

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, July 8, 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 June 10, 2026, Board of Supervisors' Meeting
 2. Minutes of the June 10, 2026, Auditor Selection Committee Meeting
 3. Kimley-Horn Proposal for Directional Bore General Permit Application
 4. Rayco Electric Proposal for Gate Operator GFCI Outlet Installation
 5. Safetouch Proposal for Main Gate Camera Replacement
 6. District Financial Statements

Business Matters

2. Consideration of Trimmers Three-Year Proposal for Holiday Light Decor
3. Consideration of Advanced Aquatics Service Renewal Letter
4. Consideration of Impact Landscaping Hurricane Plan Pricing

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Next meeting: August 12, 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 June 10, 2026,
Board of Supervisors' Meeting**

MINUTES OF MEETING

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

Wednesday, June 10, 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)
Ed Vogler	Vogler Ashton – District Counsel	(via phone)
Tom Panaseny	Neal Land & Neighborhoods – Developer	(via phone)
Jim Schier	Neal Land & Neighborhoods – Developer	
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
Pat Neal	Neal Land & Neighborhoods – Developer	
John McKay	J.H. McKay, LLC – Consultant	(via phone)
Sydney Pollock	WTS – Lifestyle Director	(via phone)
Misty Taylor	Bryant Miller Oliver	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Roll Call

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:32 p.m. Those in attendance are outlined above either in person or via speakerphone.

Public Comment Period

There were no public comments at this time.

Consent Agenda Items #1 – 13

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**

The Board reviewed the consent agenda items.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Consent Agenda items 1 - 6.

Appointment of Auditor Selection Committee

Ms. Carvalho noted that historically the Board is appointed its Members as the Auditor Selection Committee.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board appointed the full Board as the Auditor Selection Committee.

It was noted that the Auditor Selection Committee will follow the Board meeting today.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Series 2026 Bonds Documents:

- 1. Supplemental Assessment Methodology Report (June 2026)**
- 2. Final Pricing Numbers (June 24, 2026)**

3. Supplemental Engineer's Report

Mr. Vogel gave an overview of the documents and the assessments. It was noted that the Series 2026 Bonds are related to Phase 2.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Series 2026 Bonds Documents.

Update on the Laurel Road Widening Project

Mr. Neal gave an update on the project and noted a report has been provided to the Board. It was noted the bids will be readvertised in September 2026, as the original bids were rejected.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Vogel noted that the updated Laurel Road Widening Project report is closely being reviewed and the District will be protected. Mr. Williams noted he has been in communication with the Construction Committee throughout the process as well.

District Engineer – Not present.

District Manager – Ms. Carvalho noted the next Board meeting is scheduled for July 8, 2026.

Field Services Operation Manager – No report.

Lifestyle Director – Ms. Pollock noted the new parks will be opening on Monday.

Audience Comments and Supervisor Requests

It was noted the Lifestyle events are going well.

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. Weidemiller, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Laurel Road Community Development District

**Minutes of the June 10, 2026,
Auditor Selection Committee Meeting**

MINUTES OF MEETING

**LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION COMMITTEE MEETING**

**Wednesday, June 10, 2026, at 12:30 p.m.
5800 Lakewood Ranch Blvd, Sarasota, FL 34240**

Board Members present:

Pete Williams	Committee Member
Janice Snow	Committee Member
John Blakley	Committee Member
Dale Weidemiller	Committee Member
John Leinaweaver	Committee Member

Also present:

Vivian Carvalho	PFM MS – District Manager	
Kwame Jackson	PFM MS – ADM	(via phone)
Amanda Lane	PFM MS – District Accountant	(via phone)
Jim Schier	Neal Land & Neighborhoods – Developer	

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

The Auditor Selection Committee Meeting for Laurel Road CDD was called to order at 12:42 p.m. Those in attendance are outlined above either in person or via speakerphone.

SECOND ORDER OF BUSINESS

Review and Approval of Audit Documents

- **Audit RFP Notice**
- **Instructions to Proposers**
- **Evaluation Criteria – with and without price**

Ms. Carvalho gave an overview of the audit documents and noted historically the Board has approved evaluation criteria with price.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Audit Documents and Evaluation Criteria with Price.

Ms. Carvalho gave an overview of the process.

THIRD ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Auditor Selection Committee Meeting for the Laurel Road Community Development District adjourned the meeting at 12:44 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Laurel Road Community Development District

Kimley-Horn Proposal for Directional Bore General Permit Application



May 7, 2026

VISCDDP2 - Const. Eng

Laurel Road Community Development District
C/O Tom Panaseny
Neal Lands and Neighborhoods
5824 Lakewood Ranch Blvd
Sarasota, FL 34240

Re: Letter Agreement for Professional Services for
Visterra Directional Bore FDEP General Permit Application

Dear Mr. Panaseny:

Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) submits this Letter Agreement (“Agreement”) to Laurel Road Community Development District (“Client”) for preparing a Florida Department of Environmental Protection (FDEP) General Permit application for a force main directional bore under a wetland on Visterra (“Project”).

Scope of Services

Kimley-Horn will provide the services specifically set forth below.

Task 1 – FDEP General Permit Application

Kimley-Horn will prepare a General Permit application to be submitted to the FDEP for a directional bore of a force main under an area of wetland. Tasks are expected to include the following:

- Kimley-Horn will revise the Force Main Directional Drill Plan and Profile Sheets to meet the General Permit requirements.
- Kimley-Horn will attend one (1) review meeting with the client to discuss the revised Force Main Directional Drill Plan and Profile Sheets.
- Kimley-Horn will prepare the required General Permit application documents and plan sheets to be submitted to FDEP.
- Coordination with FDEP staff, including up to two (2) virtual meetings.
- Responses to up to two (2) requests for additional information from FDEP.

Additional Services

Any services not specifically provided for in the above scope will be billed as additional services and performed at Kimley-Horn’s then-current hourly rates.

Information Provided By Client

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client’s consultants or representatives.

Schedule

Kimley-Horn will perform the services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule.

Fee and Expenses

Kimley-Horn will perform the services in Task 1 on a labor fee plus expense basis with the maximum labor fee shown below.

Task Number & Name		Fee	Type
1	FDEP General Permit Application	\$25,000	Hourly, Not-to-Exceed

Kimley-Horn will not exceed the total maximum labor fee shown without authorization from the Client.

Labor fee will be billed on an hourly basis according to our then-current rates. Direct reimbursable expenses such as express delivery services, air travel, and other direct expenses will be billed at 1.15 times cost. A percentage of labor fee will be added to each invoice to cover certain other expenses as to these tasks such as telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Administrative time related to the project may be billed hourly.

All permitting, application, and similar project fees will be paid directly by the Client. Should the Client request Kimley-Horn to advance any such project fees on the Client's behalf, an invoice for such fees, with a fifteen percent (15%) markup, will be immediately issued to and paid by the Client.

Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Kimley-Horn" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to Laurel Road Community Development District.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in a PDF. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn project number with all payments. Please provide the following information:

_____ Please email all invoices to _____

_____ Please copy _____

To ensure proper set up of your projects so that we can get started, please complete and return with the signed copy of this Agreement the attached Request for Information. Failure to supply this information could result in delay in starting work on this project.

We appreciate the opportunity to provide these services. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Signed: 

Printed Name: Alec D. Hoffner

Title: Project Manager

Date:

Signed: 

Printed Name: Cameron Snipes

Title: Associate

Date: 5-7-26

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

SIGNED:  _____

PRINTED NAME: Pete Williams

TITLE: CHAIRMAN

DATE: 5/8/26

Client's Federal Tax ID: _____
Client's Business License No.: _____
Client's Street Address: _____

Attachment – Request for Information
Attachment – Standard Provisions

Request for Information

Please return this information with your signed contract; failure to provide this information could result in delay in starting your project

Client Identification

Full, Legal Name of Client					
Mailing Address for Invoices					
Contact for Billing Inquiries					
Contact's Phone and e-mail					
Client is (check one)	Owner	<input type="checkbox"/>	Agent for Owner	<input type="checkbox"/>	Unrelated to Owner

Property Identification

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Street Address				
County in which Property is Located				
Tax Assessor's Number(s)				

Property Owner Identification

	Owner 1	Owner 2	Owner 3	Owner 4
Owner(s) Name				
Owner(s) Mailing Address				
Owner's Phone No.				
Owner of Which Parcel #?				

