

THREE RIVERS STEWARDSHIP DISTRICT

BOARD OF SUPERVISORS

June 11, 2025

**REGULAR MEETING
AGENDA**

**THREE RIVERS
STEWARDSHIP DISTRICT**

**AGENDA
LETTER**

Three Rivers Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

June 4, 2025

Board of Supervisors
Three Rivers Stewardship District

Dear Board Members:

The Board of Supervisors of the Three Rivers Stewardship District will hold a Regular Meeting on June 11, 2025 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Update: Merger with Lakes of Sarasota CDD and Lakes of Sarasota CDD 2
 - A. Items Related to Lakes of Sarasota CDD *(for informational purposes)*
 - I. April 9, 2025 Regular Meeting Minutes
 - B. Items Related to Lakes of Sarasota CDD 2 *(for informational purposes)*
 - I. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates
 - II. April 9, 2025 Regular Meeting Minutes
4. Consideration of Resolution 2025-01, Adopting an Amended General Fund Budget for Fiscal Year 2023/2024, Providing for Appropriations; Addressing Conflicts and Severability; and Providing for an Effective Date
5. Consideration of Resolution 2025-02, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
6. Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
7. Consideration of Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

8. Acceptance of Unaudited Financial Statements as of April 30, 2025
9. Approval of November 13, 2024 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Stantec Consulting Services, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: July 9, 2025 at 11:00 AM

○ QUORUM CHECK

SEAT 1	PAMELA CURRAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	DALE WEIDEMILLER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	PETE WILLIAMS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JOHN BLAKLEY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	JOHN LEINAWEAVER	☐ IN PERSON	☐ PHONE	☐ NO

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chuck Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

**THREE RIVERS
STEWARDSHIP DISTRICT**

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**MINUTES OF MEETING
LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lakes of Sarasota Community Development District held a Regular Meeting on April 9, 2025 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present:

Pete Williams	Chair
Sandy Foster	Vice Chair
John Blakley	Assistant Secretary
Dale Weidemiller	Assistant Secretary
John Leinaweaver	Assistant Secretary

Also present:

Chuck Adams	District Manager
Barry Mazzoni (via telephone)	Wrathell, Hunt and Associates, LLC
John McKay	Neal Communities
Pam Curran	Neal Communities

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:12 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (limited to 3 minutes per individual)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of the Unaudited Financial Statements as of February 28, 2025

On MOTION by Mr. Weidemiller and seconded by Ms. Foster, with all in favor, the Unaudited Financial Statements as February 28, 2025, were accepted.

FOURTH ORDER OF BUSINESS**Approval of March 12, 2025 Regular Meeting Minutes**

On MOTION by Ms. Foster and seconded by Mr. Leinaweaver, with all in favor, the March 12, 2025 Regular Meeting Minutes, as presented, were approved.

FIFTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Vogler Ashton, PLLC

B. District Engineer: AM Engineering, Inc.

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: May 14, 2025 at 11:00 AM**

- **QUORUM CHECK**

The next meeting will be held on May 14, 2025, unless cancelled.

It was noted that the hearing related to the dissolution of the CDD and merger with the Three Rivers Stewardship District is scheduled for May 7, 2025.

SIXTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

SEVENTH ORDER OF BUSINESS**Public Comments: Non-Agenda Items
(limited to 3 minutes per individual)**

No members of the public spoke.

EIGHTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Foster and seconded by Mr. Williams, with all in favor, the meeting adjourned at 11:14 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**THREE RIVERS
STEWARDSHIP DISTRICT**

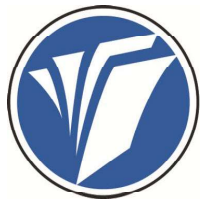
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**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
SARASOTA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
SARASOTA COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Lakes of Sarasota Community Development District 2
Sarasota County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Lakes of Sarasota Community Development District 2, Sarasota County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. 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 will always detect a material misstatement when it exists. 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, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 30, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

 Brian J. Assante

May 30, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Lakes of Sarasota Community Development District 2, Sarasota County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$44,068).
- The change in the District's total net position in comparison with the prior fiscal year was (\$1,085), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of (\$5,615,634) a decrease of (\$5,503,532) in comparison with the prior fiscal year. The total fund balance is deficit fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal years.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (administrative) function.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

		NET POSITION	
		SEPTEMBER 30,	
		2024	2023
Current and other assets	\$	1,206,022	\$ 82,279
Capital assets, net of depreciation		5,564,003	69,119
Total assets		6,770,025	151,398
Current liabilities		6,814,093	194,381
Total liabilities		6,814,093	194,381
Net position			
Unrestricted		(44,068)	(42,983)
Total net position	\$	(44,068)	\$ (42,983)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Operating grants and contributions	\$ 72,713	\$ 52,301
Total revenues	72,713	52,301
Expenses:		
General government	73,798	51,013
Bond issue costs	-	39,732
Total expenses	73,798	90,745
Change in net position	(1,085)	(38,444)
Net position - beginning	(42,983)	(4,539)
Net position - ending	\$ (44,068)	\$ (42,983)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024, was \$73,798. The costs of the District's activities were primarily funded by program revenues. Program revenues of the district are comprised primarily of Developer contributions for the current and prior fiscal years. Expenses decreased primarily due to a decrease in bond issue costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS

At September 30, 2024, the District had \$5,564,003 invested in capital assets for its governmental activities. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

During the current fiscal year the District has approved an agreement to merge with Three Rivers Stewardship District (the "Stewardship District"). On the Merger Effective Date, the District shall be merged into and with the Stewardship District as the surviving entity, and the District shall thereafter cease to exist. It is the intent of the District and the Stewardship District that the transfer, assignment, vesting and assumption of all rights, property, assets, assessments, contracts, agreements, insurance, debts, and liabilities from the District into the Stewardship District shall automatically occur on the Merger Effective Date. The Merger Effective Date has not occurred as of the date of the report.

