

Laurel Road Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone 407-723-5900; Fax 407-723-5901

<https://laurelroadcdd.com/>

The following is the agenda for the Board of Supervisors' Meeting of the **Laurel Road Community Development District** scheduled to be held **Wednesday, April 8, 2026, at 12:30 P.M. at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.**

Dial-In: 1-844-621-3956 Access Code: 2536 634 0209
<https://pfmccdd.webex.com/join/carvalhov>

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- 1. Consent Agenda
 - 1. Minutes of the February 11, 2026, Board of Supervisors' Meeting
 - 2. Brigham/Allen Land Surveying Proposal for Phase 2 Platting and Setting Monuments
 - 3. David Harvey Electric Proposal for Outlet Cover Installation at Monuments
 - 4. Doody Free 941 Proposal for Dog Waste Station
 - 5. Geopoint Proposal for Phase 2 Surveying and Staking
 - 6. Impact Proposal for Mulch Installation
 - 7. Impact Proposal for Plant Replacement at Various Locations
 - 8. Maverick Proposal for Speed Limit Signage
 - 9. SWFWMD Approval of Transfer to Operation Phase
 - 10. Termination of Purchase and Sale Agreement with JT Transport
 - 11. Payment Authorization Nos. 133 – 139
 - 12. Funding Request Nos. 199 – 205
 - 13. District Financial Statements

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Next meeting: May 13, 2026
- Field Services Operation Manager
- Lifestyle Director

Supervisor Requests and Comments

Adjournment



Laurel Road Community Development District

Consent Agenda



Laurel Road Community Development District

**Minutes of the February 11, 2026,
Board of Supervisors' Meeting**

MINUTES OF MEETING

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Wednesday, February 11, 2026, at 12:30 p.m.

5800 Lakewood Ranch Blvd, Sarasota, FL 34240

Board Members present:

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

Also present:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Kwame Jackson	PFM Group Consulting LLC – ADM	(via phone)
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Tom Panaseny	Neal Land & Neighborhoods – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	
Jim Schier	Neal Communities - Developer	
Bobbi Claybrooke	AM Engineering – District Engineer	(via phone)
Jeff Ramer	Field Services Operation Manager	(via phone)
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
Sydney Pollock	WTS – Lifestyle Director	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Roll Call

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:36 p.m. Those in attendance are outlined above either in person or via speakerphone.

Public Comment Period

There were no public comments.

Consent Agenda Items #1 – 10

**1. Minutes of the January
14, 2026, Board of**

- Supervisors' Meeting**
- 2. Robertson Billiards
Proposal for Ping Pong
Table**
 - 3. Maddtraxx Proposal for
Bike Rack Pad**
 - 4. Maverick Building
Solutions Proposal for
Amenity Center Bike
Racks**
 - 5. Personnel Leasing
Agreement for Field
Services with Neal Land**
 - 6. Revised Visterra Amenity
Rules and Regulations
and E-Bike Share Hold
Harmless Waiver**
 - 7. Payment Authorization
Nos. 128 – 132**
 - 8. Funding Request Nos.
196 – 198**
 - 9. Series 2021 Requisition
Nos. 181 – 184**
 - 10. District Financial
Statements**

The Board reviewed the consent agenda items.

Ms. Carvalho reviewed the Consent Agenda items that were recently added.

ON MOTION by Mr. Leinaweaver, seconded by Mr. Williams, with Mr. Weidemiller abstained, and all others in favor, the Board approved the Consent Agenda items 1 - 10.

SECOND ORDER OF BUSINESS

Business Matters

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

Mr. Panaseny gave an overview. It was noted there is excess fill material that needs to be removed. This is being sold to a contractor completing a Department of Transportation (DOT) project. This amount will go into the District's construction fund.

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor, the Board approved the Purchase and Sale Agreement with JT Transport Services LLC for Fill Material.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Not present.

District Engineer – No report.

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

Mr. Weidemiller gave an update regarding the widening of Laurel Road. It was noted there is a delay in the project due to signatures needed. All administrative work has been completed. The estimated start date is April 1, 2026. It was also noted Mr. Vogel is working on the interlocal agreement.

Field Services Operation Manager – No report.

Lifestyle Director – It was noted the E-bike share program will begin soon.

Audience Comments and Supervisor Requests

Mr. Blakley requested that District Management coordinate to have a common room for all District meetings that take place on the same day. Ms. Snow will follow up with Mr. McKay.

There were no further comments or requests at this time.

FOURTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:45 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Laurel Road Community Development District

**Brigham/Allen Land Surveying Proposal
for Phase 2 Platting and Setting Monuments**



Brigham/Allen Land Surveying, LLC

Michael P Allen, PSM

Land Surveyor

303 S Tamiami Trail

Suite E

Nokomis, FL 34275

Ph. 941-493-4430nd

Email: brighamallensurveying@gmail.com

VISCDDP2 - Plats

Dear: Andy Richardson

Re: Vistera Phase 2 Platting and Setting Monuments

01/28/2026

We propose to prepare a Plat of Vistera Phase 2 Subdivision (190 Lots).

Deliverables will include:

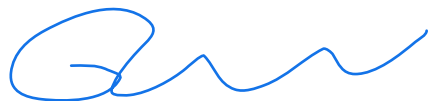
- * Set Permanent Control Points
- * Set Permanent Reference Monuments
- * Set all lot corner monumentation
- * Mylar printed product
- * Digital PDF of product
- * CAD file of product (.DWG file)

Fees as shown below are the maximum amount charged for the services listed. Final invoicing will be based on actual time spent on deliverables. Should the project prove less complex or require less time than estimated, the final price will be lowered accordingly, never exceeding the maximums listed.

Establish Horizontal and Vertical Control	\$1,800
Preparation of the Final vision Plat	\$17,600
Setting Monumentation	\$13,000
Office Coordination	\$2,400
Total Fee	\$34,800

Respectfully;
Brent Parker

Michael P Allen,
PSM 6822 Florida
PLS 18970 Colorado
PLS 6056 California
PLS 4483 Kentucky


3/10/26



Laurel Road Community Development District

**David Harvey Electric Proposal
for Outlet Cover Installation at Monuments**



Laurel Road Community Development District

**Doody Free 941 Proposal
for Dog Waste Station**

**Laurel road CDD
321 Visteria Blvd
Nokomis FI 34275**

Doody Free 941

Address: 8466 Lockwood Ridge Rd unit 258

Sarasota ,FL 34243

Phone: (941) 323-7318

Email: Contact@doodyfree941.com

Proposal to replace damaged dog waste station at Corserra X Allora.

\$440.00

David Karshick 3/19/2026

Approved and accepted by:
Pete Williams, Chairman
Date: 3/25/26





Laurel Road Community Development District

Geopoint Proposal for Phase 2 Surveying and Staking



PROPOSAL/AUTHORIZATION FOR WORK

To: Laurel Road Community Development
District
5824 Lakewood Ranch Boulevard
Sarasota, Florida 34240

Date: March 11th, 2024

Attn: Andy Richardson

VISCDDP2 - Survey

Re: Visterra, Phase 2

We hereby propose to do the following work:

Task	Description:	Hourly Budget Not To Exceed
1	Miscellaneous Surveying & Staking Services <u>NOTE: GeoPoint will perform Miscellaneous Surveying and Staking Services on an Hourly Basis with an approximate Budget number. Should the Budget number be reached, GeoPoint will send an additional Lump Sum or Hourly Not To Exceed work order for the remaining balance.</u>	\$10,000

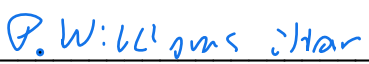
All work herein is subject to the conditions described in Exhibit "A" attached herewith and made a part of this "Authorization for Work". This proposal is valid for 30 days from today, March 11th, 2024.

GeoPoint Surveying, Inc.

By: 
Justin Brantley P.S.M.
Vice President, Owner

ACCEPTANCE: Laurel Road
Community Development District

By: 
(Authorized Signature)

Date: 3/10/26

(Print Name & Title)

Please return one signed copy to: proposals@geopointsurvey.com

File Name: J:\Visterra\Contracts\Nealland\Visterra, Phase 2 Miscellaneous Survey & Staking rt.JOB 03.06.2026

Attachment "A"

Terms and Conditions

All fees stated in this Contract shall be payable in full, in monthly installments, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at GeoPoint Surveying, Inc.'s prevailing hourly rates, subject to any agreed upon limits.