Project Funding Identification – List Funding Sources for the Project

Attach additional sheets if there are more than 4 parcels or more than 4 owners

KIMLEY-HORN AND ASSOCIATES, INC.
STANDARD PROVISIONS

- 1) **Kimley-Horn's Scope of Services and Additional Services.** Kimley-Horn will perform only the services specifically described in this Agreement ("Services"). Any services that are not set forth in the scope of Services described herein will constitute additional services ("Additional Services"). If requested by the Client and agreed to by Kimley-Horn, Kimley-Horn will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay Kimley-Horn for any Additional Services an amount based upon Kimley-Horn's then-current hourly rates plus an amount to cover certain direct expenses including in-house reproduction, postage, supplies, digital data storage and security, and local mileage. Other direct expenses will be billed at 1.15 times cost.
- 2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:
 - a. Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
 - b. Provide all information and criteria as to the Client's requirements, objectives, and expectations for the Project and all standards of development, design, or construction.
 - c. Provide Kimley-Horn all available studies, plans, or other documents pertaining to the Project, such as surveys, engineering data, environmental information, etc., all of which Kimley-Horn may rely upon.
 - d. Arrange for access to the site and other property as required for Kimley-Horn to provide its Services.
 - e. Review all documents or reports presented by Kimley-Horn and communicate decisions pertaining thereto within a reasonable time so as not to delay Kimley-Horn.
 - f. Furnish approvals and permits from governmental authorities having jurisdiction over the Project and approvals and consents from other parties as may be necessary.
 - g. Obtain any independent accounting, legal, insurance, cost estimating, and feasibility services required by Client.
 - h. Give prompt written notice to Kimley-Horn whenever the Client becomes aware of any development that affects Kimley-Horn's Services or any defect or noncompliance in any aspect of the Project.
- 3) **Period of Services.** Unless otherwise stated herein, Kimley-Horn will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the Services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that Kimley-Horn does not control. If such delay or suspension extends for more than six months, Kimley-Horn's compensation shall be renegotiated.
- 4) **Method of Payment.** Client shall pay Kimley-Horn as follows:
 - a. Invoices will be submitted periodically for Services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by Kimley-Horn and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after Kimley-Horn's transmittal of its invoice, Kimley-Horn may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
 - b. The Client will remit all payments electronically to:
Account Name: KIMLEY-HORN AND ASSOCIATES, INC.
Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104
Account Number: 2073089159554
ABA#: 121000248
 - c. The Client will send the Project number, invoice number and other remittance information by e-mail to payments@kimley-horn.com at the time of payment.
 - d. If the Client relies on payment or proceeds from a third party to pay Kimley-Horn and Client does not pay Kimley-Horn's invoice within 60 days of receipt, Kimley-Horn may communicate directly with such third party to secure payment.
 - e. If the Client objects to an invoice, it must advise Kimley-Horn in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
 - f. If Kimley-Horn initiates legal proceedings to collect payment, it shall recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at Kimley-Horn's normal hourly billing rates, of the time devoted to such proceedings by its employees.

- g. The Client agrees that the payment to Kimley-Horn is not subject to any contingency or condition. Kimley-Horn may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of Kimley-Horn to collect additional amounts from the Client.
- 5) **Use of Deliverables.** All documents, data, and other deliverables prepared by Kimley-Horn are related exclusively to the Services described in this Agreement and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this Project or on any other project. Any modifications by the Client to any of Kimley-Horn's deliverables, or any reuse of the deliverables without written authorization by Kimley-Horn will be at the Client's sole risk and without liability to Kimley-Horn, and the Client shall indemnify, defend and hold Kimley-Horn harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. Kimley-Horn's electronic files and source code remain the property of Kimley-Horn and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the deliverables prepared by Kimley-Horn, the hardcopy shall govern.
- 6) **Intellectual Property.** Kimley-Horn may use or develop its proprietary software, patents, copyrights, trademarks, trade secrets, and other intellectual property owned by Kimley-Horn or its affiliates ("Intellectual Property") in the performance of this Agreement. Intellectual Property, for purposes of this section, does not include deliverables specifically created for Client pursuant to the Agreement and use of such deliverables is governed by section 5 of this Agreement. Kimley-Horn maintains all interest in and ownership of its Intellectual Property and conveys no rights in the Intellectual Property to Client, unless otherwise agreed to in writing. Any enhancements of Intellectual Property made during the performance of this Agreement are solely owned by Kimley-Horn and its affiliates. If Kimley-Horn's Services include providing Client with access to or a license for Kimley-Horn's (or its affiliates') proprietary software or technology, Client agrees to the Terms of Service set forth at <https://www.khtsinc.com/terms-of-Service/> which terms are incorporated herein by reference.
- 7) **Opinions of Cost.** Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Kimley-Horn's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.
- 8) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. Kimley-Horn shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by Kimley-Horn as a result of such termination.
- 9) **Standard of Care.** The standard of care applicable to Kimley-Horn's Services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the Services are provided. No warranty, express or implied, is made or intended by Kimley-Horn's performance of services, and it is agreed that Kimley-Horn is not a fiduciary with respect to the Client.
- 10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and Kimley-Horn, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of Kimley-Horn and Kimley-Horn's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs, attorneys' fees, or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of Kimley-Horn or Kimley-Horn's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total

compensation received by Kimley-Horn under this Agreement or \$50,000, whichever is greater. An increase to this limitation of liability may be negotiated for additional fee. This Section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section shall require the Client to indemnify Kimley-Horn.

- 11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.
- 12) **Professional Liability Insurance.** Kimley-Horn will maintain a professional liability insurance policy for the Services provided by Kimley-Horn during the course of this Agreement.
- 13) **Construction Costs.** Under no circumstances shall Kimley-Horn be liable for extra costs or other consequences due to changed or unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Kimley-Horn shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before Kimley-Horn has issued final, fully approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.
- 14) **Certifications.** All requests for Kimley-Horn to execute certificates, lender consents, or other third-party reliance letters must be submitted to Kimley-Horn at least 14 days prior to the requested date of execution. Kimley-Horn shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which Kimley-Horn does not have actual knowledge, or that would cause Kimley-Horn to violate applicable rules of professional responsibility.
- 15) **Dispute Resolution.** All claims arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation.
- 16) **Hazardous Substances and Conditions.** Kimley-Horn shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Kimley-Horn's Services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. Kimley-Horn will notify the Client of unanticipated hazardous substances or conditions of which Kimley-Horn actually becomes aware. Kimley-Horn may stop affected portions of its Services until the hazardous substance or condition is eliminated.
- 17) **Construction Phase Services.**
 - a. If Kimley-Horn prepares construction documents and Kimley-Horn is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against Kimley-Horn in any way connected thereto.
 - b. Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, equipment maintenance and inspection, sequence, schedule, safety programs, or safety practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits will be for the purpose of observing construction and reporting to the Client whether the contractors' work generally conforms to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
 - c. Kimley-Horn is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and Kimley-Horn for all claims and liability arising out of job site accidents; and that the Client and Kimley-Horn shall be made additional insureds under the contractor's general liability insurance policy.
- 18) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and Kimley-Horn, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and Kimley-Horn. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Kimley-Horn, without the written consent of Kimley-Horn. Kimley-Horn reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If Kimley-Horn exercises this right, Kimley-Horn will maintain the agreed-upon billing rates for

services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

- 19) **Confidentiality.** The Client consents to the use and dissemination by Kimley-Horn of photographs of the Project and to the use by Kimley-Horn of facts, data and information obtained by Kimley-Horn in the performance of its Services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, Kimley-Horn shall use reasonable care to maintain the confidentiality of that material.

 - 20) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of Florida. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by Kimley-Horn. If Client requires Kimley-Horn to register with or use an online vendor portal for payment or any other purpose, any terms included in the registration or use of the online vendor portal that are inconsistent or in addition to these terms shall be void and shall have no effect on Kimley-Horn or this Agreement. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.
- (21) PURSUANT TO FS 558.0035, EMPLOYEES OF KIMLEY-HORN
MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES
RESULTING FROM NEGLIGENCE UNDER THIS AGREEMENT.



Laurel Road Community Development District

Rayco Electric Proposal for Gate Operator GFCI Outlet Installation



Rayco Electric, Inc.

