

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 meeting of the Board of Supervisors for the **Laurel Road Community Development District** scheduled to be held **Wednesday, October 14, 2026, at 12:30 P.M. at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.**

Dial-In: 1-844-621-3956

Access Code:

2536 634 0209

<https://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. Update on the Laurel Road Widening Project
- 2. Consent Agenda
 - 1. Minutes of September 9, 2026, Auditor Selection Committee and Board of Supervisors' Meeting
 - 2. Field Operations Manager Job Description
 - 3. Egis Insurance Renewal Proposal for Fiscal Year 2026-2027
 - 4. IPFS Corporation Premium Finance Agreement
 - 5. McIntosh CPA Fiscal Year 2026 Auditor Engagement Letter
 - 6. Tri-County Air HVAC Preventative Maintenance Proposal
 - 7. Z's Dream Paint Proposal for Drywall Repair and Repaint
 - 8. Payment Authorization Nos. 160 – 162
 - 9. Funding Request Nos. 219 – 220
 - 10. District Financial Statements

Business Matters

- 3. Consideration of Resolution 2027-01, Declaring Vacancies on the Board for Seats 3 & 5

Other Business

- 4. Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - Field Operations Manager
 - Lifestyle Director
- 5. Supervisor Requests and Comments

Adjournment



Laurel Road Community Development District

Consent Agenda



Laurel Road Community Development District

Minutes of the September 9, 2026,
Auditor Selection Committee and
Board of Supervisors' Meeting

MINUTES OF MEETING

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION COMMITTEE AND BOARD OF SUPERVISORS' MEETINGS

Wednesday, September 9, 2026, at 12:30 p.m.

5800 Lakewood Ranch Blvd, Sarasota, FL 34240

Board Members present:

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

Also present:

Vivian Carvalho	PFM Management Services LLC – District Manager	
Racheal Meade	PFM Management Services LLC – District Manager	
Amanda Lane	PFM Management Services LLC – District Accountant (via phone)	
Kris Watts	Neal Land & Neighborhoods - Developer	
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
Tom Paneseny	Neal Land & Neighborhoods – Developer	(via phone)
Pat Neal	Neal Communities	

FIRST ORDER OF BUSINESS

Administrative Matters

Roll Call

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

Mr. Neal provided an overview of the Laurel Road Widening project report. He noted that they will re-advertise bids starting tomorrow, due to being over the 2022 budget and they will work with Sarasota County if there are excess funds necessary that Neal Communities will loan the money so there is no risk to the District. He also mentioned that the county has requested certain features such as a crosswalk, landscaping and possible irrigation.

Review of the Auditing Services Proposals

- **Grau & Associates**
- **McIntosh CPA**

- **Richie Tandoc**

Ms. Carvalho reviewed the rankings with the Board.

Mr. Williams noted that Rachael with McIntosh CPA has previously worked with Grau and is familiar with the workings of Community Development Districts.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Committee approved the Auditing Services Proposals and Recommended Rankings, with McIntosh CPA as number one, Grau & Associates as number two and Richie Tandoc as number three.

Public Comment Period

There were no public comments.

Consent Agenda Items #1 – 5

1. **Minutes of the August 12, 2026, Board of Supervisors' Meeting**
2. **Action Towing Services LLC Towing Agreement 2026**
3. **Payment Authorization Nos. 156 - 159**
4. **Funding Request Nos. 215 - 218**
5. **District Financial Statements**

The Board reviewed the consent agenda items.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Consent Agenda items 1 - 5.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Auditor Selection Committee Recommendation

The Board reviewed the rankings and accepted the Auditor Selection Committee recommendation of McIntosh CPA as number one, Grau & Associates as number two and Richie Tandoc as number three.

ON MOTION, by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Auditor Selection Committee Recommendation of McIntosh CPA.

Consideration of Insurance Premium Finance Agreement

Ms. Carvalho reviewed the payment installment plan with the Board.

ON MOTION, by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Insurance Premium Finance Agreement.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Not present.

District Engineer – Not present.

District Manager – Ms. Carvalho noted the next Board meeting is scheduled for October 14, 2026.

Ms. Carvalho noted the success of the insurance claim due to the lightning strike.

Field Services Operation Manager – No report.

Lifestyle Director – Ms. Carvalho noted that the Lifestyle report was in the agenda package.

Audience Comments and Supervisor Requests

Ms. Snow mentioned that they have hired Ms. Melissa Mchuran as a weekend concierge service.

Mr. Blakely asked if there has been clarification on who to contact for specific issues.

Ms. Carvalho noted that this is in the works to distribute to the residents.

Ms. Snow and Ms. Carvalho mentioned the need to amend Amenity Rules and Regulations.

ON MOTION, by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board set the date, time and location of November 18, 2026, at 12:30 PM at this location for a public hearing for amendments to Amenity Rules and Regulations.

FOURTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

ON MOTION, by Mr. Leinaweaver seconded by Ms. Snow, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:57 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Laurel Road Community Development District

Field Operations Manager Job Description



NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

FIELD OPERATIONS MANAGER

JOB DESCRIPTION

1 | SUMMARY OF FUNCTIONS:

Provide daily management of all on-site vendors and staff to ensure the District's overall community appearance, functionality, and safety, and that landscaping, roadway appearance (streetscape), and amenities are well maintained and meet industry-leading standards. This is a hands-on position with proactive management and a positive mindset.

2 | Manager has direct oversight, receiving directions from the District and Developer. Manager tracks all issues and tasks in hand. The Manager coordinates with District staff to communicate with homeowners.

3 | MAJOR DUTIES AND RESPONSIBILITIES:

- Respond to District staff regarding issues no later than the next business day with planned actions to be taken.
- Inspect District-owned and operated amenity areas in accordance with the District's contract for needed maintenance. Establishing regular maintenance inspection programs with vendors.
- Inspect District landscape, common areas, stormwater systems, lighting, signage, and other infrastructure, and follow up with appropriate vendors as needed.
- Generate Work Orders/Service Requests and follow up with vendors as needed.
- Assist with the preparation of the Monthly District meeting packet content related to Field Services, and all follow-up action items from the meetings in accordance.
- Oversee Vendor contracts (outlined responsibilities of both parties, auto-renewal or cancel/termination dates) and performance within the assigned Districts.
- Initiate Request for Proposals (RFP).
- Create, build, and maintain positive professional relationships with Developer and District Staff, and vendors.
- Monthly review of District budgets as they relate to field services to manage expenditures within budget and sound alarm bells if variances are experienced or foreseen.
- Prepare and review weekly Work Order and Maintenance Log reports.
- Assist in the preparation of the District's annual operating budget as it relates to Field Operation items.
- Review and approve Vendor invoices received for the District prior to submitting for payment.
- Maintain District and vendor files (saving, labeling, uploading, etc.) and reports on various computer programs.
- Be available for after-hours emergency calls to District Field Services.
- Provide support to the Developer, Administrative and Accounting teams, as requested.
- Any additional duties assigned by designated District Staff or Developer when appropriate.

4 | ORGANIZATIONAL RELATIONSHIPS:

Collaborate with Developer and District Staff, including Lifestyle and Maintenance teams.

Reports directly to the PFM District Manager.