Subsequent to fiscal year end, the District issued \$25,510,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2032 – May 1, 2055 and fixed interest rates ranging from 4.5% to 5.85%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

If you have questions about this report or need additional financial information, contact the Lakes of Sarasota Community Development District 2's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
SARASOTA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 4,294
Due from Developer	23,886
Restricted assets:	
Due from Developer	1,177,842
Capital assets:	
Nondepreciable	<u>5,564,003</u>
Total assets	<u>6,770,025</u>
LIABILITIES	
Accounts payable	1,201,107
Due to Developer	5,356,847
Developer advance	6,000
Contracts and retainage payable	<u>250,139</u>
Total liabilities	<u>6,814,093</u>
NET POSITION	
Unrestricted	<u>(44,068)</u>
Total net position	<u>\$ (44,068)</u>

See notes to the financial statements

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
SARASOTA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Operating Grants and Contributions</u>	Net (Expense) Revenue and Changes in Net Position
			<u>Governmental Activities</u>
Primary government:			
Governmental activities:			
General government	\$ 73,798	\$ 72,713	\$ (1,085)
Total governmental activities	73,798	72,713	(1,085)
			Change in net position (1,085)
			Net position - beginning (42,983)
			Net position - ending \$ (44,068)

See notes to the financial statements

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
SARASOTA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 4,294	\$ -	\$ -	\$ 4,294
Due from Developer	23,886	-	1,177,842	1,201,728
Total assets	<u>\$ 28,180</u>	<u>\$ -</u>	<u>\$ 1,177,842</u>	<u>\$ 1,206,022</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ 23,265	\$ -	1,177,842	\$ 1,201,107
Contracts and retainage payable	-	-	250,139	250,139
Due to Developer	-	42,983	5,313,864	5,356,847
Developer advance	6,000	-	-	6,000
Total liabilities	<u>29,265</u>	<u>42,983</u>	<u>6,741,845</u>	<u>6,814,093</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - Developer	7,563	-	-	7,563
Total deferred inflows of resources	<u>7,563</u>	<u>-</u>	<u>-</u>	<u>7,563</u>
FUND BALANCES				
Nonspendable:				
Unassigned	(8,648)	(42,983)	(5,564,003)	(5,615,634)
Total fund balances	<u>(8,648)</u>	<u>(42,983)</u>	<u>(5,564,003)</u>	<u>(5,615,634)</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 28,180</u>	<u>\$ -</u>	<u>\$ 1,177,842</u>	<u>\$ 1,206,022</u>

See notes to the financial statements

**LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
SARASOTA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds	\$ (5,615,634)
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Capital assets	5,564,003	
Accumulated depreciation	-	5,564,003

Assets recorded in the governmental fund financial statements that are not available to pay for the current-period expenditures are unavailable revenue in the governmental funds.

	7,563

Net position of governmental activities	\$ (44,068)

See notes to the financial statements

**LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
SARASOTA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Developer contributions	\$ 65,150	\$ -	\$ -	\$ 65,150
Total revenues	65,150	-	-	65,150
EXPENDITURES				
Current:				
General government	73,798	-	-	73,798
Capital outlay	-	-	5,494,884	5,494,884
Total expenditures	73,798	-	5,494,884	5,568,682
Excess (deficiency) of revenues over (under) expenditures	(8,648)	-	(5,494,884)	(5,503,532)
Fund balances - beginning	-	(42,983)	(69,119)	(112,102)
Fund balances - ending	\$ (8,648)	\$ (42,983)	\$ (5,564,003)	\$ (5,615,634)

See notes to the financial statements

**LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
SARASOTA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ (5,503,532)
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	5,494,884
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Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.	7,563
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Change in net position of governmental activities	\$ (1,085)
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See notes to the financial statements

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
SARASOTA COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Lakes of Sarasota Community Development District 2, Sarasota County, ("District") was created by Ordinance No. 2021-116 of Sarasota County, Florida effective on February 23, 2022, and established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2024, certain Board members are affiliated with Neal Signature Homes, LLC, (the "Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 69,119	\$ 5,494,884	\$ -	\$ 5,564,003
Total capital assets, not being depreciated	69,119	5,494,884	-	5,564,003
 Governmental activities capital assets, net	 \$ 69,119	 \$ 5,494,884	 \$ -	 \$ 5,564,003

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$69,800,000. The infrastructure intended to serve the District will be built out in phases. A portion of the project's costs are expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements will be conveyed to others for ownership and maintenance responsibilities.

NOTE 6 – COMMITMENTS AND CONTINGENCIES

As of September 30, 2024, the District had open contracts for various construction projects. The contracts totaled approximately \$21.9 million, of which approximately \$17.4 million was uncompleted at September 30, 2024.

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$65,150 for the current fiscal year. The District has recorded a receivable from the Developer of \$23,886, of which \$7,563 classified as unavailable as of September 30, 2024.

In addition, the Developer has agreed to provide advance funding to the District for certain bond validation and construction expenditures. Such amounts are expected to be repaid with proceeds from the issuance of Bonds in a subsequent year. The District has recognized Developer advances to the debt service fund and capital projects fund of \$42,983 and \$5,313,864, respectively, as of September 30, 2024.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT AGREEMENTS

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

NOTE 11 – DEFICIT FUND EQUITY

The general fund, debt service fund and capital projects fund had deficit fund balances of (\$8,648), (\$42,983) and (\$5,564,003), respectively, at September 30, 2024. The general fund deficit is expected to be funded with Developer contributions in the subsequent fiscal year. The debt service fund and capital projects fund deficits are expected to be funded via the issuance of Bonds in a subsequent year. See Note 13 – Subsequent Events for details on Series 2025 Bonds that were issued subsequent to fiscal year end.

NOTE 12 – MERGER AGREEMENT

During the current fiscal year the District has approved an agreement to merge with Three Rivers Stewardship District (the "Stewardship District"). On the Merger Effective Date, the District shall be merged into and with the Stewardship District as the surviving entity, and the District shall thereafter cease to exist. It is the intent of the District and the Stewardship District that the transfer, assignment, vesting and assumption of all rights, property, assets, assessments, contracts, agreements, insurance, debts, and liabilities from the District into the Stewardship District shall automatically occur on the Merger Effective Date. The Merger Effective Date has not occurred as of the date of the report.

NOTE 13 – SUBSEQUENT EVENTS

Bond Issuance

Subsequent to fiscal year end, the District issued \$25,510,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2032 – May 1, 2055 and fixed interest rates ranging from 4.5% to 5.85%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
SARASOTA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer Contribution	\$ 111,490	\$ 65,150	\$ (46,340)
Total revenues	<u>111,490</u>	<u>65,150</u>	<u>(46,340)</u>
EXPENDITURES			
Current:			
General government	<u>111,490</u>	<u>73,798</u>	<u>37,692</u>
Total expenditures	<u>111,490</u>	<u>73,798</u>	<u>37,692</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	<u>(8,648)</u>	<u>\$ (8,648)</u>
Fund balance - beginning		<u>-</u>	
Fund balance - ending		<u>\$ (8,648)</u>	

See notes to required supplementary information

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
SARASOTA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed for fiscal year ended September 30, 2024.

