

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, June 10, 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://pfmccdd.webex.com/join/carvalhov>

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
 - Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
1. Consent Agenda
 1. Minutes of the May 13, 2026, Board of Supervisors' Meeting
 2. C&M Road Builders Purchase Requisition for Atlantic TNG Sales Order
 3. Voltaire Proposal for E-Bike Maintenance
 4. Payment Authorization Nos. 143 – 147
 5. Funding Request Nos. 210 – 212
 6. District Financial Statements

Business Matters

2. Update on the Laurel Widening Project

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Next meeting: July 8, 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 May 13, 2026,
Board of Supervisors' Meeting**

MINUTES OF MEETING

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

Wednesday, May 13, 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 Leinaweaver	Assistant Secretary

Also present:

Vivian Carvalho	PFM MS – District Manager	
Kwame Jackson	PFM MS – ADM	(via phone)
Amanda Lane	PFM MS – District Accountant	(via phone)
Kevin Plenzler	PFM MS	(via phone)
Kim Ashton	Vogler Ashton – District Counsel	(via phone)
Tom Panaseny	Neal Land & Neighborhoods – Developer	(via phone)
John Wollard	Neal Land & Neighborhoods – Developer	
John McKay	J.H. McKay, LLC – Consultant	
Bobbi Claybrooke	AM Engineering – District Engineer	(via phone)
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
Sydney Pollock	WTS – Lifestyle Director	(via phone)
Kendall Bulleit	MBS	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Roll Call

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:35 p.m. Those in attendance are outlined above either in person or via speakerphone.

Public Comment Period

There were no members of the public present.

Consent Agenda Items #1 – 13

1. Minutes of the April 8, 2026, Board of Supervisors' Meeting
2. C&M Road Builders Proposal for Phase 2 DPO Material
3. C&M Road Builders Proposal for Phase 2 Lift Station Pumps
4. Cornerstone Proposal for Phase 2 Stormwater Pollution Prevention Plan
5. Impact Proposal for Hong Kong Orchid Tree Replacement
6. Impact Proposal for Model Row Tree Replacements
7. Kimley-Horn Agreement for Mitigation Monitoring
8. Purchase and Sale Agreement with Milestone Supply, LLC
9. Safetouch Proposal for Amenity Door Strike Replacement
10. Safetouch Proposal for Kiosk Relocation
11. Payment Authorization Nos. 140 – 143
12. Funding Request Nos. 206 – 209
13. District Financial Statements

The Board reviewed the consent agenda items.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Consent Agenda items 1 - 13.

SECOND ORDER OF BUSINESS

Consideration of Resolution 2026-02, Approving a Preliminary Budget for Fiscal Year 2027, and Setting a Public Hearing Date

Ms. Carvalho noted the recommended date to hold the Public Hearing is August 12, 2026, at 12:30 p.m., at the current location.

Ms. Carvalho gave an overview of the Resolution and noted it has been reviewed by the Development Team and District Staff.

Ms. Lane noted the net revenue of the preliminary budget is \$1,189,127.91. This is an increase and the residents will receive notice.

The Board reviewed the budget. Ms. Snow noted there are areas where the budget can be reduced.

Ms. Snow noted that a full-time employee and two part-time employees are included within the budget.

Mr. Williams recommended reviewing the District Counsel line item and gave a brief overview of the assessment roll process.

The Board reviewed the proposed assessments.

Ms. Lane noted there was an adjustment of \$3.50 in the net income. The net revenue budget was adjusted to \$1,189,124.41.

There was brief discussion regarding the assessment increase and communication with residents.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved Resolution 2026-02, Approving a Preliminary Budget for Fiscal Year 2027, and Setting a Public Hearing Date for August 12, 2026, at 12:30 p.m., in the Training Room, with a net revenue budget of \$1,189,124.41.

Review of Letter from Supervisor of Elections, Sarasota County

Ms. Carvalho noted that as of April 15, 2026, there are 310 registered voters within the District.

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

Consideration of Resolution 2026-03, Designating Board Member Seats for the 2026 General Election

Ms. Carvalho noted the District has met the threshold to have Seats run in the General Election. Seat 1, currently held by Mr. Weidemiller, Seat 3, currently held by Mr. Blakley, and Seat 5, currently held by Mr. Leianweaver, are all up for the General Election.

There was brief discussion regarding what Seats will run for General Election. Seat 1 will run in the Landowner's Election.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2026-03, Designating Board Member Seats 3 and 5, for the 2026 General Election.

Ms. Carvalho gave an overview of the General Election process. It was noted the Seats will rollover if no one runs. The Board will have 90 days from the General Election to appoint a registered voter to the Board.

**Consideration of Resolution 2026-04,
Designating a Date, Time and Location for
the 2026 Landowner's Meeting**

Ms. Carvalho noted that Seat 1 will run in the Landowner's Meeting. This Seat has a four year term. The date of the Landowner's Meeting will be November 18, 2026.

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2026-04, Designating a Date, Time, and Location for the 2026 Landowner's Meeting, with a date of November 18, 2026, at the current location.

There was brief discussion regarding the number of registered voters.

**Consideration of Supplemental
Engineer's Report**

Mr. Panaseny noted this is regarding the completion of Phase 2.

Mr. Williams noted there are 190 units within Phase 2 and the public infrastructure is totaled at \$10,964,948.05. It was noted there was a typo on the related Series of bonds.

Ms. Bulleit noted Ms. Claybrooke will be making the adjustments noted.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Supplemental Engineer's Report, with the noted amendments.

**Consideration of Supplemental
Assessment Methodology Report**

Mr. Plenzler gave an overview of the report. It was noted this is related to the Series 2026 bonds and the assessments will be allocated according to the adopted methodology.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Supplemental Assessment Methodology Report.

**Consideration of Resolution 2026-05,
Bond Delegation Award Resolution**

Ms. Ashton gave an overview of the Resolution. This is related to a second Supplemental Bond Indenture with a not to exceed of \$6 million and is within the parameters of the Supplemental Engineers Report and Supplemental Assessment Methodology Report.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2026-05, Bond Delegation Award Resolution.

**Review and Acceptance of FY 2025 Audit
Report**

Ms. Carvalho gave an overview of the auditing process and report. Once approved, the report is filed with Auditing General and posted on the District's website.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board accepted the FY 2025 Audit Report.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – Not present.

District Manager – Ms. Carvalho noted the next Board meeting is scheduled for June 10, 2026, at 12:30 p.m.

Field Services Operation Manager – Not present.

Lifestyle Director – No report.

Audience Comments and Supervisor Requests

Mr. Weidemiller noted he is resigning from the consultant agreement, and Mr. Wollard will be taking over as the consultant. He noted there are several items that need review.

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 Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 1:07 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Laurel Road Community Development District

**C&M Road Builders Purchase Requisition
for Atlantic TNG Sales Order**

ATTACHMENT 1
PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the Material Supplier.

NAME: Atlantic TNG Attn: Lori Griffith

ADDRESS: PO Box 729, Sarasota, Florida 34230

TELEPHONE NUMBER: 941-355-2988

2. Manufacturer or brand, model or specification number of the item.

** See attached submittal package.

3. Quantity needed as estimated by CONTRACTOR. ** See attached quote

4. The price quoted by the supplier for the construction materials identified above.


\$ 290,599.00

5. The sales tax associated with the price quote. \$0

6. Shipping and handling insurance cost. \$ ** N/A

7. Delivery dates as established by CONTRACTOR. _____

OWNER: Laurel Road Community Development District



Authorized Signature (Title)

5/19/26

Date

CONTRACTOR: DNA Partners, L.L.C. dba C&M Road Builders

Authorized Signature (Title) Project Manager Date: 5/18/26


**ATTACHMENT 2
PURCHASE ORDER**

1. **SEE ATTACHED PURCHASE REQUISITION REQUEST FORM DATED 5/18/2026**

2. **Lakewood Ranch Stewardship District State of Florida**
Sales Tax Exemption Certificate Number: 85-8018367937C-5

Laurel Road Community Development District is the Purchaser of the construction materials purchased pursuant to this Purchase Order. Supplier shall provide for the required shipping and handling insurance cost for delivery of the construction materials by the delivery date specified in this Purchase Order.

OWNER: Laurel Road Community Development District



Authorized Signature (Title)

5/19/26

Date

CONTRACTOR: DNA Partners, L.L.C. dba C&M Road Builders

5/18/26

Authorized Signature (Title) Project Manager Date

ATTACHMENT 3
CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of Laurel Road Community Development District
_____ (hereinafter "Governmental Entity"), Florida Consumer's Certificate of Exemption
Number 85-8018367937C-5, affirms that the tangible personal property
purchased pursuant to Purchase Order Number from Atlantic TNG (Vendor) on or after
5/18/26 (date) will be incorporated into or become a part of a public facility as part of a
public works contract pursuant to contract # VISCDDP2 #5 with DNA Partners, L.L.C.
dba C&M Road Builders (Name of Contractor) for the construction of Visterra Phase 2 in the
City of Venice

Governmental Entity affirms that the purchase of the tangible personal property contained
in the attached Purchase Order meets the following exemption requirements contained in Section
212.08(6), F.S., and Rule 12A-1.094, F.A.C.:


You must initial each of the following requirements.

- in 1. The attached Purchase Order is issued directly to the Vendor supplying the tangible
personal property the Contractor will use in the identified public works.
- in 2. The Vendor's invoice will be issued directly to Governmental Entity.
- in 3. Payment of the Vendor's invoice will be made directly by Governmental Entity to the
Vendor from public funds.
- in 4. Governmental Entity will take title to the tangible personal property from the Vendor at
the time of purchase or of delivery by the Vendor.
- in 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or
delivery by the Vendor.