Laurel Road Community Development District

Egis Insurance Renewal Proposal
for Fiscal Year 2026-2027



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Laurel Road Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

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

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126481

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$4,242,779
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$164,815

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$31,620

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$1,250,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**Laurel Road Community Development District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817**

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126481

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$31,620
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,771
Public Officials and Employment Practices Liability	\$3,085
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$38,976

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Laurel Road Community Development District

(Name of Local Governmental Entity)

By: 
Signature

Pete Williams
Print Name

Witness By: 
Signature

Kwame Jackson
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒ Building and Content TIV	\$4,242,779	As per schedule attached
☒ Inland Marine	\$164,815	As per schedule attached
☐ Auto Physical Damage	Not Included	

Signature:  Date: 9/23/26

Name: Pete Williams

Title: Chairman

**Laurel Road Community Development District**

Policy No.: 100126481
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
1	Visterra Clubhouse		2024	10/01/2026	\$2,720,531		\$3,222,042		
	321 Visterra Blvd Nokomis FL 34275		Masonry non combustible	10/01/2027	\$501,511				
	Simple hip			Clay / concrete tiles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
2	Visterra Clubhouse Sign		2024	10/01/2026	\$20,698		\$20,698		
	321 Visterra Blvd Nokomis FL 34275		Non combustible	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
3	Pool and Pavers		2024	10/01/2026	\$305,379		\$305,379		
	321 Visterra Blvd Nokomis FL 34275		Below ground liquid storage tank / pool	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
4	Mail Kiosks		2024	10/01/2026	\$9,834		\$9,834		
	321 Visterra Blvd Nokomis FL 34275		Non combustible	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
5	Awnings (Pool & Mail Kiosk)		2024	10/01/2026	\$33,914		\$33,914		
	321 Visterra Blvd Nokomis FL 34275		Property in the Open	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
6	Misc Site Furnishing (tables, benches etc)		2024	10/01/2026	\$14,446		\$14,446		
	321 Visterra Blvd Nokomis FL 34275		Property in the Open	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
7	4' Aluminum Fence & Gates at Pool		2024	10/01/2026	\$91,189		\$91,189		
	321 Visterra Blvd Nokomis FL 34275		Property in the Open	10/01/2027					

Sign:

Print Name:

Pete Williams

Date:

9/23/26

**Laurel Road Community Development District**

Policy No.: 100126481
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
8	Pool Shower		2024	10/01/2026	\$7,760		\$7,760	
	321 Visterra Blvd Nokomis FL 34275		Property in the Open	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
9	Outdoor Fireplace		2024	10/01/2026	\$11,319		\$11,319	
	321 Visterra Blvd Nokomis FL 34275		Property in the Open	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
10	Gilling Station and Ice Bin at Pool		2024	10/01/2026	\$23,079		\$23,079	
	321 Visterra Blvd Nokomis FL 34275		Property in the Open	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
11	Irrigation Equipment		2024	10/01/2026	\$69,341		\$69,341	
	Various Nokomis FL 34275		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
12	Tapered walls, retaining walls and planters		2024	10/01/2026	\$111,494		\$111,494	
	321 Visterra Blvd Nokomis FL 34275		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
13	Decorative Concrete Planter Urns		2024	10/01/2026	\$5,427		\$5,427	
	321 Visterra Blvd Nokomis FL 34275		Masonry non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
14	Laurel Road Sign		2024	10/01/2026	\$34,356		\$34,356	
	107,401,501 Visterra Blvd. Nokomis FL 34275		Non combustible	10/01/2027				

Sign:

Print Name:

Pete Williams

Date:

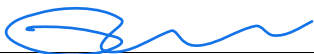
9/23/26

**Laurel Road Community Development District**

Policy No.: 100126481

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt	
15	Laurel Road Entry Towers		2024	10/01/2026	\$162,227		\$162,227	
	107,401,501 Vistera Blvd. Nokomis FL 34275		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt	
16	Laurel Road Entry Tower Sign		2024	10/01/2026	\$20,488		\$20,488	
	107,401,501 Vistera Blvd. Nokomis FL 34275		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt	
17	6' High Aluminum Vehicle Entry Gates (Laurel Road)		2024	10/01/2026	\$36,755		\$36,755	
	107,401,501 Vistera Blvd. Nokomis FL 34275		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt	
18	6' High Aluminum Pedestrian fence and gates (Laurel Road)		2024	10/01/2026	\$11,854		\$11,854	
	107,401,501 Vistera Blvd. Nokomis FL 34275		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt	
19	Border Road Sign		2024	10/01/2026	\$23,850		\$23,850	
	107,401,501 Vistera Blvd. Nokomis FL 34275		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt	
20	6' High Aluminum Vehicle Entry Gates (Border Road)		2024	10/01/2026	\$23,446		\$23,446	
	107,401,501 Vistera Blvd. Nokomis FL 34275		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt	
21	6' High Aluminum Pedestrian fence and gates (Border Road)		2024	10/01/2026	\$3,881		\$3,881	
	107,401,501 Vistera Blvd. Nokomis FL 34275		Non combustible	10/01/2027				
			Total:	Building Value \$3,741,268		Contents Value \$501,511		Insured Value \$4,242,779

Sign: 

Print Name:

Pete Williams

Date:

9/23/26

**Laurel Road Community Development District**

Policy No.: 100126481
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Electronic data processing equipment	10/01/2026	\$39,583	\$1,000
	Safetouch Virtual Gate Guard Entry System (Vistera)			10/01/2027		
2			Electronic data processing equipment	10/01/2026	\$39,588	\$1,000
	Safetouch Virtual Gate Guard Entry System (Border Road Entry Gates)			10/01/2027		
3			Rented, borrowed, leased equipment	10/01/2026	\$85,644	\$1,000
	Fitness Equipment			10/01/2027		
Total					\$164,815	

Sign: _____

Print Name: _____

Date: _____



Laurel Road Community Development District

IPFS Corporation Premium Finance Agreement

A	CASH PRICE (TOTAL PREMIUMS)	\$38,976.00
B	CASH DOWN PAYMENT	\$3,247.87
C	PRINCIPAL BALANCE (A MINUS B)	\$35,728.13
D	DOC STAMP	\$125.30

AGENT
(Name & Place of business)
EGIS INSURANCE & RISK ADVISORS

150 E PALMETTO PARK RD
SUITE 705
BOCA RATON, FL 33432-4827
(561)693-4515 FAX:

INSURED
(Name & Residence or business)
Laurel Road CDD
c/o PFM Management Services, LLC
3501 Quadrangle Blvd Ste 270

Orlando, FL 32817-8329
(407)723-5945
lanea@pfm.com

Commercial

Account #: _____

LOAN DISCLOSURE

Quote Number: 36419621

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate.	FINANCE CHARGE The dollar amount the credit will cost you.	AMOUNT FINANCED The amount of credit provided to you or on your behalf.	TOTAL OF PAYMENTS The amount you will have paid after you have made all payments as scheduled
8.300%	\$1,504.99	\$35,853.43	\$37,358.42

YOUR PAYMENT SCHEDULE WILL BE

Number Of Payments	Amount Of Payments	When Payments Are Due	Beginning:
11	\$3,396.22	MONTHLY	11/01/2026

ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.

Security: Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

Late Charges: A late charge will be imposed on any installment in default 5 days or more. This late charge will be 5.00% of the installment due.

Prepayment: If you pay your account off early, you may be entitled to a refund of a portion of the finance charge in accordance with Rule of 78's or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of \$20.00. See the terms below and on the next page for additional information about nonpayment, default and penalties.

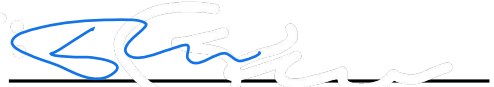
POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
1001261018	10/01/2026	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PACKAGE	25.00%	12	38,976.00
Broker Fee:						\$0.00
TOTAL:						\$38,976.00

The undersigned insured directs IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: **1.**

SECURITY: To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. **2. POWER OF ATTORNEY:** Insured irrevocably appoints its Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified. The insured agrees that Lender may endorse the insured's name on any check or draft received from the insuring company and apply the same as payment of this Agreement, returning any excess to the insured only if such excess is equal to or greater than \$1.00.

NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.