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
SARASOTA COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	3
Employee compensation	0
Independent contractor compensation	\$187,439.00
Construction projects to begin on or after October 1; (>\$65K)	Series 2025
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - N/A Debt service - N/A
Special assessments collected	Not applicable
Outstanding Bonds:	Not applicable



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Lakes of Sarasota Community Development District 2
Sarasota County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Lakes of Sarasota Community Development District 2, Sarasota County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 30, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our 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. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Deane & Associates

May 30, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Lakes of Sarasota Community Development District 2
Sarasota County, Florida

We have examined Lakes of Sarasota Community Development District 2, Sarasota County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Lakes of Sarasota Community Development District 2, Sarasota County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

May 30, 2025



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Lakes of Sarasota Community Development District 2
Sarasota County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Lakes of Sarasota Community Development District 2, Sarasota County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May 30, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 30, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Lakes of Sarasota Community Development District 2, Sarasota County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Lakes of Sarasota Community Development District 2, Sarasota County, Florida, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

May 30, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.

**THREE RIVERS
STEWARDSHIP DISTRICT**

3B11

DRAFT

**MINUTES OF MEETING
LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2**

The Board of Supervisors of the Lakes of Sarasota Community Development District 2 held a Regular Meeting on April 9, 2025 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present:

Pete Williams	Chair
Kris Watts	Vice Chair
Priscilla Heim	Assistant Secretary
Dale Weidemiller	Assistant Secretary
John Blakley	Assistant Secretary

Also present:

Chuck Adams	District Manager
Barry Mazzone (via telephone)	Wrathell, Hunt and Associates, LLC
John McKay	Neal Communities
Pam Curran	Neal Communities

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:00 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (limited to 3 minutes per individual)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of the Unaudited Financial Statements as of February 28, 2025

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

FOURTH ORDER OF BUSINESS**Approval of March 12, 2025 Regular Meeting Minutes**

On MOTION by Ms. Heim and seconded by Ms. Watts, with all in favor, the March 12, 2025 Regular Meeting Minutes, as presented, were approved.

FIFTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Vogler Ashton, PLLC

B. District Engineer: AM Engineering, Inc.

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: May 14, 2025 at 11:00 AM**

- **QUORUM CHECK**

The next meeting will be held on May 14, 2025, unless cancelled.

Discussion ensued regarding the dissolution of the CDD and merger with the Three Rivers Stewardship District.

It was noted that the hearing is scheduled for May 7, 2025.

SIXTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members comments or requests.

SEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

EIGHTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Watts and seconded by Mr. Blakley, with all in favor, the meeting adjourned at 11:03 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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79

80 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**THREE RIVERS
STEWARDSHIP DISTRICT**

4

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS STEWARDSHIP DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2023/2024, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on October 11, 2023, the Board of Supervisors (“**Board**”) of the Three Rivers Stewardship District (“**District**”), adopted Resolution 2024-03 providing for the adoption of the District’s fiscal year 2023/2024 annual budget (“**Budget**”); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapter 189, *Florida Statutes*, and Section 3 of Resolution 2024-03 authorize the Board to amend the Budget; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE THREE RIVERS STEWARDSHIP DISTRICT:

1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager’s proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit “A”** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of section 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for fiscal year 2023/2024.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Three Rivers Stewardship District for the fiscal year ending September 30, 2024, as amended and adopted by the Board of Supervisors effective June 11, 2025.”

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sums set forth below, raised by the levy of special assessments and otherwise, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ _____

TOTAL ALL FUNDS \$ _____

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2024-03, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2024-03 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

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

Passed and adopted this 11th day of June, 2025.

ATTEST:

THREE RIVERS STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Amended Fiscal Year 2023/2024 Budget

Exhibit A

Amended Fiscal Year 2023/2024 Budget

[See attached]

**THREE RIVERS
STEWARDSHIP DISTRICT
AMENDED BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

**THREE RIVERS
STEWARDSHIP DISTRICT
AMENDED BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

	<u>FY 2024 Actual</u>	<u>FY 2024 Adopted Budget</u>	<u>Budget to Actual Variance</u>	<u>Proposed amendment Increase/ (Decrease)</u>	<u>FY 2024 Amended Budget</u>
REVENUES					
Landowner contribution	\$ 29,822	\$ 23,440	\$ (6,382)	\$ 6,382	\$ 29,822
Total revenues	<u>29,822</u>	<u>23,440</u>	<u>(6,382)</u>	<u>6,382</u>	<u>29,822</u>
EXPENDITURES					
Professional & administrative					
Supervisors	4,952	-	(4,952)	4,952	4,952
Management/accounting/recording	6,000	6,000	-	-	6,000
Legal	16,369	7,500	(8,869)	8,869	16,369
Telephone	100	100	-	-	100
Postage	155	500	345	(345)	155
Printing & binding	250	250	-	-	250
Legal advertising	3,400	1,750	(1,650)	1,650	3,400
Annual special district fee	-	175	175	(175)	-
Insurance	5,000	5,500	500	(500)	5,000
Contingencies/bank charges	1,022	750	(272)	5,272	6,022
Website					
Hosting & maintenance	1,680	705	(975)	975	1,680
ADA compliance	210	210	-	-	210
Total expenditures	<u>39,138</u>	<u>23,440</u>	<u>(15,698)</u>	<u>20,698</u>	<u>44,138</u>
Excess/(deficiency) of revenues over/(under) expenditures	(9,316)	-	9,316	(14,316)	(14,316)
Fund balances - beginning	-	-	-	-	-
Fund balances - ending	<u>\$ (9,316)</u>	<u>\$ -</u>	<u>\$ 9,316</u>	<u>\$ (14,316)</u>	<u>\$ (14,316)</u>

**THREE RIVERS
STEWARDSHIP DISTRICT**

5

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS STEWARDSHIP DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Three Rivers Stewardship District ("**District**") prior to July 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE THREE RIVERS STEWARDSHIP DISTRICT:

SECTION 1. APPROVAL OF PROPOSED BUDGET. The proposed budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said proposed budget.

