

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, August 13, 2025, at 12:30 P.M. at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.**

Dial-In: 1-844-621-3956 Access Code: 2536 634 0209

<https://pfmcdd.webex.com/join/carvalhov>

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- 1. Consent Agenda
 - 1. Minutes of July 17, 2025, Board of Supervisors' Rescheduled Meeting
 - 2. Icard Merrill Dirt Purchase and Sale Agreement
 - 3. Impact Proposal for Club at Visterra Mulching
 - 4. Impact Proposal for Tree and Plant Replacement
 - 5. Payment Authorization Nos. 105 – 106
 - 6. Funding Request Nos. 190 – 191
 - 7. District Financial Statements

Business Matters

- 2. Consideration of **Resolution 2025-05, Adopting Goals, Objectives, and Performance Measures and Standards**
- 3. Public Hearing on the Adoption of the District's Annual Budget
 - 1. Public Comments and Testimony
 - 2. Board Comments
 - 3. Consideration of **Resolution 2025-06, Adopting the Fiscal Year 2025/2026 Budget and Appropriating Funds**
- 4. Public Hearing on the Imposition of Special Assessments
 - 1. Public Comments and Testimony
 - 2. Board Comments
 - 3. Consideration of **Resolution 2025-07, Adopting an Assessment Roll for Fiscal Year 2025/2026, and Certifying Special Assessments for Collection**
- 5. Consideration of **Resolution 2025-08, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026**

Other Business

Staff Reports

- District Counsel
- District Engineer

- District Manager
 - Next meeting: September 10, 2025
- Field Manager
- Lifestyle Director

Supervisor Requests and Comments

Adjournment



Laurel Road Community Development District

Consent Agenda



Laurel Road Community Development District

**Minutes of the July 17, 2025,
Board of Supervisors' Rescheduled Meeting**

MINUTES OF MEETING

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Thursday, July 17, 2025, at 12:30 p.m.

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

Board Members present:

Pete Williams	Chairperson
Janice Snow	Vice Chairperson
John Blakley	Assistant Secretary
John Leinaweaver	Assistant Secretary

Also present:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	(via phone)
Tom Panaseny	Neal Communities – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	(via phone)
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
Bobbi Claybrooke	AM Engineering, LLC – District Engineer	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Roll Call

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

Public Comment Period

There were no public comments.

Consent Agenda Items #1 - 7

- 1. Minutes of the June 11, 2025, Board of Supervisors' Meeting**
- 2. Impact Proposal for Berm Rehab**
- 3. PFM Financial Advisors**

- Engagement Letter for
Amortization Services**
- 4. Payment Authorization Nos. 100 – 104**
 - 5. Funding Request Nos. 188 - 189**
 - 6. District Financial Statements**

The Board reviewed the consent agenda items.

ON MOTION by Ms. Snow, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Consent Agenda items 1 – 6.

SECOND ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho reminded the Board that the next meeting is August 13, 2025, at 12:30 p.m., at the same location, for the Public Hearing. Quorum was noted.

Field Manager - The report was included in the agenda packet for the Board. Ms. Carvalho noted everything is running smoothly.

Ms. Snow noted that Ms. Pollock is doing a great job. The events are well attended.

Audience Comments and Supervisor Requests

Mr. Panaseny noted that Visterra Phase 2 of Laurel Road CDD has been put out to bid. Proposals should come before the Board in September.

Ms. Claybrooke noted an RFI will be going out for the Laurel Road Construction Engineer Inspector (CEI).

There were no further comments or requests at this time.

THIRD ORDER OF BUSINESS

Adjournment

Ms. Carvalho called for a motion.

ON MOTION by Mr. Blakley, seconded by Mr. Leinaweaver, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:42 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chair



Laurel Road Community Development District

Icard Merrill Dirt Purchase and Sale Agreement

Prepared by and return to:

KELLY CAUSEY, ESQ.



2033 Main Street, Suite 600
Sarasota, Florida 34237
Tel: (941) 366-8100

Portions of Sarasota County PID No(s):

DIRT PURCHASE AND SALE AGREEMENT

THIS DIRT PURCHASE AND SALE AGREEMENT (the "Agreement") is made and entered into on May 1, 2023, by VISTERA ASSOCIATES, LLC, a Florida limited liability company, maintaining a principal address of 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240 ("Vistera"), LAUREL ROAD CDD ("CDD"); (Vistera and CDD are collectively referred to herein as "Seller" and/or "Grantor"), and SALVATORE TRUCKING, LLC, a Florida limited liability company, maintaining a principal address of 4902 Ancient Marble Drive, Sarasota, Florida 34240 ("Buyer" and/or "Grantee"); and FRANCESCO SALVATORE, maintaining a principal address of 4902 Ancient Marble Drive, Sarasota, Florida 34240 ("Guarantor"); (Grantor, Grantee and Guarantor may be referred to herein singularly as a "party" or collectively as "parties").

WITNESSETH:

WHEREAS, Grantor owns certain real property located in Sarasota County, Florida, identified and described in Exhibit "A" attached hereto and incorporated herein by reference (the "Grantor Property");

WHEREAS, Grantee desires to purchase fill dirt from Grantor, and Grantor desires to sell fill dirt and grant to Grantee a non-exclusive, temporary easement over, across, upon, and through a portion of the Grantor Property on the terms and conditions set forth herein solely for the excavation, extraction, purchase and, sale and hauling of fill dirt for Grantee's Intended Use;

WHEREAS, Grantor and Grantee desire to establish, document, and memorialize certain rights and obligations related to the aforementioned non-exclusive easement on the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual premises, covenants, and obligations contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee agree as follows:

- 1. Recitals.** The foregoing recitals are true and correct, ratified and confirmed, and are incorporated herein as a substantive part of this Agreement, as if fully set forth herein in their entirety.
- 2. Term and Purchase Price.** A term of thirty (30) months, unless otherwise terminated by Grantor, shall begin on May 2nd, 2023. On the last day of each month of the Term, Grantee shall pay to Grantor the amount for that month at the rate of: \$110.00 per truck load, in addition to any additional costs incurred in accordance with this Agreement. The payment shall be disbursed by Seller as follows: \$3.00/yd payable to CDD and the balance payable to Vistera.
- 3. Costs and Expenses.** Grantee shall be responsible to pay the General Contractor to load the fill dirt

and any other expenses related to the fill dirt operation as they may reasonably arise. Grantee is further responsible for maintaining the haul road and utilizing measures, including but not limited to water trucks, to maintain dust at a reasonably acceptable level as is reasonably necessary.

4. **Non-exclusive, Temporary Easement.** Grantor hereby grants to Grantee and its agents, representatives, consultants, contractors, and employees (collectively, the "Grantee Parties"), a nonexclusive, temporary easement over, across, upon, and through portions of the Grantor Property solely for the excavation, extraction, and/or hauling of fill dirt for Grantee's intended use which nonexclusive, temporary easement shall only extend to the haul road or those portions of the Grantor Property as will occasion the least inconvenience and damage to Grantor and the Grantor Property, and with the duty to fully maintain such haul road (collectively, the "Temporary Easement"). Grantee shall only store the reasonably necessary materials or equipment for hauling, loading and maintenance on the Grantor Property or any property not owned by Grantee. The parties agree that there will be a storage shed on Grantor Property for the accounting of receipts for hauling, loading and maintenance; and, that Grantee shall be responsible for manning said shed at all necessary times. All parties understand and acknowledge that the Grantor Property is located in a residential neighborhood area; and with that in mind, Grantee shall take all reasonable measures to keep the site appearance acceptable.
5. **Termination of Temporary Construction Easement.** The Temporary Easement shall terminate upon the earlier to occur of either (i) Grantee's purchase and acquisition of the all available fill dirt and/or the 30 months, or (ii) immediately after the date of receipt of a written notice from Grantor, within Grantor's sole discretion, that Grantor is terminating any further sales of fill dirt and the termination of the Temporary Easement.
6. **Due Care.** The Grantee Parties shall use due care in any and all activities on or about the Grantor Property.
7. **Compliance.** The Grantee Parties shall comply with any and all applicable federal, state, and local laws, rules, regulations, permits, approvals, and orders related to the excavation, extraction, and/or hauling of fill dirt from the Grantor Property.
8. **Insurance.** Grantee shall maintain commercial general liability insurance policies in amounts not less than \$1,000,000.00 (which amount shall not limit or reduce Grantee's indemnity obligations under this Agreement) covering, among other things, any loss, claim, liability, cost, expense, or damage (including attorneys' fees and other costs and expenses) caused in whole or in part: by (i) the activities and presence of the Grantee Parties on or about the Grantor Property, (ii) the negligence or negligent omissions of the Grantee Parties or unreasonable interference with Grantor's operations on the Grantor Property, or (iii) any third-party claims relating to the Grantee Parties' negligence, intentional acts, or omissions with respect to the Grantor Property. Grantee shall obtain and maintain and shall ensure that all of the Grantee Parties obtain and maintain workers' compensation, commercial general liability insurance, and automobile liability insurance (including owned and non-owned auto coverage) in commercially reasonable amounts of not less than \$1,000,000.00 and shall add Grantor as an additional insured under such insurance policies. Prior to entering onto the Grantor Property, Grantee shall cause each of the Grantee Parties to provide Grantor with documentation from its insurance carrier which effectuates Grantor being added as an additional insured under all requisite insurance policies.
9. **Defense, Indemnification Hold Harmless, and Release.** Grantee shall be solely responsible for any injury to property or persons to the extent caused by, arising from, resulting from, or relating

to the Grantee Parties' activities and/or presence on or about the Grantor Property during the term of this Agreement. Grantee shall defend, indemnify, release, and hold harmless Grantor and its respective affiliates and related entities, successors, principals, directors, officers, managers, members, and employees (collectively, "Indemnified Parties"), with counsel selected by Grantee or its insurer(s) and reasonably acceptable to Grantor, from, against, and with respect to, and shall be solely responsible for, any and all actions, claims, suits, demands, fees, losses, costs, expenses, obligations, liabilities, deaths, personal injuries, damages (of any type or nature), recoveries, and deficiencies, including, without limitation, interest, fines, penalties, and all other costs of defense (including reasonable attorneys' fees and paralegal fees through any and all arbitration, mediation, trial, appellate, collection, and bankruptcy proceedings; and any such fees incurred by the Indemnified Parties in defending any claims and/or prosecuting its rights under this provision against Grantee) of any nature whatsoever, now or in the future, caused by or arising from the Grantee Parties' entry onto, presence, or activities on or about the Grantor Property during the term of this Agreement. Each of the parties shall promptly give the others written notice of any matter, notice, or claim to which this indemnity may apply, including, without limitation, any claim made against Grantee or the Indemnified Parties that arises from or relates to the Grantee Parties' entry onto, presence, or activities on or about the Grantor Property; provided however, the inadvertent failure of Grantor to provide such notice shall not relieve Grantee of its indemnity obligations hereunder. Grantor shall cooperate with Grantee by allowing the Grantee Parties prompt and reasonable access to the Grantor Property for the purpose of investigating any matter to which this indemnity applies. Grantor shall provide Grantee with copies of all investigative reports, data, or other information in any form in Grantor or its consultants', agents', or attorneys' possession pertaining to any matter to which this indemnity applies, excluding however, any documents, information, or the like that are subject to attorney-client, work product, or other legal privilege. This provision shall survive any termination, cancellation, or rescission of this Agreement for all Liabilities arising, occurring, or accruing on or before the date of such termination, cancellation, or rescission of this Agreement, as applicable, until the expiration of the applicable statute of limitations for such Liabilities.

10. **Payment or Bonding of Liens.** Grantee shall not permit, place, or cause or permit to be placed, any liens on the Grantor Property or any other property owned by Grantor or its affiliates and related entities. In the event that any Grantee Party or other person or entity affiliated with the Grantee Parties, places, or causes to be placed, a lien on the Grantor Property or any other property owned by Grantor or its affiliates and related entities, then Grantee shall within ten (10) days of the recording of such lien fully pay, bond for payment, or otherwise secure payment and satisfaction of the lien. This provision shall survive any termination, cancellation, rescission, expiration, or conclusion of the Easements or this Agreement.
11. **Notice.** Any notice or demand to be given or that may be given hereunder shall be in writing to the respective addresses set forth above and shall be (i) delivered by hand, or (ii) delivered through a nationally recognized overnight delivery service, such as Federal Express, which provides proof of delivery. It is agreed that, if any party hereto is represented by legal counsel, such legal counsel is authorized to deliver notice directly to the other party on behalf of his or her client, and the same shall be deemed proper notice hereunder if delivered in the manner hereinabove specified. Any party hereto may, at any time by giving three (3) days written notice to the other party hereto, designate any other address in substitution of the foregoing address to which such notice shall be given and other parties to whom copies of all notices hereunder shall be sent. Any notice or demand that may be given hereunder shall be deemed complete (notwithstanding the lack of actual receipt by addressee) (i) on the next business day after deposit (prior to the deadline for delivery on such business day) with a nationally recognized overnight delivery service which provides evidence of

delivery, or (ii) upon hand-delivery to the appropriate address as herein provided during normal business hours.