Signature of Insured or Authorized Agent

9/23/26
DATE

Signature of Agent

DATE

Insured and Lender further agree that: **3. POLICY EFFECTIVE DATES:** The finance charge begins to accrue as of the earliest policy effective date. **4. AGREEMENT EFFECTIVE DATE:** This Agreement shall be effective when written acceptance is mailed to the insured by Lender. **5. DEFAULT AND DELINQUENT PAYMENTS:** Insured will be in default if a payment is not made when it is due. The acceptance by Lender of one or more late payments from the insured shall not estop Lender or be a waiver of the rights of Lender to exercise all of its rights hereunder or under applicable law in the event of any subsequent late payment. **6. CANCELLATION:** Lender may cancel the scheduled policies after providing at least 10 days notice of its intent to cancel or any other required statutory notice if the insured does not pay any installment according to the terms of this Agreement or transfers any of the scheduled policies to a third party and the unpaid balance due to Lender shall be immediately due and payable by the insured. Lender at its option may enforce payment of this debt without recourse to the security given to Lender. **7. CANCELLATION CHARGES:** If cancellation occurs, the insured agrees to pay a finance charge on the outstanding indebtedness at the maximum rate authorized by applicable state law in effect on the date of cancellation until the outstanding indebtedness is paid in full or until such other date as required by law. **8. INSUFFICIENT FUNDS (NSF) CHARGES:** If an insured's payment is dishonored for any reason, the insured will pay to Lender a fee, if permitted by law, equal to \$15.00 or the maximum amount permitted by law. **9. MONEY RECEIVED AFTER CANCELLATION:** Any payments made to Lender after Lender's Notice of Cancellation of the insurance policy(ies) has been mailed may be credited to the insured's account without any obligation on the part of Lender to request reinstatement of any policy. Any money Lender receives from an insurance company shall be credited to the balance due Lender with any surplus refunded to whomever is entitled to the money. In the event that Lender does request a reinstatement of the policy(ies) on behalf of the insured, such a request does not guarantee that coverage under the policy(ies) will be reinstated or continued. Only the insurance company has authority to reinstate the policy(ies). The insured agrees that Lender has no liability to the insured if the policy(ies) is not reinstated. **10. ASSIGNMENT:** The insured agrees not to assign this Agreement or any policy listed hereon or any interest therein (except for the interest of mortgagees or loss payees), without the written consent of Lender, and that Lender may sell, transfer and assign its rights hereunder or under any policy without the consent of the insured, and that all agreements made by the insured hereunder and all rights and benefits conferred upon Lender shall inure to the benefit of Lender's successors and assigns (and any assignees thereof). **11. INSURANCE AGENT OR BROKER:** The insured agrees that the insurance agent or broker soliciting the policies or through whom the policies were issued is not the agent of Lender; and the agent or broker named on the front of this Agreement is neither authorized by Lender to receive installment payments under this Agreement nor to make representations, orally or in writing, to the insured on Lender's behalf (except to the extent expressly required by applicable law). As and where permissible by law, Lender may compensate your agent/broker for assisting in arranging the financing of your insurance premiums. If you have any questions about this compensation you should contact your agent/broker. **12. FINANCING NOT A CONDITION:** The law does not require a person to enter into a premium finance agreement as a condition of the purchase of insurance. **13. COLLECTION COSTS:** Insured agrees to pay attorney fees and other collection costs to Lender, not to exceed 20% of the amount due, if this Agreement is referred to an attorney or collection agency who is not a salaried employee of Lender, to collect any money insured owes under this Agreement. **14. LIMITATION OF LIABILITY:** The insured agrees that Lender's liability to the insured, any other person or entity for breach of any of the terms of this Agreement for the wrongful or improper exercise of any of its powers under this Agreement shall be limited to the amount of the principal balance outstanding, except in the event of Lender's gross negligence or willful misconduct. Insured recognizes and agrees that Lender is a lender only and not an insurance company and that in no event does Lender assume any liability as an insurer hereunder or otherwise. **15. CLASSIFICATION AND FORMATION OF AGREEMENT:** This Agreement is and will be a general intangible and not an instrument (as those terms are used in the Uniform Commercial Code) for all purposes. Any electronic signature or electronic record may be used in the formation of this Agreement, and the signatures of the insured and agent and the record of this Agreement may be in electronic form (as those terms are used in the Uniform Electronic Transactions Act). A photocopy, a facsimile or other paper or electronic record of this Agreement shall have the same legal effect as a manually signed copy. **16. REPRESENTATIONS AND WARRANTIES:** The insured represents that (a) the insured is not insolvent or presently the subject of any insolvency proceeding (or if the insured is a debtor of bankruptcy, the bankruptcy court has authorized this transaction), (b) if the insured is not an individual, that the signatory is authorized to sign this Agreement on behalf of the insured, (c) all parties responsible for payment of the premium are named and have signed this Agreement, and (d) there is no term or provision in any of the scheduled policies that would require Lender to notify or get the consent of any third party to effect cancellation of any such policy. **17. ADDITIONAL PREMIUM FINANCING:** Insured authorizes Lender to make additional advances under this premium finance agreement at the request of either the Insured or the Insured's agent with the Insured's express authorization, and subject to the approval of Lender, for any additional premium on any policy listed in the Schedule of Policies due to changes in the insurable risk. If Lender consents to the request for an additional advance, Lender will send Insured a revised payment amount ("Revised Payment Amount"). Insured agrees to pay the Revised Payment Amount, which may include additional finance charges on the newly advanced amount, and acknowledges that Lender will maintain its security interest in the Policy with full authority to cancel all policies and receive all unearned premium if Insured fails to pay the Revised Payment Amount. **18. PRIVACY:** Our privacy policy may be found at <https://ipfs.com/Privacy>. **19. ENTIRE DOCUMENT / GOVERNING LAW:** This document is the entire Agreement between Lender and the insured and can only be changed in writing and signed by both parties except that the insured authorizes Lender to insert or correct on this Agreement, if omitted or incorrect, the insurer's name and the policy number(s). Lender is also authorized to correct patent errors and omissions in this Agreement. In the event that any provision of this Agreement is found to be illegal or unenforceable, it shall be deemed severed from the remaining provisions, which shall remain in full force and effect. The laws of the State of Florida will govern this Agreement. **20. AUTHORIZATION:** The insurance company(ies) and their agents, any intermediaries and the agent / broker named in this Agreement and their successors and assigns are hereby authorized and directed by insured to provide Lender with full and complete information regarding all financed insurance policy(ies), including without limitation the status and calculation of unearned premiums, and Lender is authorized and directed to provide such parties with full and complete information and documentation regarding the financing of such insurance policy(ies), including a copy of this Agreement and any related notices. **21. WAIVER OF SOVEREIGN IMMUNITY:** The insured expressly waives any sovereign immunity available to the insured, and agrees to be subject to the laws as set forth in this Agreement (and the jurisdiction of federal and/or state courts) for all matters relating to the collection and enforcement of amounts owed under this Agreement and the security interest in the scheduled policies granted hereby.

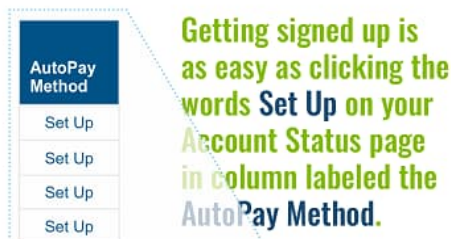
AGENT/BROKER REPRESENTATIONS

The agent/broker executing this, and any future, agreements represents, warrants and agrees: (1) installment payments totaling \$0.00 and all applicable down payment(s) have been received from the insured in immediately available funds, (2) the insured has received a copy of this Agreement; if the agent/broker has signed this Agreement on the insured's behalf, the insured has expressly authorized the agent/broker to sign this Agreement on its behalf or, if the insured has signed, to the best of the undersigned's knowledge and belief such signature is genuine, (3) the policies are in full force and effect and the information in the Schedule of Policies including the premium amounts is correct, (4) no direct company bill, audit, or reporting form policies or policies subject to retrospective rating or to minimum earned premium are included, except as indicated, and the deposit of provisional premiums is not less than anticipated premiums to be earned for the full term of the policies, (5) the policies can be cancelled by the insured or Lender (or its successors and assigns) on 10 days notice and the unearned premiums will be computed on the standard short rate or pro rata table except as indicated, (6) there are no bankruptcy, receivership, or insolvency proceedings affecting the insured, (7) to hold Lender, its successors and assigns harmless against any loss or expense (including attorney fees) resulting from these representations or from errors, omissions or inaccuracies of agent/broker in preparing this Agreement, (8) to pay the down payment and any funding amounts received from Lender under this Agreement to the insurance company or general agent (less any commissions where applicable), (9) to hold in trust for Lender or its assigns any payments made or credited to the insured through or to agent/broker directly or indirectly, actually or constructively by the insurance companies and to pay the monies, as well as the unearned commissions to Lender or its assigns upon demand to satisfy the outstanding indebtedness of the insured, (10) all material information concerning the insured and the financed policies necessary for Lender to cancel such policies and receive the unearned premium has been disclosed to Lender, (11) no term or provision of any financed policy requires Lender to notify or get the consent of any third party to effect cancellation of such policy, and (12) to promptly notify Lender in writing if any information on this Agreement becomes inaccurate.