SECTION 2. SETTING PUBLIC HEARINGS. A public hearing on said approved proposed budget is hereby declared and set for the following date, hour and location:

DATE: _____

HOUR: 11:00 a.m.

LOCATION: 5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240

SECTION 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the proposed budget to Sarasota County at least 60 days prior to the hearing set above.

SECTION 4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

SECTION 5. PUBLICATION OF NOTICE. Notice of the public hearing shall be published in the manner prescribed in Florida law.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 11th day of June, 2025.

Attest:

THREE RIVERS STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed FY 2025/2026 Budget

Exhibit B

Proposed FY 2025/2026 Budget

**THREE RIVERS
STEWARDSHIP DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**THREE RIVERS
STEWARDSHIP DISTRICT
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**THREE RIVERS
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$423,487				\$470,902
Allowable discounts (4%)	(16,939)				(18,836)
Assessment levy: on-roll - net	406,548	\$ 202,156	\$ 99,831	\$ 301,987	452,066
Assessment levy: off-roll	151,880	256,441	-	256,441	326,401
Landowner contribution: TR SD	36,240	14,987	34,045	49,032	-
Developer contribution: LOS2 CDD	111,810	55,688	67,260	122,948	-
Interest & miscellaneous	-	809	-	809	-
Total revenues	706,478	530,081	201,136	731,217	778,467
EXPENDITURES					
Professional & administrative: TR SD					
Supervisors	12,800	646	12,154	12,800	12,800
Management/accounting/recording*	6,000	3,000	13,500	16,500	48,000
Legal	7,500	4,552	5,000	9,552	15,000
Engineering	-	240	-	240	10,000
Audit	-	-	-	-	9,500
Arbitrage rebate calculation*	-	-	-	-	2,000
Dissemination agent*	-	-	-	-	4,000
Trustee*	-	-	-	-	16,000
Telephone	100	50	50	100	400
Postage	500	105	395	500	2,000
Printing & binding	250	125	125	250	1,000
Legal advertising	1,750	686	1,064	1,750	5,000
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	300	5,500	7,500
Contingencies/bank charges	750	538	212	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser	-	-	-	-	-
Tax collector	-	-	-	-	9,418
Total professional & administrative: TR SD	36,240	15,317	33,715	49,032	144,458
Field operations: TR SD					
Field ops management & accounting	-	-	-	-	10,000
Electric	-	-	-	-	30,000
Reclaimed water	-	-	-	-	60,000
Well pump maintenance	-	-	-	-	15,000
Wetland maintenance	-	-	-	-	275,000
Wetland Monitoring	-	-	-	-	12,500
Fountain maintenance	-	-	-	-	20,000
Pond contract	-	-	-	-	80,000
Irrigation contract	-	-	-	-	90,000
Irrigation pump maintenance	-	-	-	-	30,000
Drainage maintenance	-	-	-	-	7,500
Curb replacement	-	-	-	-	4,000
Total field operations: TR SD	-	-	-	-	634,000

**THREE RIVERS
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Professional & administrative: LOS					
Supervisors	12,800	4,800	8,000	12,800	-
Management/accounting/recording	48,000	24,000	8,000	32,000	-
Legal	15,000	1,858	13,142	15,000	-
Engineering	15,000	6,015	8,985	15,000	-
Engineer's report	-	-	-	-	-
Audit	9,000	-	9,000	9,000	-
Arbitrage rebate calculation	500	-	500	500	-
Assessment roll preparation	5,500	2,750	2,750	5,500	-
Dissemination agent	2,000	1,500	500	2,000	-
Dissemination agent - 2nd bond series*	-	-	-	-	-
Trustee	12,000	-	12,000	12,000	-
Telephone	200	100	100	200	-
Postage	500	459	41	500	-
Legal advertising	1,500	699	801	1,500	-
Annual special district fee	175	175	-	175	-
Insurance	6,365	6,017	348	6,365	-
Office supplies	500	-	500	500	-
Miscellaneous/bank charges	500	-	500	500	-
Reamortization schedules	-	-	-	-	-
Website hosting & maintenance	705	-	705	705	-
Website ADA compliance	210	-	210	210	-
Property appraiser & tax collector	3,100	2,977	123	3,100	-
Tax collector	-	-	-	-	-
Electricity	-	-	-	-	-
Total professional & administrative: LOS CDD	133,555	51,350	66,205	117,555	-

Professional & administrative: LOS2 CDD					
Supervisors	12,800	6,459	6,341	12,800	-
Management/accounting/recording	48,000	12,000	36,000	48,000	-
PROPOSED BUDGET	-	-	-	-	-
Legal	20,000	4,331	15,669	20,000	-
Engineering	10,000	12,303	-	12,303	-
Audit*	3,500	3,000	500	3,500	-
Arbitrage rebate calculation*	750	-	750	750	-
Dissemination agent*	1,000	-	1,000	1,000	-
Trustee*	4,000	-	4,000	4,000	-
Telephone	200	100	100	200	-
Postage	500	427	73	500	-
Printing & binding	1,000	250	750	1,000	-
Legal advertising	2,500	1,034	1,466	2,500	-
Annual special district fee	175	175	-	175	-
Insurance	5,720	5,908	-	5,908	-
Contingencies/bank charges	750	434	316	750	-
Hosting & maintenance	705	705	-	705	-
ADA compliance	210	-	210	210	-
Total professional & administrative: LOS2 CDD	111,810	47,126	67,175	114,301	-
Total professional & administrative: Combined	281,605	113,793	167,095	280,888	144,458