603 18th Avenue West | Bradenton, Florida 34205
941-747-1968 EC13001486 EC13013251

RECIPIENT:

Laurel Road CDD

3501 Quadrangle Boulevard
Suite 270
Orlando, Florida 32817

SERVICE ADDRESS:

Visterra Boulevard
and Border road is the cross street
Venice, Florida 34275

VISCDD - Entry/Other

Quote #250246

Sent on

Jun 11, 2026

Total

\$860.00

Handwritten signature and date: 6/11/2026



New GFCI outlet installation at Gate Operator Island.

Install one new GFCI receptacle at the gate operator island for holiday or decorative lighting. Utilize the existing conduit system currently serving the gate operators from the electrical panel located across the street. Install new conductors within the existing conduit and provide a new dedicated circuit for the GFCI receptacle.

The new receptacle will be supplied by its own dedicated circuit and will not share power with the existing gate operators. This installation will help prevent interference with the gate operator equipment while providing a convenient and code-compliant power source for temporary lighting and related uses.

Product/Service	Description
Service call fee	
Garden posts (Arl GP19B)	
GFI receptacle 15amp TR/WR (GFWT1W)	



Rayco Electric, Inc.

603 18th Avenue West | Bradenton, Florida 34205
941-747-1968 EC13001486 EC13013251

1/G Bubble cover (Taymac
MM410C)

1/2" Carflex conduit
(NMLT-1/2)

1/2" Carflex straight
connector (NMLT5)

#12 THHN Stranded
cooper (All Colors)

SQD QO120 Breaker

Labor (2-man)

Hourly labor charge

Total

\$860.00

The price set forth in this proposal is valid for thirty (30) days from the date of issuance. If not accepted within that period Rayco Electric, Inc. reserves the right to revise or withdraw this proposal to reflect changes in market conditions, material costs or labor rates.



Laurel Road Community Development District

Safetouch Proposal for Main Gate Camera Replacement



Laurel Road Community Development District

District Financial Statements



Laurel Road Community Development District

May 2026 Financial Package

May 31, 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 5/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 185,268.41				\$ 185,268.41
Prepaid Expenses	12,369.15				12,369.15
Deposits	4,350.00				4,350.00
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		295,684.40			295,684.40
Series 2021A2 Interest		4,206.95			4,206.95
Series 2021A1 Prepayment		165.55			165.55
Series 2021A2 Prepayment		192,278.62			192,278.62
Construction Checking Account			\$ 185.17		185.17
Accounts Receivable - Due from Developer			117,761.62		117,761.62
Prepaid Expenses			336.22		336.22
Deposits			50.00		50.00
Total Current Assets	\$ 201,987.56	\$ 881,707.40	\$ 118,333.01	\$ -	\$ 1,202,027.97
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 881,707.40	\$ 881,707.40
Amount To Be Provided				13,388,292.60	13,388,292.60
Total Investments	\$ -	\$ -	\$ -	\$ 14,270,000.00	\$ 14,270,000.00
Total Assets	\$ 201,987.56	\$ 881,707.40	\$ 118,333.01	\$ 14,270,000.00	\$ 15,472,027.97



Laurel Road CDD
Statement of Financial Position
As of 5/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 12,020.36				\$ 12,020.36
Deferred Revenue	500.00				500.00
Accounts Payable			\$ 117,761.62		117,761.62
Retainage Payable			91,992.19		91,992.19
Deferred Revenue			117,761.62		117,761.62
Total Current Liabilities	<u>\$ 12,520.36</u>	<u>\$ -</u>	<u>\$ 327,515.43</u>	<u>\$ -</u>	<u>\$ 340,035.79</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 14,270,000.00	\$ 14,270,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,270,000.00</u>	<u>\$ 14,270,000.00</u>
Total Liabilities	<u>\$ 12,520.36</u>	<u>\$ -</u>	<u>\$ 327,515.43</u>	<u>\$ 14,270,000.00</u>	<u>\$ 14,610,035.79</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ (16,545.33)				\$ (16,545.33)
Net Assets - General Government	126,143.91				126,143.91
Current Year Net Assets - General Government	79,868.62				79,868.62
Net Assets, Unrestricted		\$ 1,142,003.21			1,142,003.21
Current Year Net Assets, Unrestricted		(260,295.81)			(260,295.81)
Net Assets, Unrestricted			\$ (99,574.77)		(99,574.77)
Current Year Net Assets, Unrestricted			(109,607.65)		(109,607.65)
Total Net Assets	<u>\$ 189,467.20</u>	<u>\$ 881,707.40</u>	<u>\$ (209,182.42)</u>	<u>\$ -</u>	<u>\$ 861,992.18</u>
Total Liabilities and Net Assets	<u>\$ 201,987.56</u>	<u>\$ 881,707.40</u>	<u>\$ 118,333.01</u>	<u>\$ 14,270,000.00</u>	<u>\$ 15,472,027.97</u>



Laurel Road CDD
Statement of Activities
As of 5/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 522,719.71				\$ 522,719.71
Off-Roll Assessments	257,592.82				257,592.82
Other Income & Other Financing Sources	2,257.04				2,257.04
On-Roll Assessments		\$ 654,005.02			654,005.02
Other Assessments		804,050.84			804,050.84
Inter-Fund Group Transfers In		1,151.31			1,151.31
Developer Contributions			\$ 231,443.80		231,443.80
Other Income & Other Financing Sources			17,703.96		17,703.96
Inter-Fund Transfers In			(1,151.31)		(1,151.31)
Total Revenues	<u>\$ 782,569.57</u>	<u>\$ 1,459,207.17</u>	<u>\$ 247,996.45</u>	<u>\$ -</u>	<u>\$ 2,489,773.19</u>
<u>Expenses</u>					
Supervisor Fees	\$ 7,000.00				\$ 7,000.00
Public Officials' Liability Insurance	2,870.00				2,870.00
Trustee Services	4,246.25				4,246.25
Management	37,000.00				37,000.00
Field Management	20,250.00				20,250.00
Engineering	4,964.00				4,964.00
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	42.51				42.51
Legal Advertising	988.25				988.25
Miscellaneous	233.17				233.17
Office Supplies	409.18				409.18
Property Taxes	783.54				783.54
Web Site Maintenance	1,880.00				1,880.00
Holiday Decorations	23,887.30				23,887.30
Dues, Licenses, and Fees	175.00				175.00



Laurel Road CDD
Statement of Activities
As of 5/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Construction Consultation	\$ 24,472.50				\$ 24,472.50
Lifestyle Staff	58,642.11				58,642.11
Resident Services	7,383.89				7,383.89
Electric	961.12				961.12
Amenity - Electric	20,108.94				20,108.94
Amenity - Water	23,905.28				23,905.28
Water Reclaimed	3,497.22				3,497.22
Stormwater Management	27,834.77				27,834.77
Wetlands Mitigation	6,400.00				6,400.00
Amenity - Telephone	1,111.28				1,111.28
Amenity - Cable TV / Internet / Wi-Fi	12,752.83				12,752.83
Amenity - Landscape Maintenance	26,363.28				26,363.28
Amenity - Irrigation Repairs	1,920.00				1,920.00
Amenity - Pool Maintenance	12,595.98				12,595.98
Amenity - Janitorial	23,182.04				23,182.04
Amenity - Pest Control	3,063.55				3,063.55
Amenity - Fitness Equipment Leasing	20,462.94				20,462.94
Amenity - Security	6,722.62				6,722.62
Amenity - Office Equipment Leasing	3,402.01				3,402.01
Amenity - Capital Outlay	2,438.34				2,438.34
Amenity - Miscellaneous	1,909.22				1,909.22
Amenity - AC Maintenance and Equipment	5,195.00				5,195.00
Amenity - Pool Equipment	40.08				40.08
Amenity - Gas	458.87				458.87
Amenity - Access Control Maintenance	9,230.76				9,230.76
Amenity - Operations	4,985.53				4,985.53
Amenity - Fireplaces and Barbecue	39.14				39.14
Gate Internet Service	15,638.42				15,638.42
General Insurance	3,508.00				3,508.00
Property & Casualty Insurance	36,328.00				36,328.00
Other Insurance	500.00				500.00
Irrigation	22,990.15				22,990.15
Lake Maintenance	17,504.00				17,504.00
Landscaping Maintenance & Material	101,667.36				101,667.36
Landscape Improvements	9,715.44				9,715.44