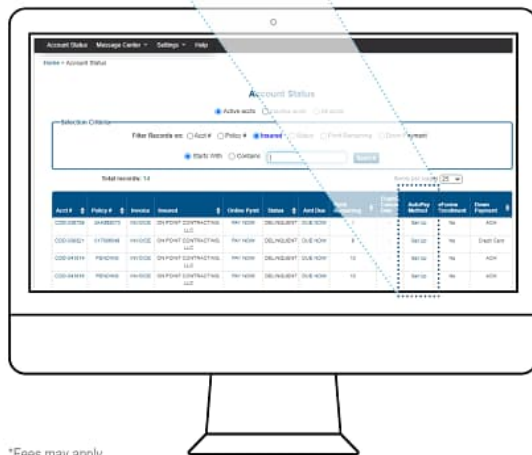
AutoPay

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*Fees may apply.

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Laurel Road Community Development District

McIntosh CPA Fiscal Year 2026
Auditor Engagement Letter



September 24, 2026

To Board of Supervisors
Laurel Road Community Development District
c/o PFM
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817

We are pleased to confirm our understanding of the services we are to provide for Laurel Road Community Development District ("District") for the fiscal year ended September 30, 2026 with an option to renew for two additional one-year terms.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities and each major fund, including the disclosures, which collectively comprise the basic financial statements, of the District as of and for the fiscal year ended September 30, 2026 with an option to renew for two additional one year terms. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary Comparison Schedule

 561-981-6282
 racquel@rmcintoshcpa.com
 Racquel McIntosh CPA
 Racquel McIntosh CPA

 2385 NW Executive Center Dr.
Suite 100, Boca Raton FL 33431
 www.rmcintoshcpa.com
 [rmcintoshcpa](https://www.instagram.com/rmcintoshcpa)

The objective of our audit is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Examination Objective

The objective of our examination is to express an opinion as to whether the District is in compliance with Florida Statute 218.415, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include such tests of the District's records and other procedures as we consider necessary to provide a reasonable basis for our opinion.

Upon completion of our examination, we will issue a written report on the District's compliance. The report will include a statement indicating that it is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be, and should not be, used by any other parties.

Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and will include tests of accounting records, and other procedures we consider necessary to enable us to express an opinion. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

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

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts. We will also request written representations from your attorneys as part of the engagement and they may bill you for responding to this inquiry.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the

unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

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

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; and (3) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations, and the provisions of contracts and grant agreements.

You are also responsible for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statement date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us

during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

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

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

With regard to publishing the financial statements on your website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information on the website with the original document.

Other Services

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

You agree to assume all management responsibilities for the financial statements and related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

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

We will provide copies of our reports to the District however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of McIntosh CPA and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of McIntosh CPA personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. Various documents reviewed or produced during the conduct of the audit may be subject to Florida public records laws. The District agrees to notify McIntosh CPA of requests involving audit documentation.

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

We acknowledge that the District has set an annual audit deadline of June 1st.

Our fee for these services will not exceed \$5,000 for the fiscal year ended September 30, 2026. The fee for fiscal years 2027 and 2028 will not exceed \$5,200 and \$5,400 respectively, unless a change in activity occurs resulting in additional audit work. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fees are based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly.

This agreement may be renewed on an annual basis, provided both parties mutually agree to all terms and fees. The annual renewal fee will be determined separately.

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

Public Records

The auditor agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, the auditor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, the auditor must:

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

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

Reporting

We will issue written reports upon completion of our Audit and examination. Our reports will be addressed to the Board of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to

form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

Racquel McIntosh

McIntosh CPA

RESPONSE:

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

Signature:  _____

Title: CHAIR _____

Date: 9/24/26 _____



Laurel Road Community Development District

Tri-County Air HVAC
Preventative Maintenance Proposal



Tri County Air
1080 Enterprise Court
North Venice, FL 34275
(941) 485-2222

Estimate 472313792
Job
Estimate Date 10/6/2026

Billing Address

Laurel Road CDD
3501 Quadrangle Blvd. Suite 270
Orlando, FL 32817 USA

Job Address

Laurel Road CDD
321 Visterra Boulevard
Nokomis, FL 34275 USA

Estimate Details

Commercial Semi - Annual Membership with Quarterly Filter Changes & Drain Line Cleaning: Commercial Semi - Annual Membership with Quarterly Filter Changes & Drain Line Cleaning

16x24x2 & 20x22x1 per visit

Service #	Description	Quantity
SCMS	Commercial Semi - Annual Membership with Quarterly Filter Changes & Drain Line Cleaning Commercial Maintenance on 3 systems TUNE-UPS INCLUDE ~Check Thermostat and operating temps ~Clean indoor and outdoor coils as needed ~Clean condensate pans ~Clean condensate lines ~Check filters ~Check blower wheel ~Check electrical connections in equipment ~Check voltages and amperage of motors ~Record operating pressures ~Lubricate moving parts when necessary ~Apply rust proofing paint where applicable CUSTOMER'S BENEFITS: ~PRIORITY SERVICE ~NO OVERTIME CHARGES ~10% Discount on all parts and Labor **DOES NOT INCLUDE FILTER OR BELTS	1.00
Maint-Drain Cleaning - Comm	Commercial Maintenance Service • Drain Cleaning - Non chemical • One drain line cleaning per task code • Drain cleanings can be scheduled anytime in between maintenance visits (Semi Annual drain cleaning for annual maintenance, or, quarterly for semi annual maintenance)	6.00
FLTSPCL	Pleated filter, can be warehouse stock or special order. Can be used for Residential or Commercial. 16x24x2 Does not include labor to install.	1.00
FLTSPCL	Pleated filter, can be warehouse stock or special order. Can be used for Residential or Commercial. 20x22x1	1.00

 10/7/26

Does not include labor to install.

Member Savings	\$36.00
Sub-Total	\$1,688.00
Tax	\$0.00
Total	<u>\$1,688.00</u>

Thank you for choosing Tri County Air and remember...No matter what the weather, Tri County makes it better!

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Tri County Air Conditioning and Heating, Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.



Laurel Road Community Development District

Z's Dream Paint Proposal
for Drywall Repair and Repaint



Z's Dream Painting LLC

Cristian Zavala

3508 30th Ln E, Bradenton FL 34208

(352) 661-0722

czavala92@icloud.com

ESTIMATE

VISTERA1

DATE

09/23/2026

TOTAL

USD \$700.00

Visterra Amenity - O&M

TO

LAUREL ROAD CDD

DESCRIPTION	RATE	QTY	AMOUNT
Drywall patch 2 Drywall repair to match the orange peel texture.	\$250.00	1	\$250.00
Paint options 1 Paint the wall corner to corner to have a uniform sheen	\$300.00	1	\$300.00
Paint options 2 Paint Drywall repairs only, flashing may occur.	\$150.00	1	\$150.00
TOTAL			USD \$700.00

9/23/26



Laurel Road Community Development District

Payment Authorization Nos. 160 – 162

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorizations Nos. 160 - 162

PA #	Description	Amount	Total
160	Advanced Aquatic Services	\$ 1,964.00	
	Alsco Uniforms	\$ 75.83	
	Clean Sweep Parking Lot Maintenance	\$ 950.00	
	Comcast Business	\$ 184.95	
	Doody Free 941	\$ 234.00	
	Florida Natural Gas	\$ 11.69	
	FPL	\$ 3,495.37	
	GreatAmerica Financial Services	\$ 369.16	
	Impact Landscaping & Irrigation	\$ 15,334.67	
		\$ 1,986.00	
		\$ 3,535.41	
			\$20,856.08
	Jan-Pro of Manasota	\$ 1,325.67	
	LaGrande Music Services	\$ 550.00	
	NaturZone	\$ 210.00	