Governmental Entity affirms that if the tangible personal property identified in the attached
Purchase Order does not qualify for the exemption provided in Section 212.08(6), F.S., and Rule
12A-1.094, F.A.C., Governmental Entity will be subject to the tax, interest, and penalties due on
the tangible personal property purchased. If the Florida Department of Revenue determines that
the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify
for the exemption, Governmental Entity will be liable for any tax, penalty, and interest determined
to be due.

Vistera Phase 2

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate of Entitlement and the facts stated in it are true.


Signature of Authorized Representative Title CHAIRMAN

Pete Williams 5/15/26
Purchaser's Name (Print or Type) Date

Federal Employer Identification Number: _____

Telephone Number: _____

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the Vendor's and the Contractor's books and records.

DATE: 5/14/2026 REV 5/18/2026
BILL TO: LAUREL ROAD CDD
C/O C&M
ATTN: DAVID WEAVER 941-326-7571

PROJECT: VISTERA OF VENICE
COUNTY: SARASOTA

QTY	DESCRIPTION	UNIT COST	AMOUNT
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SANITARY

48"Ø MANHOLES - 6" WALLS

COATED INSIDE WITH CS-55 (EXCEPT WHERE LINED) AND COATED OUTSIDE WITH CS-55

** INCLUDES THE FOLLOWING: ONE (1) SET OF LIFT PINS, SOG, Z-LOK CONNECTORS, A-LOK CONNECTORS, (5) LUBRICANT **

1	0'-6' # MH-23	1,923.00	\$1,923.00
4	6'-8' # MH-22, MH-21, MH-13, MH-12	2,552.00	\$10,208.00
1	8'-10' # MH-11	2,901.00	\$2,901.00
4	10'-12' # MH-09, MH-10, MH-08, MH-18	3,425.00	\$13,700.00
4	12'-14' # MH-17, MH-07, MH-05, MH-06	4,089.00	\$16,356.00
2	14'-16' # MH-16, MH-26	4,485.00	\$8,970.00
5	16'-18' # MH-03, MH-04, MH-20, MH-25, MH-19	5,025.00	\$25,125.00
2	18'-20' # MH-01, MH-02	6,248.00	\$12,496.00
3	PRECAST INVERT FOR 48"Ø SAN MANHOLE (MAX BASE HT 4')	325.00	\$975.00
1	RAVEN 405 LINER MH-01 INSIDE #	5,407.00	\$5,407.00
23	USF # 170-CE-ORS	449.00	\$10,327.00
23	HDPE INFLOW PROTECTORS (FOR ABOVE MANHOLES ONLY)	125.00	\$2,875.00

48"Ø MANHOLES - 6" WALLS

COATED INSIDE WITH CS-55 (EXCEPT WHERE LINED) AND COATED OUTSIDE WITH CS-55

** INCLUDES THE FOLLOWING: ONE (1) SET OF LIFT PINS, SOG, Z-LOK CONNECTOR, 1 LUBRICANT **

1	18'-20' # MH-01A	5,405.00	\$5,405.00
1	USF # 30" CAP1	1,658.00	\$1,658.00

60"Ø MANHOLES - 6" WALLS

COATED INSIDE WITH CS-55 (EXCEPT WHERE LINED) AND COATED OUTSIDE WITH CS-55

** INCLUDES THE FOLLOWING: ONE (1) SET OF LIFT PINS, SOG, Z-LOK CONNECTOR, 1 LUBRICANT **

3	0'-6' # MH-15, MH-14, MH-24	1,618.00	\$4,854.00
3	USF # 690-M	3,883.00	\$11,649.00
2	PRECAST INVERT FOR 60"Ø SAN MANHOLE (MAX BASE HT 5')	400.00	\$800.00
4	PALLET OF 2" PRECAST GRADE ADJUSTMENT RINGS (16 PER PALLET)	1,200.00	\$4,800.00
8	12" WIDE BOA TAPE EXTERNAL JOINT WRAP / 150' PER BOX	1,227.00	\$9,816.00

LIFT STATION

\$300 CHARGE WILL APPLY IF AN ESCORT IS REQUIRED FOR LIFT STATION

1	72"Ø LIFT STATION - 8" WALLS COATED INSIDE AND COATED OUTSIDE WITH CS-55, XYPEX ADMIXTURE INSIDE ** INCLUDES THE FOLLOWING: 12" THICK BASE SLAB WITH 12" EXTENSIONS, CONNECTORS. ** SHIPPING 24.53 VF OF BARREL SECTION.	16,400.00	\$16,400.00
1	6" THICK TOP SLAB (HATCH BY CONTRACTOR)	853.00	\$853.00

PLEASE NOTE: WE ARE REQUIRED TO SHIP THIS STRUCTURE COMPLETE. IF THE HATCH HAS NOT BEEN RECEIVED BY COMPLETION OF THIS PROJECT, AN ADDED FEE OF \$600 WILL BE APPLIED TO COVER THE COST OF SHIPPING THE LIFT STATION TOP SLAB.

1	AGRU LINER INSIDE	15,331.00	\$15,331.00
1	12" WIDE BOA TAPE EXTERNAL JOINT WRAP / 150' PER BOX	1,227.00	\$1,227.00

STORM

9	3' X 4' VALLEY GUTTER INLET, 6" WALL, 8" TOP #ST 300-A, ST-300B, ST 300-C, ST 300-E, ST 300-G, ST 400-C, ST 500-C, ST 700-A, ST 700-C	2,765.00	\$24,885.00
13	4' X 6' VALLEY GUTTER INLET, 6" WALL, 8" TOP #ST 300-D, ST 300-F, ST 300-H, ST 400-A, ST 400-B, ST 400-D, ST 500-A, ST 500-B, ST 500-D, ST 700-B, ST 700-D, ST 800-A, ST 800-B	4,412.00	\$57,356.00
22	USF# 5106-6149	1,003.00	\$22,066.00
1	48"Ø MANHOLE TYPE P8, 5" WALL #JB-01	1,887.00	\$1,887.00
1	USF# 170-H	349.00	\$349.00
		TOTAL	\$290,599.00

LIFTING APPARATUSES ARE AVAILABLE UPON REQUEST, FOR AN ADDITIONAL CHARGE.

UNLESS SPECIFIED HEREIN, TESTING BY INDEPENDENT LABS IS NOT INCLUDED.
IF REQUIRED, ADDITIONAL CHARGES WILL APPLY.


THANK YOU FOR THE OPPORTUNITY TO WORK WITH C&M ON THIS PROJECT.

MEGAN KITCHNER / EB

NOTES: 1) SALES ORDER MUST BE SIGNED AND RETURNED ALONG WITH NOTICE TO OWNER INFORMATION PRIOR TO FABRICATION. 2) PRICES DO NOT INCLUDE SALES TAX. 3) PRICES INCLUDE FREIGHT F.O.B. JOB SITE (IN FULL TRUCKLOAD QUANTITIES) UNLESS STATED OTHERWISE 4) BUYER RESPONSIBLE TO UNLOAD WHEN APPLICABLE. 5) EVERY EFFORT WILL BE MADE TO MEET SCHEDULED DATES, HOWEVER DELIVERY DATES ARE NOT GUARANTEED AND NOT SUBJECT TO BACKCHARGES. 6) PRICES CONTINGENT UPON APPROVAL OF SUBMITTAL DRAWINGS. 7) CONTRACT SUBJECT TO TERMS AND CONDITIONS OF ATLANTIC TNG, LLC. 8) FAILURE OF CONTRACTOR TO PAY ATLANTIC TNG TIMELY SHALL BE A DEFAULT AND ATLANTIC TNG, IN ADDITION TO OTHER REMEDIES, MAY UPON SEVEN (7) DAYS WRITTEN NOTICE STOP WORK PENDING PAYMENT. 9) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, CONTRACTOR SHALL GIVE ATLANTIC TNG FIVE (5) DAYS WRITTEN NOTICE OF AND THE OPPORTUNITY PROMPTLY TO CURE ANY PROBLEM WITH THE WORK THAT MAY BECOME THE SUBJECT OF A BACKCHARGE, OR SUCH BACKCHARGE SHALL BE WAIVED BY CONTRACTOR. 10) SUBJECT TO WARRANTIES, FINAL PAYMENT SHALL CONSTITUTE ACCEPTANCE OF THE WORK. 11) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, PAYMENT TO CONTRACTOR BY OWNER IS NOT A CONDITION PRECEDENT TO CONTRACTOR'S PAYMENT TO ATLANTIC TNG. 12) IN NO EVENT SHALL THE CONTRACTOR REQUIRE ATLANTIC TNG TO PROVIDE AN UNCONDITIONAL WAIVER OR RELEASE OF CLAIM, EITHER PARTIAL OR FINAL, PRIOR TO RECEIVING PAYMENT OR IN AN AMOUNT IN EXCESS OF WHAT HAS BEEN PAID, AND ANY SUCH WAIVER OR RELEASE SHALL BE VOID. 13) ATLANTIC TNG CANNOT BE RESPONSIBLE FOR TYPOS OR OTHER ERRORS AND RESERVES THE RIGHT TO CANCEL ANY ORDERS ARISING FROM SUCH ERRORS.

**PLEASE SIGN AND
RETURN**

**CONFIRMING ORDER ONLY.
PAY FROM INVOICE.**



SIGNATURE

Chairman

TITLE

5/15/26

DATE

TERM: Net 30 days.

"We now accept all major credit cards (*), checks by mail, and/or wire transfers at no charge."

*** A 3% Credit Card fee will be added to transactions**

If tax exempt, please attach owner's certificate and original blanket certificate to Sales Order.