12. **Binding Effect.** This Agreement shall become effective upon execution and until termination pursuant to Section 5 above. Prior to termination pursuant to Section 5 above, this Agreement and all the terms, conditions, covenants, representations, and warranties hereunder, shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and/or assigns.
13. **No Third-party Beneficiaries.** Except as otherwise expressly stated herein, this Agreement shall not be deemed to confer in favor of any third parties any rights whatsoever as third-party beneficiaries, the parties hereto intending by the provisions hereof to confer no such benefits or status unless otherwise expressly stated in this Agreement.
14. **Further Assurances.** The parties hereto shall execute and deliver, or cause to be executed and delivered, such additional or further agreements, or other instruments, as may be required to evidence the agreement of the parties herein contained and the transactions contemplated hereunder.
15. **No Waiver.** Neither the failure of Grantor or Grantee to exercise any power given to such party hereunder or to insist upon strict compliance by the other party with its obligations hereunder, nor any custom or practice of the parties at variance with the terms hereof, shall constitute or be construed as or deemed a waiver of either party's right to demand exact compliance with the terms hereof. No waiver of any breach of this Agreement shall be held, construed, or deemed to constitute a waiver of any other or subsequent breach, unless expressly stated in writing to be charged with such breach.
16. **Attorneys' Fees.** In the event that it becomes necessary for any party hereto to engage the services of any attorney to enforce the provisions of this Agreement, then in addition to all other relief granted or awarded by the court, the prevailing party shall be entitled to recover from the other a judgment for all costs incident to such enforcement, including reasonable attorneys' and paralegal fees (including all appellate actions, bankruptcy, arbitration, mediation, and post-judgment collection proceedings), if any. This provision shall survive any termination, revocation, rescission, or cancellation of this Agreement.
17. **Governing Law.** This Agreement shall be construed, interpreted and enforced pursuant to and in accordance with the laws of the State of Florida, without regard to the principles of conflicts of laws thereof. The exclusive jurisdiction and venue for any action, proceeding, claim, counterclaim, crossclaim, litigation, or other dispute arising under or related to this Agreement shall be in the appropriate court possessing jurisdiction in and for Sarasota County, Florida. Grantor and Grantee hereby irrevocably consent to such exclusive jurisdiction and venue.
18. **Interpretation.** Grantor and Grantee acknowledge and agree that each has been given the opportunity to independently review this Agreement with legal counsel, has agreed to the particular language of the provisions hereof and has fully participated in the drafting of this Agreement. In the event of any ambiguity in or dispute regarding the interpretation of any provision of this Agreement, such dispute shall not be resolved by any rule of construction providing for interpretation against the party who causes the ambiguity, or against the drafter. Grantor and Grantee agree that in the event of any ambiguity or dispute regarding the interpretation of this Agreement, the Agreement will be interpreted as if each party hereto participated equally in the drafting hereof.

19. **Headings.** The headings of the various sections in this Agreement are inserted for the convenience of the parties and shall not affect the meaning, construction or interpretation of this Agreement.
20. **Pronouns.** The masculine pronoun wherever used herein shall mean or include the feminine or neuter pronoun where applicable, and whenever words are used herein in the singular or plural form, they shall be construed as though they were also used in the other form, in all cases where they should apply.
21. **Severability.** This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules, and regulations. If any term or provision, or any part thereof, of this Agreement or the application thereof to any person or circumstance shall for any reason and to any extent be held to be unconstitutional, invalid, or unenforceable, then such term or provision shall be ignored, stricken from, and construed for all purposes not to constitute a part of this Agreement, and to the maximum extent possible, this Agreement shall continue and remain in full force and effect, but without giving effect to such term, provision, or part thereof.
22. **Entire Agreement; Amendment.** This Agreement and all exhibits and hereto constitute the entire agreement among the parties with respect to the subject matter hereto, and this Agreement supersedes all prior agreements and understandings, oral and written, among the parties to this Agreement with respect to the subject matter hereof. This Agreement may not be modified or otherwise amended except by a written instrument that expressly refers to this Agreement and is executed by the party to this Agreement against whom such amendment is sought to be enforced and is recorded in the Public Records of Sarasota County, Florida.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

[ATTACHED TO AGREEMENT]

IN WITNESS WHEREOF, Grantor and Grantee have duly executed and delivered this Agreement.

Signed, sealed, and delivered
in the presence of:

Monica Donley
Signature of First Witness

Printed Name of First Witness

Karolina Jadczyk
Signature of Second Witness

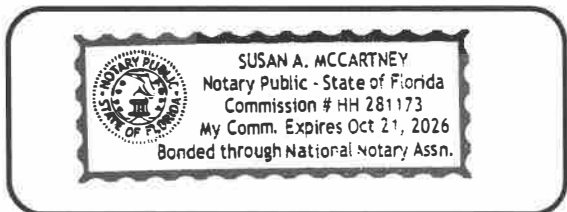
Printed Name of Second Witness

VISTERA ASSOCIATES, LLC,
a Florida limited liability company

By: John Neal, as Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me, by means of physical presence, this 4 day of May, 2023, by John Neal, as Manager of Vistera Associates, LLC, a Florida limited liability company, on behalf of the same. He ☒ is personally known to me, or ☐ produced _____ as identification and did not take an oath.



Notary Stamp

Susan A. McCartney
Signature of Notary

Print Name of Notary

My Commission Expires:

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[ATTACHED TO AGREEMENT]

Signed, sealed, and delivered
in the presence of:

Cindy Zagorski

Signature of First Witness

Cindy Zagorski

Printed Name of First Witness

JANICE SNOW

Signature of Second Witness

Janice Snow

Printed Name of Second Witness

LAUREL ROAD CDD

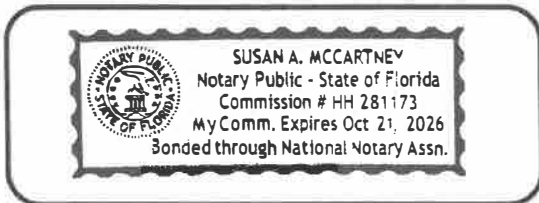
By: 

Peter Williams, as Chairman

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me, by means of physical presence, before me this 2
day of MAY, 2023, by Peter Williams, as Chairman of the Laurel Road CDD, on behalf of the same. He
☒ is personally known to me, or ☐ produced _____ as identification and did not take an
oath.



Notary Stamp



Signature of Notary

Print Name of Notary

My Commission Expires:

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[ATTACHED TO AGREEMENT]

GRANTEE ACKNOWLEDGEMENT AND SIGNATURE

Signed, sealed, and delivered
in the presence of:

SALVATORE TRUCKING, LLC, a Florida
limited liability company

By: Francesco D. Salvatore
Francesco D. Salvatore, as Manager

Patricia Marais
Signature of First Witness

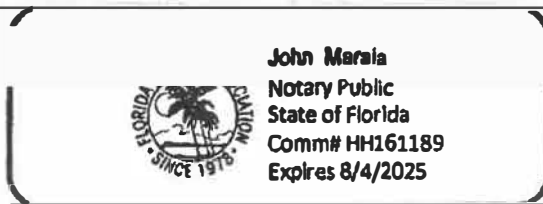
Printed Name of First Witness

Signature of Second Witness

Printed Name of Second Witness

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me, by means of physical presence, this 15th day of May, 2023, by Francesco D. Salvatore, as Manager of **SALVATORE TRUCKING, LLC**, a Florida limited liability company. He ☒ is personally known to me, or ☐ produced _____ as identification and did not take an oath.



Notary Stamp

John Marais
Signature of Notary

John Marais
Print Name of Notary

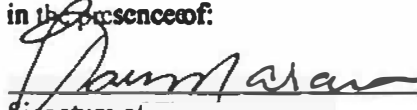
My Commission Expires: 8/4/2025

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[ATTACHED TO AGREEMENT]

GUARANTOR FOR GRANTEE ACKNOWLEDGEMENT AND SIGNATURE

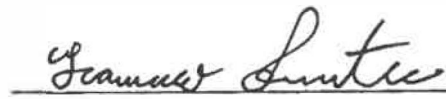
Signed, sealed, and delivered
in the presence of:


Signature of

PATRICIA MARAIA
Printed Name of First Witness

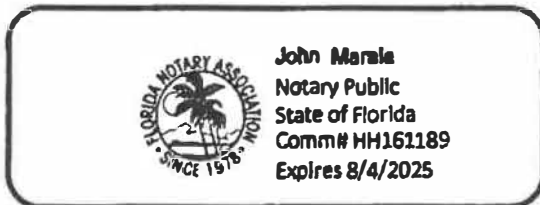
Signature of Second Witness

Printed Name of Second Witness


Francesco Salvatore

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me, by means of physical presence, this 1st day of May, 2023, by Francesco Salvatore. He ☒ is personally known to me, or ☐ produced as identification and did not take an oath.



Notary Stamp


Signature of Notary

John Maraiá
Print Name of Notary

My Commission Expires: 8/4/2025

[EXHIBIT "A" TO AGREEMENT COMMENCES ON FOLLOWING PAGE]

EXHIBIT "A" TO AGREEMENT
LEGAL DESCRIPTION OF THE GRANTOR PROPERTY

Area where fill stockpile is being moved can be identified as Tract 300, per the Vistera Phase 1 plat record in Plat book 56, page 422.

[END OF AGREEMENT]



Laurel Road Community Development District

Impact Proposal for Club at Vistera Mulching

Name Lisa A Pref Vendor & PO

Sales Rep Tim/Brett

Date _____

Approved By _____

Billable to _____

Budget Limit _____

Warranty

Estimate

Technician for same day install

Scope of Work:

ADDITIONAL CHARGES

8/6/25

Date _____

Date _____

Page 1 of 1



Laurel Road Community Development District

Impact Proposal for Tree and Plant Replacement

PROPOSAL

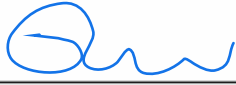
Name <u>Andy Richardson Tom P</u>	Pref Vendor & PO _____
Address <u>Laurel Road CDD</u>	Sales Rep <u>Tim</u>
Community <u>Visterra CDD</u>	Date _____
Email _____	Approved By _____
Phone _____	Billable to _____
Send To _____	Budget Limit _____
Job # or Name _____	Warranty _____

Irrigation: **Open Call** **Estimate** **Technician for same day install**

Scope of Work:

Proposal to remove and replace dead plant material that is identified in the Visterra Report tht was sent by Tyree Brown.

QUANTITY	DESCRIPTION	SIZE	UNIT COST	EXTENDED
1	Removal and disposal		\$ 350.00	\$ 350.00
2	#45 Starburst		\$ 435.00	\$ 870.00
3	#45 Ligustrum Trees		\$ 525.00	\$ 1,575.00
5	#45 Slash Pines		\$ 525.00	\$ 2,625.00
100	4.5" Annuals		\$ 4.25	\$ 425.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
ADDITIONAL CHARGES				
6	Labor @ \$75 hour		\$ 75.00	\$ 450.00
6	Irrigation labor @ \$65/hr		\$ 65.00	\$ 390.00
	Equipment Rental		\$ 500.00	\$ -
TOTAL				\$ 6,685.00


Accepted

8/6/25
Date

Proposal is good for 30 days.

If a billing statement balance is not paid in full when due, interest will be charged on any unpaid balance that remains past due beginning on the first day it is past due and continuing until paid at the rate of 18% per annum (or the maximum lawful rate if less.) Should Impact Landscaping and Irrigation, LLC employ an attorney to enforce any of the provisions hereof, to protect its interest in any matter arising under this contract, to collect damages for the breach of this contract, the customer(s) jointly and severally agree to pay Impact Landscaping and Irrigation, LLC all reasonable costs, charges, expenses and attorney's fees expended or incurred therein.