In addition to the fees in this Contract, we charge all out-of-pocket expenses such as photocopying, long distance telephone calls, postage, etc. These expenses will be charged to the Client at GeoPoint Surveying, Inc.'s cost.

Work will be billed on the 20th of each month under the terms of this Contract or upon completion, and GeoPoint Surveying, Inc. shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Contract and the terms of said statement and invoice. If Client fails to make any payment due GeoPoint Surveying, Inc. for services within 30 days of the invoice date, the amount(s) due shall accrue interest at the rate of 1 ½ percent per annum, and shall be calculated from the first day that the payment is deemed late pursuant to this Section.

In the event this Contract is terminated prior to completion, GeoPoint Surveying, Inc. shall be entitled to payment for services performed as of the date of termination, plus all out-of-pocket expenses.

Client shall indemnify, defend and hold harmless GeoPoint Surveying, Inc., from and against any claims, liabilities, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) GeoPoint Surveying, Inc., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this Contract, except to the extent such claims arise from the gross negligence or intentional misconduct of GeoPoint Surveying, Inc.

The prevailing party in any litigation between the parties relating to or arising out of this Contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

The Client, upon executing this Contract authorizes the work described within the Scope of Services Section of this Contract and does so on behalf of the owner of the subject property, and warrants that the Client has authority to sign the Contract.

All documents, including but not limited to drawings, reports, and electronic data which have been or will be prepared, designed, written or developed by GeoPoint Surveying, Inc., in any form or fashion while rendering services to Client or that pertain to the work performed under this Contract (the "**Documents**") are the sole property of GeoPoint Surveying, Inc. Client may not use or modify such Documents on other projects or extensions of this project without the prior written approval of GeoPoint Surveying, Inc. Client agrees that GeoPoint Surveying, Inc. shall be considered the author of the Documents for all purposes and the owner of all the rights comprised in the undivided copyright (and all reissues, renewals and extensions thereof) in and to the Documents and of any and all corresponding intellectual property rights. Notwithstanding any provision in this Contract to the contrary, in the event of a default by Client including, without limitation, any failure to pay amounts due within 30 days of invoice date, GeoPoint Surveying, Inc., shall be entitled to exclusive possession of any and all of the Documents prepared pursuant to this Contract and Client shall have no rights in the Documents.

Attachment "A"

Terms and Conditions

This Contract and the rights of the signers under this Contract shall be governed by the laws of the State of Florida, without reference to the choice of law principles thereof. The exclusive venue for all actions to enforce or interpret the provisions of this Contract will be courts of the State of Florida or of the United States having jurisdiction over Hillsborough County, Florida. All parties irrevocably waive any objection they may have to the laying of venue of any suit, action or proceeding arising out of or relating hereto brought in any such court, irrevocably waives any claim that any such suit, action or proceeding so brought has been brought in an inconvenient forum, and further waives the right to object that such court does not have jurisdiction over such party.

Your acceptance of this proposal shall constitute a Contract between the Client and GeoPoint Surveying, Inc.

Client agrees not to assign this Contract or any part hereof without the prior written consent of GeoPoint Surveying, Inc. which consent may be withheld by GeoPoint Surveying, Inc. for any reason it deems appropriate in its sole discretion. GeoPoint Surveying, Inc. may assign or transfer this Contract or any of its rights or obligations hereunder without the prior written consent of Client. This Contract shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.

Each provision of this Contract will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Contract is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Contract.

GeoPoint Surveying, Inc., in furnishing the services under this Contract, is acting only as an independent contractor and shall have the exclusive control of the manner and means of performing the work contracted for hereunder. GeoPoint Surveying, Inc. does not undertake by this Contract or otherwise to perform any obligations of Client, whether regulatory or contractual, or to assume any responsibility for Client's business or operations. Nothing contained in this Contract shall be construed to create a joint venture or partnership between the parties.

The exhibits and other attachments to this Contract are hereby incorporated by reference and made part hereof. This Contract constitutes the entire understanding of the parties with respect to the subject matter hereof and there are no restrictions, warranties, covenants or undertakings other than those expressly set forth or referred to herein. This Contract may not be modified or amended except by an instrument in writing signed by the party against whom enforcement of any such modification or amendment is sought.

The waiver by either of the parties of breach or violation of any provision of this Contract shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provisions hereof.



Attachment "B"
Hourly Rates Schedule
(Effective May 2025)

Personnel Hourly Rate

<u>Geomatics Services</u>	<u>Regular</u>
Principal Project Manager - - - - -	\$296.00
Project Manager, P.S.M. - - - - -	\$196.00
Project Manager, S.I.T. - - - - -	\$180.00
Project Manager - - - - -	\$172.00
Project Surveyor, P.S.M. - - - - -	\$164.00
Project Surveyor, S.I.T. - - - - -	\$144.00
Project Surveyor - - - - -	\$124.00
Project Coordinator - - - - -	\$84.00
CAD Technician Level 3 - - - - -	\$108.00
CAD Technician Level 2 - - - - -	\$92.00
CAD Technician Level 1 - - - - -	\$80.00
Chief of Field Crews - - - - -	\$148.00
Field Crew Chief Level 3 - - - - -	\$116.00
Field Crew Chief Level 2 - - - - -	\$100.00
Field Crew Chief Level 1 - - - - -	\$92.00
Instrument Operator Level 2 - - - - -	\$84.00
Instrument Operator Level 1 - - - - -	\$72.00
Field Crew Member - - - - -	\$64.00
 <u>Geospatial Services</u>	 <u>Regular</u>
Geospatial Project Manager, P.S.M. - - - - -	\$192.00
Geospatial Project Manager, S.I.T. - - - - -	\$184.00
Geospatial Project Manager - - - - -	\$172.00
GIS Project Manager - - - - -	\$172.00
Geospatial Analyst Level 3 - - - - -	\$160.00
Geospatial Analyst Level 2 - - - - -	\$132.00
Geospatial Analyst Level 1 - - - - -	\$104.00
GIS Specialist Level 3 - - - - -	\$160.00
GIS Specialist Level 2 - - - - -	\$132.00
GIS Specialist Level 1 - - - - -	\$104.00
 <u>Geospatial Equipment</u>	 <u>Regular</u>
UAS Drone - LiDAR / Photogrammetry - - - - -	\$400.00
Mobile LiDAR Mapping Scanner & Truck - - - - -	\$300.00
Terrestrial LiDAR Mapping Scanner - - - - -	\$250.00
USV Hydrographic Echo Sounder - - - - -	\$250.00

**** The above hourly rates may be subject to a 25% surcharge for personnel who work more than 40 hours in a given week – Excluding Equipment ****



Laurel Road Community Development District

Impact Proposal for Mulch Installation



PROPOSAL

Name	Laurel Road CDD	Pref Vendor & PO	
Address	Commons	Sales Rep	
Community	Laurel Road CDD	Date	
Email		Approved By	
Phone		Billable to	
Send To		Budget Limit	
Job # or Name		Warranty	

Irrigation: Open Call Estimate Technician for same day install

Scope of Work:

Proposal to pick up, deliver and install common area mulch coco brown areas identified by map

[illegible]

Pete Williams



2/19/26

Accepted

Date _____

Proposal is good for 30 days.

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



Laurel Road Community Development District

Impact Proposal for Plant Replacement at Various Locations

PROPOSAL

Name <u>Jeff R/ Laurel Road CDD</u>	Pref Vendor & PO _____
Address <u>Commons</u>	Sales Rep _____
Community <u>Laurel Road CDD</u>	Date _____
Email _____	Approved By _____
Phone _____	Billable to _____
Send To _____	Budget Limit _____
Job # or Name <u>5175</u>	Warranty _____

Irrigation: Open Call Estimate Technician for same day install

Scope of Work:

Proposal to remove and replace dead/dying plant material within the CDD. Locations of plantings outlined in the line items.