Laurel Road CDD
Statement of Activities
As of 5/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Fertilizer / Pesticides	\$ 11,520.00				\$ 11,520.00
Contingency	2,097.59				2,097.59
Lake Bank Mowing	15,888.00				15,888.00
Gate - Repairs & Maintenance	324.16				324.16
Dog Waste Stations	1,872.00				1,872.00
Capital Expenditures	8,317.44				8,317.44
Street Sweeping	6,887.50				6,887.50
Streetlights	23,321.51				23,321.51
Bike Share Maintenance	351.39				351.39
Golf Cart Maintenance	182.72				182.72
Series 2021 A1 Principal Payments		\$ 255,000.00			255,000.00
Series 2021 A2 Principal Payments		960,000.00			960,000.00
Series 2021 A1 Interest Payments		397,442.50			397,442.50
Series 2021 A2 Interest Payments		130,429.69			130,429.69
Engineering			\$ 28,477.47		28,477.47
Landscaping Maintenance & Material			133,947.25		133,947.25
Contingency			195,897.13		195,897.13
Total Expenses	\$ 708,883.65	\$ 1,742,872.19	\$ 358,321.85	\$ -	\$ 2,810,077.69
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 6,182.70				\$ 6,182.70
Dividend Income		\$ 23,369.21			23,369.21
Interest Income			\$ 212.84		212.84
Dividend Income			504.91		504.91
Total Other Revenues (Expenses) & Gains (Losses)	\$ 6,182.70	\$ 23,369.21	\$ 717.75	\$ -	\$ 30,269.66
Change In Net Assets	\$ 79,868.62	\$ (260,295.81)	\$ (109,607.65)	\$ -	\$ (290,034.84)
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	\$ 189,467.20	\$ 881,707.40	\$ (209,182.42)	\$ -	\$ 861,992.18



Laurel Road CDD
Budget to Actual
For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
Revenues					
On-Roll Assessments	\$ 522,719.71	\$ 347,779.03	\$ 174,940.68	\$ 521,668.55	100.20%
Off-Roll Assessments	257,592.82	171,728.55	85,864.27	257,592.82	100.00%
Other Income & Other Financing Sources	2,257.04	-	2,257.04	-	
Carryforward Cash	58,166.67	58,166.67	-	87,250.00	66.67%
Net Revenues	\$ 840,736.24	\$ 577,674.25	\$ 263,061.99	\$ 866,511.37	97.03%
General & Administrative Expenses					
Supervisor Fees	\$ 7,000.00	\$ 8,000.00	\$ (1,000.00)	\$ 12,000.00	58.33%
Public Officials' Liability Insurance	2,870.00	2,076.13	793.87	3,114.20	92.16%
Trustee Services	4,246.25	2,829.54	1,416.71	4,244.31	100.05%
Management	37,000.00	37,000.00	-	55,500.00	66.67%
Field Management	20,250.00	10,000.00	10,250.00	15,000.00	135.00%
Engineering	4,964.00	4,000.00	964.00	6,000.00	82.73%
Disclosure	500.00	666.67	(166.67)	1,000.00	50.00%
District Counsel	4,580.00	13,333.33	(8,753.33)	20,000.00	22.90%
Assessment Administration	5,500.00	3,666.67	1,833.33	5,500.00	100.00%
Reamortization Schedules	-	83.33	(83.33)	125.00	0.00%
Audit	5,700.00	3,800.00	1,900.00	5,700.00	100.00%
Arbitrage Calculation	-	333.33	(333.33)	500.00	0.00%
Tax Preparation	71.40	42.16	29.24	63.24	112.90%
Travel and Per Diem	110.07	333.33	(223.26)	500.00	22.01%
Telephone	-	466.67	(466.67)	700.00	0.00%
Postage & Shipping	42.51	333.33	(290.82)	500.00	8.50%
Legal Advertising	988.25	3,666.67	(2,678.42)	5,500.00	17.97%
Miscellaneous	233.17	666.68	(433.51)	1,000.00	23.32%
Office Supplies	409.18	333.33	75.85	500.00	81.84%
Property Taxes	783.54	-	783.54	-	
Web Site Maintenance	1,880.00	2,080.00	(200.00)	3,120.00	60.26%
Holiday Decorations	23,887.30	16,666.67	7,220.63	25,000.00	95.55%
IT Services	-	333.33	(333.33)	500.00	0.00%
Dues, Licenses, and Fees	175.00	116.67	58.33	175.00	100.00%
Construction Consultation	24,472.50	-	24,472.50	-	
Lifestyle & Maintenance Staff	58,642.11	36,196.53	22,445.58	54,294.80	108.01%
Resident Services	7,383.89	4,998.93	2,384.96	7,498.40	98.47%
Total General & Administrative Expenses	\$ 211,689.17	\$ 152,023.30	\$ 59,665.87	\$ 228,034.95	92.83%



Laurel Road CDD
Budget to Actual
For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
<u>Field Expenses (Inside the Gate: SF)</u>					
Electric	\$ 720.84	\$ 5,000.00	\$ (4,279.16)	\$ 7,500.00	9.61%
Water Reclaimed	2,622.92	2,500.00	122.92	3,750.00	69.94%
Stormwater Management	27,834.77	1,333.33	26,501.44	2,000.00	1391.74%
Wetland Mitigation	6,400.00	6,000.00	400.00	9,000.00	71.11%
Equipment Rental	-	750.00	(750.00)	1,125.00	0.00%
Gate Internet Service	15,638.42	1,333.33	14,305.09	2,000.00	781.92%
General Insurance	2,631.00	1,902.67	728.33	2,854.00	92.19%
Property & Casualty Insurance	27,246.00	10,130.50	17,115.50	15,195.75	179.30%
Other Insurance	375.00	-	375.00	-	
Irrigation - Repair and Maintenance	17,242.61	12,480.00	4,762.61	18,720.00	92.11%
Lake Maintenance	13,128.00	12,000.00	1,128.00	18,000.00	72.93%
Landscaping Maintenance & Material	76,250.52	70,888.02	5,362.50	106,332.03	71.71%
Landscape Improvements	7,286.58	10,000.00	(2,713.42)	15,000.00	48.58%
Fertilizer / Pesticides	8,640.00	8,640.00	-	12,960.00	66.67%
Contingency	2,097.59	11,600.00	(9,502.41)	17,400.00	12.06%
Lake Bank Mowing	15,888.00	-	15,888.00	-	
Gate - Repairs & Maintenance	324.16	2,333.33	(2,009.17)	3,500.00	9.26%
Mulch	-	3,333.33	(3,333.33)	5,000.00	0.00%
Storm Cleanup	-	5,000.00	(5,000.00)	7,500.00	0.00%
Storm Landscape Replacement	-	7,500.00	(7,500.00)	11,250.00	0.00%
Security Monitoring	-	20,000.00	(20,000.00)	30,000.00	0.00%
Dog Waste Stations	1,872.00	1,872.00	-	2,808.00	66.67%
Mailbox Maintenance	-	133.33	(133.33)	200.00	0.00%
Capital Expenditures	6,238.08	5,000.00	1,238.08	7,500.00	83.17%
Street Sweeping	6,887.50	8,000.00	(1,112.50)	12,000.00	57.40%
Lighting	-	500.00	(500.00)	750.00	0.00%
Streetlights - Leasing	17,491.13	20,160.00	(2,668.87)	30,240.00	57.84%
Bike Share Maintenance	351.39	1,666.67	(1,315.28)	2,500.00	14.06%
Golf Cart Maintenance	137.04	750.00	(612.96)	1,125.00	12.18%
Total Field Expenses (Inside the Gate; Only SF)	\$ 257,303.55	\$ 230,806.51	\$ 26,497.04	\$ 346,209.78	74.32%
<u>Field Expenses (Outside the Gate: MF)</u>					
Electric	\$ 240.28	\$ 1,666.67	\$ (1,426.39)	\$ 2,500.00	9.61%
Water Reclaimed	874.31	833.33	40.97	1,250.00	69.94%
Equipment Rental	-	250.00	(250.00)	375.00	0.00%
General Insurance	877.00	634.23	242.77	951.34	92.19%
Property & Casualty Insurance	9,082.00	3,376.83	5,705.17	5,065.25	179.30%
Other Insurance	125.00	-	125.00	-	
Irrigation - Repair and Maintenance	5,747.54	4,160.00	1,587.54	6,240.00	92.11%
Lake Maintenance	4,376.00	4,000.00	376.00	6,000.00	72.93%
Landscaping Maintenance & Material	25,416.84	23,629.34	1,787.50	35,444.01	71.71%
Landscape Improvements	2,428.86	3,333.33	(904.47)	5,000.00	48.58%
Fertilizer / Pesticides	2,880.00	2,880.00	-	4,320.00	66.67%
Storm Cleanup	-	1,666.67	(1,666.67)	2,500.00	0.00%
Storm Landscape Replacement	-	2,500.00	(2,500.00)	3,750.00	0.00%
Capital Expenditures	2,079.36	1,666.67	412.69	2,500.00	83.17%
Lighting	-	166.67	(166.67)	250.00	0.00%
Streetlights - Leasing	5,830.38	6,720.00	(889.62)	10,080.00	57.84%
Golf Cart Maintenance	45.68	250.00	(204.32)	375.00	12.18%
Total Field Expenses (Outside the Gate; MF)	\$ 60,003.24	\$ 57,733.74	\$ 2,269.50	\$ 86,600.59	69.29%