Laurel Road Community Development District

**Payment Authorization
Nos. 105 – 106**

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT
Payment Authorizations Nos. 105 - 106

PA #	Description	Amount	Total
105	AlSCO Uniforms	\$ 47.32	
		\$ 47.32	
	AM Engineering	\$ 515.00	
	City of Venice	\$ 1,937.28	
		\$ 6.79	
		\$ 18.11	
		\$ 217.06	
		\$ 12.58	
		\$ 143.94	
		\$ 631.69	
		\$ 200.05	
		\$ 3.55	
		\$ 3,990.56	
		\$ 0.69	
		\$ 909.98	
	Comcast Business	\$ 1,414.40	
		\$ 196.70	
	Daystar Exterior Cleaning	\$ 125.00	
	FPL	\$ 27.23	
		\$ 1,202.63	
		\$ 28.93	
		\$ 31.46	
	Neal Land & Neighborhoods	\$ 145.24	
	Prime Time Event Rentals	\$ 366.28	
	Supervisor Fees	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	TECO	\$ 43.88	
	WTS International	\$ 1,087.46	
			\$14,151.13
106	Advanced Aquatic Services	\$ 1,888.00	
	AlSCO Uniforms	\$ 47.32	
	AM Engineering	\$ 1,150.00	
	Comcast Business	\$ 194.95	
	Doody Free 941	\$ 234.00	
	Florida Natural Gas	\$ 7.19	
	FPL	\$ 3,246.25	
	GreatAmerica Financial Services	\$ 369.16	
	Jan-Pro of Manasota	\$ 1,895.00	
	John Mitsopoulos	\$ 250.00	
	NaturZone	\$ 210.00	
	Navitas Credit Corp	\$ 2,465.17	
	S&G Pools	\$ 1,552.00	
	Southern Land Services of Southwest Florida	\$ 5,000.00	
	TieTechnology	\$ 73.38	
	Tyree Brown	\$ 500.00	
	Valley	\$ 1,520.14	
	Vogler Ashton	\$ 2,425.00	
	WTS International	\$ 2,177.50	
		\$ 1,087.46	
		\$ 330.75	
			\$26,623.27
		Total	\$40,774.40



Laurel Road Community Development District

**Funding Request
Nos. 190 – 191**

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

Funding Requests Nos. 190-191

FR #	Description	Amount	Total
190	Forsberg Construction	\$ 5,780.00	
	Kimley Horn and Associates	\$ 11,433.65	
			\$17,213.65
191	LRK	\$ 1,885.00	
			\$1,885.00
		Total	\$19,098.65



Laurel Road Community Development District

District Financial Statements



Laurel Road Community Development District

June 2025 Financial Package

June 30, 2025

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



Laurel Road CDD
Statement of Financial Position
As of 6/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 420,585.86				\$ 420,585.86
Accounts Receivable	3,558.68				3,558.68
Prepaid Expenses	709.65				709.65
Deposits	4,350.00				4,350.00
Due From Other Funds		\$ 22,014.64			22,014.64
Series 2021A1 Debt Service Reserve		326,871.88			326,871.88
Series 2021A2 Debt Service Reserve		93,203.12			93,203.12
Series 2021A Revenue		160,414.76			160,414.76
Series 2021A2 Interest		5,236.44			5,236.44
Series 2021A1 Prepayment		159.84			159.84
Series 2021A2 Prepayment		675,986.25			675,986.25
Accounts Receivable - Due from Developer			\$ 106,136.55		106,136.55
Series 2021A Acquisition/Construction			808.58		808.58
Prepaid Expenses			11.58		11.58
Deposits			50.00		50.00
Total Current Assets	\$ 429,204.19	\$ 1,283,886.93	\$ 107,006.71	\$ -	\$ 1,820,097.83
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,261,872.29	\$ 1,261,872.29
Amount To Be Provided				14,898,127.71	14,898,127.71
Total Investments	\$ -	\$ -	\$ -	\$ 16,160,000.00	\$ 16,160,000.00
Total Assets	\$ 429,204.19	\$ 1,283,886.93	\$ 107,006.71	\$ 16,160,000.00	\$ 17,980,097.83



Laurel Road CDD
Statement of Financial Position
As of 6/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 6,596.07				\$ 6,596.07
Due To Other Funds	22,014.64				22,014.64
Deferred Revenue	3,558.68				3,558.68
Accounts Payable			\$ 106,136.55		106,136.55
Retainage Payable			91,992.19		91,992.19
Deferred Revenue			106,136.55		106,136.55
Total Current Liabilities	<u>\$ 32,169.39</u>	<u>\$ -</u>	<u>\$ 304,265.29</u>	<u>\$ -</u>	<u>\$ 336,434.68</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 16,160,000.00	\$ 16,160,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,160,000.00</u>	<u>\$ 16,160,000.00</u>
Total Liabilities	<u>\$ 32,169.39</u>	<u>\$ -</u>	<u>\$ 304,265.29</u>	<u>\$ 16,160,000.00</u>	<u>\$ 16,496,434.68</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ (6,959.05)				\$ (6,959.05)
Current Year Net Assets, Unrestricted	(5,531.68)				(5,531.68)
Net Assets - General Government	194,134.98				194,134.98
Current Year Net Assets - General Government	215,390.55				215,390.55
Net Assets, Unrestricted		\$ 1,568,510.64			1,568,510.64
Current Year Net Assets, Unrestricted		(284,623.71)			(284,623.71)
Net Assets, Unrestricted			\$ (146,827.60)		(146,827.60)
Current Year Net Assets, Unrestricted			(50,430.98)		(50,430.98)
Total Net Assets	<u>\$ 397,034.80</u>	<u>\$ 1,283,886.93</u>	<u>\$ (197,258.58)</u>	<u>\$ -</u>	<u>\$ 1,483,663.15</u>
Total Liabilities and Net Assets	<u>\$ 429,204.19</u>	<u>\$ 1,283,886.93</u>	<u>\$ 107,006.71</u>	<u>\$ 16,160,000.00</u>	<u>\$ 17,980,097.83</u>



Laurel Road CDD
Statement of Activities
As of 6/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 439,160.37				\$ 439,160.37
Off-Roll Assessments	211,135.20				211,135.20
Other Income & Other Financing Sources	324.56				324.56
Inter-Fund Transfers In	624.52				624.52
On-Roll Assessments		\$ 663,806.90			663,806.90
Other Assessments		2,213,218.04			2,213,218.04
Developer Contributions			\$ 1,779,232.40		1,779,232.40
Inter-Fund Transfers In			(624.52)		(624.52)
Total Revenues	\$ 651,244.65	\$ 2,877,024.94	\$ 1,778,607.88	\$ -	\$ 5,306,877.47
<u>Expenses</u>					
Supervisor Fees	\$ 7,800.00				\$ 7,800.00
Public Officials' Liability Insurance	2,708.00				2,708.00
Trustee Services	4,244.31				4,244.31
Management	39,600.00				39,600.00
Field Management	8,750.00				8,750.00
Engineering	1,460.00				1,460.00
Disclosure	500.00				500.00
District Counsel	2,930.50				2,930.50
Assessment Administration	5,500.00				5,500.00
Audit	5,600.00				5,600.00
Travel and Per Diem	329.33				329.33
Postage & Shipping	42.14				42.14
Legal Advertising	2,701.75				2,701.75
Miscellaneous	1,561.46				1,561.46
Office Supplies	279.76				279.76
Web Site Maintenance	1,950.00				1,950.00
Dues, Licenses, and Fees	175.00				175.00
Lifestyle Staff	24,720.67				24,720.67
Resident Services	13,413.06				13,413.06
Electric	292.96				292.96
Clubhouse Electric	5,057.80				5,057.80



Laurel Road CDD
Statement of Activities
As of 6/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Clubhouse Water	\$ 14,102.01				\$ 14,102.01
Water Reclaimed	2,113.47				2,113.47
Stormwater Management	1,773.65				1,773.65
Wetlands Mitigation	6,700.00				6,700.00
Amenity - Telephone	1,395.00				1,395.00
Amenity - Cable TV / Internet / Wi-Fi	2,493.35				2,493.35
Amenity - Landscape Maintenance	13,181.64				13,181.64
Amenity - Irrigation Repairs	960.00				960.00
Amenity - Pool Maintenance	6,208.00				6,208.00
Amenity - Janitorial	15,486.96				15,486.96
Amenity - Pest Control	1,462.00				1,462.00
Amenity - Fitness Equipment Leasing	22,350.92				22,350.92
Amenity - Security	1,500.00				1,500.00
Amenity - Office Equipment Leasing	2,762.22				2,762.22
Amenity - Capital Outlay	8,975.08				8,975.08
Amenity - Miscellaneous	4,420.74				4,420.74
Amenity - Pool Equipment	191.42				191.42
Amenity - Gas	717.84				717.84
Gate Internet Service	1,515.95				1,515.95
General Insurance	3,309.00				3,309.00
Property & Casualty Insurance	23,491.00				23,491.00
Irrigation	8,320.00				8,320.00
Lake Maintenance	17,735.00				17,735.00
Landscaping Maintenance & Material	90,008.68				90,008.68
Landscape Improvements	15,062.50				15,062.50
Fertilizer / Pesticides	15,680.00				15,680.00
Contingency	10,795.34				10,795.34
Gate - Repairs & Maintenance	16.99				16.99
Capital Expenditures	5,531.68				5,531.68
Street Sweeping	7,837.50				7,837.50
Streetlights	23,530.52				23,530.52



Laurel Road CDD
Statement of Activities
As of 6/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Series 2021 A1 Principal Payments		\$ 255,000.00			\$ 255,000.00
Series 2021 A2 Principal Payments		2,330,000.00			2,330,000.00
Series 2021 A1 Interest Payments		404,092.50			404,092.50
Series 2021 A2 Interest Payments		213,437.50			213,437.50
Engineering			\$ 195,605.80		195,605.80
Contingency			1,634,053.55		1,634,053.55
Total Expenses	\$ 459,245.20	\$ 3,202,530.00	\$ 1,829,659.35	\$ -	\$ 5,491,434.55
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 17,859.42				\$ 17,859.42
Dividend Income		\$ 40,881.65			40,881.65
Dividend Income			\$ 620.49		620.49
Total Other Revenues (Expenses) & Gains (Losses)	\$ 17,859.42	\$ 40,881.65	\$ 620.49	\$ -	\$ 59,361.56
Change In Net Assets	\$ 209,858.87	\$ (284,623.71)	\$ (50,430.98)	\$ -	\$ (125,195.82)
Net Assets At Beginning Of Year	\$ 187,175.93	\$ 1,568,510.64	\$ (146,827.60)	\$ -	\$ 1,608,858.97
Net Assets At End Of Year	\$ 397,034.80	\$ 1,283,886.93	\$ (197,258.58)	\$ -	\$ 1,483,663.15



Laurel Road CDD
Budget to Actual
For the Month Ending 6/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<u>Revenues</u>					
On-Roll Assessments	\$ 439,160.37	\$ 322,962.35	\$ 116,198.02	\$ 430,616.46	101.98%
Off-Roll Assessments	211,135.20	158,351.41	52,783.79	211,135.21	100.00%
Developer Contributions	-	375.00	(375.00)	500.00	0.00%
Other Income & Other Financing Sources	324.56	-	324.56	-	
Carryforward Cash	37,500.00	37,500.00	-	50,000.00	75.00%
Net Revenues	\$ 688,120.13	\$ 519,188.76	\$ 168,931.37	\$ 692,251.67	99.40%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 7,800.00	\$ 9,000.00	\$ (1,200.00)	\$ 12,000.00	65.00%
Public Officials' Liability Insurance	2,708.00	2,246.25	461.75	2,995.00	90.42%
Trustee Services	4,244.31	3,000.00	1,244.31	4,000.00	106.11%
Management	39,600.00	39,600.00	-	52,800.00	75.00%
Field Management	8,750.00	9,375.00	(625.00)	12,500.00	70.00%
Engineering	1,460.00	9,375.00	(7,915.00)	12,500.00	11.68%
Disclosure	500.00	750.00	(250.00)	1,000.00	50.00%
District Counsel	2,930.50	15,000.00	(12,069.50)	20,000.00	14.65%
Assessment Administration	5,500.00	4,125.00	1,375.00	5,500.00	100.00%
Reamortization Schedules	-	93.75	(93.75)	125.00	0.00%
Audit	5,600.00	4,200.00	1,400.00	5,600.00	100.00%
Arbitrage Calculation	-	375.00	(375.00)	500.00	0.00%
Travel and Per Diem	329.33	-	329.33	-	
Telephone	-	525.00	(525.00)	700.00	0.00%
Postage & Shipping	42.14	375.00	(332.86)	500.00	8.43%
Legal Advertising	2,701.75	6,000.00	(3,298.25)	8,000.00	33.77%
Miscellaneous	1,561.46	450.00	1,111.46	600.00	260.24%
Office Supplies	279.76	375.00	(95.24)	500.00	55.95%
Web Site Maintenance	1,950.00	2,250.00	(300.00)	3,000.00	65.00%
Dues, Licenses, and Fees	175.00	131.26	43.74	175.00	100.00%
Maintenance Staff	-	15,000.00	(15,000.00)	20,000.00	0.00%
Lifestyle Staff	24,720.67	37,500.00	(12,779.33)	50,000.00	49.44%
Resident Services	13,413.06	7,500.00	5,913.06	10,000.00	134.13%
Total General & Administrative Expenses	\$ 124,265.98	\$ 167,246.26	\$ (42,980.28)	\$ 222,995.00	55.73%