Consumer's Certificate of Exemption

DR-14
R. 10/25

Issued Pursuant to Chapter 212, Florida Statutes

85-8018367937C-5	04/30/2026	04/30/2031	MUNICIPAL GOVERNMENT
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

LAUREL ROAD COMMUNITY DEVELOPMENT
DISTRICT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

is exempt from the payment of Florida sales and use tax on transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 10/25

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases made by your organization. The sale or lease to others of tangible personal property or sleeping accommodations is taxable. Your organization must register to collect and remit sales and use tax on such taxable transactions. **Note:** Churches are exempt from this requirement.
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480. For a written reply to tax questions, email Taxpayer Services at fdortaxpayerservices@floridarevenue.com.



Laurel Road Community Development District

Voltaire Proposal for E-Bike Maintenance

SERVICE CONTRACT QUOTE

Voltaire Cycles Sarasota LLC

Date:	May 8, 2026
Prepared For:	Sydney Pollock
Prepared By:	Ron O'Shea

ONGOING E-BIKE SERVICE AGREEMENT

SERVICE DETAILS

- \$120 per bike for a complete tune-up service
- Tune-ups are recommended twice yearly based on annual bike usage
- Current fleet total: 4 bikes
- Per Service Cycle Total: \$480
- Estimated Annual Service Total: \$960

Approved
Ron
5/8/26

PICKUP & DELIVERY SERVICE (\$25 Delivery/Pick up charge)

- Bikes can be conveniently picked up by Voltaire driver(s) and transported to our service department
- Standard turnaround time is approximately 2 business days for completion and return delivery
- If a driver is available, bikes may also be picked up for flat repairs, brake adjustments, and minor/basic service repairs

SERVICE NOTES

Standard tune-up service may include:

- Brake inspection & adjustment
- Tire inspection & inflation
- Drivetrain adjustment & lubrication
- Bolt/safety inspection
- Electrical systems check
- General safety review

Additional parts and major repairs, if needed, would be quoted separately prior to completion.

Thank you again for the opportunity to support your fleet service needs. We appreciate your business and look forward to working with you.

Best regards,

Ron O'Shea - Co-Owner
Voltaire Cycles Sarasota LLC

LOCATIONS

Venice: 4199 S. Tamiami Trail, Venice FL 34293

Osprey: 15 S. Tamiami Trail, Osprey FL 34229

North Port: 4381 Aidan Lane, North Port FL 34288

Phone: 941-922-0384



Laurel Road Community Development District

Payment Authorization Nos. 143 – 147

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorizations Nos. 143 - 147

PA #	Description	Amount	Total
140	Advanced Aquatic Services	\$ 1,888.00	
	Alsco Uniforms	\$ 75.83	
	Comcast Business	\$ 194.95	
	FPL	\$ 3,495.37	
	GreatAmerica Financial Services	\$ 369.16	
	Impact Landscaping & Irrigation	\$ 815.00	
	Jan-Pro Manasota	\$ 1,325.67	
	Peloton Interactive	\$ 528.00	
	Safetouch	\$ 2,034.55	
		\$ 1,538.46	
	S & G Pools	\$ 1,552.00	
	WTS International	\$ 2,162.00	
	Xfinity	\$ 112.80	
			\$16,091.79
144	Clean Sweep Parking Lot Maintenance	\$ 1,187.50	
	Doody Free 941	\$ 234.00	
	Impact Landscaping & Irrigation	\$ 15,334.67	
		\$ 1,986.00	

		\$	3,535.41	
	J.B Edwards	\$	91.00	
	NaturZone	\$	210.00	
		\$	625.00	
	Neal Land & Neighborhoods	\$	3,375.00	
	TieTechnology	\$	73.38	
	USA Today	\$	158.75	
	Valley	\$	2,004.69	
	Verizon Business	\$	74.88	
	WTS International	\$	346.50	
		\$	2,395.22	
				\$31,632.00
145	AlSCO Uniforms	\$	75.83	
	AM Engineering	\$	2,193.00	
	Comcast	\$	2,944.06	
	Dale Weidemiller	\$	4,485.00	
	Daystar Exterior Cleaning	\$	1,530.00	
	PFM Management Services	\$	4,625.00	
		\$	1.48	
				\$15,854.37

146	City of Venice	\$ 2,083.88	
		\$ 7.28	
		\$ 19.42	
		\$ 232.80	
		\$ 13.49	
		\$ 151.26	
		\$ 677.48	
		\$ 214.56	
		\$ 3.80	
		\$ 3,250.33	
		\$ 1,196.49	
		\$ 400.94	
	Comcast	\$ 194.95	
	Florida Department of Health in Sarasota County	\$ 400.00	
	FPL	\$ 34.75	
		\$ 2,726.39	
		\$ 45.95	
		\$ 45.95	
	Navitas Credit Corp	\$ 2,465.17	
	Supervisor Fees - Dale Weidemiller	\$ 200.00	
	Supervisor Fees - John Blakely	\$ 200.00	
	Supervisor Fees - Pete Williams	\$ 200.00	
	Supervisor Fees - Janice Snow	\$ 200.00	
	Supervisor Fees - John Leinaweaver	\$ 200.00	
	Tyree Brown	\$ 500.00	
	VGlobalTech	\$ 160.00	
	WTS International	\$ 2,402.10	
		\$ 52.57	
			\$18,279.56

147	Comcast Business	\$	194.95
	Gig Set Go	\$	500.00
	GreatAmerica Financial Services	\$	369.16
	Southern Land Services of SW Florida	\$	1,400.00
	TECO	\$	63.77
	WTS International	\$	2,402.10
	Xfinity	\$	100.00
			\$ 5,029.98
		Total	\$70,795.91



Laurel Road Community Development District

Funding Request Nos. 210 – 212



Laurel Road Community Development District

District Financial Statements



Laurel Road Community Development District

April 2026 Financial Package

April 30, 2026

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



Laurel Road CDD
Statement of Financial Position
As of 4/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 199,040.76				\$ 199,040.76
Accounts Receivable	1,114.41				1,114.41
On-Roll Assessments Receivable	4,538.91				4,538.91
Off-Roll Assessments Receivable	64,398.20				64,398.20
Prepaid Expenses	12,082.73				12,082.73
Deposits	4,350.00				4,350.00
On-Roll Assessments Receivable		\$ 5,678.91			5,678.91
Due From Other Funds		5,069.41			5,069.41
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		793,860.82			793,860.82
Series 2021A2 Interest		2,734.53			2,734.53
Series 2021A1 Prepayment		165.08			165.08
Series 2021A2 Prepayment		353,799.90			353,799.90
Construction Checking Account			\$ 21,589.62		21,589.62
Accounts Receivable - Due from Developer			106,186.97		106,186.97
Prepaid Expenses			336.22		336.22
Deposits			50.00		50.00
Total Current Assets	\$ 285,525.01	\$ 1,550,680.53	\$ 128,162.81	\$ -	\$ 1,964,368.35
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,539,932.21	\$ 1,539,932.21
Amount To Be Provided				13,335,067.79	13,335,067.79
Total Investments	\$ -	\$ -	\$ -	\$ 14,875,000.00	\$ 14,875,000.00
Total Assets	\$ 285,525.01	\$ 1,550,680.53	\$ 128,162.81	\$ 14,875,000.00	\$ 16,839,368.35



Laurel Road CDD
Statement of Financial Position
As of 4/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 11,243.32				\$ 11,243.32
Deferred Revenue	1,614.41				1,614.41
Deferred Revenue - On-Roll	4,538.91				4,538.91
Deferred Revenue - Off-Roll	64,398.20				64,398.20
Deferred Revenue		\$ 5,678.91			5,678.91
Accounts Payable			\$ 106,186.97		106,186.97
Retainage Payable			91,992.19		91,992.19
Deferred Revenue			106,186.97		106,186.97
Total Current Liabilities	\$ 81,794.84	\$ 5,678.91	\$ 304,366.13	\$ -	\$ 391,839.88
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 14,875,000.00	\$ 14,875,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 14,875,000.00	\$ 14,875,000.00
Total Liabilities	\$ 81,794.84	\$ 5,678.91	\$ 304,366.13	\$ 14,875,000.00	\$ 15,266,839.88
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ (16,545.33)				\$ (16,545.33)
Current Year Net Assets, Unrestricted	(8,317.44)				(8,317.44)
Net Assets - General Government	126,143.91				126,143.91
Current Year Net Assets - General Government	102,449.03				102,449.03
Net Assets, Unrestricted		\$ 1,142,003.21			1,142,003.21
Current Year Net Assets, Unrestricted		402,998.41			402,998.41
Net Assets, Unrestricted			\$ (99,574.77)		(99,574.77)
Current Year Net Assets, Unrestricted			(76,628.55)		(76,628.55)
Total Net Assets	\$ 203,730.17	\$ 1,545,001.62	\$ (176,203.32)	\$ -	\$ 1,572,528.47
Total Liabilities and Net Assets	\$ 285,525.01	\$ 1,550,680.53	\$ 128,162.81	\$ 14,875,000.00	\$ 16,839,368.35



Laurel Road CDD
Statement of Activities
As of 4/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 517,129.64				\$ 517,129.64
Off-Roll Assessments	193,194.62				193,194.62
Other Income & Other Financing Sources	1,851.83				1,851.83
On-Roll Assessments		\$ 647,010.96			647,010.96
Other Assessments		\$ 615,124.18			615,124.18
Inter-Fund Group Transfers In		\$ 1,151.31			1,151.31
Developer Contributions			\$ 126,002.83		126,002.83
Other Income & Other Financing Sources			\$ 29,036.00		29,036.00
Inter-Fund Transfers In			\$ (1,151.31)		(1,151.31)
Total Revenues	<u>\$ 712,176.09</u>	<u>\$ 1,263,286.45</u>	<u>\$ 153,887.52</u>	<u>\$ -</u>	<u>\$ 2,129,350.06</u>
<u>Expenses</u>					
Supervisor Fees	\$ 6,000.00				\$ 6,000.00
Public Officials' Liability Insurance	2,870.00				2,870.00
Trustee Services	4,246.25				4,246.25
Management	32,375.00				32,375.00
Field Management	13,500.00				13,500.00
Engineering	2,771.00				2,771.00
Disclosure	500.00				500.00
District Counsel	4,580.00				4,580.00
Assessment Administration	5,500.00				5,500.00
Audit	5,700.00				5,700.00
Tax Preparation	71.40				71.40
Travel and Per Diem	110.07				110.07
Postage & Shipping	41.03				41.03
Legal Advertising	829.50				829.50
Miscellaneous	233.17				233.17
Office Supplies	267.74				267.74
Property Taxes	783.54				783.54
Web Site Maintenance	1,720.00				1,720.00
Holiday Decorations	23,887.30				23,887.30
Dues, Licenses, and Fees	175.00				175.00