	Neal Land & Neighborhoods	\$ 3,375.00	
	Safetouch	\$ 2,034.55	
		\$ 1,538.46	
		\$ 219.25	
			\$3,792.26
	S&G Pools	\$ 1,552.00	
	TieTechnology	\$ 73.38	
	Valley	\$ 839.99	
	WTS International	\$ 2,211.50	
		\$ 346.50	
			\$2,558.00
	Xfinity	\$ 100.00	
			\$42,517.38
161	Aqua Plumbing & Air	\$ 350.00	
	City of Venice	\$ 2,083.88	
		\$ 7.28	
		\$ 19.42	
		\$ 232.80	
		\$ 13.49	
		\$ 151.26	
		\$ 677.48	

		\$ 214.56	
		\$ 3.80	
		\$ 3,009.73	
		\$ 482.14	
		\$ 458.91	
			\$7,354.75
	Impact Landscaping & Irrigation	\$ 254.50	
	Jan-Pro of Manasota	\$ 119.95	
	Verizon Business	\$ 74.90	
	WTS International	\$ 2,448.51	
		\$ 28.08	
		\$ 525.00	
			\$3,001.59
162	AlSCO Uniforms	\$ 75.83	
	Comcast Business	\$ 786.46	
		\$ 688.16	
		\$ 77.98	
		\$ 116.97	
			\$1,669.57
	Dex Imaging	\$ 46.68	
		\$ 23.32	
			\$70.00

	Egis	\$ 3,247.87	
	FitRev	\$ 250.00	
	FPL	\$ 34.60	
		\$ 2,935.03	
		\$ 47.10	
		\$ 40.78	
			\$3,057.51
	Impact Landscaping and Irrigation	\$ 1,217.00	
	Lynne Cabibbo	\$ 250.00	
	Navitas Credit Corp.	\$ 2,465.17	
	PFM Management Services	\$ 500.00	
		\$ 6.08	
			\$506.08
	Pye Barker Fire & Safety	\$ 736.45	
	Safetouch	\$ 175.00	
	TECO	\$ 69.79	
	Tyree Brown	\$ 500.00	
	WTS International	\$ 2,607.68	

[illegible]



Laurel Road Community Development District

Funding Request Nos. 219 – 220

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

Funding Requests Nos. 219 - 220

FR #	Description	Amount	Total
219	Kimley-Horn and Associates	\$ 1,244.74	
			\$1,244.74
220	Stantec Consulting Services	\$ 1,601.50	
			\$1,601.50
		Total	\$2,846.24



Laurel Road Community Development District

District Financial Statements



Laurel Road Community Development District

August 2026 Financial Package

August 31, 2026

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



Laurel Road CDD
Statement of Financial Position
As of 8/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 155,829.37				\$ 155,829.37
Accounts Receivable	706.43				706.43
Prepaid Expenses	17,312.99				17,312.99
Deposits	4,350.00				4,350.00
Series 2021A1 Debt Service Reserve		\$ 326,871.88			326,871.88
Series 2021A2 Debt Service Reserve		54,296.88			54,296.88
Series 2026 Debt Service Reserve		198,141.45			198,141.45
Series 2021A Revenue		301,447.73			301,447.73
Series 2021A2 Interest		7,373.42			7,373.42
Series 2021A1 Prepayment		167.01			167.01
Series 2021A2 Prepayment		263,750.87			263,750.87
Series 2026 Capitalized Interest		110,306.39			110,306.39
Construction Checking Account			\$ 160,240.99		160,240.99
Accounts Receivable - Due from Developer			57,192.72		57,192.72
Series 2026 Acquisition/Construction			2,916,514.99		2,916,514.99
Series 2026 Cost of Issuance			13,154.15		13,154.15
Prepaid Expenses			336.22		336.22
Deposits			50.00		50.00
Total Current Assets	\$ 178,198.79	\$ 1,262,355.63	\$ 3,147,489.07	\$ -	\$ 4,588,043.49
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,262,355.63	\$ 1,262,355.63
Amount To Be Provided				18,482,644.37	18,482,644.37
Total Investments	\$ -	\$ -	\$ -	\$ 19,745,000.00	\$ 19,745,000.00
Total Assets	\$ 178,198.79	\$ 1,262,355.63	\$ 3,147,489.07	\$ 19,745,000.00	\$ 24,333,043.49



Laurel Road CDD
Statement of Financial Position
As of 8/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 39,628.90				\$ 39,628.90
Deferred Revenue	1,206.43				1,206.43
Prepaid Assessments	198,674.03				198,674.03
Accounts Payable			\$ 899,972.56		899,972.56
Retainage Payable			66,021.14		66,021.14
Deferred Revenue			57,192.72		57,192.72
Total Current Liabilities	<u>\$ 239,509.36</u>	<u>\$ -</u>	<u>\$ 1,023,186.42</u>	<u>\$ -</u>	<u>\$ 1,262,695.78</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 19,745,000.00	\$ 19,745,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 19,745,000.00</u>	<u>\$ 19,745,000.00</u>
Total Liabilities	<u>\$ 239,509.36</u>	<u>\$ -</u>	<u>\$ 1,023,186.42</u>	<u>\$ 19,745,000.00</u>	<u>\$ 21,007,695.78</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ (16,545.33)				\$ (16,545.33)
Net Assets - General Government	126,143.91				126,143.91
Current Year Net Assets - General Government	(170,909.15)				(170,909.15)
Net Assets, Unrestricted		\$ 1,142,003.21			1,142,003.21
Current Year Net Assets, Unrestricted		120,352.42			120,352.42
Net Assets, Unrestricted			\$ (99,574.77)		(99,574.77)
Current Year Net Assets, Unrestricted			2,223,877.42		2,223,877.42
Total Net Assets	<u>\$ (61,310.57)</u>	<u>\$ 1,262,355.63</u>	<u>\$ 2,124,302.65</u>	<u>\$ -</u>	<u>\$ 3,325,347.71</u>
Total Liabilities and Net Assets	<u>\$ 178,198.79</u>	<u>\$ 1,262,355.63</u>	<u>\$ 3,147,489.07</u>	<u>\$ 19,745,000.00</u>	<u>\$ 24,333,043.49</u>



Laurel Road CDD
Statement of Activities
As of 8/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 524,175.83				\$ 524,175.83
Off-Roll Assessments	257,592.82				257,592.82
Other Income & Other Financing Sources	2,737.99				2,737.99
Inter-Fund Transfers In	29,640.00				29,640.00
On-Roll Assessments		\$ 655,826.85			655,826.85
Other Assessments		1,133,557.83			1,133,557.83
Inter-Fund Group Transfers In		1,151.31			1,151.31
Debt Proceeds		422,128.65			422,128.65
Developer Contributions			\$ 332,102.62		332,102.62
Other Income & Other Financing Sources			253,567.50		253,567.50
Inter-Fund Transfers In			62,692.50		62,692.50
Debt Proceeds			5,313,364.00		5,313,364.00
Total Revenues	<u>\$ 814,146.64</u>	<u>\$ 2,212,664.64</u>	<u>\$ 5,961,726.62</u>	<u>\$ -</u>	<u>\$ 8,988,537.90</u>
<u>Expenses</u>					
Supervisor Fees	\$ 10,000.00				\$ 10,000.00
Public Officials' Liability Insurance	2,870.00				2,870.00
Trustee Services	6,502.41				6,502.41
Management	50,875.00				50,875.00
Field Management	30,375.00				30,375.00
Engineering	7,513.23				7,513.23
Disclosure	750.00				750.00
District Counsel	16,478.00				16,478.00
Assessment Administration	5,500.00				5,500.00
Reamortization Schedules	2,000.00				2,000.00
Audit	5,700.00				5,700.00
Tax Preparation	71.40				71.40
Travel and Per Diem	287.56				287.56
Postage & Shipping	244.74				244.74
Legal Advertising	1,951.75				1,951.75
Miscellaneous	665.46				665.46
Office Supplies	475.85				475.85
Property Taxes	783.54				783.54