QUANTITY	DESCRIPTION	SIZE	UNIT COST	EXTENDED
1	#45 Silver Buttonwood - Amenity Parking		\$ 575.00	\$ 575.00
9	#7 Podocarpus		\$ 67.50	\$ 607.50
100	# 3 Pringles Podocarpus - Main Entrance front signs replacing Green Island Ficus		\$ 17.00	\$ 1,700.00
100	#3 Dwarf Fakahatchee Grass- Around amenity walk ways and behind pool area replacing green island ficus		\$ 17.00	\$ 1,700.00
20	#1 Asiatic Jasmine		\$ 9.00	\$ 180.00
49	#3 Jasmine		\$ 17.00	\$ 833.00
42	#3 Apostle Iris main entrance median, and middle bed gate back entrance		\$ 17.00	\$ 714.00
220	#1 Green Lirope to replace blue daze next to gate		\$ 9.00	\$ 1,980.00
94	#3 Mammy Crotons Main ent sign, front right side		\$ 17.00	\$ 1,598.00
4	#3 Holy Bush - main ent front sign		\$ 19.00	\$ 76.00
24	#7 Pitch apple- main ent right bed		\$ 67.50	\$ 1,620.00
2	#45 Japanese Bluberry -		\$ 575.00	\$ 1,150.00
6	#45 Shady lady 2" Caliper 10-12' OA Main ent		\$ 575.00	\$ 3,450.00
1	#45 Dwarf Yupon Holly		\$ 575.00	\$ 575.00
1	8-10' OA Sabal Palm		\$ 525.00	\$ 525.00
3	#45 Ligustrum- 1 lift station 2 main entrance		\$ 525.00	\$ 1,575.00
11	#25 Wax Myrtles behind lift station and border road entrance		\$ 425.00	\$ 4,675.00
10	#45 Japanese Bluberry - Border Road Ent		\$ 575.00	\$ 5,750.00
275	4.5" Annulas Border road ENT		\$ 5.25	\$ 1,443.75
1	Irrigation Support		\$ 2,200.00	\$ 2,200.00
			\$ -	\$ -
35	Hours Labor Removal		\$ 75.00	\$ 2,625.00
1	Disposal Fee		\$ 500.00	\$ 500.00
1	Heavy Equipment		\$ 250.00	\$ 250.00
TOTAL				\$ 36,302.25

Pete Williams



2/19/26

Accepted

Date

Proposal is good for 30 days.

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



Laurel Road Community Development District

Maverick Proposal for Speed Limit Signage

BILL TO

Laurel Road CDD- Visterra CLub
321 Visterra Boulevard
Nokomis, Florida 34275
United States

352-602-4803
Jhamill@triadassocmgmt.com

Estimate Number: 823

Estimate Date: March 12, 2026

Valid Until: April 11, 2026

Grand Total (USD): \$5,725.00

VISCDDP1 - Signage/Stiping

ITEMS	QUANTITY	PRICE	AMOUNT
Speed Limit (25MPH) 24"x30" 25 MPH Speed Limit Sign Historic Decorative Trim for 24x30: Sign - 4" custom Aluminum Square POST with 5" x48" sleeve, 12' TALL Powder Coated -Tyger Drylac, Semi Gloss B3-Pyramid finial Top Finial for 4" Square Post	5	\$995.00	\$4,975.00
Signage Installation Covers full installation of decorative signs throughout development in designated areas in accordance with FDOT Standards at 24" direct burial with 3500 psi graded cement in 12" tubular Sonotube, travel expenses, and disposal of all trash and waste materials on jobsite	5	\$150.00	\$750.00

Grand Total (USD):

\$5,725.00

QW 3/14/26



MAVERICK BUILDING SOLUTIONS
805 Charles Boulevard
Oldsmar, Florida 34677
United States

Contact Information
Mobile: 205-704-9412
Phillip@maverickbuildingsolutions.com

SPEED LIMIT SIGNS ESTIMATE

Grand Total (USD)
\$5,725.00

Notes / Terms

To initiate the project, a Material Acquisition invoice payment is required upon proposal approval before any materials are ordered, with the remaining balance due upon project completion and satisfaction. We assure you of our commitment to deliver high-quality results and maintain open communication throughout the project's duration.

Payment for services provided by Maverick Building Solutions ('the company') is due within thirty (30) days of project completion. After sixty (60) days of a failure to pay within this timeframe will result in a 1.5% monthly interest charge on the unpaid balance. Payment can be made via check, Automated Clearing House (ACH). In cases of non-payment, the debtor will bear all costs associated with collections, including legal fees and court costs. The company reserves the right to employ all lawful means to collect outstanding amounts after 90 days of non-payment of final invoice. Thank you.

Maverick Building Solutions - Excellence in all we do, for you!



MAVERICK BUILDING SOLUTIONS
805 Charles Boulevard
Oldsmar, Florida 34677
United States

Contact Information
Mobile: 205-704-9412
Phillip@maverickbuildingsolutions.com



Laurel Road Community Development District

**SWFWMD Approval of Transfer
to Operation Phase**



An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

February 11, 2026

Laurel Road Community Development District
Attn: Pete Williams, Chairman
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

Subject: **Transfer to Operation Phase**
Project Name: Vistera
Permit No.: 43044320.002
Compliance No.: 430597
County: Sarasota

Dear Mr. Williams:

The request to transfer the subject permit to the operation phase has been approved. District staff have reviewed the submitted information and determined that the stormwater management system was in compliance at the time of our inspection. The District reserves the right to inspect the project in the future to ensure continued compliance with state law and District rules. The permit, approved drawings and other documents are available for viewing through the District's Application and Permit Search Tools at <http://watermatters.org/wmiserp>.

The subject permit contains a condition requiring periodic inspection and maintenance. The inspections are required every five (5) years. A record of each inspection (including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted) must be maintained, and must be made available to the District upon request. Within 30 days of any failure of a stormwater management system or deviation from the permit, an inspection report shall be submitted using Form 62-330.311(1), Operation and Maintenance Inspection Certification available on the District's website, <http://www.watermatters.org/permits/erp>, describing the remedial actions taken to resolve the failure or deviation.

As outlined in Subsection 62-330.340, F.A.C., "A Permittee shall notify the Agency in writing within 30 days of a change in ownership or control of the entire real property, project, or activity covered by the permit. This notification can be submitted on Form 62-330.340(1) –Request To Transfer Permit available on the District's website, <http://www.watermatters.org/permits/erp>.

If you have questions, please contact Shawn Bryan, P.E. at the Sarasota Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: John A. Neal, Border Road Investment, LLC
Jeffery Morrow, P.E., AM Engineering, LLC

Border Road Investments, LLC
Attn: John A. Neal, Manager
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240



Laurel Road Community Development District

Termination of Purchase and Sale Agreement with JT Transport

TERMINATION OF AGREEMENT

This **TERMINATION OF AGREEMENT** ("Agreement") is made and entered into this 13th day of March, 2026 (the "Effective Date"), by and between the **Laurel Road Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("District"), and **JT Transport Services, LLC** ("Purchaser").

WITNESSETH:

WHEREAS, the District and Purchaser are parties to a Purchase and Sale Agreement, dated February 11, 2026 (the "Agreement"), and;

WHEREAS, the parties desire to terminate the Agreement on the terms more fully set forth herein,

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

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

2. **Termination.** The Agreement shall be deemed terminated as the date hereof. Provided however, the parties shall each perform their respective obligations under the Agreement arising prior to the termination hereof, including the obligation to (i) pay for the Fill Material, and (ii) maintain the Laydown Area.