**THREE RIVERS
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Field operations: LOS					
Field ops management & accounting	10,000	5,000	5,000	10,000	-
Electric	30,000	9,977	20,023	30,000	-
Reclaimed water	40,000	3,636	36,364	40,000	-
Well pump maintenance	10,000	-	10,000	10,000	-
Wetland maintenance	175,000	40,450	80,000	120,450	-
Wetland contract	7,500	4,050	3,450	7,500	-
Fountain maintenance	20,000	1,425	18,575	20,000	-
Pond contract	45,000	22,250	22,750	45,000	-
Irrigation contract	60,000	29,145	30,855	60,000	-
Irrigation pump maintenance	15,000	1,436	13,564	15,000	-
Drainage maintenance	5,000	-	5,000	5,000	-
Irrigation repairs	-	13,620	-	13,620	-
Curb replacement	2,000	-	2,000	2,000	-
Centralus system	-	26,000	-	26,000	-
Total field operations: LOS	419,500	156,989	247,581	404,570	-
Total expenditures	701,105	270,782	414,676	685,458	778,458
Excess/(deficiency) of revenues over/(under) expenditures TR CDD	-	(330)	330	-	9
Excess/(deficiency) of revenues over/(under) expenditures LOS CDD	5,373	251,067	(213,955)	37,112	-
Excess/(deficiency) of revenues over/(under) expenditures LOS2 CDD	-	8,562	85	8,647	-
Total excess/(deficiency) of revenues over/(under) expenditures	5,373	259,299	(213,540)	45,759	9
Fund balance - beginning (unaudited) TR SD	-	-	(330)	-	165,494
Fund balance - beginning (unaudited) LOS CDD	116,542	128,382	379,449	128,382	-
Fund balance - beginning (unaudited) LOS2 CDD	-	(8,647)	(85)	(8,647)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	121,915	379,034	165,494	165,494	165,503
Fund balance - ending	\$121,915	\$ 379,034	\$ 165,494	\$ 165,494	\$165,503

**THREE RIVERS
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative: TR SD

Supervisors	\$ 12,800
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording*	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	10,000
The District's Engineer will provide construction and consulting services, to assist the	
Audit	9,500
Statutorily required for the District to undertake an independent examination of its	
Arbitrage rebate calculation*	2,000
To ensure the District's compliance with all tax regulations, annual computations are	
Dissemination agent*	4,000
The District must annually disseminate financial information in order to comply with the	
Trustee	16,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	400
Telephone and fax machine.	
Postage	2,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	1,000
Letterhead, envelopes, copies, agenda packages	
Legal advertising	5,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	7,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	9,418
Field operations: TR SD	
Field ops management & accounting	10,000
Electric	30,000
Reclaimed water	60,000
Well pump maintenance	15,000
Wetland maintenance	275,000

**THREE RIVERS
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Wetland Monitoring	12,500
Fountain maintenance	20,000
Pond contract	80,000
Irrigation contract	90,000
Irrigation pump maintenance	30,000
Drainage maintenance	7,500
Curb replacement	4,000
Total expenditures	<u>\$778,458</u>

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual though 3/31/25	Projected through 9/30/25	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 423,487				\$ -
Allowable discounts (4%)	(16,939)				-
Assessment levy: on-roll - net	406,548	\$202,156	\$ 99,831	\$ 301,987	-
Assessment levy: off-roll	151,880	256,441	-	256,441	-
Miscellaneous	-	809	-	809	-
Total revenues	558,428	459,406	99,831	559,237	-
EXPENDITURES					
Professional & administrative					
Supervisors	12,800	4,800	8,000	12,800	-
Management/accounting/recording	48,000	24,000	8,000	32,000	-
Legal	15,000	1,858	13,142	15,000	-
Engineering	15,000	6,015	8,985	15,000	-
Audit	9,000	-	9,000	9,000	-
Arbitrage rebate calculation	500	-	500	500	-
Assessment roll preparation	5,500	2,750	2,750	5,500	-
Dissemination agent	2,000	1,500	500	2,000	-
Trustee	12,000	-	12,000	12,000	-
Telephone	200	100	100	200	-
Postage	500	459	41	500	-
Legal advertising	1,500	699	801	1,500	-
Annual special district fee	175	175	-	175	-
Insurance	6,365	6,017	348	6,365	-
Office supplies	500	-	500	500	-
Miscellaneous/bank charges	500	-	500	500	-
Website hosting & maintenance	705	-	705	705	-
Website ADA compliance	210	-	210	210	-
Property appraiser & tax collector	3,100	2,977	123	3,100	-
Total professional & administrative	133,555	51,350	66,205	117,555	-
Field operations					
Field ops management & accounting	10,000	5,000	5,000	10,000	-
Electric	30,000	9,977	20,023	30,000	-
Reclaimed water	40,000	3,636	36,364	40,000	-
Well pump maintenance	10,000	-	10,000	10,000	-
Wetland maintenance	175,000	40,450	80,000	120,450	-
Wetland contract	7,500	4,050	3,450	7,500	-
Fountain maintenance	20,000	1,425	18,575	20,000	-
Pond contract	45,000	22,250	22,750	45,000	-
Irrigation contract	60,000	29,145	30,855	60,000	-
Irrigation pump maintenance	15,000	1,436	13,564	15,000	-
Drainage maintenance	5,000	-	5,000	5,000	-
Irrigation repairs	-	13,620	-	13,620	-
Curb replacement	2,000	-	2,000	2,000	-
Centralus system	-	26,000	-	26,000	-
Total field operations	419,500	156,989	247,581	404,570	-
Total expenditures	553,055	208,339	313,786	522,125	-

Excess/(deficiency) of revenues over/(under) expenditures	5,373	251,067	(213,955)	37,112	-
Fund balance - beginning (unaudited)	<u>116,542</u>	<u>128,382</u>	<u>379,449</u>	<u>128,382</u>	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	<u>121,915</u>	<u>379,449</u>	<u>165,494</u>	<u>165,494</u>	-
Fund balance - ending	<u><u>\$121,915</u></u>	<u><u>\$379,449</u></u>	<u><u>\$165,494</u></u>	<u><u>\$165,494</u></u>	<u><u>\$-</u></u>

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021A-1 AND A-2
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual though 3/31/25	Projected through 9/30/25	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 280,108				\$ 280,108
Allowable discounts (4%)	(11,204)				(11,204)
Assessment levy: net	268,904	\$ 215,649	\$ 53,255	\$ 268,904	268,904
Special assessment: off-roll	67,038	47,947	19,091	67,038	24,800
Assessment prepayments	-	225,754	129,185	354,939	-
Interest	-	14,075	-	14,075	-
Prepayment revenue	-	2,187	-	2,187	-
Total revenues	335,942	505,612	201,531	707,143	293,704
EXPENDITURES					
Debt service					
Principal - 2021A-1	95,000	-	95,000	95,000	95,000
Principal prepayments - 2021A-1	-	-	-	-	-
Principal prepayments - 2021A-2	-	680,000	255,000	935,000	-
Interest - 2021A-1	165,910	82,955	82,955	165,910	163,298
Interest - 2021A-2	67,038	31,678	19,084	50,762	24,800
Total debt service	327,948	794,633	452,039	1,246,672	283,098
Other fees & charges					
Tax collector	5,602	3,175	2,427	5,602	5,602
Total other fees & charges	5,602	3,175	2,427	5,602	5,602
Total expenditures	333,550	797,808	454,466	1,252,274	288,700
Excess/(deficiency) of revenues over/(under) expenditures	2,392	(292,196)	(252,935)	(545,131)	5,004
Fund balance:					
Net increase/(decrease) in fund balance	2,392	(292,196)	(252,935)	(545,131)	5,004
Beginning fund balance (unaudited)	1,072,297	935,674	643,478	935,674	390,543
Ending fund balance (projected)	<u>\$1,074,689</u>	<u>\$ 643,478</u>	<u>\$ 390,543</u>	<u>\$ 390,543</u>	<u>395,547</u>
Use of fund balance:					
Debt service reserve account balance (required)					(251,053)
Principal and Interest expense - November 1, 2026					(92,743)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 51,751</u>