Laurel Road CDD
Statement of Activities
As of 4/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Construction Consultation	19,987.50				19,987.50
Lifestyle Staff	\$ 52,356.12				\$ 52,356.12
Resident Services	8,039.94				8,039.94
Electric	831.87				831.87
Amenity - Electric	17,382.55				17,382.55
Amenity - Water	20,654.95				20,654.95
Water Reclaimed	2,300.73				2,300.73
Stormwater Management	24,029.86				24,029.86
Wetlands Mitigation	6,400.00				6,400.00
Amenity - Telephone	963.02				963.02
Amenity - Cable TV / Internet / Wi-Fi	9,576.73				9,576.73
Amenity - Landscape Maintenance	23,067.87				23,067.87
Amenity - Irrigation Repairs	1,680.00				1,680.00
Amenity - Pool Maintenance	11,043.98				11,043.98
Amenity - Access Control	7,692.30				7,692.30
Amenity - Janitorial	20,305.68				20,305.68
Amenity - Pest Control	2,228.55				2,228.55
Amenity - Fitness Equipment Leasing	17,756.19				17,756.19
Amenity - Security	6,722.62				6,722.62
Amenity - Office Equipment Leasing	2,663.69				2,663.69
Amenity - Capital Outlay	2,031.34				2,031.34
Amenity - Miscellaneous	1,508.87				1,508.87
Amenity - AC Maintenance and Equipment	5,195.00				5,195.00
Amenity - Pool Equipment	19.07				19.07
Amenity - Gas	395.10				395.10
Amenity - Operations	3,511.95				3,511.95
Amenity - Fireplaces and Barbecue	39.14				39.14
Gate Internet Service	13,019.02				13,019.02
General Insurance	3,508.00				3,508.00
Property & Casualty Insurance	36,328.00				36,328.00
Other Insurance	500.00				500.00
Irrigation	20,095.15				20,095.15
Lake Maintenance	15,616.00				15,616.00
Landscaping Maintenance & Material	87,952.69				87,952.69
Landscape Improvements	9,715.44				9,715.44



Laurel Road CDD
Statement of Activities
As of 4/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Fertilizer / Pesticides	10,080.00				10,080.00
Contingency	\$ 2,097.59				\$ 2,097.59
Lake Bank Mowing	13,902.00				13,902.00
Gate - Repairs & Maintenance	324.16				324.16
Dog Waste Stations	1,638.00				1,638.00
Capital Expenditures	8,317.44				8,317.44
Street Sweeping	5,700.00				5,700.00
Streetlights	19,826.14				19,826.14
Bike Share Maintenance	253.37				253.37
Golf Cart Maintenance	182.72				182.72
Series 2021 A2 Principal Payments		\$ 610,000.00			610,000.00
Series 2021 A1 Interest Payments		198,721.25			198,721.25
Series 2021 A2 Interest Payments		70,664.07			70,664.07
Engineering			\$ 24,478.08		24,478.08
Landscaping Maintenance & Material			133,947.25		133,947.25
Contingency			72,623.32		72,623.32
Total Expenses	\$623,601.34	\$879,385.32	\$231,048.65	\$0.00	\$1,734,035.31
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 5,556.84				\$ 5,556.84
Dividend Income		\$ 19,097.28			19,097.28
Interest Income			\$ 27.67		27.67
Dividend Income			504.91		504.91
Total Other Revenues (Expenses) & Gains (Losses)	\$ 5,556.84	\$ 19,097.28	\$ 532.58	\$ -	\$ 25,186.70
Change In Net Assets	\$ 94,131.59	\$ 402,998.41	\$ (76,628.55)	\$ -	\$ 420,501.45
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	\$ 203,730.17	\$ 1,545,001.62	\$ (176,203.32)	\$ -	\$ 1,572,528.47



Laurel Road CDD
Budget to Actual
For the Month Ending 4/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
Revenues					
On-Roll Assessments	\$ 517,129.64	\$ 304,306.65	\$ 212,822.99	\$ 521,668.55	99.13%
Off-Roll Assessments	193,194.62	150,262.48	42,932.14	257,592.82	75.00%
Other Income & Other Financing Sources	1,851.83	-	1,851.83	-	
Carryforward Cash	50,895.83	50,895.83	-	87,250.00	58.33%
Net Revenues	\$ 763,071.92	\$ 505,464.96	\$ 257,606.96	\$ 866,511.37	88.06%
General & Administrative Expenses					
Supervisor Fees	\$ 6,000.00	\$ 7,000.00	\$ (1,000.00)	\$ 12,000.00	50.00%
Public Officials' Liability Insurance	2,870.00	1,816.62	1,053.38	3,114.20	92.16%
Trustee Services	4,246.25	2,475.85	1,770.40	4,244.31	100.05%
Management	32,375.00	32,375.00	-	55,500.00	58.33%
Field Management	13,500.00	8,750.00	4,750.00	15,000.00	90.00%
Engineering	2,771.00	3,500.00	(729.00)	6,000.00	46.18%
Disclosure	500.00	583.33	(83.33)	1,000.00	50.00%
District Counsel	4,580.00	11,666.67	(7,086.67)	20,000.00	22.90%
Assessment Administration	5,500.00	3,208.33	2,291.67	5,500.00	100.00%
Reamortization Schedules	-	72.92	(72.92)	125.00	0.00%
Audit	5,700.00	3,325.00	2,375.00	5,700.00	100.00%
Arbitrage Calculation	-	291.67	(291.67)	500.00	0.00%
Tax Preparation	71.40	36.89	34.51	63.24	112.90%
Travel and Per Diem	110.07	291.67	(181.60)	500.00	22.01%
Telephone	-	408.33	(408.33)	700.00	0.00%
Postage & Shipping	41.03	291.67	(250.64)	500.00	8.21%
Legal Advertising	829.50	3,208.33	(2,378.83)	5,500.00	15.08%
Miscellaneous	233.17	583.31	(350.14)	1,000.00	23.32%
Office Supplies	267.74	291.67	(23.93)	500.00	53.55%
Property Taxes	783.54	-	783.54	-	
Web Site Maintenance	1,720.00	1,820.00	(100.00)	3,120.00	55.13%
Holiday Decorations	23,887.30	14,583.33	9,303.97	25,000.00	95.55%
IT Services	-	291.67	(291.67)	500.00	0.00%
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00	100.00%
Construction Consultation	19,987.50	-	19,987.50	-	
Lifestyle & Maintenance Staff	52,356.12	31,671.97	20,684.15	54,294.80	96.43%
Resident Services	8,039.94	4,374.07	3,665.87	7,498.40	107.22%
Total General & Administrative Expenses	\$ 186,544.56	\$ 133,020.38	\$ 53,524.18	\$ 228,034.95	81.81%



Laurel Road CDD
Budget to Actual
For the Month Ending 4/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
<u>Field Expenses (Inside the Gate: SF)</u>					
Electric	\$ 623.90	\$ 4,375.00	\$ (3,751.10)	\$ 7,500.00	8.32%
Water Reclaimed	1,725.55	2,187.50	(461.95)	3,750.00	46.01%
Stormwater Management	24,029.86	1,166.67	22,863.19	2,000.00	1201.49%
Wetland Mitigation	6,400.00	5,250.00	1,150.00	9,000.00	71.11%
Equipment Rental	-	656.25	(656.25)	1,125.00	0.00%
Gate Internet Service	13,019.02	1,166.67	11,852.35	2,000.00	650.95%
General Insurance	2,631.00	1,664.83	966.17	2,854.00	92.19%
Property & Casualty Insurance	27,246.00	8,864.19	18,381.81	15,195.75	179.30%
Other Insurance	375.00	-	375.00	-	
Irrigation - Repair and Maintenance	15,071.36	10,920.00	4,151.36	18,720.00	80.51%
Lake Maintenance	11,712.00	10,500.00	1,212.00	18,000.00	65.07%
Landscaping Maintenance & Material	65,964.52	62,027.02	3,937.50	106,332.03	62.04%
Landscape Improvements	7,286.58	8,750.00	(1,463.42)	15,000.00	48.58%
Fertilizer / Pesticides	7,560.00	7,560.00	-	12,960.00	58.33%
Contingency	2,097.59	10,150.00	(8,052.41)	17,400.00	12.06%
Lake Bank Mowing	13,902.00	-	13,902.00	-	
Gate - Repairs & Maintenance	324.16	2,041.67	(1,717.51)	3,500.00	9.26%
Mulch	-	2,916.67	(2,916.67)	5,000.00	0.00%
Storm Cleanup	-	4,375.00	(4,375.00)	7,500.00	0.00%
Storm Landscape Replacement	-	6,562.50	(6,562.50)	11,250.00	0.00%
Security Monitoring	-	17,500.00	(17,500.00)	30,000.00	0.00%
Dog Waste Stations	1,638.00	1,638.00	-	2,808.00	58.33%
Mailbox Maintenance	-	116.67	(116.67)	200.00	0.00%
Capital Expenditures	6,238.08	4,375.00	1,863.08	7,500.00	83.17%
Street Sweeping	5,700.00	7,000.00	(1,300.00)	12,000.00	47.50%
Lighting	-	437.50	(437.50)	750.00	0.00%
Streetlights - Leasing	14,869.61	17,640.00	(2,770.40)	30,240.00	49.17%
Bike Share Maintenance	253.37	1,458.33	(1,204.96)	2,500.00	10.13%
Golf Cart Maintenance	137.04	656.25	(519.21)	1,125.00	12.18%
Total Field Expenses (Inside the Gate; Only SF)	\$ 228,804.64	\$ 201,955.72	\$ 26,848.92	\$ 346,209.78	66.09%
<u>Field Expenses (Outside the Gate: MF)</u>					
Electric	\$ 207.97	\$ 1,458.33	\$ (1,250.36)	\$ 2,500.00	8.32%
Water Reclaimed	575.18	729.17	(153.99)	1,250.00	46.01%
Equipment Rental	-	218.75	(218.75)	375.00	0.00%
General Insurance	877.00	554.95	322.05	951.34	92.19%
Property & Casualty Insurance	9,082.00	2,954.73	6,127.27	5,065.25	179.30%
Other Insurance	125.00	-	125.00	-	
Irrigation - Repair and Maintenance	5,023.79	3,640.00	1,383.79	6,240.00	80.51%
Lake Maintenance	3,904.00	3,500.00	404.00	6,000.00	65.07%
Landscaping Maintenance & Material	21,988.17	20,675.67	1,312.50	35,444.01	62.04%
Landscape Improvements	2,428.86	2,916.67	(487.81)	5,000.00	48.58%
Fertilizer / Pesticides	2,520.00	2,520.00	-	4,320.00	58.33%
Storm Cleanup	-	1,458.33	(1,458.33)	2,500.00	0.00%
Storm Landscape Replacement	-	2,187.50	(2,187.50)	3,750.00	0.00%
Capital Expenditures	2,079.36	1,458.33	621.03	2,500.00	83.17%
Lighting	-	145.83	(145.83)	250.00	0.00%
Streetlights - Leasing	4,956.54	5,880.00	(923.47)	10,080.00	49.17%
Golf Cart Maintenance	45.68	218.75	(173.07)	375.00	12.18%
Total Field Expenses (Outside the Gate; MF)	\$ 53,813.55	\$ 50,517.01	\$ 3,296.54	\$ 86,600.59	62.14%