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

[Signature Page To Follow]

[Signature Page To Termination of Agreement]

JT Transport Services, LLC, a Florida
limited liability company



Signature
Thomas K Falgiano

Print Name

By: Thomas K. Falgiano

Thomas K. Falgiano
Its: Manager and Managing Member

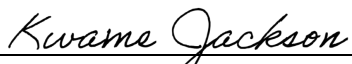
Signature

Print Name

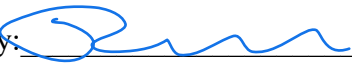
WITNESSES:

“The District”

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



Signature of Witness

By: 

As its Chair

KWAME JACKSON

Print Name:



Signature of Witness

VIVIAN CARVALHO

Print Name:



Laurel Road Community Development District

Payment Authorization Nos. 133 – 139

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT**Payment Authorizations Nos. 133 - 139**

PA #	Description	Amount	Total
133	City of Venice	\$ 2,083.88	
		\$ 7.28	
		\$ 19.42	
		\$ 232.80	
		\$ 13.49	
		\$ 151.26	
		\$ 677.48	
		\$ 214.56	
		\$ 3.80	
		\$ 2,348.69	
		\$ 210.44	
		\$ 617.65	
	Daystar Exterior Cleaning	\$ 1,530.00	
	Florida Centerline Group	\$ 380.00	
	Impact Landscaping & Irrigation	\$ 15,334.67	
		\$ 150.00	
	PFM Group Consulting	\$ 182.25	
	Supervisor Fees	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	Verizon Business	\$ 74.90	
	Vglobal Tech	\$ 160.00	
	WTS International	\$ 2,172.75	
		\$ 2,172.75	

		\$ 635.06	
		\$ 2,442.63	
		\$ 346.50	
		\$ (21.50)	
			\$33,140.76
134	Alsco Uniforms	\$ 69.56	
	Comcast Business	\$ 1,463.91	
		\$ 194.95	
	FPL	\$ 35.13	
		\$ 2,906.92	
		\$ 43.33	
		\$ 45.68	
	Jan-Pro of Manasota	\$ 103.27	
	Tri County Air	\$ 3,251.60	
			\$8,114.35
135	Floridian Environmental Landscape	\$ 3,200.00	
	GreatAmerica Financial Services	\$ 369.16	
	Harvey's Electric Co	\$ 684.50	
	Navitas Credit Corp	\$ 2,465.17	
	TECO	\$ 63.77	
	Tyree Brown, Arborist	\$ 500.00	
	The Venice Chorale	\$ 250.00	
	Vogler Ashton	\$ 1,505.00	

	WTS International	\$ 2,343.89	
			\$11,381.49
136	Advanced Aquatic Services	\$ 1,888.00	
	Alsco Uniforms	\$ 75.83	
	Clean Sweep Parking Lot Maintenance	\$ 950.00	
	Comcast Business	\$ 194.95	
	Doody Free 941	\$ 234.00	
	Florida Natural Gas	\$ 8.78	
	FPL	\$ 3,495.37	
	Impact Landscaping & Irrigation	\$ 320.50	
		\$ 15,334.67	
		\$ 1,986.00	
		\$ 3,535.41	
	Jan-Pro of Manasota	\$ 1,325.67	
	NaturZone	\$ 210.00	
	Neal Land & Neighborhoods	\$ 3,375.00	
	Safetouch	\$ 2,034.55	
		\$ 1,538.46	
	S&G Pools	\$ 1,552.00	
	TieTechnology	\$ 73.38	
	USA Today	\$ 158.75	
	Valley	\$ 2,174.28	

	Vglobal Tech	\$ 160.00	
	WTS International	\$ 2,162.00	
		\$ 105.59	
			\$42,893.19
137	AM Engineering	\$ 1,136.00	
	City of Venice	\$ 2,083.88	
		\$ 7.28	
		\$ 19.42	
		\$ 232.80	
		\$ 13.49	
		\$ 151.26	
		\$ 677.48	
		\$ 214.56	
		\$ 3.80	
		\$ 3,123.45	
		\$ 493.93	
		\$ 760.72	
	CLT Dance LLC	\$ 200.00	
	Daystar Exterior Cleaning	\$ 1,530.00	
	FitRev	\$ 250.00	
	Lee James Music	\$ 375.00	
	MaddTraxx	\$ 1,000.00	
	PFM Group Consulting	\$ 4,625.00	
	Verizon Business	\$ 74.90	
	WTS International	\$ 2,416.87	

			\$19,389.84
138	AlSCO Uniforms	\$ 75.83	
	Comcast Business	\$ 1,463.91	
		\$ 194.95	
	Dex Imaging	\$ 155.81	
	FPL	\$ 35.10	
		\$ 2,795.61	
		\$ 46.23	
		\$ 48.30	
	Tri County Air	\$ 84.00	
			\$4,899.74
139	GreatAmerica Financial Services	\$ 369.16	
	Navitas Credit Corp	\$ 2,465.17	
	Safetouch	\$ 1,350.00	
		\$ (3,305.00)	
	Tyree Brown, Arborist	\$ 500.00	
			\$1,379.33
		Total	\$121,198.70



Laurel Road Community Development District

Funding Request Nos. 199 – 205

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

Funding Requests Nos. 199 - 205

FR #	Description	Amount	Total
199	AM Engineering	\$ 540.00	
	Dale Weidemiller	\$ 11,017.50	
	GeoPoint Surveying	\$ 4,500.00	
			\$16,057.50
200	GeoPoint Surveying	\$ 1,656.00	
	MaddTraxx	\$ 2,760.00	
		\$ 1,700.00	
	Texacraft	\$ 5,863.76	
			\$11,979.76
201	The Baldwin Group	\$ 99.42	
		\$ 61.58	
		\$ 148.81	
		\$ 92.19	
		\$ 94.48	
		\$ 58.52	
	Impact Landscaping & Irrigation	\$ 45,345.00	
	Kimley-Horn and Associates	\$ 4,371.27	
	Robertson Billiards & Spas	\$ 2,599.98	

			\$52,871.25
202	Kimley-Horn and Associates	\$ 2,588.85	
			\$2,588.85
203	Dale Weidemiller	\$ 7,507.50	
			\$7,507.50
204	AM Engineering	\$ 746.00	
			\$746.00
205	Impact Landscaping & Irrigation	\$ 36,302.25	
		\$ 49,950.00	
	Kimley-Horn and Associates	\$ 4,297.55	
			\$90,549.80
		Total	\$182,300.66



Laurel Road Community Development District

District Financial Statements



Laurel Road Community Development District

February 2026 Financial Package

February 28, 2026

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



Statement of Financial Position
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 409,313.06				\$ 409,313.06
Accounts Receivable	162.50				162.50
On-Roll Assessments Receivable	9,990.26				9,990.26
Off-Roll Assessments Receivable	64,398.20				64,398.20
Prepaid Expenses	780.23				780.23
Deposits	4,350.00				4,350.00
On-Roll Assessments Receivable		\$ 12,499.40			12,499.40
Series 2021A1 Debt Service Reserve		326,871.88			326,871.88
Series 2021A2 Debt Service Reserve		62,500.00			62,500.00
Series 2021A Revenue		728,839.12			728,839.12
Series 2021A2 Interest		3.28			3.28
Series 2021A1 Prepayment		164.15			164.15
Series 2021A2 Prepayment		4,193.25			4,193.25
Accounts Receivable - Due from Developer			\$ 71,517.60		71,517.60
Due From Other Funds			11,979.76		11,979.76
Prepaid Expenses			212.29		212.29
Deposits			50.00		50.00
Total Current Assets	\$ 488,994.25	\$ 1,135,071.08	\$ 83,759.65	\$ -	\$ 1,707,824.98
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,122,571.68	\$ 1,122,571.68
Amount To Be Provided				13,752,428.32	13,752,428.32
Total Investments	\$ -	\$ -	\$ -	\$ 14,875,000.00	\$ 14,875,000.00
Total Assets	\$ 488,994.25	\$ 1,135,071.08	\$ 83,759.65	\$ 14,875,000.00	\$ 16,582,824.98