Laurel Road CDD
Budget to Actual
For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
<u>Vistera - Amenity Expenses</u>					
Amenity - Electric	\$ 20,108.94	\$ 6,666.67	\$ 13,442.27	\$ 10,000.00	201.09%
Amenity - Water	23,905.28	10,000.00	13,905.28	15,000.00	159.37%
Amenity - Telephone	1,111.28	5,840.00	(4,728.72)	8,760.00	12.69%
Amenity - Cable TV / Internet / Wi-Fi	12,752.83	8,666.67	4,086.16	13,000.00	98.10%
Amenity - Landscape Maintenance	26,363.28	13,333.33	13,029.95	20,000.00	131.82%
Amenity - Irrigation Repairs	1,920.00	6,666.67	(4,746.67)	10,000.00	19.20%
Amenity - Pool Maintenance	12,595.98	12,416.00	179.98	18,624.00	67.63%
Amenity - Cleaning	23,182.04	25,733.33	(2,551.29)	38,600.00	60.06%
Amenity - Pest Control	3,063.55	4,000.00	(936.45)	6,000.00	51.06%
Amenity - Fitness Equipment Leasing	20,462.94	20,121.36	341.58	30,182.04	67.80%
Amenity - Security Monitoring	6,722.62	4,066.67	2,655.95	6,100.00	110.21%
Amenity - Office Equipment Leasing	3,402.01	3,333.33	68.68	5,000.00	68.04%
Amenity - Capital Outlay	2,438.34	5,000.00	(2,561.66)	7,500.00	32.51%
Amenity - Miscellaneous	1,909.22	1,666.67	242.55	2,500.00	76.37%
Amenity - A/C Maintenance and Equipment	5,195.00	1,000.00	4,195.00	1,500.00	346.33%
Amenity - Pool Equipment	40.08	666.67	(626.59)	1,000.00	4.01%
Amenity - Gas	458.87	933.33	(474.46)	1,400.00	32.78%
Amenity - Access Control Maintenance	9,230.76	1,000.00	8,230.76	1,500.00	615.38%
Amenity - Operations	4,985.53	5,333.33	(347.80)	8,000.00	62.32%
Amenity - Fireplaces and Barbecue	39.14	666.67	(627.53)	1,000.00	3.91%
Total Vistera - Amenity Expenses	\$ 179,887.69	\$ 137,110.70	\$ 42,776.99	\$ 205,666.04	87.47%
Total Expenses	\$ 708,883.65	\$ 577,674.25	\$ 131,209.40	\$ 866,511.36	81.81%
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 6,182.70	\$ -	\$ 6,182.70	\$ -	
Total Other Revenues (Expenses) & Gains (Losses)	\$ 6,182.70	\$ -	\$ 6,182.70	\$ -	
Net Income (Loss)	\$ 138,035.29	\$ -	\$ 138,035.29	\$ -	



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 5/30/2026	Anticipated 6/2026 - 9/2026	FY 2026 Anticipated Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
On-Roll Assessments	\$ 522,719.71	\$ -	\$ 522,719.71	\$ 521,668.55	\$ 791,276.75
Off-Roll Assessments	257,592.82	-	257,592.82	257,592.82	397,347.66
Other Income & Other Financing Sources	2,257.04	1,128.52	3,385.56	-	500.00
Carryforward Cash	58,166.67	29,083.33	87,250.00	87,250.00	-
Net Revenues	\$ 840,736.24	\$ 30,211.85	\$ 870,948.09	\$ 866,511.37	\$ 1,189,124.41
General & Administrative Expenses					
Supervisor Fees	\$ 7,000.00	\$ 4,000.00	\$ 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	37,000.00	18,500.00	55,500.00	55,500.00	55,500.00
Field Management	20,250.00	13,500.00	33,750.00	15,000.00	40,500.00
Engineering	4,964.00	2,482.00	7,446.00	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	2,290.00	6,870.00	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	55.04	165.11	500.00	500.00
Telephone	-	-	-	700.00	700.00
Postage & Shipping	42.51	21.24	63.75	500.00	500.00
Legal Advertising	988.25	494.12	1,482.37	5,500.00	2,000.00
Miscellaneous	233.17	116.60	349.77	1,000.00	500.00
Office Supplies	409.18	204.60	613.78	500.00	375.00
Property Taxes	783.54	-	783.54	-	100.00
Web Site Maintenance	1,880.00	1,240.00	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	-	166.68	166.68	500.00	250.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Construction Consultation	24,472.50	-	24,472.50	-	-
Lifestyle & Maintenance Staff	58,642.11	29,321.04	87,963.15	54,294.80	98,570.00 *
Resident Services	7,383.89	3,691.96	11,075.85	7,498.40	8,632.00 *
Total General & Administrative Expenses	\$ 211,689.17	\$ 77,208.28	\$ 288,897.45	\$ 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 5/30/2026	Anticipated 6/2026 - 9/2026	FY 2026 Anticipated Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Field Expenses (Inside the Gate; SF)					
Electric	\$ 720.84	\$ 360.44	\$ 1,081.28	\$ 7,500.00	\$ 1,875.00
Water Reclaimed	2,622.92	1,311.44	3,934.36	3,750.00	3,750.00
Stormwater Management	27,834.77	13,917.40	41,752.17	2,000.00	37,500.00
Wetland Mitigation	6,400.00	3,200.00	9,600.00	9,000.00	11,000.00
Equipment Rental	-	375.00	375.00	1,125.00	600.00
Gate Internet Service	15,638.42	7,819.20	23,457.62	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	17,242.61	8,621.32	25,863.93	18,720.00	27,000.00
Lake Maintenance	13,128.00	6,564.00	19,692.00	18,000.00	19,800.00
Landscaping Maintenance & Material	76,250.52	38,125.28	114,375.80	106,332.03	106,332.03
Landscape Improvements	7,286.58	3,643.28	10,929.86	15,000.00	22,500.00
Fertilizer / Pesticides	8,640.00	4,320.00	12,960.00	12,960.00	12,960.00
Contingency	2,097.59	1,048.80	3,146.39	17,400.00	12,500.00
Lake Bank Mowing	15,888.00	7,944.00	23,832.00	-	25,000.00
Gate - Repairs & Maintenance	324.16	162.08	486.24	3,500.00	3,500.00
Mulch	-	1,666.68	1,666.68	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	-	10,000.00	10,000.00	30,000.00	15,000.00
Dog Waste Stations	1,872.00	936.00	2,808.00	2,808.00	2,808.00
Mailbox Maintenance	-	66.68	66.68	200.00	-
Capital Expenditures	6,238.08	3,119.04	9,357.12	7,500.00	7,500.00
Street Sweeping	6,887.50	3,443.76	10,331.26	12,000.00	12,000.00
Lighting	-	-	-	750.00	-
Streetlights - Leasing	17,491.13	8,745.56	26,236.69	30,240.00	30,240.00
Bike Share Maintenance	351.39	175.68	527.07	2,500.00	3,000.00
Golf Cart Maintenance	137.04	68.52	205.56	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)	\$ 257,303.55	\$ 144,384.16	\$ 401,687.71	\$ 346,209.78	\$ 479,529.83