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			81,648.75	81,648.75	4,175,000.00
05/01/26	95,000.00	2.750%	81,648.75	176,648.75	4,080,000.00
11/01/26			80,342.50	80,342.50	4,080,000.00
05/01/27	100,000.00	3.400%	80,342.50	180,342.50	3,980,000.00
11/01/27			78,642.50	78,642.50	3,980,000.00
05/01/28	105,000.00	3.400%	78,642.50	183,642.50	3,875,000.00
11/01/28			76,857.50	76,857.50	3,875,000.00
05/01/29	105,000.00	3.400%	76,857.50	181,857.50	3,770,000.00
11/01/29			75,072.50	75,072.50	3,770,000.00
05/01/30	110,000.00	3.400%	75,072.50	185,072.50	3,660,000.00
11/01/30			73,202.50	73,202.50	3,660,000.00
05/01/31	115,000.00	3.400%	73,202.50	188,202.50	3,545,000.00
11/01/31			71,247.50	71,247.50	3,545,000.00
05/01/32	120,000.00	3.900%	71,247.50	191,247.50	3,425,000.00
11/01/32			68,907.50	68,907.50	3,425,000.00
05/01/33	125,000.00	3.900%	68,907.50	193,907.50	3,300,000.00
11/01/33			66,470.00	66,470.00	3,300,000.00
05/01/34	125,000.00	3.900%	66,470.00	191,470.00	3,175,000.00
11/01/34			64,032.50	64,032.50	3,175,000.00
05/01/35	135,000.00	3.900%	64,032.50	199,032.50	3,040,000.00
11/01/35			61,400.00	61,400.00	3,040,000.00
05/01/36	140,000.00	3.900%	61,400.00	201,400.00	2,900,000.00
11/01/36			58,670.00	58,670.00	2,900,000.00
05/01/37	145,000.00	3.900%	58,670.00	203,670.00	2,755,000.00
11/01/37			55,842.50	55,842.50	2,755,000.00
05/01/38	150,000.00	3.900%	55,842.50	205,842.50	2,605,000.00
11/01/38			52,917.50	52,917.50	2,605,000.00
05/01/39	155,000.00	3.900%	52,917.50	207,917.50	2,450,000.00
11/01/39			49,895.00	49,895.00	2,450,000.00
05/01/40	160,000.00	3.900%	49,895.00	209,895.00	2,290,000.00
11/01/40			46,775.00	46,775.00	2,290,000.00
05/01/41	170,000.00	3.900%	46,775.00	216,775.00	2,120,000.00
11/01/41			43,460.00	43,460.00	2,120,000.00
05/01/42	175,000.00	4.100%	43,460.00	218,460.00	1,945,000.00
11/01/42			39,872.50	39,872.50	1,945,000.00
05/01/43	180,000.00	4.100%	39,872.50	219,872.50	1,765,000.00
11/01/43			36,182.50	36,182.50	1,765,000.00
05/01/44	190,000.00	4.100%	36,182.50	226,182.50	1,575,000.00
11/01/44			32,287.50	32,287.50	1,575,000.00
05/01/45	195,000.00	4.100%	32,287.50	227,287.50	1,380,000.00

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/45			28,290.00	28,290.00	1,380,000.00
05/01/46	205,000.00	4.100%	28,290.00	233,290.00	1,175,000.00
11/01/46			24,087.50	24,087.50	1,175,000.00
05/01/47	215,000.00	4.100%	24,087.50	239,087.50	960,000.00
11/01/47			19,680.00	19,680.00	960,000.00
05/01/48	225,000.00	4.100%	19,680.00	244,680.00	735,000.00
11/01/48			15,067.50	15,067.50	735,000.00
05/01/49	235,000.00	4.100%	15,067.50	250,067.50	500,000.00
11/01/49			10,250.00	10,250.00	500,000.00
05/01/50	245,000.00	4.100%	10,250.00	255,250.00	255,000.00
11/01/50			5,227.50	5,227.50	255,000.00
05/01/51	255,000.00	4.100%	5,227.50	260,227.50	-
Total	4,175,000.00		2,632,657.50	6,807,657.50	

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			12,400.00	12,400.00	640,000.00
05/01/26			12,400.00	12,400.00	640,000.00
11/01/26			12,400.00	12,400.00	640,000.00
05/01/27			12,400.00	12,400.00	640,000.00
11/01/27			12,400.00	12,400.00	640,000.00
05/01/28			12,400.00	12,400.00	640,000.00
11/01/28			12,400.00	12,400.00	640,000.00
05/01/29			12,400.00	12,400.00	640,000.00
11/01/29			12,400.00	12,400.00	640,000.00
05/01/30			12,400.00	12,400.00	640,000.00
11/01/30			12,400.00	12,400.00	640,000.00
05/01/31	640,000.00	3.875%	12,400.00	652,400.00	-
Total	640,000.00		148,800.00	788,800.00	

