Bowl Bash	February Event ▾
Melt My Heart Party	February Event ▾
President's Day Plunge	February Event ▾
Flapjacks & Fizz - 21+ Event	February Event ▾

CURRENT ACTION ITEMS	RESPONSIBILITY	DUEDATE
E-Bike Share Program	Solidify guidelines and procedures for usage, and launch program for residents and their guests	End of February
Parade of Homes	Select and purchase balloon arrangements for each model home	End of February
Purchase “Fun” Additions for Amenity Center	Pool Loungers, Built-Ins for Conference Room, Outdoor Ping Pong Table	March