Laurel Road CDD
Budget to Actual
For the Month Ending 4/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
<u>Vistera - Amenity Expenses</u>					
Amenity - Electric	\$ 17,382.55	\$ 5,833.33	\$ 11,549.22	\$ 10,000.00	173.83%
Amenity - Water	20,654.95	8,750.00	11,904.95	15,000.00	137.70%
Amenity - Telephone	963.02	5,110.00	(4,146.98)	8,760.00	10.99%
Amenity - Cable TV / Internet / Wi-Fi	9,576.73	7,583.33	1,993.40	13,000.00	73.67%
Amenity - Landscape Maintenance	23,067.87	11,666.67	11,401.20	20,000.00	115.34%
Amenity - Irrigation Repairs	1,680.00	5,833.33	(4,153.33)	10,000.00	16.80%
Amenity - Pool Maintenance	11,043.98	10,864.00	179.98	18,624.00	59.30%
Amenity - Access Control Maintenance	7,692.30	875.00	6,817.30	1,500.00	512.82%
Amenity - Pool Equipment	19.07	583.33	(564.26)	1,000.00	1.91%
Amenity - Cleaning	20,305.68	22,516.67	(2,210.99)	38,600.00	52.61%
Amenity - Pest Control	2,228.55	3,500.00	(1,271.45)	6,000.00	37.14%
Amenity - Fitness Equipment Leasing	17,756.19	17,606.19	150.00	30,182.04	58.83%
Amenity - Security Monitoring	6,722.62	3,558.33	3,164.29	6,100.00	110.21%
Amenity - Office Equipment Leasing	2,663.69	2,916.67	(252.98)	5,000.00	53.27%
Amenity - Capital Outlay	2,031.34	4,375.00	(2,343.66)	7,500.00	27.08%
Amenity - Miscellaneous	1,508.87	1,458.33	50.54	2,500.00	60.35%
Amenity - A/C Maintenance and Equipment	5,195.00	875.00	4,320.00	1,500.00	346.33%
Amenity - Gas	395.10	816.67	(421.57)	1,400.00	28.22%
Amenity - Operations	3,511.95	4,666.67	(1,154.72)	8,000.00	43.90%
Amenity - Fireplaces and Barbecue	39.14	583.33	(544.19)	1,000.00	3.91%
Total Vistera - Amenity Expenses	\$ 154,438.60	\$ 119,971.85	\$ 34,466.75	\$ 205,666.04	75.09%
Total Expenses	\$ 623,601.34	\$ 505,464.96	\$ 118,136.38	\$ 866,511.36	71.97%
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 5,556.84	\$ -	\$ 5,556.84	\$ -	
Total Other Revenues (Expenses) & Gains (Losses)	\$ 5,556.84	\$ -	\$ 5,556.84	\$ -	
Net Income (Loss)	\$ 145,027.42	\$ -	\$ 145,027.42	\$ -	



Laurel Road Community Development District

FY 2027 Proposed Budget Package

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



Laurel Road CDD
FY 2027 Proposed O&M Budget

	Actual Through 4/30/2026	Anticipated 5/2026 - 9/2026	FY 2026 Anticipated Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
On-Roll Assessments	\$ 517,129.64	\$ 4,538.91	\$ 521,668.55	\$ 521,668.55	\$ 791,276.75
Off-Roll Assessments	193,194.62	64,398.20	257,592.82	257,592.82	397,347.66
Other Income & Other Financing Sources	1,851.83	1,322.75	3,174.58	-	500.00
Carryforward Cash	50,895.83	36,354.17	87,250.00	87,250.00	-
Net Revenues	\$ 763,071.92	\$ 106,614.03	\$ 869,685.95	\$ 866,511.37	\$ 1,189,124.41
General & Administrative Expenses					
Supervisor Fees	\$ 6,000.00	\$ 5,000.00	\$ 11,000.00	\$ 12,000.00	\$ 12,000.00
Public Officials' Liability Insurance	2,870.00	-	2,870.00	3,114.20	3,300.50
Trustee Services	4,246.25	-	4,246.25	4,244.31	4,244.31
Management	32,375.00	23,125.00	55,500.00	55,500.00	55,500.00
Field Management	13,500.00	16,875.00	30,375.00	15,000.00	40,500.00
Engineering	2,771.00	1,979.30	4,750.30	6,000.00	6,000.00
Disclosure	500.00	500.00	1,000.00	1,000.00	2,000.00
District Counsel	4,580.00	3,271.45	7,851.45	20,000.00	25,000.00
Assessment Administration	5,500.00	-	5,500.00	5,500.00	11,000.00
Reamortization Schedules	-	125.00	125.00	125.00	125.00
Audit	5,700.00	-	5,700.00	5,700.00	7,000.00
Arbitrage	-	500.00	500.00	500.00	500.00
Tax Preparation	71.40	-	71.40	63.24	80.00
Travel and Per Diem	110.07	78.60	188.67	500.00	500.00
Telephone	-	-	-	700.00	700.00
Postage & Shipping	41.03	29.30	70.33	500.00	500.00
Legal Advertising	829.50	592.50	1,422.00	5,500.00	2,000.00
Miscellaneous	233.17	166.55	399.72	1,000.00	500.00
Office Supplies	267.74	191.25	458.99	500.00	375.00
Property Taxes	783.54	-	783.54	-	100.00
Web Site Maintenance	1,720.00	1,400.00	3,120.00	3,120.00	3,120.00
Holiday Decorations	23,887.30	-	23,887.30	25,000.00	25,000.00
IT Services	-	208.35	208.35	500.00	250.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Lifestyle & Maintenance Staff	19,987.50	14,276.80	34,264.30	54,294.80	98,570.00 *
Resident Services	52,356.12	37,397.25	89,753.37	7,498.40	8,632.00 *
Total General & Administrative Expenses	\$ 186,544.56	\$ 105,716.35	\$ 284,220.97	\$ 228,034.95	\$ 307,671.81

* "Lifestyle Staff" and "Resident Services" are expected to be 35% of the anticipated budget of \$232,991.00. The remaining 65% is paid by the developer.