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 B-1 AND B-2
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Budget FY 2026
REVENUES					
Special assessment - on-roll	\$ 284,229				\$ 284,229
Allowable discounts (4%)	(11,369)				(11,369)
Assessment levy: net	272,860	\$ 55,628	\$ 217,232	\$ 272,860	272,860
Special assessment: off-roll	269,775	255,577	14,198	269,775	186,656
Assessment prepayments	-	669,325	58,131	727,456	-
Interest	-	27,816	-	27,816	-
Prepayment revenue	-	6,902	-	6,902	-
Total revenues	<u>542,635</u>	<u>1,015,248</u>	<u>289,561</u>	<u>1,297,907</u>	<u>459,516</u>
EXPENDITURES					
Debt service					
Principal - 2021B-1	90,000	-	90,000	90,000	90,000
Principal prepayments - 2021B-2	-	1,120,000	310,000	1,430,000	-
Interest - 2021B-1	172,179	86,089	86,090	172,179	169,479
Interest - 2021B-2	269,775	128,030	100,753	228,783	186,656
Total debt service	<u>531,954</u>	<u>1,334,119</u>	<u>586,843</u>	<u>1,920,962</u>	<u>446,135</u>
Other fees & charges					
Tax collector	5,685	819	4,866	5,685	5,685
Total other fees & charges	<u>5,685</u>	<u>819</u>	<u>4,866</u>	<u>5,685</u>	<u>5,685</u>
Total expenditures	<u>537,639</u>	<u>1,334,938</u>	<u>591,709</u>	<u>1,926,647</u>	<u>451,820</u>
Excess/(deficiency) of revenues over/(under) expenditures	4,996	(319,690)	(302,148)	(628,740)	7,696
Fund balance:					
Beginning fund balance (unaudited)	821,597	1,459,319	1,139,629	1,459,319	830,579
Ending fund balance (projected)	<u>\$826,593</u>	<u>\$1,139,629</u>	<u>\$ 837,481</u>	<u>\$ 830,579</u>	<u>838,275</u>
Use of fund balance:					
Debt service reserve account balance (required)					(533,204)
Interest expense - November 1, 2026					(176,718)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 128,353</u>

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021B-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			84,739.38	84,739.38	4,105,000.00
05/01/26	90,000.00	3.000%	84,739.38	174,739.38	4,015,000.00
11/01/26			83,389.38	83,389.38	4,015,000.00
05/01/27	95,000.00	3.625%	83,389.38	178,389.38	3,920,000.00
11/01/27			81,667.50	81,667.50	3,920,000.00
05/01/28	100,000.00	3.625%	81,667.50	181,667.50	3,820,000.00
11/01/28			79,855.00	79,855.00	3,820,000.00
05/01/29	100,000.00	3.625%	79,855.00	179,855.00	3,720,000.00
11/01/29			78,042.50	78,042.50	3,720,000.00
05/01/30	105,000.00	3.625%	78,042.50	183,042.50	3,615,000.00
11/01/30			76,139.38	76,139.38	3,615,000.00
05/01/31	110,000.00	3.625%	76,139.38	186,139.38	3,505,000.00
11/01/31			74,145.63	74,145.63	3,505,000.00
05/01/32	115,000.00	4.125%	74,145.63	189,145.63	3,390,000.00
11/01/32			71,773.75	71,773.75	3,390,000.00
05/01/33	120,000.00	4.125%	71,773.75	191,773.75	3,270,000.00
11/01/33			69,298.75	69,298.75	3,270,000.00
05/01/34	125,000.00	4.125%	69,298.75	194,298.75	3,145,000.00
11/01/34			66,720.63	66,720.63	3,145,000.00
05/01/35	130,000.00	4.125%	66,720.63	196,720.63	3,015,000.00
11/01/35			64,039.38	64,039.38	3,015,000.00
05/01/36	135,000.00	4.125%	64,039.38	199,039.38	2,880,000.00
11/01/36			61,255.00	61,255.00	2,880,000.00
05/01/37	140,000.00	4.125%	61,255.00	201,255.00	2,740,000.00
11/01/37			58,367.50	58,367.50	2,740,000.00
05/01/38	145,000.00	4.125%	58,367.50	203,367.50	2,595,000.00
11/01/38			55,376.88	55,376.88	2,595,000.00
05/01/39	150,000.00	4.125%	55,376.88	205,376.88	2,445,000.00
11/01/39			52,283.13	52,283.13	2,445,000.00
05/01/40	160,000.00	4.125%	52,283.13	212,283.13	2,285,000.00
11/01/40			48,983.13	48,983.13	2,285,000.00
05/01/41	165,000.00	4.125%	48,983.13	213,983.13	2,120,000.00
11/01/41			45,580.00	45,580.00	2,120,000.00
05/01/42	175,000.00	4.300%	45,580.00	220,580.00	1,945,000.00
11/01/42			41,817.50	41,817.50	1,945,000.00
05/01/43	180,000.00	4.300%	41,817.50	221,817.50	1,765,000.00
11/01/43			37,947.50	37,947.50	1,765,000.00
05/01/44	190,000.00	4.300%	37,947.50	227,947.50	1,575,000.00
11/01/44			33,862.50	33,862.50	1,575,000.00
05/01/45	195,000.00	4.300%	33,862.50	228,862.50	1,380,000.00

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021B-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/45			29,670.00	29,670.00	1,380,000.00
05/01/46	205,000.00	4.300%	29,670.00	234,670.00	1,175,000.00
11/01/46			25,262.50	25,262.50	1,175,000.00
05/01/47	215,000.00	4.300%	25,262.50	240,262.50	960,000.00
11/01/47			20,640.00	20,640.00	960,000.00
05/01/48	225,000.00	4.300%	20,640.00	245,640.00	735,000.00
11/01/48			15,802.50	15,802.50	735,000.00
05/01/49	235,000.00	4.300%	15,802.50	250,802.50	500,000.00
11/01/49			10,750.00	10,750.00	500,000.00
05/01/50	245,000.00	4.300%	10,750.00	255,750.00	255,000.00
11/01/50			5,482.50	5,482.50	255,000.00
05/01/51	255,000.00	4.300%	5,482.50	260,482.50	-
Total	4,105,000.00		2,745,783.84	6,850,783.84	

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021B-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			93,328.13	93,328.13	4,525,000.00
05/01/26			93,328.13	93,328.13	4,525,000.00
11/01/26			93,328.13	93,328.13	4,525,000.00
05/01/27			93,328.13	93,328.13	4,525,000.00
11/01/27			93,328.13	93,328.13	4,525,000.00
05/01/28			93,328.13	93,328.13	4,525,000.00
11/01/28			93,328.13	93,328.13	4,525,000.00
05/01/29			93,328.13	93,328.13	4,525,000.00
11/01/29			93,328.13	93,328.13	4,525,000.00
05/01/30			93,328.13	93,328.13	4,525,000.00
11/01/30			93,328.13	93,328.13	4,525,000.00
05/01/31	4,525,000.00	4.125%	93,328.13	4,618,328.13	-
Total	6,565,000.00		1,348,720.38	7,303,720.38	