Laurel Road CDD
Budget to Actual
For the Month Ending 6/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<u>Field Expenses (Inside the Gate; SF)</u>					
Electric	\$ 219.72	\$ 5,625.00	\$ (5,405.28)	\$ 7,500.00	2.93%
Water Reclaimed	1,585.10	2,812.50	(1,227.40)	3,750.00	42.27%
Stormwater Management	1,773.65	-	1,773.65	-	
Wetland Mitigation	6,700.00	3,750.00	2,950.00	5,000.00	134.00%
Equipment Rental	-	1,875.00	(1,875.00)	2,500.00	0.00%
Gate Internet Service	1,515.95	-	1,515.95	-	
General Insurance	2,481.75	2,058.75	423.00	2,745.00	90.41%
Property & Casualty Insurance	17,618.25	-	17,618.25	-	
Irrigation	6,240.00	11,250.00	(5,010.00)	15,000.00	41.60%
Lake Maintenance	13,301.25	11,778.75	1,522.50	15,705.00	84.69%
Landscaping Maintenance & Material	67,506.51	60,000.00	7,506.51	80,000.00	84.38%
Landscape Improvements	11,296.88	11,250.00	46.88	15,000.00	75.31%
Fertilizer / Pesticides	11,760.00	-	11,760.00	-	
Contingency	10,795.34	7,500.00	3,295.34	10,000.00	107.95%
Gate - Repairs & Maintenance	16.99	5,625.00	(5,608.01)	7,500.00	0.23%
Capital Expenditures	4,148.76	3,750.00	398.76	5,000.00	82.98%
Street Sweeping	7,837.50	9,000.00	(1,162.50)	12,000.00	65.31%
Lighting	-	150.00	(150.00)	200.00	0.00%
Streetlights - Leasing	17,647.89	22,680.00	(5,032.11)	30,240.00	58.36%
Bike Share	-	1,875.00	(1,875.00)	2,500.00	0.00%
Total Field Expenses (Inside the Gate; Only SF)	\$ 182,445.54	\$ 160,980.00	\$ 21,465.54	\$ 214,640.00	85.00%
<u>Field Expenses (Outside the Gate; MF)</u>					
Electric	\$ 73.24	\$ 1,875.00	\$ (1,801.76)	\$ 2,500.00	2.93%
Water Reclaimed	528.37	937.50	(409.13)	1,250.00	42.27%
General Insurance	827.25	686.25	141.00	915.00	90.41%
Property & Casualty Insurance	5,872.75	-	5,872.75	-	
Irrigation - Repair and Maintenance	2,080.00	3,750.00	(1,670.00)	5,000.00	41.60%
Lake Maintenance	4,433.75	3,926.25	507.50	5,235.00	84.69%
Landscaping Maintenance & Material	22,502.17	20,000.00	2,502.17	26,666.67	84.38%
Landscape Improvements	3,765.63	3,750.00	15.63	5,000.00	75.31%
Fertilizer / Pesticides	3,920.00	-	3,920.00	-	
Capital Expenditures	1,382.92	1,875.00	(492.08)	2,500.00	55.32%
Streetlights - Leasing	5,882.63	7,560.00	(1,677.37)	10,080.00	58.36%
Total Field Expenses (Outside the Gate; SF & MF)	\$ 51,268.70	\$ 44,360.00	\$ 6,908.70	\$ 59,146.67	86.68%



Laurel Road CDD
Budget to Actual
For the Month Ending 6/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<u>Vistera - Amenity Expenses</u>					
Clubhouse Electric	\$ 5,057.80	\$ 7,500.00	\$ (2,442.20)	\$ 10,000.00	50.58%
Clubhouse Water	14,102.01	11,250.00	2,852.01	15,000.00	94.01%
Amenity - Telephone	1,395.00	6,570.00	(5,175.00)	8,760.00	15.92%
Amenity - Cable TV / Internet / Wi-Fi	2,493.35	9,750.00	(7,256.65)	13,000.00	19.18%
Amenity - Landscape Maintenance	13,181.64	15,000.00	(1,818.36)	20,000.00	65.91%
Amenity - Irrigation Repairs	960.00	7,500.00	(6,540.00)	10,000.00	9.60%
Amenity - Pool Maintenance	6,208.00	15,963.75	(9,755.75)	21,285.00	29.17%
Amenity - Pool Equipment	191.42	750.00	(558.58)	1,000.00	19.14%
Amenity - Cleaning	15,486.96	11,250.00	4,236.96	15,000.00	103.25%
Amenity - Pest Control	1,462.00	1,875.00	(413.00)	2,500.00	58.48%
Amenity - Fitness Equipment Leasing	22,350.92	21,750.00	600.92	29,000.00	77.07%
Amenity - Security Monitoring	1,500.00	7,800.00	(6,300.00)	10,400.00	14.42%
Amenity - Office Equipment Leasing	2,762.22	9,000.00	(6,237.78)	12,000.00	23.02%
Amenity - Capital Outlay	8,975.08	18,750.00	(9,774.92)	25,000.00	35.90%
Amenity - Miscellaneous	4,420.74	768.75	3,651.99	1,025.00	431.29%
Amenity - A/C Maintenance and Equipment	-	1,125.00	(1,125.00)	1,500.00	0.00%
Amenity - Gas	717.84	-	717.84	-	
Total Vistera - Amenity Expenses	\$ 101,264.98	\$ 146,602.50	\$ (45,337.52)	\$ 195,470.00	51.81%
Total Expenses	\$ 459,245.20	\$ 519,188.76	\$ (59,943.56)	\$ 692,251.67	66.34%
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 17,859.42	\$ -	\$ 17,859.42	\$ -	
Total Other Revenues (Expenses) & Gains (Losses)	\$ 17,859.42	\$ -	\$ 17,859.42	\$ -	
Net Income (Loss)	\$ 246,734.35	\$ -	\$ 246,734.35	\$ -	



Laurel Road Community Development District

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

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Laurel Road Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of August 2025.

ATTEST:

**LAUREL ROAD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Exhibit A:
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &
Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____



Laurel Road Community Development District

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

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

RESOLUTION 2025-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Laurel Road Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Laurel Road Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Laurel Road Community Development District, for Fiscal Year 2025/2026, sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2021A-1	\$ _____
DEBT SERVICE FUND – SERIES 2021A-2	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption. If the District does not yet have its own website, the District's Secretary is directed to transmit such amendments to the manager or administrator of Sarasota County for posting on its website.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2025.

ATTEST:

**LAUREL ROAD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

Exhibit A: Fiscal Year 2025/2026 Budgets



Laurel Road Community Development District

June 2025 Budget Package

June 30, 2025

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



Laurel Road CDD
FY 2026 Proposed O&M Budget

	Actual Through 6/30/2025	Anticipated 7/2025 - 9/2025	FY 2025 Anticipated Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 439,160.37	\$ -	\$ 439,160.37	\$ 430,616.46	\$ 521,668.55
Off-Roll Assessments	211,135.20	-	211,135.20	211,135.21	257,592.82
Developer Contributions	-	-	-	500.00	-
Other Income & Other Financing Sources	324.56	-	324.56	-	-
Carryforward Cash	37,500.00	12,500.00	50,000.00	50,000.00	87,250.00
Net Revenues	\$ 688,120.13	\$ 12,500.00	\$ 700,620.13	\$ 692,251.67	\$ 866,511.37
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 7,800.00	\$ 3,000.00	\$ 10,800.00	\$ 12,000.00	\$ 12,000.00
Public Officials' Liability Insurance	2,708.00	-	2,708.00	2,995.00	3,114.20
Trustee Services	4,244.31	-	4,244.31	4,000.00	4,244.31
Management	39,600.00	13,200.00	52,800.00	52,800.00	55,500.00
Field Management	8,750.00	3,750.00	12,500.00	12,500.00	12,500.00
Engineering	1,460.00	486.66	1,946.66	12,500.00	6,000.00
Disclosure	500.00	500.00	1,000.00	1,000.00	1,000.00
District Counsel	2,930.50	976.83	3,907.33	20,000.00	20,000.00
Assessment Administration	5,500.00	-	5,500.00	5,500.00	5,500.00
Reamortization Schedules	-	125.00	125.00	125.00	125.00
Audit	5,600.00	-	5,600.00	5,600.00	5,700.00
Arbitrage	-	500.00	500.00	500.00	500.00
Tax Preparation	-	-	-	-	63.24
Travel and Per Diem	329.33	109.77	439.10	-	500.00
Telephone	-	-	-	700.00	700.00
Postage & Shipping	42.14	14.04	56.18	500.00	500.00
Legal Advertising	2,701.75	900.57	3,602.32	8,000.00	8,000.00
Miscellaneous	1,561.46	520.50	2,081.96	600.00	1,000.00
Office Supplies	279.76	-	279.76	500.00	500.00
Web Site Maintenance	1,950.00	1,050.00	3,000.00	3,000.00	3,120.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Maintenance Staff	-	20,000.00	20,000.00	20,000.00	-
Lifestyle & Maintenance Staff	24,720.67	8,240.22	32,960.89	50,000.00	54,294.80 *
Resident Services	13,413.06	4,471.02	17,884.08	10,000.00	7,498.40 *
IT Services	-	-	-	-	500.00
Holiday Decorations	-	-	-	-	25,000.00
Total General & Administrative Expenses	\$ 124,265.98	\$ 57,844.61	\$ 182,110.59	\$ 222,995.00	\$ 228,034.95

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



Laurel Road CDD
FY 2026 Proposed O&M Budget

	Actual Through 6/30/2025	Anticipated 7/2025 - 9/2025	FY 2025 Anticipated Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Field Expenses (Inside the Gate; SF)</u>					
Electric	\$ 219.72	\$ 73.23	\$ 292.95	\$ 7,500.00	\$ 7,500.00
Water Reclaimed	1,585.10	528.36	2,113.46	3,750.00	3,750.00
Stormwater Management	1,773.65	-	1,773.65	-	2,000.00
Wetland Mitigation	6,700.00	2,233.32	8,933.32	5,000.00	9,000.00
Equipment Rental	-	624.99	624.99	2,500.00	1,125.00
Gate Internet Service	1,515.95	505.32	2,021.27	-	2,000.00
General Insurance	2,481.75	-	2,481.75	2,745.00	2,854.00
Property & Casualty Insurance	17,618.25	-	17,618.25	-	15,195.75
Irrigation - Repair and Maintenance	6,240.00	2,079.99	8,319.99	15,000.00	18,720.00
Lake Maintenance	13,301.25	4,433.76	17,735.01	15,705.00	18,000.00
Landscaping Maintenance & Material	67,506.51	22,502.16	90,008.67	80,000.00	106,332.03
Landscape Improvements	11,296.88	3,765.63	15,062.51	15,000.00	15,000.00
Fertilizer / Pesticides	11,760.00	3,920.01	15,680.01	-	12,960.00
Contingency	10,795.34	3,598.44	14,393.78	10,000.00	17,400.00
Gate Maintenance	16.99	1,250.01	1,267.00	5,000.00	3,500.00
Mulch	-	-	-	-	5,000.00
Storm Cleanup	-	-	-	-	7,500.00
Storm Landscape Replacement	-	-	-	-	11,250.00
Capital Expenditures	4,148.76	1,382.91	5,531.67	7,500.00	7,500.00
Street Sweeping	7,837.50	2,612.49	10,449.99	12,000.00	12,000.00
Lighting	-	50.01	50.01	200.00	750.00
Streetlights - Leasing	17,647.89	5,882.64	23,530.53	30,240.00	30,240.00
Bike Share Maintenance	-	624.99	-	2,500.00	2,500.00
Security Monitoring	-	-	-	-	30,000.00
Golf Cart Maintenance	-	-	-	-	1,125.00
Dog Waste Stations	-	-	-	-	2,808.00
Mailbox Maintenance	-	-	-	-	200.00
Total Field Expenses (Inside the Gate; Only SF)	\$ 182,445.54	\$ 56,068.26	\$ 237,888.81	\$ 214,640.00	\$ 346,209.78
<u>Field Expenses (Outside the Gate; MF)</u>					
Electric	\$ 73.24	\$ 24.42	\$ 97.66	\$ 2,500.00	\$ 2,500.00
Water Reclaimed	528.37	176.13	704.50	1,250.00	1,250.00
Equipment Rental	-	-	-	-	375.00
General Insurance	827.25	-	827.25	915.00	951.34
Property & Casualty Insurance	5,872.75	-	5,872.75	-	5,065.25
Irrigation - Repair and Maintenance	2,080.00	693.33	2,773.33	5,000.00	6,240.00
Lake Maintenance	4,433.75	1,477.92	5,911.67	5,235.00	6,000.00
Landscaping Maintenance & Material	22,502.17	7,500.72	30,002.89	26,666.67	35,444.01
Landscape Improvements	3,765.63	1,255.20	5,020.83	5,000.00	5,000.00
Fertilizer / Pesticides	3,920.00	1,306.68	5,226.68	-	4,320.00
Storm Cleanup	-	-	-	-	2,500.00
Storm Landscape Replacement	-	-	-	-	3,750.00
Capital Expenditures	1,382.92	460.98	1,843.90	2,500.00	2,500.00
Lighting	-	-	-	-	250.00
Streetlights - Leasing	5,882.63	1,960.89	7,843.52	10,080.00	10,080.00
Golf Cart Maintenance	-	-	-	-	375.00
Total Field Expenses (Outside the Gate; SF & MF)	\$ 51,268.70	\$ 14,856.27	\$ 66,124.97	\$ 59,146.67	\$ 86,600.59