Laurel Road CDD
FY 2027 Proposed O&M Budget

	Actual Through 4/30/2026	Anticipated 5/2026 - 9/2026	FY 2026 Anticipated Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Field Expenses (Inside the Gate; SF)					
Electric	\$ 623.90	\$ 445.65	\$ 1,069.55	\$ 7,500.00	\$ 1,875.00
Water Reclaimed	1,725.55	1,232.55	2,958.10	3,750.00	3,750.00
Stormwater Management	24,029.86	17,164.20	41,194.06	2,000.00	37,500.00
Wetland Mitigation	6,400.00	4,571.45	10,971.45	9,000.00	11,000.00
Equipment Rental	-	468.75	468.75	1,125.00	600.00
Gate Internet Service	13,019.02	9,299.30	22,318.32	2,000.00	25,000.00
General Insurance	2,631.00	-	2,631.00	2,854.00	3,025.65
Property & Casualty Insurance	27,246.00	-	27,246.00	15,195.75	31,332.90
Other Insurance	375.00	-	375.00	-	431.25
Irrigation - Repair and Maintenance	15,071.36	10,765.25	25,836.61	18,720.00	27,000.00
Lake Maintenance	11,712.00	8,365.70	20,077.70	18,000.00	19,800.00
Landscaping Maintenance & Material	65,964.52	47,117.50	113,082.02	106,332.03	106,332.03
Landscape Improvements	7,286.58	5,204.70	12,491.28	15,000.00	22,500.00
Fertilizer / Pesticides	7,560.00	5,400.00	12,960.00	12,960.00	12,960.00
Contingency	2,097.59	1,498.30	3,595.89	17,400.00	12,500.00
Lake Bank Mowing	13,902.00	9,930.00	23,832.00	-	25,000.00
Gate - Repairs & Maintenance	324.16	231.55	555.71	3,500.00	3,500.00
Mulch	-	2,083.35	2,083.35	5,000.00	40,000.00
Storm Cleanup	-	7,500.00	7,500.00	7,500.00	7,500.00
Storm Landscape Replacement	-	11,250.00	11,250.00	11,250.00	11,250.00
Security Monitoring	-	12,500.00	12,500.00	30,000.00	15,000.00
Dog Waste Stations	1,638.00	1,170.00	2,808.00	2,808.00	2,808.00
Mailbox Maintenance	-	83.35	83.35	200.00	-
Capital Expenditures	6,238.08	4,455.75	10,693.83	7,500.00	7,500.00
Street Sweeping	5,700.00	4,071.45	9,771.45	12,000.00	12,000.00
Lighting	-	-	-	750.00	-
Streetlights - Leasing	14,869.61	10,621.15	25,490.76	30,240.00	30,240.00
Bike Share Maintenance	253.37	181.00	434.37	-	-
Golf Cart Maintenance	137.04	97.90	234.94	1,125.00	1,125.00
Laurel Rd. Monument Maintenance	-	-	-	-	3,000.00
Border Rd. Monument Maintenance	-	-	-	-	2,000.00
Total Field Expenses (Inside the Gate; Only SF)	\$ 228,804.64	\$ 175,708.85	\$ 404,513.49	\$ 343,709.78	\$ 476,529.83

* "Lifestyle Staff" and "Resident Services" are expected to be 35% of the anticipated budget of \$232,991.00. The remaining 65% is paid by the developer.



Laurel Road CDD
FY 2027 Proposed O&M Budget

	Actual Through 4/30/2026	Anticipated 5/2026 - 9/2026	FY 2026 Anticipated Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Field Expenses (Outside the Gate; MF)					
Electric	\$ 207.97	\$ 148.55	\$ 356.52	\$ 2,500.00	\$ 625.00
Water Reclaimed	575.18	410.85	986.03	1,250.00	1,250.00
Equipment Rental	-	156.25	156.25	375.00	200.00
General Insurance	877.00	-	877.00	951.34	1,008.55
Property & Casualty Insurance	9,082.00	-	9,082.00	5,065.25	10,444.30
Other Insurance	125.00	-	125.00	-	143.75
Irrigation - Repair and Maintenance	5,023.79	3,588.40	8,612.19	6,240.00	9,000.00
Lake Maintenance	3,904.00	2,788.55	6,692.55	6,000.00	6,600.00
Landscaping Maintenance & Material	21,988.17	15,705.85	37,694.02	35,444.01	35,444.01
Landscape Improvements	2,428.86	1,734.90	4,163.76	5,000.00	7,500.00
Fertilizer / Pesticides	2,520.00	1,800.00	4,320.00	4,320.00	4,320.00
Storm Cleanup	-	2,500.00	2,500.00	2,500.00	2,500.00
Storm Landscape Replacement	-	3,750.00	3,750.00	3,750.00	3,750.00
Capital Expenditures	2,079.36	1,485.25	3,564.61	2,500.00	2,500.00
Lighting	-	-	-	250.00	-
Streetlights - Leasing	4,956.54	3,540.40	8,496.94	10,080.00	10,080.00
Golf Cart Maintenance	45.68	32.65	78.33	375.00	375.00
Laurel Rd. Monument Maintenance	-	-	-	-	1,000.00
Total Field Expenses (Outside the Gate; SF & MF)	\$ 53,813.55	\$ 37,641.65	\$ 91,455.20	\$ 86,600.59	\$ 96,740.61

* "Lifestyle Staff" and "Resident Services" are expected to be 35% of the anticipated budget of \$232,991.00. The remaining 65% is paid by the developer.



Laurel Road CDD
FY 2027 Proposed O&M Budget

	Actual Through 4/30/2026	Anticipated 5/2026 - 9/2026	FY 2026 Anticipated Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
<u>Vistera - Amenity</u>					
Amenity - Electric	\$ 17,382.55	\$ 12,416.10	\$ 29,798.65	\$ 10,000.00	\$ 25,000.00
Amenity - Water	20,654.95	14,753.55	35,408.50	15,000.00	30,000.00
Amenity - Telephone	963.02	687.85	1,650.87	8,760.00	2,000.00
Amenity - Cable TV / Internet / Wi-Fi	9,576.73	6,840.50	16,417.23	13,000.00	18,000.00
Amenity - Landscape Maintenance	23,067.87	16,477.05	39,544.92	20,000.00	37,000.00
Amenity - Irrigation Repairs	1,680.00	1,200.00	2,880.00	10,000.00	7,500.00
Amenity - Pool Maintenance	11,043.98	7,888.55	18,932.53	18,624.00	18,624.00
Amenity - Access Control Maintenance	7,692.30	5,494.50	13,186.80	1,500.00	15,000.00
Amenity - Cleaning	20,305.68	14,504.05	34,809.73	38,600.00	38,600.00
Amenity - Pest Control	2,228.55	1,591.80	3,820.35	6,000.00	6,000.00
Amenity - Fitness Equipment Leasing	17,756.19	12,683.00	30,439.19	30,182.04	30,182.04
Amenity - Fire/Security Monitoring	6,722.62	4,801.85	11,524.47	6,100.00	42,876.12
Amenity - Office Equipment Leasing	2,663.69	1,902.65	4,566.34	5,000.00	5,000.00
Amenity - Capital Outlay	2,031.34	1,450.95	3,482.29	7,500.00	7,500.00
Amenity - Miscellaneous	1,508.87	1,077.75	2,586.62	2,500.00	2,500.00
Amenity - A/C Maintenance and Equipment	5,195.00	3,710.70	8,905.70	1,500.00	7,500.00
Amenity - Pool Equipment	19.07	13.60	32.67	1,000.00	1,000.00
Amenity - Gas	395.10	282.20	677.30	1,400.00	1,400.00
Amenity - Operations	3,511.95	2,508.55	6,020.50	8,000.00	6,500.00
Amenity - Fireplaces and Barbecue	39.14	27.95	67.09	1,000.00	3,000.00
Bike Share Maintenance	-	1,041.65	-	2,500.00	3,000.00
Total Vistera - Amenity Expenses	\$ 154,438.60	\$ 111,354.80	\$ 264,751.75	\$ 208,166.04	\$ 308,182.16
Total Expenses	\$ 623,601.34	\$ 392,780.00	\$ 953,486.21	\$ 866,511.37	\$ 1,189,124.41
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 5,556.84	\$ 3,969.15	\$ 9,525.99	\$ -	\$ -
Total Other Revenues (Expenses) & Gair	\$ 5,556.84	\$ 3,969.15	\$ 9,525.99	\$ -	\$ -
Net Income (Loss)	\$ 145,027.42	\$ (282,196.82)	\$ (74,274.27)	\$ -	\$ -

* "Lifestyle Staff" and "Resident Services" are expected to be 35% of the anticipated budget of \$232,991.00. The remaining 65% is paid by the developer.



**Laurel Road Community Development District
FY 2027 Proposed Assessment Comparison**

<u>Unit Type</u>	<u>FY 2027 O&M*</u> <u>Assessment</u> <u>(Gross)</u>	<u>FY 2026 O&M*</u> <u>Assessment</u> <u>(Gross)</u>	<u>Increase /</u> <u>(Decrease)</u>
Phase 1			
SF 40'	1,511.27	979.73	\$ 531.54
SF 45'	1,700.18	1,102.20	\$ 597.98
SF 50'	1,889.09	1,224.67	\$ 664.42
SF 57'	2,153.57	1,396.12	\$ 757.45
Paired Villas (36' - 39')	1,416.82	918.50	\$ 498.32
Assisted Living	566.73	367.40	\$ 199.33
Phase 1 & 2			
Multi-Family	281.19	196.13	\$ 85.06
Phase 2			
SF 50'	1,889.09	1,224.67	\$ 664.42
SF 57'	2,153.57	1,396.12	\$ 757.45
Assisted Living	566.73	367.40	\$ 199.33



Laurel Road CDD Budget Item Descriptions FY 2026 – 2027

Revenues

On-Roll Assessments

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

Off-Roll Assessments

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

Other Income

Revenue from miscellaneous sources not otherwise classified.

General & Administrative Expenses

Supervisor Fees

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

Public Officials’ Liability Insurance

Supervisors’ and Officers’ liability insurance.

Trustee Services

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

Management

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

Field Management

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



Laurel Road CDD Budget Item Descriptions FY 2026 – 2027

Engineering

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

Disclosure

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

District Counsel

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

Assessment Administration

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

Reamortization Schedules

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

Audit

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

Arbitrage

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

Tax Preparation

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

Travel and Per Diem

Travel to and from meetings as related to the District.

Telephone

Telephone and fax machine services as related to the District.



Laurel Road CDD Budget Item Descriptions FY 2026 – 2027

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Legal Advertising

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

Miscellaneous

Other general & administrative expenses incurred throughout the year.

Office Supplies

General office supplies associated with the District.

Property Taxes

The costs associated with assessed property tax levies to the District.

Web Site Maintenance

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

Holiday Decorations

The cost of decorations within the District for the holidays.

IT Services

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

Dues, Licenses and Fees

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

Lifestyle & Maintenance Staff

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

Resident Services

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



Laurel Road CDD
Budget Item Descriptions
FY 2026 – 2027

Field Expenses (Inside the Gate; SF)

Electric

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

Water Reclaimed

Water used for irrigation.

Stormwater Management

Management of stormwater runoff.

Wetland Mitigation

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

Equipment Rental

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

Gate Internet Service

Covers the costs of monthly service fees associated with keeping the gate's internet service running.