Statement of Activities
As of 8/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Web Site Maintenance	\$ 2,660.00			\$	2,660.00
Holiday Decorations	23,887.30				23,887.30
Dues, Licenses, and Fees	225.62				225.62
Construction Consultation	24,472.50				24,472.50
Lifestyle Staff	80,467.60				80,467.60
Resident Services	8,632.40				8,632.40
Electric	1,347.78				1,347.78
Amenity - Electric	28,709.98				28,709.98
Amenity - Water	32,774.58				32,774.58
Water Reclaimed	4,676.16				4,676.16
Stormwater Management	39,346.57				39,346.57
Wetlands Mitigation	9,600.00				9,600.00
Amenity - Telephone	1,594.95				1,594.95
Amenity - Cable TV / Internet / Wi-Fi	17,657.66				17,657.66
Amenity - Landscape Maintenance	36,249.51				36,249.51
Amenity - Irrigation Repairs	3,150.75				3,150.75
Amenity - Pool Maintenance	17,251.98				17,251.98
Amenity - Janitorial	32,286.25				32,286.25
Amenity - Pest Control	3,693.55				3,693.55
Amenity - Fitness Equipment Leasing	28,465.38				28,465.38
Amenity - Security	18,631.32				18,631.32
Amenity - Office Equipment Leasing	4,214.78				4,214.78
Amenity - Capital Outlay	3,594.56				3,594.56
Amenity - Miscellaneous	2,297.71				2,297.71
Amenity - AC Maintenance and Equipment	6,755.95				6,755.95
Amenity - Pool Equipment	103.95				103.95
Amenity - Gas	698.12				698.12
Amenity - Access Control Maintenance	13,846.14				13,846.14
Amenity - Operations	6,939.44				6,939.44
Amenity - Fireplaces and Barbecue	515.13				515.13
Gate Internet Service	22,696.82				22,696.82
General Insurance	3,508.00				3,508.00
Property & Casualty Insurance	36,328.00				36,328.00
Other Insurance	500.00				500.00
Irrigation	30,425.15				30,425.15
Lake Maintenance	23,244.00				23,244.00



Laurel Road CDD
Statement of Activities
As of 8/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Landscaping Maintenance & Material	\$ 139,486.37				\$ 139,486.37
Landscape Improvements	9,715.44				9,715.44
Fertilizer / Pesticides	15,840.00				15,840.00
Contingency	2,097.59				2,097.59
Lake Bank Mowing	21,846.00				21,846.00
Gate - Repairs & Maintenance	1,184.16				1,184.16
Security Monitoring	2,025.00				2,025.00
Dog Waste Stations	2,574.00				2,574.00
Capital Expenditures	8,317.44				8,317.44
Street Sweeping	9,737.50				9,737.50
Streetlights	33,713.72				33,713.72
Bike Share Maintenance	1,119.02				1,119.02
Golf Cart Maintenance	472.27				472.27
Inter-Fund Transfers	29,640.00				29,640.00
Series 2021 A1 Principal Payments		\$ 255,000.00			255,000.00
Series 2021 A2 Principal Payments		1,225,000.00			1,225,000.00
Series 2021 A1 Interest Payments		397,442.50			397,442.50
Series 2021 A2 Interest Payments		132,500.00			132,500.00
Other Debt Service Costs		114,800.00			114,800.00
Management			\$ 11,500.00		11,500.00
Engineering			84,137.80		84,137.80
District Counsel			35,000.00		35,000.00
Trustee Counsel			6,750.00		6,750.00
Bond Counsel			52,000.00		52,000.00
Assessment Administration			40,500.00		40,500.00
Developer Advance Repayment			186,707.73		186,707.73
Landscaping Maintenance & Material			133,947.25		133,947.25
Contingency			3,140,222.63		3,140,222.63
Inter-Fund Transfers			63,843.81		63,843.81
Total Expenses	\$ 992,262.04	\$ 2,124,742.50	\$ 3,754,609.22	\$ -	\$ 6,871,613.76



Laurel Road CDD
Statement of Activities
As of 8/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 7,206.25				\$ 7,206.25
Interest Income		\$ 1,119.19			1,119.19
Dividend Income		31,311.09			31,311.09
Interest Income			\$ 16,255.11		16,255.11
Dividend Income			504.91		504.91
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 7,206.25</u>	<u>\$ 32,430.28</u>	<u>\$ 16,760.02</u>	<u>\$ -</u>	<u>\$ 56,396.55</u>
Change In Net Assets	\$ (170,909.15)	\$ 120,352.42	\$ 2,223,877.42	\$ -	\$ 2,173,320.69
Net Assets At Beginning Of Year	<u>\$ 109,598.58</u>	<u>\$ 1,142,003.21</u>	<u>\$ (99,574.77)</u>	<u>\$ -</u>	<u>\$ 1,152,027.02</u>
Net Assets At End Of Year	<u><u>\$ (61,310.57)</u></u>	<u><u>\$ 1,262,355.63</u></u>	<u><u>\$ 2,124,302.65</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 3,325,347.71</u></u>



Laurel Road CDD
Budget to Actual
For the Month Ending 8/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
Revenues					
On-Roll Assessments	\$ 524,175.83	\$ 478,196.17	\$ 45,979.66	\$ 521,668.55	100.48%
Off-Roll Assessments	257,592.82	236,126.75	21,466.07	257,592.82	100.00%
Other Income & Other Financing Sources	2,737.99	-	2,737.99	-	
Carryforward Cash	79,979.17	79,979.17	-	87,250.00	91.67%
Net Revenues	\$ 864,485.81	\$ 794,302.09	\$ 70,183.72	\$ 866,511.37	99.77%
General & Administrative Expenses					
Supervisor Fees	\$ 10,000.00	\$ 11,000.00	\$ (1,000.00)	\$ 12,000.00	83.33%
Public Officials' Liability Insurance	2,870.00	2,854.68	15.32	3,114.20	92.16%
Trustee Services	6,502.41	3,890.62	2,611.79	4,244.31	153.20%
Management	50,875.00	50,875.00	-	55,500.00	91.67%
Field Management	30,375.00	13,750.00	16,625.00	15,000.00	202.50%
Engineering	7,513.23	5,500.00	2,013.23	6,000.00	125.22%
Disclosure	750.00	916.67	(166.67)	1,000.00	75.00%
District Counsel	16,478.00	18,333.33	(1,855.33)	20,000.00	82.39%
Assessment Administration	5,500.00	5,041.67	458.33	5,500.00	100.00%
Reamortization Schedules	2,000.00	114.58	1,885.42	125.00	1600.00%
Audit	5,700.00	5,225.00	475.00	5,700.00	100.00%
Arbitrage Calculation	-	458.33	(458.33)	500.00	0.00%
Tax Preparation	71.40	57.97	13.43	63.24	112.90%
Travel and Per Diem	287.56	458.33	(170.77)	500.00	57.51%
Telephone	-	641.67	(641.67)	700.00	0.00%
Postage & Shipping	244.74	458.33	(213.59)	500.00	48.95%
Legal Advertising	1,951.75	5,041.67	(3,089.92)	5,500.00	35.49%
Miscellaneous	665.46	916.68	(251.22)	1,000.00	66.55%
Office Supplies	475.85	458.33	17.52	500.00	95.17%
Property Taxes	783.54	-	783.54	-	
Web Site Maintenance	2,660.00	2,860.00	(200.00)	3,120.00	85.26%
Holiday Decorations	23,887.30	22,916.67	970.63	25,000.00	95.55%
IT Services	-	458.33	(458.33)	500.00	0.00%
Dues, Licenses, and Fees	225.62	160.42	65.20	175.00	128.93%
Construction Consultation	24,472.50	-	24,472.50	-	
Lifestyle & Maintenance Staff	80,467.60	49,770.23	30,697.37	54,294.80	148.20%
Resident Services	8,632.40	6,873.53	1,758.87	7,498.40	115.12%
Total General & Administrative Expenses	\$ 283,389.36	\$ 209,032.04	\$ 74,357.32	\$ 228,034.95	124.27%