Statement of Financial Position
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 45,405.50				\$ 45,405.50
Due To Other Funds	11,979.76				11,979.76
Deferred Revenue	162.50				162.50
Deferred Revenue - On-Roll	9,990.26				9,990.26
Deferred Revenue - Off-Roll	64,398.20				64,398.20
Deferred Revenue		\$ 12,499.40			12,499.40
Accounts Payable			\$ 72,479.86		72,479.86
Retainage Payable			91,992.19		91,992.19
Deferred Revenue			71,517.60		71,517.60
Total Current Liabilities	\$ 131,936.22	\$ 12,499.40	\$ 235,989.65	\$ -	\$ 380,425.27
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 14,875,000.00	\$ 14,875,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 14,875,000.00	\$ 14,875,000.00
Total Liabilities	\$ 131,936.22	\$ 12,499.40	\$ 235,989.65	\$ 14,875,000.00	\$ 15,255,425.27
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ (16,545.33)				\$ (16,545.33)
Current Year Net Assets, Unrestricted	(8,317.44)				(8,317.44)
Net Assets - General Government	126,143.91				126,143.91
Current Year Net Assets - General Government	255,776.89				255,776.89
Net Assets, Unrestricted		\$ 1,142,003.21			1,142,003.21
Current Year Net Assets, Unrestricted		(19,431.53)			(19,431.53)
Net Assets, Unrestricted			\$ (99,574.77)		(99,574.77)
Current Year Net Assets, Unrestricted			(52,655.23)		(52,655.23)
Total Net Assets	\$ 357,058.03	\$ 1,122,571.68	\$ (152,230.00)	\$ -	\$ 1,327,399.71
Total Liabilities and Net Assets	\$ 488,994.25	\$ 1,135,071.08	\$ 83,759.65	\$ 14,875,000.00	\$ 16,582,824.98



Statement of Activities
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 511,678.29				\$ 511,678.29
Off-Roll Assessments	193,194.62				193,194.62
Other Income & Other Financing Sources	1,370.35				1,370.35
Inter-Fund Transfers In	(11,017.50)				(11,017.50)
On-Roll Assessments		\$ 640,190.47			640,190.47
Other Assessments		206,503.25			206,503.25
Inter-Fund Group Transfers In		1,151.31			1,151.31
Developer Contributions			\$ 56,308.55		56,308.55
Inter-Fund Transfers In			9,866.19		9,866.19
Total Revenues	\$ 695,225.76	\$ 847,845.03	\$ 66,174.74	\$ -	\$ 1,609,245.53
<u>Expenses</u>					
Supervisor Fees	\$ 5,000.00				\$ 5,000.00
Public Officials' Liability Insurance	2,870.00				2,870.00
Trustee Services	4,246.25				4,246.25
Management	23,125.00				23,125.00
Field Management	6,750.00				6,750.00
Engineering	1,435.00				1,435.00
Disclosure	250.00				250.00
District Counsel	2,819.00				2,819.00
Assessment Administration	5,500.00				5,500.00
Tax Preparation	71.40				71.40
Travel and Per Diem	72.52				72.52
Postage & Shipping	3.69				3.69
Legal Advertising	670.75				670.75
Miscellaneous	196.22				196.22
Office Supplies	28.23				28.23
Property Taxes	78.35				78.35
Web Site Maintenance	1,100.00				1,100.00
Holiday Decorations	23,887.30				23,887.30
Dues, Licenses, and Fees	175.00				175.00
Lifestyle Staff	38,315.05				38,315.05
Resident Services	5,623.34				5,623.34



Statement of Activities
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Electric	\$ 576.75			\$	576.75
Clubhouse Electric	11,966.83				11,966.83
Clubhouse Water	14,139.57				14,139.57
Water Reclaimed	1,219.98				1,219.98
Stormwater Management	16,058.79				16,058.79
Wetlands Mitigation	6,400.00				6,400.00
Amenity - Telephone	666.50				666.50
Amenity - Cable TV / Internet / Wi-Fi	7,880.58				7,880.58
Amenity - Landscape Maintenance	16,477.05				16,477.05
Amenity - Irrigation Repairs	1,200.00				1,200.00
Amenity - Pool Maintenance	7,939.98				7,939.98
Amenity - Access Control	4,615.38				4,615.38
Amenity - Janitorial	14,493.21				14,493.21
Amenity - Pest Control	1,533.55				1,533.55
Amenity - Fitness Equipment Leasing	12,575.85				12,575.85
Amenity - Security	8,677.62				8,677.62
Amenity - Office Equipment Leasing	2,138.72				2,138.72
Amenity - Capital Outlay	585.02				585.02
Amenity - Miscellaneous	1,447.95				1,447.95
Amenity - AC Maintenance and Equipment	5,111.00				5,111.00
Amenity - Pool Equipment	16.74				16.74
Amenity - Gas	251.10				251.10
Amenity - Operations	2,528.68				2,528.68
Amenity - Fireplaces and Barbecue	16.65				16.65
Gate Internet Service	8,170.12				8,170.12
General Insurance	3,508.00				3,508.00
Property & Casualty Insurance	36,328.00				36,328.00
Other Insurance	500.00				500.00
Irrigation	12,460.00				12,460.00
Lake Maintenance	11,840.00				11,840.00
Landscaping Maintenance & Material	63,323.35				63,323.35
Landscape Improvements	9,715.44				9,715.44
Fertilizer / Pesticides	7,200.00				7,200.00
Contingency	1,596.50				1,596.50
Lake Bank Mowing	9,930.00				9,930.00
Gate - Repairs & Maintenance	225.00				225.00



Statement of Activities
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Dog Waste Stations	\$ 1,170.00				\$ 1,170.00
Capital Expenditures	8,317.44				8,317.44
Street Sweeping	3,800.00				3,800.00
Streetlights	12,835.40				12,835.40
Series 2021 A2 Principal Payments		\$ 610,000.00			610,000.00
Series 2021 A1 Interest Payments		198,721.25			198,721.25
Series 2021 A2 Interest Payments		70,664.07			70,664.07
Engineering			\$ 17,414.23		17,414.23
Landscaping Maintenance & Material			45,345.00		45,345.00
Contingency			56,577.54		56,577.54
Total Expenses	<u>\$ 451,653.85</u>	<u>\$ 879,385.32</u>	<u>\$ 119,336.77</u>	<u>\$ -</u>	<u>\$ 1,450,375.94</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 3,887.54				\$ 3,887.54
Dividend Income		\$ 12,108.76			12,108.76
Interest Income			\$ 1.89		1.89
Dividend Income			504.91		504.91
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 3,887.54</u>	<u>\$ 12,108.76</u>	<u>\$ 506.80</u>	<u>\$ -</u>	<u>\$ 16,503.10</u>
Change In Net Assets	\$ 247,459.45	\$ (19,431.53)	\$ (52,655.23)	\$ -	\$ 175,372.69
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>\$ 357,058.03</u></u>	<u><u>\$ 1,122,571.68</u></u>	<u><u>\$ (152,230.00)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,327,399.71</u></u>



Laurel Road CDD
Budget to Actual
For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
<u>Revenues</u>					
On-Roll Assessments	\$ 511,678.29	\$ 217,361.90	\$ 294,316.39	\$ 521,668.55	98.08%
Off-Roll Assessments	193,194.62	107,330.34	85,864.28	257,592.82	75.00%
Other Income & Other Financing Sources	1,370.35	-	1,370.35	-	
Carryforward Cash	36,354.17	36,354.17	-	87,250.00	41.67%
Net Revenues	\$ 742,597.43	\$ 361,046.41	\$ 381,551.02	\$ 866,511.37	85.70%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 12,000.00	41.67%
Public Officials' Liability Insurance	2,870.00	1,297.58	1,572.42	3,114.20	92.16%
Trustee Services	4,246.25	1,768.46	2,477.79	4,244.31	100.05%
Management	23,125.00	23,125.00	-	55,500.00	41.67%
Field Management	6,750.00	6,250.00	500.00	15,000.00	45.00%
Engineering	1,435.00	2,500.00	(1,065.00)	6,000.00	23.92%
Disclosure	250.00	416.67	(166.67)	1,000.00	25.00%
District Counsel	2,819.00	8,333.33	(5,514.33)	20,000.00	14.10%
Assessment Administration	5,500.00	2,291.67	3,208.33	5,500.00	100.00%
Reamortization Schedules	-	52.08	(52.08)	125.00	0.00%
Audit	-	2,375.00	(2,375.00)	5,700.00	0.00%
Arbitrage Calculation	-	208.33	(208.33)	500.00	0.00%
Tax Preparation	71.40	26.35	45.05	63.24	112.90%
Travel and Per Diem	72.52	208.33	(135.81)	500.00	14.50%
Telephone	-	291.67	(291.67)	700.00	0.00%
Postage & Shipping	3.69	208.33	(204.64)	500.00	0.74%
Legal Advertising	670.75	2,291.67	(1,620.92)	5,500.00	12.20%
Miscellaneous	196.22	416.69	(220.47)	1,000.00	19.62%
Office Supplies	28.23	208.33	(180.10)	500.00	5.65%
Property Taxes	78.35	-	78.35	-	
Web Site Maintenance	1,100.00	1,300.00	(200.00)	3,120.00	35.26%
Holiday Decorations	23,887.30	10,416.67	13,470.63	25,000.00	95.55%
IT Services	-	208.33	(208.33)	500.00	0.00%
Dues, Licenses, and Fees	175.00	72.92	102.08	175.00	100.00%
Lifestyle & Maintenance Staff	38,315.05	22,622.83	15,692.22	54,294.80	70.57%
Resident Services	5,623.34	3,124.33	2,499.01	7,498.40	74.99%
Total General & Administrative Expenses	\$ 122,217.10	\$ 95,014.57	\$ 27,202.53	\$ 228,034.95	53.60%