* "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 5/30/2026	Anticipated 6/2026 - 9/2026	FY 2026 Anticipated Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Field Expenses (Outside the Gate; MF)					
Electric	\$ 240.28	\$ 120.16	\$ 360.44	\$ 2,500.00	\$ 625.00
Water Reclaimed	874.31	437.16	1,311.47	1,250.00	1,250.00
Equipment Rental	-	125.00	125.00	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	5,747.54	2,873.76	8,621.30	6,240.00	9,000.00
Lake Maintenance	4,376.00	2,188.00	6,564.00	6,000.00	6,600.00
Landscaping Maintenance & Material	25,416.84	12,708.44	38,125.28	35,444.01	35,444.01
Landscape Improvements	2,428.86	1,214.44	3,643.30	5,000.00	7,500.00
Fertilizer / Pesticides	2,880.00	1,440.00	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	1,039.68	3,119.04	2,500.00	2,500.00
Lighting	-	-	-	250.00	-
Streetlights - Leasing	5,830.38	2,915.20	8,745.58	10,080.00	10,080.00
Golf Cart Maintenance	45.68	22.84	68.52	375.00	375.00
Laurel Rd. Monument Maintenance	-	-	-	-	1,000.00
Total Field Expenses (Outside the Gate; SF & MF)	\$ 60,003.24	\$ 31,334.68	\$ 91,337.92	\$ 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 5/30/2026	Anticipated 6/2026 - 9/2026	FY 2026 Anticipated Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
<u>Vistera - Amenity</u>					
Amenity - Electric	\$ 20,108.94	\$ 10,054.48	\$ 30,163.42	\$ 10,000.00	\$ 25,000.00
Amenity - Water	23,905.28	11,952.64	35,857.92	15,000.00	30,000.00
Amenity - Telephone	1,111.28	555.64	1,666.92	8,760.00	2,000.00
Amenity - Cable TV / Internet / Wi-Fi	12,752.83	6,376.40	19,129.23	13,000.00	18,000.00
Amenity - Landscape Maintenance	26,363.28	13,181.64	39,544.92	20,000.00	37,000.00
Amenity - Irrigation Repairs	1,920.00	960.00	2,880.00	10,000.00	7,500.00
Amenity - Pool Maintenance	12,595.98	6,298.00	18,893.98	18,624.00	18,624.00
Amenity - Access Control Maintenance	23,182.04	11,591.04	34,773.08	1,500.00	15,000.00
Amenity - Cleaning	3,063.55	1,531.76	4,595.31	38,600.00	38,600.00
Amenity - Pest Control	20,462.94	10,231.48	30,694.42	6,000.00	6,000.00
Amenity - Fitness Equipment Leasing	6,722.62	3,361.32	10,083.94	30,182.04	30,182.04
Amenity - Fire/Security Monitoring	3,402.01	1,701.00	5,103.01	6,100.00	42,876.12
Amenity - Office Equipment Leasing	2,438.34	1,219.16	3,657.50	5,000.00	5,000.00
Amenity - Capital Outlay	1,909.22	954.60	2,863.82	7,500.00	7,500.00
Amenity - Miscellaneous	5,195.00	2,597.52	7,792.52	2,500.00	2,500.00
Amenity - A/C Maintenance and Equipment	40.08	20.04	60.12	1,500.00	7,500.00
Amenity - Pool Equipment	458.87	229.44	688.31	1,000.00	1,000.00
Amenity - Gas	9,230.76	4,615.40	13,846.16	1,400.00	1,400.00
Amenity - Operations	4,985.53	2,492.76	7,478.29	8,000.00	6,500.00
Amenity - Fireplaces and Barbecue	39.14	19.56	58.70	1,000.00	3,000.00
Total Vistera - Amenity Expenses	\$ 179,887.69	\$ 89,943.88	\$ 269,831.57	\$ 205,666.04	\$ 305,182.16
Total Expenses	\$ 708,883.65	\$ 311,536.32	\$ 960,416.73	\$ 866,511.37	\$ 1,189,124.41
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 6,182.70	\$ 3,091.36	\$ 9,274.06	\$ -	\$ -
Total Other Revenues (Expenses) & Gair	\$ 6,182.70	\$ 3,091.36	\$ 9,274.06	\$ -	\$ -
Net Income (Loss)	\$ 138,035.29	\$ (278,233.11)	\$ (80,194.58)	\$ -	\$ -

* "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

**Consideration of Trimmers Three-Year Proposal
for Holiday Light Décor**



2026 Holiday Decor 2026 Holiday Decor Proposal (Version 2) Expires 5/29/2026

**Laurel Road Community
Development District
(Billing)**

321 Vistera Blvd
Nokomis, FL 34275
SPollock@nealland.com
[\(941\) 231-0125](tel:(941)231-0125)

Trimmers Holiday Decor

patrick@trimmershd.com
[\(813\) 545-4782](tel:(813)545-4782)

Residence (Site)

321 Vistera Blvd
Nokomis, FL 34275

Features

<input checked="" type="checkbox"/> 3 Year Contract 2026 – 2028 2026, 2027, and 2028 -- During this time there will be no price increase unless a change is made after acceptance and that would be priced at that days pricing.	Added 3YR \$0.00
<input checked="" type="checkbox"/> Vistera Colors Vistera Colors to be used on all decorated decor are Midnight Green, Burnt Orange, Yellow, white and Teal (both shiny and flat colors on all ornaments)	Added 3YR \$0.00
<input checked="" type="checkbox"/> Outlets Needed –Border Road Exit Gate Power Outlet needed on Center and Exit gate area. Last year (2025) we had to draw out of gate opener box and that was what caused the issues.	Added 3YR \$0.00
Empty row	



Border Road

Added

3YR \$0.00

1 Bismark Behind Monument

Added

Install- Trunk Wrap - Warm White Mini Lights on 1 Bismark Trunk off Border Road

3YR \$300.00

Warm White Coaxial Plugs

1 Bismark Fronds

Added

Install - Fronds - Blue Lights on Palm Fronds Off Border Road

3YR \$420.00

Mini CW/Blue Twinkle Coaxial Plugs

Border Rd Entrance - 9 Royal Palms Trunks

Added

Install 9 Royal Palm Warm White Trunk Wraps - 4 on entrance side and 5 on exit side - Off Border Rd

3YR \$2,700.00

Warm White Coaxial Plugs

Border Rd Entrance - 9 Royal Palm Fronds

Added

Install 9 Royal Palms - Green mini lights on Fronds - 4 on entrance side and 5 on exit side - Off Border Rd

3YR \$2,205.00

GREEN 50ct 6" Spacing - 5mm

Entrance Gate on Border Rd

Added

Install 8 Pre Lit Garland with 32 Ornaments each Garland Strand at Entrance/Exit Gates off Border Rd. OUTLETS NEEDED BOTH CENTER AND EXIT GATES

3YR \$3,200.00

Pre Lit Decorated Garland

Amenity Center

Added

3YR \$0.00

12' Christmas Tree Inside

Added

Install 12' Decorated (Visterra Colors) Christmas Tree Inside Amenity Center Customer wants White and Dark Green Filler in tree. (We will add fillers in the tree as we talked about for the interior tree)

3YR \$3,500.00

12' Christmas Tree - Visterra Colors

14' Outdoor Christmas tree

Added

Install 14' Outdoor Christmas tree decorated with Visterra colors UV treated ornaments. Step on button needed.

3YR \$7,000.00

14' Christmas tree

Trellis

Added

Install 8 Decorated Garland on Trellis (Visterra Colors) (4 EACH SIDE) (added 2026)

3YR \$3,360.00

Pre Lit Decorated Garland

10 Holly Trees in front of Clubhouse

Added

Install - Warm White Twinkle light (5) in each of 10 holly trees - The outside border Holly Trees only.

3YR \$1,575.00

Warm white mini TWINKLE

8 Royal Palms in Center Island

Added

Install WW mini lights on the 8 Royal Palms in the center Island beside the Marque/Sign for a discounted price to get you under budget for 2026 only.

3YR \$2,016.00

Warm White Coaxial Plugs

2026 Discount Breakdown

Added

We are pleased to offer a discounted rate of \$1,276.00 for the lighting of the eight royal palms in center island.

3YR \$0.00

Normally \$252 per palm discounted to \$125 per palm (2026 only).