Laurel Road CDD
Budget to Actual
For the Month Ending 8/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
<u>Field Expenses (Inside the Gate; SF)</u>					
Electric	\$ 1,010.84	\$ 6,875.00	\$ (5,864.17)	\$ 7,500.00	13.48%
Water Reclaimed	3,507.12	3,437.50	69.62	3,750.00	93.52%
Stormwater Management	39,346.57	1,833.33	37,513.24	2,000.00	1967.33%
Wetland Mitigation	9,600.00	8,250.00	1,350.00	9,000.00	106.67%
Equipment Rental	-	1,031.25	(1,031.25)	1,125.00	0.00%
Gate Internet Service	22,696.82	1,833.33	20,863.49	2,000.00	1134.84%
General Insurance	2,631.00	2,616.17	14.83	2,854.00	92.19%
Property & Casualty Insurance	27,246.00	13,929.44	13,316.56	15,195.75	179.30%
Other Insurance	375.00	-	375.00	-	
Irrigation - Repair and Maintenance	22,818.86	17,160.00	5,658.86	18,720.00	121.90%
Lake Maintenance	17,433.00	16,500.00	933.00	18,000.00	96.85%
Landscaping Maintenance & Material	104,614.78	97,471.03	7,143.75	106,332.03	98.39%
Landscape Improvements	7,286.58	13,750.00	(6,463.42)	15,000.00	48.58%
Fertilizer / Pesticides	11,880.00	11,880.00	-	12,960.00	91.67%
Contingency	2,097.59	15,950.00	(13,852.41)	17,400.00	12.06%
Lake Bank Mowing	21,846.00	-	21,846.00	-	
Gate - Repairs & Maintenance	1,184.16	3,208.33	(2,024.17)	3,500.00	33.83%
Mulch	-	4,583.33	(4,583.33)	5,000.00	0.00%
Storm Cleanup	-	6,875.00	(6,875.00)	7,500.00	0.00%
Storm Landscape Replacement	-	10,312.50	(10,312.50)	11,250.00	0.00%
Security Monitoring	2,025.00	27,500.00	(25,475.00)	30,000.00	6.75%
Dog Waste Stations	2,574.00	2,574.00	-	2,808.00	91.67%
Mailbox Maintenance	-	183.33	(183.33)	200.00	0.00%
Capital Expenditures	6,238.08	6,875.00	(636.92)	7,500.00	83.17%
Street Sweeping	9,737.50	11,000.00	(1,262.50)	12,000.00	81.15%
Lighting	-	687.50	(687.50)	750.00	0.00%
Streetlights - Leasing	25,285.29	27,720.00	(2,434.71)	30,240.00	83.62%
Bike Share Maintenance	1,119.02	2,291.67	(1,172.65)	2,500.00	44.76%
Golf Cart Maintenance	354.20	1,031.25	(677.05)	1,125.00	31.48%
Total Field Expenses (Inside the Gate; Only SF)	\$ 342,907.41	\$ 317,358.96	\$ 25,548.45	\$ 346,209.78	99.05%
<u>Field Expenses (Outside the Gate; MF)</u>					
Electric	\$ 336.95	\$ 2,291.67	\$ (1,954.73)	\$ 2,500.00	13.48%
Water Reclaimed	1,169.04	1,145.83	23.21	1,250.00	93.52%
Equipment Rental	-	343.75	(343.75)	375.00	0.00%
General Insurance	877.00	872.06	4.94	951.34	92.19%
Property & Casualty Insurance	9,082.00	4,643.14	4,438.86	5,065.25	179.30%
Other Insurance	125.00	-	125.00	-	
Irrigation - Repair and Maintenance	7,606.29	5,720.00	1,886.29	6,240.00	121.90%
Lake Maintenance	5,811.00	5,500.00	311.00	6,000.00	96.85%
Landscaping Maintenance & Material	34,871.59	32,490.34	2,381.25	35,444.01	98.39%
Landscape Improvements	2,428.86	4,583.33	(2,154.47)	5,000.00	48.58%
Fertilizer / Pesticides	3,960.00	3,960.00	-	4,320.00	91.67%
Storm Cleanup	-	2,291.67	(2,291.67)	2,500.00	0.00%
Storm Landscape Replacement	-	3,437.50	(3,437.50)	3,750.00	0.00%
Capital Expenditures	2,079.36	2,291.67	(212.31)	2,500.00	83.17%
Lighting	-	229.17	(229.17)	250.00	0.00%
Streetlights - Leasing	8,428.43	9,240.00	(811.57)	10,080.00	83.62%
Golf Cart Maintenance	118.07	343.75	(225.68)	375.00	31.48%
Total Field Expenses (Outside the Gate; MF)	\$ 76,893.58	\$ 79,383.88	\$ (2,490.30)	\$ 86,600.59	88.79%



Laurel Road CDD
Budget to Actual
For the Month Ending 8/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
<u>Vistera - Amenity Expenses</u>					
Amenity - Electric	\$ 28,709.98	\$ 9,166.67	\$ 19,543.31	\$ 10,000.00	287.10%
Amenity - Water	32,774.58	13,750.00	19,024.58	15,000.00	218.50%
Amenity - Telephone	1,594.95	8,030.00	(6,435.05)	8,760.00	18.21%
Amenity - Cable TV / Internet / Wi-Fi	17,657.66	11,916.67	5,740.99	13,000.00	135.83%
Amenity - Landscape Maintenance	36,249.51	18,333.33	17,916.18	20,000.00	181.25%
Amenity - Irrigation Repairs	3,150.75	9,166.67	(6,015.92)	10,000.00	31.51%
Amenity - Pool Maintenance	17,251.98	17,072.00	179.98	18,624.00	92.63%
Amenity - Cleaning	32,286.25	35,383.33	(3,097.08)	38,600.00	83.64%
Amenity - Pest Control	3,693.55	5,500.00	(1,806.45)	6,000.00	61.56%
Amenity - Fitness Equipment Leasing	28,465.38	27,666.87	798.51	30,182.04	94.31%
Amenity - Security Monitoring	18,631.32	5,591.67	13,039.65	6,100.00	305.43%
Amenity - Office Equipment Leasing	4,214.78	4,583.33	(368.55)	5,000.00	84.30%
Amenity - Capital Outlay	3,594.56	6,875.00	(3,280.44)	7,500.00	47.93%
Amenity - Miscellaneous	2,297.71	2,291.67	6.04	2,500.00	91.91%
Amenity - A/C Maintenance and Equipment	6,755.95	1,375.00	5,380.95	1,500.00	450.40%
Amenity - Pool Equipment	103.95	916.67	(812.72)	1,000.00	10.40%
Amenity - Gas	698.12	1,283.33	(585.21)	1,400.00	49.87%
Amenity - Access Control Maintenance	13,846.14	1,375.00	12,471.14	1,500.00	923.08%
Amenity - Operations	6,939.44	7,333.33	(393.89)	8,000.00	86.74%
Amenity - Fireplaces and Barbecue	515.13	916.67	(401.54)	1,000.00	51.51%
Total Vistera - Amenity Expenses	\$ 259,431.69	\$ 188,527.21	\$ 70,904.48	\$ 205,666.04	126.14%
Total Expenses	\$ 962,622.04	\$ 794,302.09	\$ 168,319.95	\$ 866,511.36	111.09%
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 7,206.25	\$ -	\$ 7,206.25	\$ -	
Total Other Revenues (Expenses) & Gains (Losses)	\$ 7,206.25	\$ -	\$ 7,206.25	\$ -	
Net Income (Loss)	\$ (90,929.98)	\$ -	\$ (90,929.98)	\$ -	



Laurel Road Community Development District

Consideration of Resolution 2027-01,
Declaring Vacancies on the Board for Seats 3 & 5

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCY IN SEATS 3 AND 5 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on November 3, 2026, three (2) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for Seats 3 and 5; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare these seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 17, 2026:

Seat #3 (currently held by John Blakely)
Seat #5 (currently held by John Leinaweaver)

SECTION 2. Until such time as the District Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of October 2026.

ATTEST:

**LAUREL ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson



Laurel Road Community Development District

Staff Reports



VISTERA
OF VENICE

Monthly Summary Report

September 2026

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

Featured Lifestyle Programs & Events



COFFEE & PASTRIES: AT THE CLUB

Saturday, September 5th
10:30 am-12:00 pm

About 10 residents stopped by the Club Lounge to enjoy complimentary coffee and pastries courtesy of community partner Mila & Mocha Café. Originally planned as a Drop-In Swap & Social, the event was adjusted due to low RSVPs and provided a relaxed opportunity for residents to gather and socialize over coffee.