Laurel Road CDD
Budget to Actual
For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
<u>Field Expenses (Inside the Gate; SF)</u>					
Electric	\$ 432.56	\$ 3,125.00	\$ (2,692.44)	\$ 7,500.00	5.77%
Water Reclaimed	914.99	1,562.50	(647.52)	3,750.00	24.40%
Stormwater Management	16,058.79	833.33	15,225.46	2,000.00	802.94%
Wetland Mitigation	6,400.00	3,750.00	2,650.00	9,000.00	71.11%
Equipment Rental	-	468.75	(468.75)	1,125.00	0.00%
Gate Internet Service	8,170.12	833.33	7,336.79	2,000.00	408.51%
General Insurance	2,631.00	1,189.17	1,441.83	2,854.00	92.19%
Property & Casualty Insurance	27,246.00	6,331.56	20,914.44	15,195.75	179.30%
Other Insurance	500.00	-	500.00	-	
Irrigation - Repair and Maintenance	9,345.00	7,800.00	1,545.00	18,720.00	49.92%
Lake Maintenance	8,880.00	7,500.00	1,380.00	18,000.00	49.33%
Landscaping Maintenance & Material	47,492.51	44,305.01	3,187.50	106,332.03	44.66%
Landscape Improvements	7,286.58	6,250.00	1,036.58	15,000.00	48.58%
Fertilizer / Pesticides	5,400.00	5,400.00	-	12,960.00	41.67%
Contingency	1,596.50	7,250.00	(5,653.50)	17,400.00	9.18%
Lake Bank Mowing	9,930.00	-	9,930.00	-	
Gate - Repairs & Maintenance	225.00	1,458.33	(1,233.33)	3,500.00	6.43%
Mulch	-	2,083.33	(2,083.33)	5,000.00	0.00%
Storm Cleanup	-	3,125.00	(3,125.00)	7,500.00	0.00%
Storm Landscape Replacement	-	4,687.50	(4,687.50)	11,250.00	0.00%
Security Monitoring	-	12,500.00	(12,500.00)	30,000.00	0.00%
Dog Waste Stations	1,170.00	1,170.00	-	2,808.00	41.67%
Mailbox Maintenance	-	83.33	(83.33)	200.00	0.00%
Capital Expenditures	6,238.08	3,125.00	3,113.08	7,500.00	83.17%
Street Sweeping	3,800.00	5,000.00	(1,200.00)	12,000.00	31.67%
Lighting	-	312.50	(312.50)	750.00	0.00%
Streetlights - Leasing	9,626.55	12,600.00	(2,973.45)	30,240.00	31.83%
Bike Share Maintenance	-	1,041.67	(1,041.67)	2,500.00	0.00%
Golf Cart Maintenance	-	468.75	(468.75)	1,125.00	0.00%
Total Field Expenses (Inside the Gate; Only SF)	\$ 173,343.68	\$ 144,254.06	\$ 29,089.62	\$ 346,209.78	50.07%
<u>Field Expenses (Outside the Gate; MF)</u>					
Electric	\$ 144.19	\$ 1,041.67	\$ (897.48)	\$ 2,500.00	5.77%
Water Reclaimed	305.00	520.83	(215.84)	1,250.00	24.40%
Equipment Rental	-	156.25	(156.25)	375.00	0.00%
General Insurance	877.00	396.39	480.61	951.34	92.19%
Property & Casualty Insurance	9,082.00	2,110.52	6,971.48	5,065.25	179.30%
Irrigation - Repair and Maintenance	3,115.00	2,600.00	515.00	6,240.00	49.92%
Lake Maintenance	2,960.00	2,500.00	460.00	6,000.00	49.33%
Landscaping Maintenance & Material	15,830.84	14,768.34	1,062.50	35,444.01	44.66%
Landscape Improvements	2,428.86	2,083.33	345.53	5,000.00	48.58%
Fertilizer / Pesticides	1,800.00	1,800.00	-	4,320.00	41.67%
Storm Cleanup	-	1,041.67	(1,041.67)	2,500.00	0.00%
Storm Landscape Replacement	-	1,562.50	(1,562.50)	3,750.00	0.00%
Capital Expenditures	2,079.36	1,041.67	1,037.69	2,500.00	83.17%
Lighting	-	104.17	(104.17)	250.00	0.00%
Streetlights - Leasing	3,208.85	4,200.00	(991.15)	10,080.00	31.83%
Golf Cart Maintenance	-	156.25	(156.25)	375.00	0.00%
Total Field Expenses (Outside the Gate; MF)	\$ 41,831.09	\$ 36,083.59	\$ 5,747.50	\$ 86,600.59	48.30%



Laurel Road CDD
Budget to Actual
For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
<u>Visterra - Amenity Expenses</u>					
Clubhouse Electric	\$ 11,966.83	\$ 4,166.67	\$ 7,800.16	\$ 10,000.00	119.67%
Clubhouse Water	14,139.57	6,250.00	7,889.57	15,000.00	94.26%
Amenity - Telephone	666.50	3,650.00	(2,983.50)	8,760.00	7.61%
Amenity - Cable TV / Internet / Wi-Fi	7,880.58	5,416.67	2,463.91	13,000.00	60.62%
Amenity - Landscape Maintenance	16,477.05	8,333.33	8,143.72	20,000.00	82.39%
Amenity - Irrigation Repairs	1,200.00	4,166.67	(2,966.67)	10,000.00	12.00%
Amenity - Pool Maintenance	7,939.98	7,760.00	179.98	18,624.00	42.63%
Amenity - Access Control Maintenance	4,615.38	625.00	3,990.38	1,500.00	307.69%
Amenity - Pool Equipment	16.74	416.67	(399.93)	1,000.00	1.67%
Amenity - Cleaning	14,493.21	16,083.33	(1,590.12)	38,600.00	37.55%
Amenity - Pest Control	1,533.55	2,500.00	(966.45)	6,000.00	25.56%
Amenity - Fitness Equipment Leasing	12,575.85	12,575.85	-	30,182.04	41.67%
Amenity - Security Monitoring	8,677.62	2,541.67	6,135.95	6,100.00	142.26%
Amenity - Office Equipment Leasing	2,138.72	2,083.33	55.39	5,000.00	42.77%
Amenity - Capital Outlay	585.02	3,125.00	(2,539.98)	7,500.00	7.80%
Amenity - Miscellaneous	1,447.95	1,041.67	406.28	2,500.00	57.92%
Amenity - A/C Maintenance and Equipment	5,111.00	625.00	4,486.00	1,500.00	340.73%
Amenity - Gas	251.10	583.33	(332.23)	1,400.00	17.94%
Amenity - Operations	2,528.68	3,333.33	(804.65)	8,000.00	31.61%
Amenity - Fireplaces and Barbecue	16.65	416.67	(400.02)	1,000.00	1.67%
Total Visterra - Amenity Expenses	\$ 114,261.98	\$ 85,694.19	\$ 28,567.79	\$ 205,666.04	55.56%
Total Expenses	\$ 451,653.85	\$ 361,046.41	\$ 90,607.44	\$ 866,511.36	52.12%
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 3,887.54	\$ -	\$ 3,887.54	\$ -	
Total Other Revenues (Expenses) & Gains (Losses)	\$ 3,887.54	\$ -	\$ 3,887.54	\$ -	
Net Income (Loss)	\$ 294,831.12	\$ -	\$ 294,831.12	\$ -	