Pricing

3 Year Agreement

Subtotal	\$26,276.00
Discount	\$1,276.00
Tax	\$0.00
Total	\$25,000.00/year

Terms & Conditions

PLEASE NOTE: PLEASE VERIFY YOUR RECORDS MATCH OUR CORRECT BILLING ADDRESS.
2234 LITHIA CENTER LANE
VALRICO, FL 33596

- Contract will automatically renew unless notification by either party by April 1st following decorating season.
- Please have palms trimmed prior to October 1st.
- Trimmers Holiday Decor retains ownership of all merchandise.
- All lighting will be commercial grade LED lighting.
- Customer is responsible for working power outlets.
- Customer agrees to make sure irrigation is turned OFF during the time the lights are on. This is usually from dusk to dawn. If customer fails to do so, this will trip the breakers. We will not be responsible for lights not working due to irrigation running at this time.

-Customer is responsible for informing any landscapers when the lights are installed so they can avoid damaging lights or cords. We are not responsible for these companies causing damage to the material, and there will be an extra service charge to replace any damaged material.

-Installation by December 10th (Lighting installs begin by October 1st, Greenery begins November 1st).

-Removal of decor by January 20th (Lighting may come down after the 20th, but all greenery and visible decor will be removed by the 20th).

Service Includes:

*Installation of Lighting

*Service calls

*Take down and storage

-For all contracts signed by May 1st, 50% Deposit due on June 1st and final 50% will be due December 1st.

-For all contracts signed between May 2nd and September 31st, 50% deposit due within 30 days of signed contract and the final 50% payment due December 1st.

-For all contracts signed after October 1st, payment will be due in full prior to installation.

5% late fee for payment received later than 15 days after due date.



Laurel Road Community Development District

Consideration of Advanced Aquatics Service Renewal Letter



June 22, 2026

Laurel Road CDD
c/o PFM Consulting Group, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

We appreciate the opportunity to continue serving **Laurel Road CDD**, and we want to thank you for trusting Advanced Aquatic with the care of your ponds since 2023.

We'd like to take this opportunity to highlight the upcoming renewal of your service agreement and a small price adjustment effective August 1, 2026.

Over the past year, we've experienced significant increases in costs related to herbicides, labor, insurance, and vehicle maintenance. While we've made every effort to absorb these expenses, a modest price increase is necessary in order to continue providing the high-quality service you've come to expect from us.

Updated Pricing:

- **Current Monthly Service Rate: \$1,888.00**
- **New Monthly Service Rate (effective 8/1/2026): \$1,964.00**
- **Increase: \$76.00 per month**

Please note that all other terms and conditions of your existing contract remain unchanged. The only revision is to the service rate, which will take effect August 1, 2026.

We remain committed to delivering reliable, effective pond and lake management services and greatly value the continued relationship we've built with your community.

If you have any questions or need further information, please don't hesitate to reach out. We're always happy to help.

Thank you again for your continued business. We look forward to another successful year working together.

Sincerely,

Doug Agnew

Doug Agnew
Senior Environmental Consultant

Jason Jaszczak

Jason Jaszczak
Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Laurel Road CDD

Green= native planted area

Legend

-  Pond

T.M.C of Englewood

Laurel Rd E

Pond 1200

Adria Apartments and Townhomes

Fiore Townhomes

Pond 1100

Pond 1300

Pond 900

Visterra of Venice

Pond 1000

Pond 800

Pond 600

Aria by Neal Signature H

Pond 700

Pond 500

Pond 400

Pond 300

Pond 200

Pond 100

Border Rd

Capstone Farm



Laurel Road Community Development District

Consideration of Impact Landscaping Hurricane Plan Pricing

Community Name: Laurel Road Community Development District

Hurricane season is upon us once again. With any luck, all preparations will have been made for storms that don't materialize this season. However, if you don't wish to test your luck and feel it is prudent to be prepared, please consider the following suggestions with respect to your landscape:

- The learning experiences from prior year's hurricanes taught us how vulnerable communications can be during and after severe storms. Even cellular systems were taxed by immense traffic making it difficult to communicate damage assessments and needed response approval. Avoid a delay in response to the needs of your property by acknowledging pre-approval authorization with your Impact Irrigation and Landscape representative now. Further, exchange and update phone numbers to be used during emergency response situations with your Impact representative as well.
- Communicate any special needs to your Impact representative that may be required by your insurance carrier to document damages and corrective actions resulting from storm related damages. As a matter of protocol, Impact will photo document some representative damage and will journal manpower, equipment, and brief description of work provided.

In the event of a hurricane or severe storm event, be aware that Impact Landscaping and Irrigation does have a response action plan to address the landscape needs of our customers. We are preparing now to effectively respond to the landscape damages left behind by a potential hurricane. In the event of a hurricane, we will initially canvas every property that Impact provides landscape or tree care services to and then will dispatch to customer authorized/approved clean-up sites based on the following priorities:

- Priority One- Clearing vehicle access to allow emergency personnel ability to service needs and access to your property
- Priority Two - Clearing debris from structural dwellings that may pose immediate risk or danger. Remove any debris from street storm drains.
- Priority Three- Re-planting plant material that may have chance of surviving if rootballs can be planted and watered soon
- Priority Four-Trim and remove hazardous damaged limbs that still remain in trees versus on the ground.

As a company, we will be prepared to import additional Impact resources from outside of the south Florida area if needed to help expedite clean-up response efforts. Once the priorities detailed above have been met, we would address chipping and removing tree limbs left on the ground from initial clearing efforts as well as removal of root balls and large wood remaining on properties. The final phase would include restoration of damages or losses resulting from the storm and associated clean-up. We would anticipate a return to expected maintenance operations the following week for all but the most severely debris impacted properties.

We encourage you to be as prepared as you can to help assure a timely and effective response should luck elude us, and we once again face damaging storms. If you would like to preapprove Impact to perform clean-up operations as detailed above, you may sign the section at the bottom of this page. Our emergency rates are also below for your review. Dump expenses range based on the material, size, and weight.

Any overtime worked will be billed at time and a half rate.

All staking material, tree straps, braces, and tree saver will be billed on a time and material basis.

PLEASE SEE EXHIBIT A WHICH OUTLINES OUR HURRICANE PREPAREDNESS PRE AND POST STORM.

2026 HURRICANE PRICE LIST

General Labor	\$75.00 / hour
Skilled Labor (Chain Saw Operator)	\$95.00 / hour
Loader & Operator	\$165.00 / hour
Dump Fees *If Necessary*	\$290.00 / per 12 yds (Branches, Leaves, Debris)
Grapple Removal (if dump is closed or busy)	\$2,800 / per 40 yds
Lodge Poles	\$15.00 each
Twisters	\$20.00 each
2 x 4's	\$22.00 each
Root Drench (insect/fungi)	\$32.00 per tree
Large trees with machine	\$205.00 per tree
Small or Medium Trees	\$100.00 per tree
Tree Saver	\$10.75 per tree

Approval for clean-up services:

Signed

Property Name

Print Name / Title

Date

Emergency Contact Numbers:

Name

Land Line #

Cell #

Name

Land Line #

Cell #

Hurricane preparedness pre and post storm

Exhibit A

I. Pre-storm prep

- a) Shut down of Irrigation clocks and pump stations.
- b) Inspect and clean all storm water collection drains in the common areas.
- c) Securing patio furniture to Amenity centers and sales centers and models.
- d) Ensure existing loose tree straps are tightened and existing braces are secure.

II. Post Storm Prep

- a) Once the threat of the storm has passed and it is safe to travel, we will dispatch our emergency response teams to assess the damage to the property. Pictures will be taken and submitted to the management company along with suggestions of where to start based on safety observations / concerns. We will also determine if a staging area is available for Impact to use to avoid long lines at the dump and to maximize production efforts onsite. Once the entire job is completed, we will utilize our 40-yard dump to remove the material from the staging area(s).
- b) All tree staking / bracing will be completed at time of the storm clean up to all trees and palm trees that have fallen completely over. Trees that are still rooted and only show a 5 to 10 degree lean, will be completed post the initial storm debris clean up to aid in allowing Impact to focus on the heavily affected tree and palm specimens throughout the community that are safety related concerns.
- c) Proposals for trees replacements will be submitted for review and approval within 20 business days of the time the post storm cleanup commences. Please keep in mind that it may be too early to tell if some trees and palms will recover or not.
- d) The storm clean up team will be compromised with our Landscape division due to their training and qualification to handle emergencies of this nature, This allows our lawn maintenance teams to focus on maintenance related items such as mowing, trimming and light clean up efforts to the community.