General Insurance

Insurance purchased to cover the general liability of the District.

Property & Casualty Insurance

Insurance purchased to protect property and cover casualty.

Other Insurance

Insurance purchased to protect areas not covered by General or Property & Casualty insurance coverage.

Irrigation - Repair and Maintenance

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

Lake Maintenance

Maintenance of lakes owned by the District.

Lake Maintenance – Phase 2

Maintenance of lakes owned by the District in phase 2.



Laurel Road CDD Budget Item Descriptions FY 2026 – 2027

Landscaping Maintenance & Material

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

Landscape Improvements

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

Fertilizer / Pesticides

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

Contingency

Other field expenses incurred throughout the year.

Lake Bank Mowing

Mowing and grounds maintenance of lake banks and adjacent drainage areas.

Gate Maintenance

Costs associated with keeping District gates in good working order.

Mulch

Costs associated with purchasing and applying mulch to the District's landscaping to improve the appearance of the property and promote plant health.

Storm Cleanup

Costs associated with recovering from a storm event.

Storm Landscape Replacement

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

Security Monitoring

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

Dog Waste Stations

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

Mailbox Maintenance

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



Laurel Road CDD Budget Item Descriptions FY 2026 – 2027

Capital Expenditures

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

Street Sweeping

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

Streetlights – Leasing

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

Bike Share Maintenance

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

Golf Cart Maintenance

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

Laurel Rd. Monument Maintenance

Costs associated with routine maintenance for the Laurel Road monument.

Border Rd. Monument Maintenance

Costs associated with routine maintenance for the Border Road monument.

Field Expenses (Outside the Gate; MF)

Electric

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

Water Reclaimed

Water used for irrigation.

Equipment Rental

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



Laurel Road CDD Budget Item Descriptions FY 2026 – 2027

General Insurance

Insurance purchased to cover the general liability of the District.

Property & Casualty Insurance

Insurance purchased to protect property and cover casualty.

Other Insurance

Insurance purchased to protect areas not covered by General or Property & Casualty insurance coverage.

Irrigation - Repair and Maintenance

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

Lake Maintenance

Maintenance of lakes owned by the District.

Landscaping Maintenance & Material

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

Landscape Improvements

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

Fertilizer / Pesticides

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

Storm Cleanup

Costs associated with recovering from a storm event.

Storm Landscape Replacement

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

Capital Expenditures

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

Streetlights – Leasing

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

Golf Cart Maintenance

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



Laurel Road CDD Budget Item Descriptions FY 2026 – 2027

Laurel Rd. Monument Maintenance

Costs associated with routine maintenance for the Laurel Road monument.

Vistera – Amenity

Amenity – Electric

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

Amenity – Water

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

Amenity - Telephone

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

Amenity – Cable TV / Internet / Wi-Fi

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

Amenity – Landscape Maintenance

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

Amenity – Irrigation Repairs

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

Amenity – Pool Maintenance

Cost of cleaning and maintaining the Amenity swimming pool.

Amenity – Pool Equipment

Cost of repairing or replacing any Amenity swimming pool equipment.

Amenity – Cleaning

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

Amenity – Pest Control

Cost of pest control services for the Amenity building.

Amenity – Fitness Equipment Leasing

Cost of leasing fitness equipment for the Amenity building.



Laurel Road CDD Budget Item Descriptions FY 2026 – 2027

Amenity – Fire/Security Monitoring

Cost of security services for the Amenity building.

Amenity – Office Equipment Leasing

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

Amenity – Capital Outlay

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

Amenity – Miscellaneous

Costs associated with miscellaneous Amenity expenses incurred throughout the year.

Amenity – A/C Maintenance and Equipment

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

Amenity – Gas

Costs related to Amenity gas usage.

Amenity – Access Control Maintenance

Cost associated with keeping the Amenity access control system operational.

Amenity – Operations

Cost associated with general Amenity operations as needed.

Amenity – Fireplaces and Barbecue

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

Other Revenues (Expenses) & Gains (Losses)

Interest Income

Income from interest earnings.



**Laurel Road CDD
FY 2027 Proposed Debt Service Budget**

	Series 2021A-1	Series 2021A-2
REVENUES:		
Special Assessments	\$ 847,243.75	\$ 162,890.64
TOTAL REVENUES	<u>\$ 847,243.75</u>	<u>\$ 162,890.64</u>
EXPENDITURES:		
Interest 11/01/2026	\$ 195,406.25	\$ 54,296.88
Interest 05/01/2027	195,406.25	54,296.88
Principal 05/01/2027	265,000.00	-
TOTAL EXPENDITURES	<u>\$ 655,812.50</u>	<u>\$ 108,593.76</u>
EXCESS REVENUES	<u>\$ 191,431.25</u>	<u>\$ 54,296.88</u>
Interest 11/01/2027	\$ 191,431.25	\$ 54,296.88



Laurel Road Community Development District

Update on the Laurel Widening Project

From: Bobbi Claybrooke <bclaybrooke@amengfl.com>

Sent: Friday, May 29, 2026 3:20 PM

To: David C Weaver <dcweaver@cmroadbuilders.com>; Dan Weaver <dweaver@cmroadbuilders.com>; Adam Robson <arobson@cmroadbuilders.com>; Kara Coggins <kcoggins@ajaxpaving.com>; Jessica Canon <jcanon@ajaxpaving.com>; Kevin Fulcher <kfulcher1@demesite.com>; alex@demesite.com; K.C. Coulthart <kccoulthart@mackenzieco.com>; Scott Huber <shuber@mackenzieco.com>; Ryan Schwarz <ryan@firethornbuilt.com>; James Thomas <james@firethornbuilt.com>; Gregg Marsh <gregg@forsbergconstruction.com>; Bruce Wendorf <bruce@forsbergconstruction.com>; Keith Ravazzoli <keith@derrcorp.com>; Ryan Hirstein <ryan@derrcorp.com>; Ed Hicks <hickse@gatorgap.com>; hicksk@gatorgap.com; Peter Davis <davisp@gatorgap.com>; Greg Baier <baierg@gatorgap.com>; Chris LaFace <claface@ripaconstruction.com>; Adrian Galloway <agalloway@ripaconstruction.com>; Fidel Garcia <fgarcia@ryangolf.com>; Jason Coffman <jcoffman@ryangolf.com>; Don Woodruff <donw@woodruffandsons.com>; Chad Wakeman <chadw@woodruffandsons.com>; Rick Hoffman <rickh@woodruffandsons.com>

Cc: Erin Childers <echilders@amengfl.com>; Jared (Lorraine Road) Zech <jared.zech@stantec.com>; Harry Russom <hrussom@nealcommunities.com>; Vivian Carvalho <carvalhov@pfm.com>; 'Dale Weidemiller' <dweidemi@tampabay.rr.com>; John Wollard <jwollard@nealcommunities.com>; Roman, Danny <danny.roman@stantec.com>

Subject: Laurel Road Widening

ALERT: This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Ladies and Gentlemen,

The bid review committee for the Laurel Road Widening Project has met and has reviewed the bids submitted on August 22nd. Based on the budget available for this project and bid review committee consultation, we have made the decision to reject all bids. We intend to revisit the overall bid package and intend to re-advertise for bid again on or about August 3, 2026.

Bobbi Claybrooke, PE

President and Managing Engineer

[AM Engineering, LLC](#)

8340 Consumer Court, Sarasota, FL 34240

Office: (941) 377-9178 ext. 204 | Direct: (941) 867-7799 | BClaybrooke@amengfl.com



Laurel Road Community Development District

Staff Reports



Laurel Road Community Development District

Field Services Operation Manager

June Story board Field Operations and Maintenance

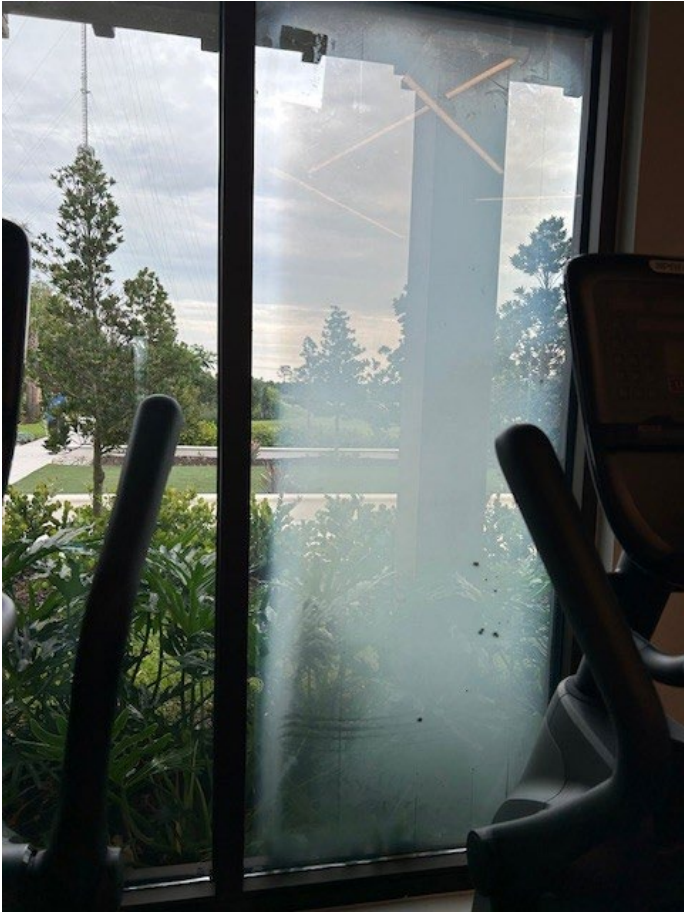
Visterra

Summary

- Very dry month for landscaping but Impact is doing a good job maintaining the site. More plantings will take place this month.
- Lifestyle director brought on E-Bike maintenance vendor.
- Stain on the pool loungers, issues with firepits, and small items around the amenity will be the focus for June.