Laurel Road Community Development District

Staff Reports

April Story board Field Operations and Maintenance

Vistara

Summary

- Mulch completed throughout the community
- Numerous new plantings completed
- Continued to work minor issues at the Amenity center

Community Photos

Landscaping installs



Community Photos

Landscaping installs





VISTERA

OF VENICE

Monthly Summary Report

February 2026

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

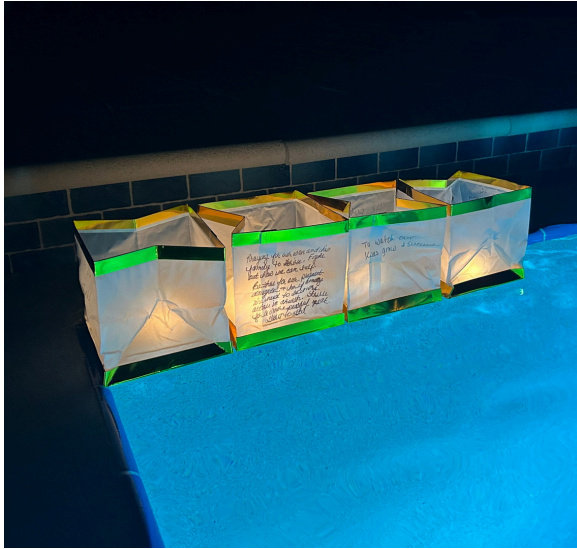
Featured Lifestyle Programs & Events



FOOD TRUCK VISIT: ROLLIN WITH HART

Friday, February 6th
5 pm - 7 pm

Residents stopped by the Club to enjoy an evening with Rollin With Hart, who served a variety of comfort food favorites. Menu options included Pulled BBQ Chicken Sandwiches, Garlic Butter Pasta, BBQ Chicken Mac, Garlic Steak Bite Pasta, and Cajun Andouille Pasta. Dubai Chocolate Strawberry Cups were also available for those looking for a sweet treat.



AFTER DARK: LANTERN RELEASE

Saturday, February 7th
7 pm - 9 pm

After Dark: Lantern Release brought 10 residents together on a particularly chilly evening for a meaningful and cozy 21+ gathering. Residents wrote their goals and intentions for 2026 on paper lanterns, then lit them ceremoniously and floated them in the pool. While the original plan was to gather around the outdoor fireplace, the cold led many guests indoors, where Sydney served Hot Toddies in Visterra mugs by the indoor fireplace.



SUPER BOWL BASH

Sunday, February 8th
6:30 pm - Game's End

About 25 to 30 residents joined us at the Club to watch the Big Game, which was streamed on every TV throughout the space. The event was BYOB, and pizza, wings, and cookies were provided for everyone to enjoy. During the game, attendees participated in Super Bowl Commercial Bingo, made football keychains, and played cornhole. A football field backdrop was also available for residents who wanted to take photos.

Featured Lifestyle Programs & Events



MELT MY HEART PARTY

Friday, February 13th
6 pm - 9 pm

The Melt My Heart Party was a sweet, family-friendly celebration! About 25 attendees of all ages joined in the fun, making love potions, enjoying indulgent chocolate fondue, and creating colorful melted crayon art. Families and kids also connected through lively speed-friending sessions, making it a delightful, hands-on event for everyone.



FLAPJACKS & FIZZ

Saturday, February 28th
10 am - 12 pm

Flapjacks & Fizz welcomed 30–35 guests for a relaxed 21+ gathering centered around good food and easy conversation. Residents were treated to mimosas and a full pancake bar featuring whipped cream, coconut flakes, chocolate chips, strawberry glaze, strawberries, blueberries, and bananas. Many shared with Sydney that the pancakes were delicious and thanked her for putting on the event. After filling their plates, guests headed out to the loggia patio to enjoy their drinks, mingle, and connect with new friends in a laid-back setting.

Engage Lifestyle Programming

DATE(S)	PROGRAM DETAILS	ADDITIONAL NOTES
Tuesday, February 4th	Bunco Club	Club Meeting
Friday, February 6th	Food Truck Visit: Rollin With Heart	10+ purchases
Saturday, February 7th	After Dark: Lantern Release	10 attendees
Sunday, February 8th	Super Bowl Bash	25-30 attendees
Tuesday, February 10th	Tuesday Card & Tile Club	Club Meeting
Friday, February 13th	Melt My Heart Party	25 attendees
Monday, February 16th	Vistera Page Turners	Club Meeting
Tuesday, February 24th	Tuesday Card & Tile Club	Club Meeting
Saturday, february 28th	Flapjacks & Fizz	30-35 attendees

Facility Utilization



The Club at Visterra experienced an increase in resident usage in February in comparison to January, likely because February was noticeably warmer, with temperatures staying in the 70s or higher. Increased visitors to the pool occurred due to this. Several new additions were also introduced at The Club, including the E-Bike Share program and a new Ping Pong Table.

SPACE	AVERAGE BY DAY
Fitness Center	9-16 Times ▾
Club Lounge	1-4 Times ▾
Game Room	1-4 Times ▾
Pool	5-8 Times ▾
Kids Corner	1-4 Times ▾

Also worth noting:
Sydney is collaborating with the Neal Land Marketing team to implement a more accurate system for tracking and documenting all Amenity tours. In February, eight prospective homebuyers visited the Club to learn more about the community and its amenities.

Facility Operations & Maintenance

SPACE	ITEM	STATUS
Game Room	End cap for cabinetry in Game Room is pulling off. Working with Field Operations to fix.	In Progress ▾
Outdoor Fireplace	Remote not working. Lifestyle Director staying in contact with Florida Fireplace Systems to resolve.	In Progress ▾
Game Room - Lounge	Game Room Lounge TV no longer timing out. Fixed by SafeTouch 2/16.	Completed ▾
Pool Gate	The key fob scanner on the pool gate by the mailboxes had lost power after water got inside it. SafeTouch Security replaced it, and it's working properly now.	Completed ▾
Bike Racks	Bike racks installed for both resident use and E-Bike Share program.	Completed ▾
Golf Cart	Nail in tire of Amenity Golf Cart. Compressor, lug wrench, and tire repair kit purchased for Amenity Center. Supplies used to patch tire.	Completed ▾
Club AV	SafeTouch fixed Control4, music volume can now reliably be adjusted. Daily ambient music has been switched to Yacht Rock.	Completed ▾
Peloton in Fitness Center	Peloton will not stay connected to secure WiFi networks: LRCDD Security or LRCDD Staff Only. FitRev coming out 3/6 to diagnose.	In Progress ▾

Customer Service & Staffing

FEEDBACK	COMMENT	ACTION TAKEN
Neutral ▾	Sydney received a 7-month New Homeowner survey, "Most of the activities are for the kids, which is great, but don't have kids or grandchildren."	We currently offer 1-2 adult only programs per month. We are working to incorporate additional adult programming where possible.
Positive ▾	On the day that the Ping Pong table was installed, a resident was looking on with a smile and shared, "You spoil us!"	Sydney thanked the resident, and is looking to incorporate the Ping Pong table in future events.

Amenity Additions



Bowling pins have been added to the shuffleboard table in the Game Room to bring a fun new twist and encourage play for all ages and skill levels. The pins are removable, so players can easily switch back to traditional shuffleboard anytime.



A ping pong table was recently added to the Amenity Center to encourage more recreational use during Club hours and to be featured at community events. A cover for the table is also being purchased to help protect it and keep it in great shape for everyone to enjoy.



The E-Bike Share Program officially launched in February, with an announcement from Neal Land and the Neighborhood's Marketing Team. The launch also included an addendum to the LRCDD Rules and Regulations. Visterra of Venice now has four e-bikes onsite, available for complimentary use by residents and one guest age 18 or older. Our first riders took them out on Saturday, February 28, and had a great time.