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



Laurel Road CDD
FY 2026 Proposed O&M Budget

	Actual Through 6/30/2025	Anticipated 7/2025 - 9/2025	FY 2025 Anticipated Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Vistera - Amenity</u>					
Clubhouse Electric	\$ 5,057.80	\$ 1,685.94	\$ 6,743.74	\$ 10,000.00	\$ 10,000.00
Clubhouse Water	14,102.01	4,700.67	18,802.68	15,000.00	15,000.00
Amenity - Telephone	1,395.00	465.00	1,860.00	8,760.00	8,760.00
Amenity - Cable TV / Internet / Wi-Fi	2,493.35	831.12	3,324.47	13,000.00	13,000.00
Amenity - Landscape Maintenance	13,181.64	4,393.89	17,575.53	20,000.00	20,000.00
Amenity - Irrigation Repairs	960.00	320.01	1,280.01	10,000.00	10,000.00
Amenity - Pool Maintenance	6,208.00	4,656.00	10,864.00	21,285.00	18,624.00
Amenity - Pool Equipment	191.42	63.81	255.23	1,000.00	1,000.00
Amenity - Cleaning	15,486.96	5,162.31	20,649.27	15,000.00	38,600.00
Amenity - Pest Control	1,462.00	487.32	1,949.32	2,500.00	6,000.00
Amenity - Fitness Equipment Leasing	22,350.92	7,395.51	29,746.43	29,000.00	30,182.04
Amenity - Fire/Security Monitoring	1,500.00	500.01	2,000.01	10,400.00	6,100.00
Amenity - Office Equipment Leasing	2,762.22	920.73	3,682.95	12,000.00	5,000.00
Amenity - Capital Outlay	8,975.08	2,991.69	11,966.77	25,000.00	7,500.00
Amenity - Miscellaneous	4,420.74	1,473.57	5,894.31	1,025.00	2,500.00
Amenity - A/C Maintenance and Equipment	-	375.00	375.00	1,500.00	1,500.00
Amenity - Gas	717.84	239.28	957.12	-	1,400.00
Amenity - Access Control Maintenance	-	-	-	-	1,500.00
Amenity - Operations	-	-	-	-	8,000.00
Amenity - Fireplaces and Barbecue	-	-	-	-	1,000.00
Total Vistera - Amenity Expenses	\$ 101,264.98	\$ 36,661.86	\$ 137,926.84	\$ 195,470.00	\$ 205,666.04
Total Expenses	\$ 459,245.20	\$ 150,574.73	\$ 557,926.24	\$ 692,251.67	\$ 866,511.37
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 17,859.42	\$ 3,895.05	\$ 21,754.47	\$ -	\$ -
Total Other Revenues (Expenses) & Gains	\$ 17,859.42	\$ 3,895.05	\$ 21,754.47	\$ -	\$ -
Net Income (Loss)	\$ 246,734.35	\$ (134,179.68)	\$ 164,448.36	\$ -	\$ -

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



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

Revenues

On-Roll Assessments

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

Off-Roll Assessments

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

Carryforward Cash

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

General & Administrative Expenses

Supervisor Fees

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

Public Officials’ Liability Insurance

Supervisors’ and Officers’ liability insurance.

Trustee Services

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

Management

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

Field Management

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



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

Engineering

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

Disclosure

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

District Counsel

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

Assessment Administration

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

Reamortization Schedules

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

Audit

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

Arbitrage

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

Tax Preparation

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

Travel and Per Diem

Travel to and from meetings as related to the District.

Telephone

Telephone and fax machine services as related to the District.



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Legal Advertising

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

Miscellaneous

Other general & administrative expenses incurred throughout the year.

Office Supplies

General office supplies associated with the District.

Web Site Maintenance

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

Dues, Licenses and Fees

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

Lifestyle & Maintenance Staff

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

Resident Services

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

IT Services

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

Holiday Decorations

The cost of decorations within the District for the holidays.

Field Expenses (Inside the Gate; SF)

Electric

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



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

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.

Irrigation - Repair and Maintenance

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

Lake Maintenance

Maintenance of lakes owned by the District.

Landscaping Maintenance & Material

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

Landscape Improvements

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

Fertilizer / Pesticides

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

Contingency

Other field expenses incurred throughout the year.



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

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.

Capital Expenditures

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

Street Sweeping

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

Lighting

Streetlighting expenses within the District.

Streetlights – Leasing

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

Bike Share Maintenance

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

Security Monitoring

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

Golf Cart Maintenance

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



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

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.

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.

General Insurance

Insurance purchased to cover the general liability of the District.

Property & Casualty Insurance

Insurance purchased to protect property and cover casualty.

Irrigation - Repair and Maintenance

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

Lake Maintenance

Maintenance of lakes owned by the District.

Landscaping Maintenance & Material

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

Landscape Improvements

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



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

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).

Lighting

Streetlighting expenses within the District.

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.

Visterra – Amenity

Clubhouse Electric

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

Clubhouse Water

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

Amenity - Telephone

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

Amenity – Cable TV / Internet / Wi-Fi

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



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

Amenity – Landscape Maintenance

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

Amenity – Irrigation Repairs

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

Amenity – Pool Maintenance

Cost of cleaning and maintaining the Amenity swimming pool.

Amenity – Pool Equipment

Cost of repairing or replacing any Amenity swimming pool equipment.

Amenity – Cleaning

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

Amenity – Pest Control

Cost of pest control services for the Amenity building.

Amenity – Fitness Equipment Leasing

Cost of leasing fitness equipment for the Amenity building.

Amenity – Fire/Security Monitoring

Cost of security services for the Amenity building.

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.



Laurel Road CDD Budget Item Descriptions FY 2025 – 2026

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
Proposed FY 2026 Debt Service Budget

	Series 2021A-1	Series 2021A-2
REVENUES:		
Special Assessments	\$ 847,848.75	\$ 173,242.20
TOTAL REVENUES	<u>\$ 847,848.75</u>	<u>\$ 173,242.20</u>
EXPENDITURES:		
Interest 11/01/2025	\$ 198,721.25	\$ 34,648.44
Interest 05/01/2026	198,721.25	69,296.88
Principal 05/01/2026	255,000.00	-
TOTAL EXPENDITURES	<u>\$ 652,442.50</u>	<u>\$ 103,945.32</u>
EXCESS REVENUES	<u>\$ 195,406.25</u>	<u>\$ 69,296.88</u>
Interest 11/01/2026	\$ 195,406.25	\$ 69,296.88



Laurel Road CDD
FY 2026 Proposed Assessments

Off-Roll - Phase 2

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



Laurel Road Community Development District

Public Hearing on the Imposition of Special Assessments

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

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Laurel Road Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified for collection. That portion of the District's Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 13th day of August 2025.

ATTEST:

**LAUREL ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chair/Vice Chair

Exhibit A: Budget

Exhibit B: Assessment Roll



Laurel Road CDD
FY 2026 Proposed O&M Budget

	Actual Through 6/30/2025	Anticipated 7/2025 - 9/2025	FY 2025 Anticipated Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 439,160.37	\$ -	\$ 439,160.37	\$ 430,616.46	\$ 521,668.55
Off-Roll Assessments	211,135.20	-	211,135.20	211,135.21	257,592.82
Developer Contributions	-	-	-	500.00	-
Other Income & Other Financing Sources	324.56	-	324.56	-	-
Carryforward Cash	37,500.00	12,500.00	50,000.00	50,000.00	87,250.00
Net Revenues	\$ 688,120.13	\$ 12,500.00	\$ 700,620.13	\$ 692,251.67	\$ 866,511.37
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 7,800.00	\$ 3,000.00	\$ 10,800.00	\$ 12,000.00	\$ 12,000.00
Public Officials' Liability Insurance	2,708.00	-	2,708.00	2,995.00	3,114.20
Trustee Services	4,244.31	-	4,244.31	4,000.00	4,244.31
Management	39,600.00	13,200.00	52,800.00	52,800.00	55,500.00
Field Management	8,750.00	3,750.00	12,500.00	12,500.00	12,500.00
Engineering	1,460.00	486.66	1,946.66	12,500.00	6,000.00
Disclosure	500.00	500.00	1,000.00	1,000.00	1,000.00
District Counsel	2,930.50	976.83	3,907.33	20,000.00	20,000.00
Assessment Administration	5,500.00	-	5,500.00	5,500.00	5,500.00
Reamortization Schedules	-	125.00	125.00	125.00	125.00
Audit	5,600.00	-	5,600.00	5,600.00	5,700.00
Arbitrage	-	500.00	500.00	500.00	500.00
Tax Preparation	-	-	-	-	63.24
Travel and Per Diem	329.33	109.77	439.10	-	500.00
Telephone	-	-	-	700.00	700.00
Postage & Shipping	42.14	14.04	56.18	500.00	500.00
Legal Advertising	2,701.75	900.57	3,602.32	8,000.00	8,000.00
Miscellaneous	1,561.46	520.50	2,081.96	600.00	1,000.00
Office Supplies	279.76	-	279.76	500.00	500.00
Web Site Maintenance	1,950.00	1,050.00	3,000.00	3,000.00	3,120.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Maintenance Staff	-	20,000.00	20,000.00	20,000.00	-
Lifestyle & Maintenance Staff	24,720.67	8,240.22	32,960.89	50,000.00	54,294.80 *
Resident Services	13,413.06	4,471.02	17,884.08	10,000.00	7,498.40 *
IT Services	-	-	-	-	500.00
Holiday Decorations	-	-	-	-	25,000.00
Total General & Administrative Expenses	\$ 124,265.98	\$ 57,844.61	\$ 182,110.59	\$ 222,995.00	\$ 228,034.95

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



Laurel Road CDD
FY 2026 Proposed O&M Budget

	Actual Through 6/30/2025	Anticipated 7/2025 - 9/2025	FY 2025 Anticipated Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Field Expenses (Inside the Gate; SF)</u>					
Electric	\$ 219.72	\$ 73.23	\$ 292.95	\$ 7,500.00	\$ 7,500.00
Water Reclaimed	1,585.10	528.36	2,113.46	3,750.00	3,750.00
Stormwater Management	1,773.65	-	1,773.65	-	2,000.00
Wetland Mitigation	6,700.00	2,233.32	8,933.32	5,000.00	9,000.00
Equipment Rental	-	624.99	624.99	2,500.00	1,125.00
Gate Internet Service	1,515.95	505.32	2,021.27	-	2,000.00
General Insurance	2,481.75	-	2,481.75	2,745.00	2,854.00
Property & Casualty Insurance	17,618.25	-	17,618.25	-	15,195.75
Irrigation - Repair and Maintenance	6,240.00	2,079.99	8,319.99	15,000.00	18,720.00
Lake Maintenance	13,301.25	4,433.76	17,735.01	15,705.00	18,000.00
Landscaping Maintenance & Material	67,506.51	22,502.16	90,008.67	80,000.00	106,332.03
Landscape Improvements	11,296.88	3,765.63	15,062.51	15,000.00	15,000.00
Fertilizer / Pesticides	11,760.00	3,920.01	15,680.01	-	12,960.00
Contingency	10,795.34	3,598.44	14,393.78	10,000.00	17,400.00
Gate Maintenance	16.99	1,250.01	1,267.00	5,000.00	3,500.00
Mulch	-	-	-	-	5,000.00
Storm Cleanup	-	-	-	-	7,500.00
Storm Landscape Replacement	-	-	-	-	11,250.00
Capital Expenditures	4,148.76	1,382.91	5,531.67	7,500.00	7,500.00
Street Sweeping	7,837.50	2,612.49	10,449.99	12,000.00	12,000.00
Lighting	-	50.01	50.01	200.00	750.00
Streetlights - Leasing	17,647.89	5,882.64	23,530.53	30,240.00	30,240.00
Bike Share Maintenance	-	624.99	-	2,500.00	2,500.00
Security Monitoring	-	-	-	-	30,000.00
Golf Cart Maintenance	-	-	-	-	1,125.00
Dog Waste Stations	-	-	-	-	2,808.00
Mailbox Maintenance	-	-	-	-	200.00
Total Field Expenses (Inside the Gate; Only SF)	\$ 182,445.54	\$ 56,068.26	\$ 237,888.81	\$ 214,640.00	\$ 346,209.78
<u>Field Expenses (Outside the Gate; MF)</u>					
Electric	\$ 73.24	\$ 24.42	\$ 97.66	\$ 2,500.00	\$ 2,500.00
Water Reclaimed	528.37	176.13	704.50	1,250.00	1,250.00
Equipment Rental	-	-	-	-	375.00
General Insurance	827.25	-	827.25	915.00	951.34
Property & Casualty Insurance	5,872.75	-	5,872.75	-	5,065.25
Irrigation - Repair and Maintenance	2,080.00	693.33	2,773.33	5,000.00	6,240.00
Lake Maintenance	4,433.75	1,477.92	5,911.67	5,235.00	6,000.00
Landscaping Maintenance & Material	22,502.17	7,500.72	30,002.89	26,666.67	35,444.01
Landscape Improvements	3,765.63	1,255.20	5,020.83	5,000.00	5,000.00
Fertilizer / Pesticides	3,920.00	1,306.68	5,226.68	-	4,320.00
Storm Cleanup	-	-	-	-	2,500.00
Storm Landscape Replacement	-	-	-	-	3,750.00
Capital Expenditures	1,382.92	460.98	1,843.90	2,500.00	2,500.00
Lighting	-	-	-	-	250.00
Streetlights - Leasing	5,882.63	1,960.89	7,843.52	10,080.00	10,080.00
Golf Cart Maintenance	-	-	-	-	375.00
Total Field Expenses (Outside the Gate; SF & MF)	\$ 51,268.70	\$ 14,856.27	\$ 66,124.97	\$ 59,146.67	\$ 86,600.59