Community Photos

Fogged out window, leaning sign, sidewalk crack



Community Photos

Landscape photos



Community Photos

Phase 2





Laurel Road Community Development District

Lifestyle Director



VISTERA

OF VENICE

Monthly Summary Report

May 2026

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

Featured Lifestyle Programs & Events



CINCO DE MAYO NACHOS & TEQUILA

Tuesday, May 5th
6:00 pm - 8:00 pm

Cinco de Mayo Nachos & Tequila brought 50–60 residents together for a festive 21+ evening at the Club. Attendees enjoyed a build-your-own nacho bar with a variety of toppings and margaritas in tropical, watermelon, strawberry, and classic lime flavors, with an optional salted rim. The event provided a fun and flavorful way for neighbors to celebrate Cinco de Mayo, socialize, and enjoy an evening of great food and drinks.



FOOD TRUCK VISIT: COUSINS MAINE LOBSTER

Wednesday, May 6th
4:00 pm-8:00 pm

Residents and guests enjoyed a visit from Cousins Maine Lobster, conveniently parked in The Club parking lot. The event was promoted through the food truck's business Facebook page, helping attract additional visitors and support the vendor. Attendees had the opportunity to purchase a variety of menu favorites, including lobster rolls, lobster bisque, lobster tots, lobster quesadillas, and more, while gathering with neighbors and enjoying a unique dining experience close to home.

Featured Lifestyle Programs & Events



MOTHER'S DAY BRUNCH

Saturday, May 9th
10:00 am-12:00 pm

Visterra residents and under-contract homeowners enjoyed a delightful Mother's Day Brunch featuring a continental breakfast spread of pastries, fresh fruit, yogurt, coffee, and refreshing "Mom-osas." Little ones created handmade paper lilies as a heartfelt gift for Mom, adding a special touch to the celebration. With 25 attendees, the event provided a wonderful opportunity for families to connect while honoring the mothers and mother figures in our community.



LA DOLCE VISTERA: THE COMPANION COLLECTIVE

Saturday, May 16th
5:30 pm - 7:30 pm

As part of our ongoing La Dolce Visterra quarterly mini market series, The Companion Collective brought together residents and their four-legged friends for an evening of fun, shopping, and socializing. With an estimated 25-30 attendees, the event featured a complimentary Yappy Hour and wine tasting provided by Back Porch Brewing Co., delicious dog treats available from Lit Dog Treats, and dog-friendly shampoo bars from S&B Soapery. Residents also had the option to participate in a \$7 toy-making workshop hosted by All Ears Dog Training and enjoyed a complimentary dog bandana decorating station hosted by the Lifestyle Team. The event provided a wonderful opportunity for residents and their pups to mingle, support local vendors, and connect with neighbors.



CAMP ADVENTURE: MEMORIAL DAY EXPEDITION

Monday, May 25th
11:00 am - 9:00 pm

Camp Adventure: Memorial Day Expedition brought residents together for a day of camp-themed fun, friendly competition, and community connection. The Lifestyle Team offered a variety of family-friendly and adult-only activities throughout the day, allowing attendees to participate in their favorites. Highlights included a camp-themed scavenger hunt, a visit from Simply Greek by Wynberry food truck, Adult and Kids Splash & Solve Trivia, a sponge relay race, water balloon toss, paracord bracelet craft, and s'mores on the patio. The event welcomed approximately 40 attendees throughout the day, with 10-15 participants joining each scheduled activity.

Lifestyle Program Attendance

DATE(S)	PROGRAM DETAILS	ADDITIONAL NOTES
Tuesday, May 5th	Tuesday Card & Tile Club	Club Meeting
Tuesday, May 5th	Cinco de Mayo Nachos & Tequila	21+ Event; estimated 50-60 attendees
Wednesday, May 6th	Food Truck Visit: Cousins Maine Lobster	Estimated 10 families purchased
Wednesday, May 6th	Bunco Club	Club Meeting
Saturday, May 9th	Mother's Day Brunch	Estimated 25 attendees
Tuesday, May 12th	Tuesday Card & Tile Club	Club Meeting
Saturday, May 16th	La Dolce Vistera: The Companion Collective	Estimated 25-30 attendees
Tuesday, May 19th	Tuesday Card & Tile Club	Club Meeting
Wednesday, May 20th	Vistera Page Turners Club	Club Meeting
Monday, May 25th	Camp Adventure: Memorial Day Expedition	All day event; estimated 40 attendees
Tuesday, May 26th	Tuesday Card & Tile Club	Club Meeting

Facility Utilization



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

Private Facility Rental By Room	Monthly Rental Occurrence
Club Lounge	0 ▾
Game Room	1-4 Times ▾

Approved Rental Requests in May 1

Facility Operations & Maintenance

SPACE	ITEM	STATUS
Amenity TVs	Rokus removed from Moyps. Control4 no longer used to change channels, only ambient music. TVs turn on automatically, but channels changed with Roku remotes. Wall mounted remote holders ordered.	Completed ▾
Outdoor Firepit - Event Lawn	4 new white adirondack chairs and firepit arrived from NLN. Chairs and firepit assembled by Amenity Maintenance Specialist, Ati.	Completed ▾
Pool Deck	Pool deck chairs were turning a rust orange color. Pool was closed temporarily, so Daystar could pressure wash them with a combination of degreaser and bleach.	Completed ▾
Grill - Pool Deck	The grill ignition was not working. Battery located and replaced.	Completed ▾
Emergency Phone	Upon calling, emergency phone does not connect to any representative or company. Field Services working to resolve.	Requested ▾
Screened-In Patio	Door hinge broke off and was missing two screws. Replacements purchased and door was fixed by Ati.	Completed ▾

Facility Operations & Maintenance Cont.

SPACE	ITEM	STATUS
Amenity Fire Extinguishers	With the help of Field Services, new contract was acquired with Pye Barker to perform fire extinguisher inspections. Pye Barker came onsite to renew tags on 5/28/26 and discovered 2 fire extinguishers must be added to outdoor spaces at The Club. Awaiting proposal approval.	Awaiting Approval ▾
E-Bike Maintenance	With approval from Field Services, new agreement acquired with Voltaire E-Bikes to provide twice yearly full service tune ups to all E-Bikes.	Completed ▾
Path to Outdoor Fireplace	Crack observed in sidewalk between E-Bikes and outdoor fireplace. Field Services notified.	Requested ▾
Holiday Lights	Proposal for 2026 holiday lights signed by Lifestyle Director. Working with Land Development to install another outlet at the Border Rd gates.	Completed ▾
Kitchen/Operations	Florida Sales tax certificate acquired. Lifestyle Team and NLN Marketing may now sell Vistera mugs and future merchandise.	Completed ▾
E-Bikes	Aventon brand water bottle holders and mirrors purchased for E-Bikes. Ati will install the new accessories on the bikes.	In Progress ▾
Pool/Club Exterior	Increased bug presence in the pool and exterior of the building. S&G Pools asked to raise water level and vacuum the pool as bugs are accumulating quickly. When time allows, Lifestyle team skims bugs in between pool tech visits.	Completed ▾

Customer Service & Staffing

FEEDBACK	COMMENT	ACTION TAKEN
Positive ▾	Sydney spoke with residents Robert and Michelle B., who were incredibly complimentary of the Lifestyle team and specially Ati. They shared Ati is "so nice!" They also shared they are very pleased with the upkeep of the amenities. Both Robert and Michelle had questions about speeding and the vehicular gates.	Sydney thanked both residents for their kind words, and echoed just how wonderful Ati is. Sydney also let the residents know that the CDD would be the party to reach out to regarding their speeding concerns, and mentioned they can attend meetings as well.
Positive ▾	NLN Marketing Team received a 100% positive rating from a 7-month new resident survey, from resident Sally B. Direct quote: "Sydney is very organized and kind."	Review was forwarded on to Lifestyle Team. Sydney will thoroughly thank Sally when she sees her next.
Positive ▾	Resident Winola D., was struggling with her Proptia app glitching. Sydney put in a ticket to Safetouch, and Rob Franco from the company was able to call Winola. Her app issue was resolved, and Rob stated "You are very lucky to have Sydney onsite, she's great." Winola came to tell Sydney she could not agree more with Rob's comments and to thank her for resolving her app issues. "	Sydney shared with Winola her kind words made her day, and thanked Rob over at SafeTouch as well.
Positive ▾	Resident Kathy K. expressed concerns regarding the pool conditions after noticing a low water level and the presence of bugs. Following coordination with S&G Pools to address and resolve the issue, Kathy shared the following feedback: "Thank you, Sydney, for all your efforts in implementing the changes to the pool conditions. The pool was pristine this morning!"	Sydney thanked Kathy and continues to monitor the pool amid increased bug presence and resident usage.

COMMUNITY IN ACTION



Forecast

PROGRAM	STATUS	
Live! On the Loggia	June Event ▾	June 5th
Design with Wine: Painted Citrus Serving Trays	June Event ▾	June 10th
Margaritaville Mixer	June Event ▾	June 12th
Father's Day Pints & Pops	June Event ▾	June 20th
Summer Kickoff Party	June Event ▾	June 27th



CURRENT ACTION ITEMS	RESPONSIBILITY	DUE DATE
Hire and Onboard Community Relations Associate - <i>Ongoing</i>	Sydney is looking for to hire an individual that can assist with Resident Services, prospect tours and administrative needs on weekends and when she is out of office.	Ongoing
New Outdoor Firepit	The Lifestyle Team is building and arranging new outdoor furniture for the newly paved firepit area behind the pool, enhancing the overall functionality and guest experience of the space. The team is also collaborating with NLN Marketing on updated signage to clearly communicate firepit rules and regulations.	June 30th