COMMUNITY IN ACTION



Forecast

PROGRAM	STATUS	
Parade of Homes - Marketing Event; every weekend in March	March Event ▾	March 7, 14, 21, 28
Lucky Creations	March Event ▾	March 4
Sips & Shenanigans - 21+ Event	March Event ▾	March 14
Oscars Red Carpet Party	March Event ▾	March 15
Pop-Up Workout Class with Burn Bootcamp Palmer Ranch - 18+ Event	March Event ▾	March 22

CURRENT ACTION ITEMS	RESPONSIBILITY	DUE DATE
Hire and Onboard Community Relations Associate	Sydney is looking for to hire an individual that can assist with Resident Services, prospect tours and administrative needs when she is out of office.	Spring 2026
Parade of Homes	Sydney will be onsite every Saturday in March to provide tours of the amenities and collect completed Parade of Homes passports.	End of March



VISTERA
OF VENICE

Monthly Summary Report

March 2026

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

Featured Lifestyle Programs & Events



LUCKY CREATIONS

Wednesday, March 4th
6:30-8:30 pm

Lucky Creations brought a festive St. Patrick's Day celebration to about 15 children and their parents with a fun, hands-on crafting experience. Kids created colorful shamrock suncatchers using tissue paper and clear contact paper, letting their creativity shine. After crafting, everyone enjoyed Leprechaun Floats made from lime sherbet and 7 Up, which they could personalize with St. Patrick's Day stickers and sprinkles. The event was full of creativity, smiles, and holiday cheer for the whole family.



SIPS & SHENANIGANS

Saturday, March 14th
7:00-10:00 pm

Sips & Shenanigans welcomed approximately 40-50 residents for an energetic, Irish-inspired evening of socializing and fun. The event featured five interactive stations, each offering a unique activity or game paired with a different alcoholic beverage, creating a lively pub crawl experience. Residents participated in groups of four or more, encouraging connection and friendly competition throughout the night. The celebration was highlighted by a 30-minute live performance from the talented Irish dancers of the Kavanagh Porter Academy, adding an authentic and festive touch to the event.



BURN BOOTCAMP WORKOUT CLASS

Sunday, March 22nd
10:00 am -10:45 am

The Burn Boot Camp Class brought a fun, high-energy workout to the yoga lawn in partnership with Burn Boot Camp of Palmer Ranch. About 14 participants, including both residents and Burn Boot Camp members, showed up ready to move and take on the HIIT-style workout. It was a great way for everyone to get active, meet new people, and enjoy a guided workout right in the community.

Public Event: Get Closer Home Tour



Complete both sides of the card for a chance to win \$750!

Tour 7 models and collect stamps from the 3 builders during the 2026 Parade of Homes, on any Saturday in March – March 7, 14, 21, 28 – from 10am to 5pm. Complete both sides during the event and enter at The Club at Vistara to win. *Terms and conditions apply.



David Weekley Homes
277 Vistara Blvd.
Venice, FL 34275



M-I HOMES
293 Vistara Blvd.
Venice, FL 34275



NEAL COMMUNITIES
309 Vistara Blvd.
Venice, FL 34275

MARCH 7, 14, 21, 28

The Lifestyle Director partnered with NLN Marketing to support the 2026 Get Closer (Parade of Homes) Hour Tour. Serving as the final stop on prospective homeowners' visits to the Sales Models, the Lifestyle Director provided detailed information about the community, led amenity tours, and collected completed Get Closer Home Tour passports.

In addition, the Lifestyle Director oversaw the placement of all Get Closer signage, coordinated weekly balloon bouquet deliveries and installations, and prepared swag bags for event participants.

As part of the tour experience, prospective homeowners received a stamp at each Sales Model they visited. Completed passports qualified participants for entry into a \$750 prize drawing.

Engage Lifestyle Programming

DATE(S)	PROGRAM DETAILS	ADDITIONAL NOTES
Wednesday, March 4th	Lucky Creations	16 attendees
Saturday, March 7th	Moms of Vistera Club	Club Meeting
Wednesday, March 11th	Bunco Club	Club Meeting
Saturday, March 14th	Sips & Shenanigans	21+ Event; 40-50 attendees
Monday, March 16th	Vistera Page Turners Meeting	Club Meeting
Tuesday March 17th	Tuesday Card & Tile Club	Club Meeting
Saturday, March 21st	Moms of Vistera Club	Club Meeting
Sunday, March 22nd	Burn Bootcamp Workout Class	14 attendees
Tuesday, March 24th	Tuesday Card & Tile Club	Club Meeting

Facility Utilization



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

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

Approved Rental Requests in March: 2

Facility Operations & Maintenance

SPACE	ITEM	STATUS
Game Room	End cap for cabinetry in Game Room is pulling off. Working with Field Operations to fix.	Requested ▾
Outdoor Fireplace	The outdoor fireplace receiver has failed and is currently non-operational. The fireplace remains functional when operated manually; however, remote controls are not working. Florida Fireplace is scheduled to replace the receiver on April 4th.	In Progress ▾
Game Room - Lounge	Fitness Center TV continuously reverts to blue binary screen. Foyer TV reverts to blue binary screen when channel is switched in another room. Awaiting scheduling from SafeTouch.	Requested ▾
Lobby Rear Left Door	Door keeps jamming due to malfunctioning push handle. Field Operations has reached out to Countryside Glass to fix.	Requested ▾
Amenity Signage	New signage for E-Bike racks and outdoor fireplace has been installed.	Completed ▾
E-Bikes	E-Bike repair stand, tire shine, handlebar caps, dashboard cleaner, and rubbing alcohol has been purchased for the Amenity Center to clean and maintain bikes.	Completed ▾

Facility Operations & Maintenance cont.

SPACE	ITEM	STATUS
Resident Use Bike Racks	A teal-green parking lot decal has been requested through Maverick Building Solutions to help direct residents to park their bicycles in designated rack area only.	Requested ▾
Pool Gates	Two pool gate connections had become loose and unscrewed. The Amenity Maintenance Specialist, Ati, completed the necessary repairs.	Completed ▾
AED Handle	Poolside AED handle had rusted. Ati repainted handle with enamel, and additional handles were ordered for future replacement.	Completed ▾
Peloton in Fitness Center	New hidden wifi network for our Peloton has been created by SafeTouch to keep bike running consistely.	Completed ▾

Customer Service & Staffing

FEEDBACK	COMMENT	ACTION TAKEN
Positive ▾	From Kathy K., a prospective resident who was successfully converted into a homeowner, "Hi Sydney! Thanks so much for getting back to me. We met you about a month ago when we were down from NC visiting Jim's brother. You were so kind and welcoming ... letting us show Jim's brother and wife around the club house. You sealed the deal for us making our decision to buy in Vistera! Looking forward to all the fun!"	Sydney expressed her appreciation to Kathy for her kind words and received her permission to share her email as a new resident testimonial.
Positive ▾	Post Sips & Shenanigans from resident Joe S., "Wow Sydney, that was great! You really know how to throw a party!"	Sydney thanked the resident, and is excited to continue to bring future events to the community.

Amenity Additions



New Club signage was installed to direct interested residents to see the Lifestyle Staff for E-Bike rentals.

COMMUNITY IN ACTION



Forecast

PROGRAM	STATUS	
Spring Fling - Signature Event	April Event ▾	April 4
Spring Soiree - 21+ Event	April Event ▾	April 11
Outdoor Game & Social Night	April Event ▾	April 17
Earth Day Shark Talk: Sharks 101	April Event ▾	April 17
Dario's Italian Food Truck Visit	April Event ▾	April 25
Sunday Reset: Breathe & Restore	April Event ▾	April 26

CURRENT ACTION ITEMS	RESPONSIBILITY	DUE DATE
Hire and Onboard Community Relations Associate - <i>Ongoing</i>	Sydney is looking for to hire an individual that can assist with Resident Services, prospect tours and administrative needs on weekends and when she is out of office.	Spring 2026
O&M Budgeting for 2026-2027	Sydney is collaborating with Alex Murphy to finalize Lifestyle O&M line items for 2026-2027 fiscal year.	April 6
Capture More Social Media Content	Sydney is collaborating with NLN Marketing to capture more content for Instagram reels, and the Visterra website.	Ongoing