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



Laurel Road CDD
FY 2026 Proposed O&M Budget

	Actual Through 6/30/2025	Anticipated 7/2025 - 9/2025	FY 2025 Anticipated Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Vistera - Amenity</u>					
Clubhouse Electric	\$ 5,057.80	\$ 1,685.94	\$ 6,743.74	\$ 10,000.00	\$ 10,000.00
Clubhouse Water	14,102.01	4,700.67	18,802.68	15,000.00	15,000.00
Amenity - Telephone	1,395.00	465.00	1,860.00	8,760.00	8,760.00
Amenity - Cable TV / Internet / Wi-Fi	2,493.35	831.12	3,324.47	13,000.00	13,000.00
Amenity - Landscape Maintenance	13,181.64	4,393.89	17,575.53	20,000.00	20,000.00
Amenity - Irrigation Repairs	960.00	320.01	1,280.01	10,000.00	10,000.00
Amenity - Pool Maintenance	6,208.00	4,656.00	10,864.00	21,285.00	18,624.00
Amenity - Pool Equipment	191.42	63.81	255.23	1,000.00	1,000.00
Amenity - Cleaning	15,486.96	5,162.31	20,649.27	15,000.00	38,600.00
Amenity - Pest Control	1,462.00	487.32	1,949.32	2,500.00	6,000.00
Amenity - Fitness Equipment Leasing	22,350.92	7,395.51	29,746.43	29,000.00	30,182.04
Amenity - Fire/Security Monitoring	1,500.00	500.01	2,000.01	10,400.00	6,100.00
Amenity - Office Equipment Leasing	2,762.22	920.73	3,682.95	12,000.00	5,000.00
Amenity - Capital Outlay	8,975.08	2,991.69	11,966.77	25,000.00	7,500.00
Amenity - Miscellaneous	4,420.74	1,473.57	5,894.31	1,025.00	2,500.00
Amenity - A/C Maintenance and Equipment	-	375.00	375.00	1,500.00	1,500.00
Amenity - Gas	717.84	239.28	957.12	-	1,400.00
Amenity - Access Control Maintenance	-	-	-	-	1,500.00
Amenity - Operations	-	-	-	-	8,000.00
Amenity - Fireplaces and Barbecue	-	-	-	-	1,000.00
Total Vistera - Amenity Expenses	\$ 101,264.98	\$ 36,661.86	\$ 137,926.84	\$ 195,470.00	\$ 205,666.04
Total Expenses	\$ 459,245.20	\$ 150,574.73	\$ 557,926.24	\$ 692,251.67	\$ 866,511.37
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 17,859.42	\$ 3,895.05	\$ 21,754.47	\$ -	\$ -
Total Other Revenues (Expenses) & Gains	\$ 17,859.42	\$ 3,895.05	\$ 21,754.47	\$ -	\$ -
Net Income (Loss)	\$ 246,734.35	\$ (134,179.68)	\$ 164,448.36	\$ -	\$ -

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



Laurel Road CDD
Proposed FY 2026 Debt Service Budget

	Series 2021A-1	Series 2021A-2
REVENUES:		
Special Assessments	\$ 847,848.75	\$ 173,242.20
TOTAL REVENUES	<u>\$ 847,848.75</u>	<u>\$ 173,242.20</u>
EXPENDITURES:		
Interest 11/01/2025	\$ 198,721.25	\$ 34,648.44
Interest 05/01/2026	198,721.25	69,296.88
Principal 05/01/2026	255,000.00	-
TOTAL EXPENDITURES	<u>\$ 652,442.50</u>	<u>\$ 103,945.32</u>
EXCESS REVENUES	<u>\$ 195,406.25</u>	<u>\$ 69,296.88</u>
Interest 11/01/2026	\$ 195,406.25	\$ 69,296.88



Laurel Road CDD
FY 2026 Proposed Assessments

On-Roll - Phase 1								
Product	Phase	Units	FY 2026 Gross O&M Assessment per Unit	FY 2026 DS Gross Assessment per Unit	FY 2026 Total Gross Assessment per Unit	FY 2026 Total Net Assessment per Unit	Gross O&M	Gross DS
SF 40'	1	76	979.73	1,607.54	2,587.27	2,444.97	74,459.48	122,173.04
SF 45'	1	67	1,102.20	1,808.50	2,910.70	2,750.61	73,847.40	121,169.50
SF 50'	1	80	1,224.67	2,009.44	3,234.11	3,056.23	97,973.60	160,755.20
SF 57'	1	44	1,396.12	2,290.76	3,686.88	3,484.10	61,429.28	100,793.44
Paired Villas (36' - 39')	1	124	918.50	1,507.08	2,425.58	2,292.17	113,894.00	186,877.92
Assisted Living	1	0	367.40	-	367.40	347.19	-	-
Total		391					Gross 421,603.76	691,769.10
						Net	398,415.55	653,721.80

On-Roll - Phase 1 & 2								
Product	Phase	Units	FY 2026 Gross O&M Assessment per Unit	FY 2026 DS Gross Assessment per Unit	FY 2026 Total Gross Assessment per Unit	FY 2026 Total Net Assessment per Unit	Gross O&M	Gross DS
Multi-Family	1	335	196.13	-	196.13	185.34	65,703.55	-
Multi-Family	2	330	196.13	-	196.13	185.34	64,722.90	-
						Gross	130,426.45	-
						Net	123,253.00	-



Laurel Road CDD
FY 2026 Proposed Assessments

Off-Roll - Phase 2

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

Sheet1

ID	DS	O&M	Total
0389100040	1504.7	918.5	2423.2
0389100041	1504.7	918.5	2423.2
0389100121	1504.7	918.5	2423.2
0389100122	1504.7	918.5	2423.2
0389100255	1805.65	1102.2	2907.85
0389100256	1805.65	1102.2	2907.85
0389100257	1805.65	1102.2	2907.85
0389100258	1805.65	1102.2	2907.85
0389100259	1805.65	1102.2	2907.85
0390020193	1605	979.73	2584.73
0390020196	1605	979.73	2584.73
0390020265	2006.27	1224.67	3230.94
0390020269	2006.27	1224.67	3230.94
0390020332	2287.14	1396.12	3683.26
0390020380	2006.27	1224.67	3230.94
0390020341	2287.14	1396.12	3683.26
0390020352	2006.27	1224.67	3230.94
0390020156	1605	979.73	2584.73
0390020362	2006.27	1224.67	3230.94
0389100059	1504.7	918.5	2423.2
0390020297	2006.27	1224.67	3230.94
0390020372	2006.27	1224.67	3230.94
0389100009	1504.7	918.5	2423.2
0390020181	1605	979.73	2584.73
0389100116	1504.7	918.5	2423.2
0390020378	2006.27	1224.67	3230.94
0389100070	1504.7	918.5	2423.2
0389100027	1504.7	918.5	2423.2
0389100062	1504.7	918.5	2423.2
0390020127	1605	979.73	2584.73
0390020149	1605	979.73	2584.73
0389100110	1504.7	918.5	2423.2
0389100051	1504.7	918.5	2423.2
0390020173	1605	979.73	2584.73
0389100097	1504.7	918.5	2423.2
0390020187	1605	979.73	2584.73
0389100082	1504.7	918.5	2423.2
0389100213	1805.65	1102.2	2907.85
0389100199	1805.65	1102.2	2907.85
0389100223	1805.65	1102.2	2907.85
0390020192	1605	979.73	2584.73
0390020324	2287.14	1396.12	3683.26
0389100022	1504.7	918.5	2423.2
0389100261	1805.65	1102.2	2907.85
0390020312	2287.14	1396.12	3683.26
0389100032	1504.7	918.5	2423.2
0389100102	1504.7	918.5	2423.2
0389100245	1805.65	1102.2	2907.85
0390020130	1605	979.73	2584.73
0390020142	1605	979.73	2584.73
0390020355	2006.27	1224.67	3230.94

Sheet1

0390020276	2006.27	1224.67	3230.94
0389100249	1805.65	1102.2	2907.85
0390020288	2006.27	1224.67	3230.94
0390020268	2006.27	1224.67	3230.94
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0389100090	1504.7	918.5	2423.2
0390020169	1605	979.73	2584.73
0389100075	1504.7	918.5	2423.2
0390020129	1605	979.73	2584.73
0390020133	1605	979.73	2584.73
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0390020338	2287.14	1396.12	3683.26
0389020303	0	0	0
0390020369	2006.27	1224.67	3230.94
0389100018	1504.7	918.5	2423.2
0390020318	2287.14	1396.12	3683.26
0390020357	2006.27	1224.67	3230.94
0390020178	1605	979.73	2584.73
0390020330	2287.14	1396.12	3683.26
0389100047	1504.7	918.5	2423.2
0389100389	2287.14	1396.12	3683.26
0389100083	1504.7	918.5	2423.2
0390020301	2006.27	1224.67	3230.94
0390020151	1605	979.73	2584.73
0390020188	1605	979.73	2584.73
0389100033	1504.7	918.5	2423.2
0389100105	1504.7	918.5	2423.2
0389100210	1805.65	1102.2	2907.85
0389100232	1805.65	1102.2	2907.85
0390020290	2006.27	1224.67	3230.94
0389070402	0	64722.9	64722.9
0389100206	1805.65	1102.2	2907.85
0389100001	1504.7	918.5	2423.2
0389100242	1805.65	1102.2	2907.85
0390020315	2287.14	1396.12	3683.26
0389100198	1805.65	1102.2	2907.85
0389100228	1805.65	1102.2	2907.85
0390020325	2287.14	1396.12	3683.26
0389100216	1805.65	1102.2	2907.85
0389100234	1805.65	1102.2	2907.85
0389100238	1805.65	1102.2	2907.85
0390020273	2006.27	1224.67	3230.94
0389100264	1805.65	1102.2	2907.85
0390020267	2006.27	1224.67	3230.94
0389100254	1805.65	1102.2	2907.85
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0389061000	0	0	0
0389100385	2006.27	1224.67	3230.94
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Sheet1

0389100076	1504.7	918.5	2423.2
0389100068	1504.7	918.5	2423.2
0389100112	1504.7	918.5	2423.2
0390020144	1605	979.73	2584.73
0390020354	2006.27	1224.67	3230.94
0389020302	0	0	0
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0390020154	1605	979.73	2584.73
0389100025	1504.7	918.5	2423.2
0389100118	1504.7	918.5	2423.2
0390020164	1605	979.73	2584.73
0390020376	2006.27	1224.67	3230.94
0389100203	1805.65	1102.2	2907.85
0390020327	2287.14	1396.12	3683.26
0390020331	2287.14	1396.12	3683.26
0390020366	2006.27	1224.67	3230.94
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0389100099	1504.7	918.5	2423.2
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0390020177	1605	979.73	2584.73
0390020190	1605	979.73	2584.73
0389100084	1504.7	918.5	2423.2
0390020160	1605	979.73	2584.73
0390020304	2287.14	1396.12	3683.26
0389100002	1504.7	918.5	2423.2
0389100221	1805.65	1102.2	2907.85
0389100241	1805.65	1102.2	2907.85
0389100104	1504.7	918.5	2423.2
0390020175	1605	979.73	2584.73
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0389100215	1805.65	1102.2	2907.85
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0389100235	1805.65	1102.2	2907.85
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0389100263	1805.65	1102.2	2907.85
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0390020138	1605	979.73	2584.73
0390020320	2287.14	1396.12	3683.26
0390020266	2006.27	1224.67	3230.94
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0389100058	1504.7	918.5	2423.2
0390020145	1605	979.73	2584.73

Sheet1

0390020359	2006.27	1224.67	3230.94
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0390020167	1605	979.73	2584.73
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0389100092	1504.7	918.5	2423.2
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0389100087	1504.7	918.5	2423.2
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0390020307	2287.14	1396.12	3683.26
0390020172	1605	979.73	2584.73
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0389100222	1805.65	1102.2	2907.85
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0389100031	1504.7	918.5	2423.2
0389100107	1504.7	918.5	2423.2
0389100230	1805.65	1102.2	2907.85
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0389100240	1805.65	1102.2	2907.85
0390020285	2006.27	1224.67	3230.94
0389100015	1504.7	918.5	2423.2
0389100204	1805.65	1102.2	2907.85
0389100101	1504.7	918.5	2423.2
0390020153	1605	979.73	2584.73
0390020270	2006.27	1224.67	3230.94
0390020317	2287.14	1396.12	3683.26
0389100383	2006.27	1224.67	3230.94
0390020197	1605	979.73	2584.73
0390020139	1605	979.73	2584.73
0390020275	2006.27	1224.67	3230.94
0390020364	2006.27	1224.67	3230.94
0390020287	2006.27	1224.67	3230.94
0390020277	2006.27	1224.67	3230.94
0390020295	2006.27	1224.67	3230.94
0390020158	1605	979.73	2584.73