- III. **Storm clean-up billing process/procedure:** In the event certain communities take longer than a week to complete, detailed weekly billing will be submitted for review and processing. We will do our best to create “not to exceed” or “worst case” scenario costs in advance to assist in what the overall costs may be to clean up the site to the community and Developers standards.



Laurel Road Community Development District

Staff Reports

July Story board Field Operations and Maintenance

Visterra

Summary

- Overall, quite month other than about 15-20 fish dyeing in pond 400 next to construction on phase 2.
- Small amount of landscaping replacements need to be completed, but we are waiting on the weather to change. Impact is doing good and complying with county restrictions.
- We continue to work on minor issues at the amenity center and are monitoring the budget closely.



Community Photos



Community Photos



VISTERA

OF VENICE

Monthly Summary Report

June 2026

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

Featured Lifestyle Programs & Events



LIVE! ON THE LOGGIA

Friday, June 5th
5:30 pm - 7:30 pm

Our Live! on the Loggia event was a wonderful evening of live music, featuring returning singer and performer Lee James on acoustic guitar. Ten residents gathered on the Loggia Patio to relax, socialize, and enjoy a great mix of live acoustic favorites. Lee's performance was once again a hit, with several residents sharing how much they enjoyed having him back and asking if he could return again next year. The only suggestion for next time was to consider moving the event to a later start time, allowing everyone to enjoy the music in cooler evening temperatures.



DESIGN WITH WINE: PAINTED CITRUS SERVING TRAYS

Wednesday, June 10th
6:30 pm-9:00 pm

Eleven residents joined us for Design with Wine, a 21+ instructional Paint & Sip workshop led by Sydney. During the class, participants learned step-by-step techniques to paint colorful citrus fruit designs onto a wooden serving tray. As they worked, residents enjoyed wine, conversation, and a relaxing evening of creativity together. Residents became so engaged in the painting process that the workshop extended beyond its originally scheduled end time of 8:30 p.m., with everyone eager to put the finishing touches on their projects. The overwhelmingly positive response sparked numerous requests for future instructional workshops and seasonal craft classes, highlighting a strong interest in more hands-on creative programming.

Featured Lifestyle Programs & Events



MARGARITAVILLE MIXER

Friday, June 12th
7:00 pm - 9:00 pm

Ten residents attended this 21+ social event, the Margaritaville Mixer, featuring island music, tropical attire, batch rum punch cocktails, and tropical-inspired finger foods in a relaxed, casual setting. The Lifestyle Team activated the Game Room and screened-in patio for the gathering. While this setup was not as well received as events hosted in the Club Lounge, the quieter environment supported easy conversation and encouraged newer residents to naturally engage with established community members.



LET'S WALK & BIKE TOGETHER: NORTHEAST PARK GRAND OPENING

Monday, June 15th
8:30 am - 10:00 am

Five residents met at the Club and joined the Lifestyle Team for a 15-minute walk to Visterra's newly adjacent Northeast Venice Park. They attended the Grand Opening Ceremony and ribbon cutting upon arrival. Participants were among the first to experience the new park amenities, including the dog parks, playground, pickleball courts, and additional recreational spaces. Several additional residents joined upon arrival, and the group gathered for a celebratory photo to commemorate the occasion before enjoying some free play throughout the park.



FATHER'S DAY PINTS & POPS

Saturday, June 20th
2:00 pm - 4:00 pm

An estimated 25–30 residents and under contract attendees participated in this family-friendly event at the Club. Adults 21+ enjoyed complimentary beer tastings provided by community partner Back Porch Brewing Company. Younger attendees participated in themed activities, including decorating a grill apron for Dad and sharing their best dad jokes stand-up style for a chance to win prizes. The Lifestyle Team also provided popsicles throughout the event to help guests stay cool on a hot summer day. The event captured the interest of residents who were not initially RSVP'd but were enjoying time at the pool, resulting in additional casual participation throughout the afternoon.

Lifestyle Program Attendance

DATE(S)	PROGRAM DETAILS	ADDITIONAL NOTES
Tuesday, June 2nd	Tuesday Card & Tile Club	Club Meeting
Friday, June 5th	Live! On the Loggia	Estimated 10 attendees
Friday, June 6th	Moms of Vistera Club Meeting	Club Meeting
Tuesday, June 9th	Tuesday Card & Tile Club	Club Meeting
Wednesday, June 10th	Design with Wine: Painted Citrus Serving Trays	Estimated 10-11 attendees
Friday, June 12th	Margaritaville Mixer	Estimated 10 attendees
Saturday, June 13th	Moms of Vistera Club Meeting	Club Meeting
Monday, June 15th	Let's Walk & Bike Together: Northeast Park Grand Opening	Estimated 10 attendees
Monday, June 15th	Vistera Page Turners Club	Club Meeting
Tuesday, June 16th	Tuesday Card & Tile Club	Club Meeting
Saturday, June 20th	Father's Day Pints & Pops	Estimated 25-30 attendees
Tuesday, June 23rd	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 June: 1

Facility Additions

Shark Tooth Picture Added to Game Room



Staged Conference Room as “Work From Home Hub”:



Finalized New Fire Pit Lounge Area Behind Pool



Added pop of color to Loggia Patio with new outdoor throw pillows



Facility Operations & Maintenance

SPACE	ITEM	STATUS
Pool Deck	Pool deck chairs are once again a deep rust color. Field Services has been notified, and the manufacturer advised our teams that this discoloration is a factory defect. Once original order number is located, the manufacturer will provide us with new fabric for the pool chairs.	In Progress ▾
Golf Cart	Golf cart is experiencing rattling of a loose object underneath the cart. Lifestyle Director has scheduled diagnostics and an annual inspection of the cart for July 1st.	In Progress ▾
Pool Cleanliness	Received resident complaint about pool cleanliness. Lifestyle Director has brought concerns to Field Team and will continue to monitor pool conditions.	Requested ▾
Emergency Phone	Upon calling, emergency phone does not connect to any representative or company. Field Services working to resolve.	Requested ▾
Amenity Cameras	2 cameras at Pool are offline. SafeTouch notified. Will be onsite 7/7 to address.	Requested ▾
E-Bikes	Branded stickers applied to E-Bikes, to cover Aventon logo	Completed ▾
Outdoor Fireplace	The fireplace failed to ignite due to a buildup of mud dauber nest-debris inside the system. Florida Fireplace Systems inspected and cleaned the unit, restoring it to proper working condition. To help prevent future issues, the fireplace is tested three times per week. Additionally, NatureZone has added the fireplace to their monthly service checklist and will monitor and clean the area as needed during routine visits. However, we are now experiencing spottiness of performance in the fireplace, as it will now only ignite with a lighter and not the built in controls.	In Progress ▾

Customer Service & Staffing

FEEDBACK	COMMENT	ACTION TAKEN
Negative ▾	Resident Eileen N., expressed dissatisfaction with the state of the pool, she expressed the pool and pool loungers were dirty. Eileen shared she felt as though the pool was not being maintained.	Sydney shared that the pool is cleaned by the vendor 3x weekly, and vacuumed 2x weekly as well. She also shared the loungers are a factory defect that is currently being worked on. Sydney brought Eillen’s concerns to Field Team, and will continue to monitor pool conditions.
Positive ▾	From resident Ren M., “Great paint night, Sydney! It was so fun!”	Sydney thanked Ren for her feedback, and will continue to schedule more Design with Wine events.

COMMUNITY IN ACTION



Forecast

PROGRAM	STATUS	
Fourth of July Bike Parade & Picnic	July Event ▾	July 4th
Bagels & Bingo	July Event ▾	July 8th
Rain Date: Summer Kick-Off Party	July Event ▾	July 11th
Offsite Group Dinner: Prime Serious Steak	July Event ▾	July 17th
Poolside Sundae Bar	July Event ▾	July 25th
World Showcase Social	July Event ▾	July 31st

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
Beautify pool area	Work with Field Services, pool vendor, and pool lounge manufacturer to address pool loungers and concerns of pool cleanliness.	ASAP
Cleaning of fitness center	Collaborate with Field Team to determine best time to clean Fitness Center, as cleaning crew needs time when gym is unoccupied to mop.	July 11th