LABOR DAY PARADISE PARTY

Monday, September 7th
1:00 pm-3:00 pm

An estimated 35-40 residents attended our poolside Labor Day celebration. The event featured tropical music from a DJ, interactive games including Granny Pants, Limbo, and a Hula Hoop Competition, as well as a Build-Your-Own Fruit Skewer Bar and Blue Lagoon Mocktails. Residents enjoyed a fun and active afternoon of food, games, and socializing.



A JOURNEY THROUGH THE SENSES

Saturday, September 19th
5:45 pm-7:45 pm

Held in recognition of World Wellness Weekend, this interactive wellness experience invited residents to engage their senses through a variety of stations. Participants created custom aromatherapy sugar scrubs, colored mandalas, enjoyed infused spa water, and relaxed in a calming Zen Zone in the Conference Room. The evening concluded with an optional sound bath led by practitioner Lynne Cabbibo, with six residents participating. The session was very well received, and attendees shared positive feedback about the experience.



BATTLE OF THE BRAINS TRIVIA NIGHT

Thursday, September 25th
7:00 pm-8:30 pm

While the event received 8 RSVPs, 4 residents joined us for an evening of friendly competition. This 18+ BYOB event featured a popcorn bar with a variety of sweet and savory toppings. Participants teamed up in pairs and tested their knowledge across history, sports, pop culture, science, and music categories. After several competitive rounds, Sally and John claimed the title of Trivia Night champions.

Lifestyle Program Attendance

DATE(S)	PROGRAM DETAILS	ADDITIONAL NOTES
Tuesday, September 1st	Tuesday Card & Tile Club	Club Meeting
Wednesday, September 2nd	Bunco Club	Club Meeting
Saturday, September 5th	Coffee & Pastries at the Club; formally Drop-In Swap & Social, but revamped due to low RSVPs	estimated 10 participants
Monday, September 7th	Labor Day Paradise Party	Estimated 35-40 attendees
Tuesday, September 8th	Tuesday Card & Tile Club	Club Meeting
Monday September 14th	Vistera Page Turners Book Club	Club Meeting
Monday September 14th - Monday September 28th	Registration: You've Been Boo'd	17 registered households
Tuesday September 15th	Tuesday Card and Tile Club	Club Meeting
Saturday, September 19th	A Journey Through the Senses	Approximately 9 attendees
Thursday September 25th	Battle of the Brains Trivia Night	8 RSVPs; 4 attendees

Facility Utilization



SPACE	AVERAGE BY DAY
Fitness Center	9-16 Times ▾
Club Lounge	1-4 Times ▾
Game Room	5-8 Times ▾
Pool - Weekdays	5-8 Times ▾
Pool - Weekends	9-16 Times ▾
Kids Corner	1-4 Times ▾
E-Bikes Rentals	1-4 Times per month ▾

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

Approved Rental Requests in September: 2

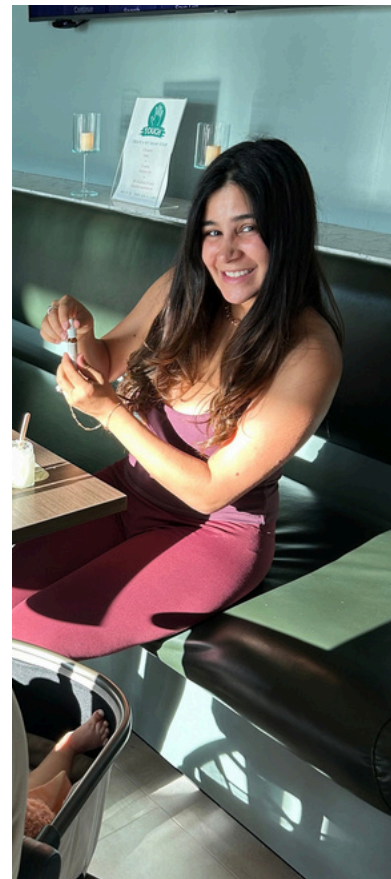
Facility Operations & Maintenance

SPACE	ITEM	STATUS
Gym	Wall in gym was repaired and repainted on 9/26 by external vendor located by Field Services team.	Completed ▾
Pool Deck	86 pool chairs replaced; 1 remains discolored. Lifestyle Team contacted LRK Design, awaiting response.	Completed ▾
Purchases	Full size fridge, folding chairs, and folding tables purchased using remaining funds in Amenity Capital Outlay	Completed ▾
Pool Deck Canopies	Supportive legs of blue canopies were found scratched and nicked. Amenity Maintenance Specialist touched up paint with black metal spray paint.	Completed ▾
E-Bikes	New E-Bike labels printed and applied to E-Bikes, to freshen up faded and peeling labels.	Completed ▾
Game Room	7 new board games purchased; Lifestyle Team will periodically feature new games in Game Room	Completed ▾
Emergency Phone	Upon calling, emergency phone does not connect to any representative or company. Field Services working to resolve.	Requested ▾
WiFi	WiFi Access Point replaced in Club Lounge; all LRCDD WiFi networks now accessible.	Completed ▾
Club Access Control	The Community Development District x SafeTouch x Comcast have provided the Lifestyle Team with a collaborative visit on October 5th, with the hope of resolving all access control and static IP issues.	Requested ▾
Touch Up Painting	Wall above fireplace in Club Lounge was repainted after a facility rental on 8/29.	Completed ▾
Fitness Center	FitRev completed quarterly preventative maintenance on 9/23. Replaced batteries in rower, and found 6lb medicine ball to be ripped. Lifestyle Director reached out to FitRev to get approximate cost of ordering another.	Requested ▾
HVAC in Gym	Residents reported AC was running warm in the gym on 9/12. Tri-County came out and determined that someone had tampered with the Fan setting on the thermostat Fan should always remain on Auto. Covers will be purchased for thermostats.	In Progress ▾

Customer Service & Staffing

FEEDBACK	COMMENT	ACTION TAKEN
Positive ▾	"Big fan of the new game in the game room! 🥰🥰 So great for counting & color matching!! 🙌 thanks for keeping things fresh!" -Jess M.	Sydney forwarded the attached photo of family members playing the game to NLN marketing and replied: "Awww, I'm so glad you like it!!! I really appreciate the super nice feedback 😊"
Positive ▾	"Sydney, we LOVE the Sound Bath. Can we do this every month?" - Tracie G.	Sydney will continue exploring opportunities to incorporate wellness into Vistera's programming while offering experiences that appeal to a wide range of interests. Posted a Yoga Instructor job opportunity on 9/29/26.
Positive ▾	Lifestyle Team Update: Melissa M., Community Relations Weekend Supervisor, began training on September 4, 2026. Upon completion of training, she will provide weekend coverage for homeowners and prospective homebuyers. Her responsibilities will include amenity policy enforcement, oversight of day-of facility rental operations, E-Bike rentals, and supporting overall community operations during weekend hours.	

COMMUNITY IN ACTION



Forecast

PROGRAM	STATUS	
Oktoberfest - 21+	October Event ▾	October 3 rd
You've Been Boo'd Basket Deliveries	October Event ▾	October 5 th - 31 st
Intro to Mahjong (2 Night Series)	October Event ▾	October 9 th -10 th
Get Closer Home Tour w/ Gio Gelato & Cafe Food Truck	October Program ▾	October 10 th
Design with Wine: A Toast to Fall - 21+	October Event ▾	October 15 th
Trunk or Treat Trail	October Event ▾	October 24 th
Fright Flix: Outdoor Movie Night	October Event ▾	October 30 th

CURRENT ACTION ITEMS	RESPONSIBILITY	DUE DATE
Look into adding AED and clock to Fitness Center	AED & Clock Evaluation: Research and price options for the installation of an AED and clock; will coordinate with NLN and the CDD Board regarding approval and next steps. A separate resident request for an emergency phone was evaluated and determined to be unnecessary, as emergency phones are not required under Florida regulations.	October 17th
Support NLN Marketing Efforts for Get Closer Home Tour	Ati will place model signage prior to home tour, for installation of balloons. Will provide passports as well as guided inquiries and tours of Amenities on 10/10. Will stamp passports as well.	October 10th
Present key findings and conclusions for Annual Programming and Events Survey	Internal team review of results and determination of inclusions and changes for the 2027 lifestyle program plan. The winner of gift card and mug was drawn and contacted as an incentive for completing survey.	October 2nd