Sheet1

0389100114	1504.7	918.5	2423.2
0390020171	1605	979.73	2584.73
0390020195	1605	979.73	2584.73
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0390020123	1605	979.73	2584.73
0390020134	1605	979.73	2584.73
0389100074	1504.7	918.5	2423.2
0389100091	1504.7	918.5	2423.2
0390020146	1605	979.73	2584.73
0390020168	1605	979.73	2584.73
0390020356	2006.27	1224.67	3230.94
0390020347	2006.27	1224.67	3230.94
0389100039	1504.7	918.5	2423.2
0389100088	1504.7	918.5	2423.2
0390020337	2287.14	1396.12	3683.26
0389100017	1504.7	918.5	2423.2
0390020152	1605	979.73	2584.73
0389100005	1504.7	918.5	2423.2
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0389100037	1504.7	918.5	2423.2
0390020360	2006.27	1224.67	3230.94
0390020302	2006.27	1224.67	3230.94
0390020308	2287.14	1396.12	3683.26
0390020350	2006.27	1224.67	3230.94
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0389100086	1504.7	918.5	2423.2
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0390020179	1605	979.73	2584.73
0390020183	1605	979.73	2584.73
0389100229	1805.65	1102.2	2907.85
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0389100106	1504.7	918.5	2423.2
0390020371	2006.27	1224.67	3230.94
0389100004	1504.7	918.5	2423.2
0389100014	1504.7	918.5	2423.2
0389100207	1805.65	1102.2	2907.85
0389100217	1805.65	1102.2	2907.85
0389100060	1504.7	918.5	2423.2
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0390020281	2006.27	1224.67	3230.94
0389100247	1805.65	1102.2	2907.85
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0390020328	2287.14	1396.12	3683.26
0389100239	1805.65	1102.2	2907.85
0390020272	2006.27	1224.67	3230.94
0390020336	2287.14	1396.12	3683.26
0389100251	1805.65	1102.2	2907.85
0390020194	1605	979.73	2584.73

Sheet1

0390020284	2006.27	1224.67	3230.94
0390020373	2006.27	1224.67	3230.94
0390020296	2006.27	1224.67	3230.94
0390020298	2006.27	1224.67	3230.94
0390020286	2006.27	1224.67	3230.94
0390020349	2006.27	1224.67	3230.94
0389100079	1504.7	918.5	2423.2
0389020401	0	65703.55	65703.55
0389100089	1504.7	918.5	2423.2
0390020137	1605	979.73	2584.73
0390020157	1605	979.73	2584.73
0390020365	2006.27	1224.67	3230.94
0390020141	1605	979.73	2584.73
0390020165	1605	979.73	2584.73
0389100036	1504.7	918.5	2423.2
0389100233	1805.65	1102.2	2907.85
0390020131	1605	979.73	2584.73
0390020334	2287.14	1396.12	3683.26
0389100115	1504.7	918.5	2423.2
0390020339	2287.14	1396.12	3683.26
0390020342	2287.14	1396.12	3683.26
0389100202	1805.65	1102.2	2907.85
0390020305	2287.14	1396.12	3683.26
0389030301	0	0	0
0389100026	1504.7	918.5	2423.2
0389100073	1504.7	918.5	2423.2
0389100094	1504.7	918.5	2423.2
0390020186	1605	979.73	2584.73
0389100063	1504.7	918.5	2423.2
0390020340	2287.14	1396.12	3683.26
0389100069	1504.7	918.5	2423.2
0390020174	1605	979.73	2584.73
0389100050	1504.7	918.5	2423.2
0389100011	1504.7	918.5	2423.2
0389100208	1805.65	1102.2	2907.85
0390020311	2287.14	1396.12	3683.26
0389100250	1805.65	1102.2	2907.85
0390020184	1605	979.73	2584.73
0389100119	1504.7	918.5	2423.2
0389100224	1805.65	1102.2	2907.85
0389100103	1504.7	918.5	2423.2
0389100220	1805.65	1102.2	2907.85
0390020293	2006.27	1224.67	3230.94
0389100246	1805.65	1102.2	2907.85
0390020289	2006.27	1224.67	3230.94
0389100236	1805.65	1102.2	2907.85
0389100381	2006.27	1224.67	3230.94
0389100387	1504.7	918.5	2423.2
0390020147	1605	979.73	2584.73
0390020279	2006.27	1224.67	3230.94
0389100029	1504.7	918.5	2423.2
0389100390	2287.14	1396.12	3683.26

Sheet1

0390020368	2006.27	1224.67	3230.94
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0390020136	1605	979.73	2584.73
0390020166	1605	979.73	2584.73
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0390020335	2287.14	1396.12	3683.26
0389100007	1504.7	918.5	2423.2
0389100244	1805.65	1102.2	2907.85
0390020343	2287.14	1396.12	3683.26
0389100019	1504.7	918.5	2423.2
0390020358	2006.27	1224.67	3230.94
0389100035	1504.7	918.5	2423.2
0389100205	1805.65	1102.2	2907.85
0390020306	2287.14	1396.12	3683.26
0389100046	1504.7	918.5	2423.2
0389100072	1504.7	918.5	2423.2
0389100093	1504.7	918.5	2423.2
0389100021	1504.7	918.5	2423.2
0389100064	1504.7	918.5	2423.2
0389100108	1504.7	918.5	2423.2
0389100080	1504.7	918.5	2423.2
0389100048	1504.7	918.5	2423.2
0389100057	1504.7	918.5	2423.2
0389100078	1504.7	918.5	2423.2
0390020185	1605	979.73	2584.73
0389030400	0	0	0
0390020322	2287.14	1396.12	3683.26
0389100024	1504.7	918.5	2423.2
0390020310	2287.14	1396.12	3683.26
0389100201	1805.65	1102.2	2907.85
0389100231	1805.65	1102.2	2907.85
0390020274	2006.27	1224.67	3230.94
0389100100	1504.7	918.5	2423.2
0389100219	1805.65	1102.2	2907.85
0389100120	1504.7	918.5	2423.2
0389100253	1805.65	1102.2	2907.85
0390020316	2287.14	1396.12	3683.26
0389100382	1605	979.73	2584.73
0389100237	1805.65	1102.2	2907.85
0390020294	2006.27	1224.67	3230.94
0389100067	1504.7	918.5	2423.2
0390020124	1605	979.73	2584.73
0390020180	1605	979.73	2584.73
0389100077	1504.7	918.5	2423.2
0390020143	1605	979.73	2584.73
0390020367	2006.27	1224.67	3230.94
0390020353	2006.27	1224.67	3230.94
0390020170	1605	979.73	2584.73
0390020348	2006.27	1224.67	3230.94
0390020379	2006.27	1224.67	3230.94
0390020163	1605	979.73	2584.73
0389100016	1504.7	918.5	2423.2

Sheet1

0389100061	1504.7	918.5	2423.2
0389100098	1504.7	918.5	2423.2
0390020126	1605	979.73	2584.73
0390020155	1605	979.73	2584.73
0389100006	1504.7	918.5	2423.2
0389100043	1504.7	918.5	2423.2
0389100054	1504.7	918.5	2423.2
0390020176	1605	979.73	2584.73
0390020361	2006.27	1224.67	3230.94
0390020161	1605	979.73	2584.73
0389100045	1504.7	918.5	2423.2
0389100052	1504.7	918.5	2423.2
0389100081	1504.7	918.5	2423.2
0390020303	2006.27	1224.67	3230.94
0390020280	2006.27	1224.67	3230.94
0390020319	2287.14	1396.12	3683.26
0390020300	2006.27	1224.67	3230.94
0390020370	2006.27	1224.67	3230.94
0389100388	1504.7	918.5	2423.2
0390020292	2006.27	1224.67	3230.94
0389100013	1504.7	918.5	2423.2
0390020313	2287.14	1396.12	3683.26
0390020329	2287.14	1396.12	3683.26
0389100226	1805.65	1102.2	2907.85
0390020323	2287.14	1396.12	3683.26
0389100212	1805.65	1102.2	2907.85
0389100071	1504.7	918.5	2423.2
0389100096	1504.7	918.5	2423.2
0389100109	1504.7	918.5	2423.2
0389100117	1504.7	918.5	2423.2
0390020283	2006.27	1224.67	3230.94
0390020345	2287.14	1396.12	3683.26
0389002031		0	0
0389100262	1805.65	1102.2	2907.85
0389100252	1805.65	1102.2	2907.85
0390020299	2006.27	1224.67	3230.94

Gross	690,677.11	552,030.21	1,242,707.32
fee	37,987.24	30,361.66	68,348.90
Net	652,689.87	521,668.55	1,174,358.42

direct bill		257,592.82	257,592.82
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total Net	652,689.87	779,261.37	1,431,951.24
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Budget	652,690.00	779,261.37	1,431,951.37
	(0.13)	(0.00)	(0.13)

	652,689.87	779,261.37	1,431,951.24
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Laurel Road Community Development District

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

RESOLUTION 2025-08

**A RESOLUTION OF THE LAUREL ROAD COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

WHEREAS, the Laurel Road Community Development District ("District") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Venice, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE LAUREL ROAD COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Sarasota County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 13th day of August 2025.

Attest:

**LAUREL ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

EXHIBIT A

**BOARD OF SUPERVISORS' MEETING DATES
LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

**October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026**

All meetings will convene at 12:30 p.m. at 5800 Lakewood Ranch Blvd., Sarasota, FL 34240.



Laurel Road Community Development District

Staff Reports



Vistera Club Field Service Report

Company: PFM Field Service

Contact: Jessica Hamill

Email: jhamill@triadassocmgmt.com

Phone: (352) 602-4803

Created: Mon, 7/28/2025

(1)



Front entrance

Created: Mon, 7/28/2025

Plants are declining

(2)



Front entrance

Created: Mon, 7/28/2025

(3)



Clubhouse

Created: Mon, 7/28/2025

Looks good

(4)



Created: Mon, 7/28/2025

(5)



Created: Mon, 7/28/2025

(6)



Created: Mon, 7/28/2025

(7)



Created: Mon, 7/28/2025

(8)



Created: Mon, 7/28/2025

(9)



Created: Mon, 7/28/2025

(10)



Created: Mon, 7/28/2025

(11)



Created: Mon, 7/28/2025

(12)

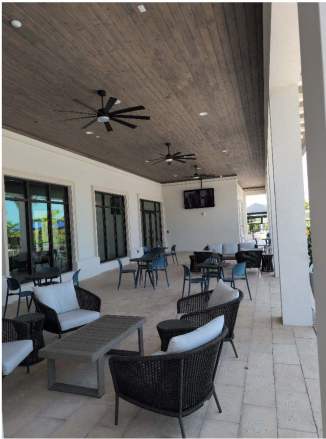


Back patio/fire pit

Created: Mon, 7/28/2025

Weeds need to be removed

(13)



Created: Mon, 7/28/2025

(14)



Back pool area

Created: Mon, 7/28/2025

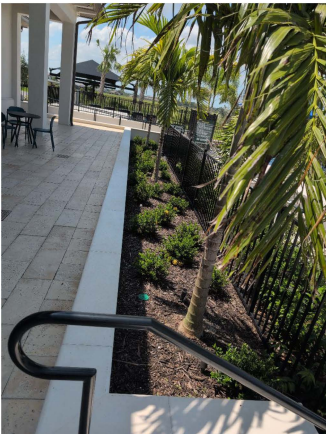
(15)



Back pool area

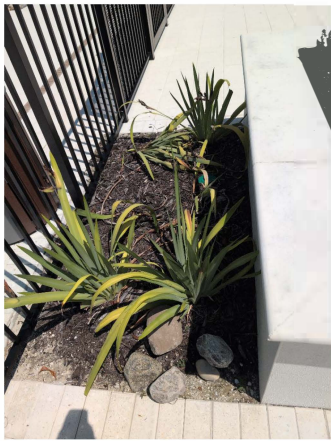
Created: Mon, 7/28/2025

(16)



Created: Mon, 7/28/2025

(17)



Plants outside of pool area not doing well

Created: Mon, 7/28/2025

(18)



Created: Mon, 7/28/2025

(19)



Dead tree in pool area

Created: Mon, 7/28/2025

(20)



Created: Mon, 7/28/2025

(21)



Created: Mon, 7/28/2025

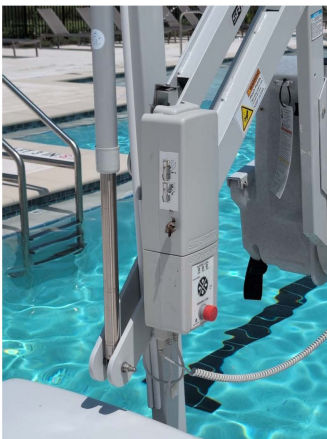
(22)



Weeds in pool area

Created: Mon, 7/28/2025

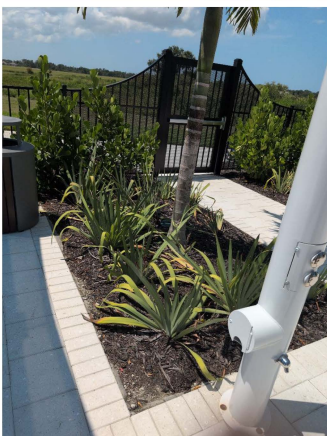
(23)



Wasp nest on handicap

Created: Mon, 7/28/2025

(24)



Created: Mon, 7/28/2025

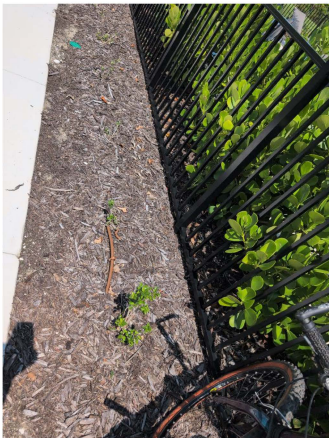
(25)



Pool area plants need to be addressed

Created: Mon, 7/28/2025

(26)



Created: Mon, 7/28/2025

(27)



Next to pool area (mailbox side)

Created: Mon, 7/28/2025

Plants are sad

(28)



Created: Mon, 7/28/2025

(29)



Created: Mon, 7/28/2025

(30)



Need to mow around the drain

Created: Mon, 7/28/2025

(31)



Created: Mon, 7/28/2025

(32)



Created: Mon, 7/28/2025

(33)



Created: Mon, 7/28/2025

(34)



Created: Mon, 7/28/2025

(35)



Created: Mon, 7/28/2025

(36)



Fitness fire extinguisher

Created: Mon, 7/28/2025
Sept 2025

(37)



Created: Mon, 7/28/2025

(38)



Created: Mon, 7/28/2025

(39)



Created: Mon, 7/28/2025

(40)



Created: Mon, 7/28/2025



(41)



Created: Mon, 7/28/2025

(42)



Created: Mon, 7/28/2025

(43)



Created: Mon, 7/28/2025

(44)



Created: Mon, 7/28/2025



(45)



Back entrance gate

Created: Mon, 7/28/2025

Curb needs to be painted.

(46)



Created: Mon, 7/28/2025

(47)



Allora

Created: Mon, 7/28/2025

(48)



2 Street lights out

Created: Mon, 7/28/2025



(49)



Created: Mon, 7/28/2025

(50)



Created: Mon, 7/28/2025

(51)



Between endless summer and clubhouse

Created: Mon, 7/28/2025

Dry grass- check irrigation

(52)



Created: Mon, 7/28/2025

(53)



Created: Mon, 7/28/2025

(54)



Created: Mon, 7/28/2025



From the experts at
WTS International, LifeStart
and Meet Hospitality

Monthly Summary Report

July 2025

Submitted by:

Sydney Pollock, Lifestyle Director

Alex Murphy, Senior Regional Director, Lifestyle & Residential



VISTERA
OF VENICE

LIFESTYLE PROGRAMS AND EVENTS

1. Fourth of July Bike Parade & Picnic



FOURTH OF JULY BIKE PARADE & PICNIC
Friday, July 4th | 10:00 PM - 2:00 PM | The Club

RSVP DEADLINE: TOMORROW, JULY 2ND AT 12:00 PM

Kick off your Independence Day with a festive bike parade and community picnic for all ages.

10:00 AM - Join us at The Club to decorate your bikes, scooters, golf carts, or wagons with red, white, and blue flair. We'll have plenty of patriotic supplies on hand to help you get parade-ready.

11:30 AM - Parade begins through the neighborhood!
• Afterward, enjoy classic lawn games and a relaxed picnic on the grass.
• Bring your own lunch or pre-purchase a boxed lunch for just \$5 for a convenient and tasty option.

RSVPs - Homeowners, please use the provided MindBody link to RSVP and purchase an optional boxed lunch.

Homeowner and Under Contract event.

- Attendees invited to decorate bikes, wagons, and golf carts with provided 4th of July decorations
- Picnic provided afterwards.
Optional boxed lunch for \$5 available for purchase from Honey Baked Ham.

2. Sip & Chalk



SIP & CHALK
Friday, July 11th | 6:00 PM - 8:00 PM | The Club

Join us for a relaxed outdoor evening featuring fun stations with sidewalk chalk, bubbles, and mini canvases for kids to explore their creativity. Everyone is invited to take part in playful chalk challenges that spark imagination and friendly fun.

Parents and adults can enjoy refreshing lemonade and iced tea or bring their own beverages to sip while unwinding and socializing. Bring your imagination, your favorite drink, and get ready for a colorful, laid-back night with neighbors of all ages!

Scan here to RSVP:



Homeowner and Under Contract event.

- Self-led crafting event.
- Had bubble station, mini canvas station, and led chalk challenges for kids.

3. Behind the Book With Author Teresa Michael

BEHIND THE BOOK WITH AUTHOR TERESA MICHAEL

Thursday, July 17th | 6:30 PM | The Club Lounge

Join us for an engaging evening with local author Teresa Michael as she discusses the inspiration behind her coastal mystery, *Murder in Mariposa Beach*. Set in Southwest Florida, the story follows Libby Marshall, a former prosecutor turned café owner, as she navigates danger, romance, and a fresh mystery.

Enjoy light refreshments, meet fellow book lovers, and take part in a lively conversation about the book, its coastal setting, and Teresa's writing journey.



Homeowner and Under Contract event.

- Local Venice Author Teresa Michael onsite to discuss the writing process and plot of her most popular book: *Murder in Mariposa Beach*
- Gave away a signed copy of her newest book

LIFESTYLE PROGRAMS AND EVENTS

4. Bagels & Bingo



BAGELS & BINGO

Tuesday, July 22nd | 10:00 AM - 12:00 PM | The Club

Join us for Bagels & Bingo: A Morning of Fun and Flavor, where you can enjoy a delicious spread of bagels, along with exciting rounds of bingo and prizes. Whether you're a bingo pro or just in it for the bagels, there's fun for everyone!

A minimum of 8 RSVPs is needed to hold this event.

RSVP Deadline: 12:00 PM, Monday, July 21.

Homeowner and Under Contract Event

- Provided a spread of bagels and cream cheese for 14 attendees
- Self-led event, where we played several rounds of Bingo for prizes
- Residents would like to see Bagels and Bingo become a regular occurrence

5. Live! On the Loggia



LIVE! ON THE LOGGIA

Sunday, July 27th | 2:00 PM - 5:00 PM | The Club

Join us for a magical afternoon at The Club, where you can enjoy live acoustic music by Lee James on our Loggia patio. Bring your own beverage (BYOB) and unwind in a serene and beautiful setting while connecting with neighbors. It's the perfect way to relax and enjoy the community.

Homeowner and Under Contract event.

- 23 attendees
- Live music poolside on the Loggia Patio by singer and acoustic guitarist, Lee James
- Sang hits from the 60s to early 2000s
- BYOB event.

EVENT HIGHLIGHTS



Fourth of July Bike Parade & Picnic:

Roughly 20 residents enjoyed decorating their bikes, golf carts, and wagons with 4th of July decor. It rained this day, so the parade route had to be greatly shortened to the Visterra round about and back. Residents could choose to purchase an optional boxed lunch and enjoy it picnic style inside due to the rain.

AAG



Sip & Chalk:

27 residents came out for the event, and everyone really enjoyed that it was on a Friday evening. Kids filled in painter's tape designs with chalk to create a fun stained glass look when lifted. We had a bubble station with machines and bubble wands, plus a mini canvas area where little ones could get creative.



Behind the Book With Author Teresa Michael:

3 resident and under contract attendees met with local Author Teresa Michael, to discuss her Murder in Mariposa Beach series. Red wine and charcuterie was provided. A signed copy of Teresa's newest book was provided as a giveaway. The event spawned interest in creating Visterra's first club: The Visterra Page Turners.

EVENT HIGHLIGHTS CONTINUED



Bagels & Bingo:

14 resident attendees of all ages. Residents enjoyed several rounds of Bingo in the Game Room with a delicious spread of bagels from Panera. Attendees enjoyed the array of prizes which included gift cards, mugs, picnic blankets, art activities, and alcohol. Residents would like to see the event held again.



Live! On the Loggia:

BYOB. 23 attendees listed while enjoying the pool. Singer Lee James played great hits from Jhn Mellencamp, to the Beatles, to Adele. Residents stopped him to tell him he was doing a great job. Will definitely have him back as he was super easy to work with!

FACILITY UTILIZATION

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

OVERALL UTILIZATION	
Total Scans	Total scans - 1,465 (4% decrease from June)
Average visits per weekday	11
Average visits per weekend	14.25
TOTAL VISITS PER DAY	
Monday	Average 11.25 visits
Tuesday	Average 13.25 visits
Wednesday	Average 10.2 visits
Thursday	Average 10.6 visits
Friday	Average 10.5 visits
Saturday	Average 15.75 visits
Sunday	Average 13.25 visits

Seeing steady traffic and walk-in tours of the Amenities from realtors and Sales Associates.

- Proptia Usage
 - 152 residents registered as of 8/1/25

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
SafeTouch: Proptia Scanners	SafeTouch came out to take a look at the Proptia scanners at end of June. Discovered there is a bad strike with the rear pool gate, causing the other scanners to malfunction when doors are deactivated for events.	Will remain in contact with SafeTouch, to get issue bad strike resolved.
SafeTouch: Vehicular Gates	Confirmed power and wifi for Border Rd. gates. Comcast will be onsite 8/2 to resolve lack of internet for Laurel road gates.	Ongoing.
SafeTouch and Harvey David Electric: Yoga Lawn Speakers	Electrician came out on 7/31 to remove the blockage within the yoga lawn conduits and a pull string is now available.	SafeTouch and NLN team notified that yoga lawn speaker installation may begin. SafeTouch will schedule onsite visit.
Downed Light Post	Light post at the corner of Liberto and Corserra was struck and is currently down. Report with FPL has been filed as well as a request for service.	Ongoing, awaiting fix
Potted Plants at Amenity Center	Potted plants and landscape are browning . Soil is very dry, and plants need more water.	Field Services and District collaborating with Impact and Plant Designer to resolve.
Dripping in LD Office	The AC duct in Sydney's Office is dripping and has stained the ceiling tiles. Insulation and ceiling tiles will need to be replaced. Vendor Prime Air is failing to meet service requests in a timely manner. Issue has been ongoing. Piotr from CRS was able to replace some tiles as of 7/31.	PFM and field services collaborating to locate new vendor for an HVAC Service Agreement
Peleton WiFi Connectivity	Peleton in the Fitness Center is struggling to maintain WiFi connection, as an access point must be placed in the gym to strengthen the connection. SafeTouch confirmed no access point currently in the Fitness Center.	Comcast unable to accomodate request for WiFi extender. Will need to have it installed by SafeTouch. Awaiting estimate.

CUSTOMER SERVICE & STAFFING

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

POSITIVE (+) OR NEGATIVE (-)	COMMENT	ACTION TAKEN
Neutral	Creation and release of New Resident Amenity Guide - which serves as a written new resident orientation if they are unable to attend or would prefer not to attend in person	Sent out via weekly community update, and will use as a written follow-up for residents after orientation.
Negative and Positive	There were two instances where residents expressed frustration and dissatisfaction due to mailbox and parcel doors getting stuck. They were unable to retrieve their packages and received different information from the CDD and the Post Office.	Sydney promptly informed District of the ongoing issues and the confusion residents have been experiencing. Residents expressed appreciation for the Lifestyle Director's responsiveness, and in one instance, Sydney was able to assist by opening the parcel box directly.
Positive	While on-site for the Live! On the Loggia event, Sydney noticed a family at the pool exceeding the guest limit. She let them know about the six-guest maximum and kindly reminded them of the policy. She allowed their guests to stay for the rest of the day as a courtesy but advised the residents that the policy must be abided by going forward.	The guests were appreciative of the one-time exception, and the residents mentioned they were previously unaware of the guest policy.

FORECAST

Please see descriptions below of upcoming Lifestyle Events in August. All events for the remainder of the year will include Under Contract buyers, to drive closings.

Action items are aimed to increase Amenity operating efficiency and overall resident satisfaction.

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)	DETAILS
S'mores & Stars	August 1st	Homeowners and Under Contract attendees are invited to roast s'mores and stargaze at the Loggia Patio.
Back to School Bash: Under the Big Top	August 9th	Prospect-driven family friendly event. Circus themed with circus performers, a bounce house, Pie-a-Parent activity, and a sack race.
Parent & Me Story Time Tea	August 12th	Homeowners and Under Contract attendees and their little one are invited to a charming morning of stories, songs, and tea-time fun! They can enjoy interactive storytime, sip on kid-friendly "tea," and nibble light treats in a cozy, whimsical setting. Dress-up is encouraged—think costumes, crowns, or tea party attire. Recommended for ages 0-5.
Out and About - Self Guided Kayak Outing	August 23rd	Offsite homeowner event. Self-Guided kayak meetup for residents.
Splash n' Serve Tournament	August 21st	Homeowner and Under Contract pool-based team volleyball tournament.
Mixology Class	August 29th	Homeowner and under Contract event. Attendees provided instruction to create signature Visterra cocktails with a bartender.

CURRENT ACTION ITEMS	WHO WILL DO THIS?	DUE DATE
Implementation of New Visterra Branding and DayPass	Sydney + NLN Marketing Team	Begins August 1 st
Purchase of Bike Racks at the Amenity Center for Resident-Owned Bikes	NLN Team	To Be Determined

THANK YOU.