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
PROPOSED BUDGET
FISCAL YEAR 2026**

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Developer contribution	\$ 111,810	\$ 55,688	\$ 67,260	\$ 122,948	\$ -
Total revenues	111,810	55,688	67,260	122,948	-
EXPENDITURES					
Professional & administrative					
Supervisors	12,800	6,459	6,341	12,800	-
Management/accounting/recording	48,000	12,000	36,000	48,000	-
Legal	20,000	4,331	15,669	20,000	-
Engineering	10,000	12,303	-	12,303	-
Audit*	3,500	3,000	500	3,500	-
Arbitrage rebate calculation*	750	-	750	750	-
Dissemination agent*	1,000	-	1,000	1,000	-
Trustee*	4,000	-	4,000	4,000	-
Telephone	200	100	100	200	-
Postage	500	427	73	500	-
Printing & binding	1,000	250	750	1,000	-
Legal advertising	2,500	1,034	1,466	2,500	-
Annual special district fee	175	175	-	175	-
Insurance	5,720	5,908	-	5,908	-
Contingencies/bank charges	750	434	316	750	-
Website					
Hosting & maintenance	705	705	-	705	-
ADA compliance	210	-	210	210	-
Total professional & administrative	111,810	47,126	67,175	114,301	-
Total expenditures	\$111,810	47,126	67,175	114,301	-
Net increase/(decrease) of fund balance	-	8,562	85	8,647	-
Fund balance - beginning (unaudited)	-	(8,647)	(85)	(8,647)	-
Fund balance - ending (projected)	\$ -	\$ (85)	\$ -	\$ -	\$ -

* Expenses will be realized during budget year following bond issued.

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
DEBT SERVICE FUND BUDGET - SERIES 2025A
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 602,524
Total revenues	-	-	-	-	602,524
EXPENDITURES					
Debt service					
Principal	-	-	-	-	125,000
Interest	-	-	83,790	83,790	478,800
Cost of issuance	-	84,206	-	84,206	-
Total expenditures	-	84,206	83,790	167,996	603,800
Excess/(deficiency) of revenues over/(under) expenditures	-	(84,206)	(83,790)	(167,996)	(1,276)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	1,184,321	-	1,184,321	-
Underwriter's discount	-	(174,400)	-	(174,400)	-
Transfers in	-	-	42,983	42,983	-
Total other financing sources/(uses)	-	1,009,921	42,983	1,052,904	-
Fund balance:					
Net increase/(decrease) in fund balance	-	925,715	(40,807)	884,908	(1,276)
Beginning fund balance (unaudited)	-	(42,983)	882,732	(42,983)	841,925
Ending fund balance (projected)	\$ -	\$ 882,732	\$ 841,925	\$ 841,925	840,649
Use of fund balance:					
Debt service reserve account balance (required)					(602,525)
Interest expense - November 1, 2026					(236,588)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 1,536</u>

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
SERIES 2025A AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			239,400.00	239,400.00	8,720,000.00
05/01/26	125,000.00	4.500%	239,400.00	364,400.00	8,595,000.00
11/01/26			236,587.50	236,587.50	8,595,000.00
05/01/27	130,000.00	4.500%	236,587.50	366,587.50	8,465,000.00
11/01/27			233,662.50	233,662.50	8,465,000.00
05/01/28	135,000.00	4.500%	233,662.50	368,662.50	8,330,000.00
11/01/28			230,625.00	230,625.00	8,330,000.00
05/01/29	140,000.00	4.500%	230,625.00	370,625.00	8,190,000.00
11/01/29			227,475.00	227,475.00	8,190,000.00
05/01/30	150,000.00	4.500%	227,475.00	377,475.00	8,040,000.00
11/01/30			224,100.00	224,100.00	8,040,000.00
05/01/31	155,000.00	4.500%	224,100.00	379,100.00	7,885,000.00
11/01/31			220,612.50	220,612.50	7,885,000.00
05/01/32	160,000.00	4.500%	220,612.50	380,612.50	7,725,000.00
11/01/32			217,012.50	217,012.50	7,725,000.00
05/01/33	170,000.00	5.500%	217,012.50	387,012.50	7,555,000.00
11/01/33			212,337.50	212,337.50	7,555,000.00
05/01/34	180,000.00	5.500%	212,337.50	392,337.50	7,375,000.00
11/01/34			207,387.50	207,387.50	7,375,000.00
05/01/35	190,000.00	5.500%	207,387.50	397,387.50	7,185,000.00
11/01/35			202,162.50	202,162.50	7,185,000.00
05/01/36	200,000.00	5.500%	202,162.50	402,162.50	6,985,000.00
11/01/36			196,662.50	196,662.50	6,985,000.00
05/01/37	215,000.00	5.500%	196,662.50	411,662.50	6,770,000.00
11/01/37			190,750.00	190,750.00	6,770,000.00
05/01/38	225,000.00	5.500%	190,750.00	415,750.00	6,545,000.00
11/01/38			184,562.50	184,562.50	6,545,000.00
05/01/39	240,000.00	5.500%	184,562.50	424,562.50	6,305,000.00
11/01/39			177,962.50	177,962.50	6,305,000.00
05/01/40	250,000.00	5.500%	177,962.50	427,962.50	6,055,000.00
11/01/40			171,087.50	171,087.50	6,055,000.00
05/01/41	265,000.00	5.500%	171,087.50	436,087.50	5,790,000.00
11/01/41			163,800.00	163,800.00	5,790,000.00
05/01/42	280,000.00	5.500%	163,800.00	443,800.00	5,510,000.00
11/01/42			156,100.00	156,100.00	5,510,000.00
05/01/43	295,000.00	5.500%	156,100.00	451,100.00	5,215,000.00
11/01/43			147,987.50	147,987.50	5,215,000.00
05/01/44	310,000.00	5.500%	147,987.50	457,987.50	4,905,000.00
11/01/44			139,462.50	139,462.50	4,905,000.00
05/01/45	330,000.00	5.500%	139,462.50	469,462.50	4,575,000.00
11/01/45			130,387.50	130,387.50	4,575,000.00
05/01/46	350,000.00	5.700%	130,387.50	480,387.50	4,225,000.00
11/01/46			120,412.50	120,412.50	4,225,000.00
05/01/47	370,000.00	5.700%	120,412.50	490,412.50	3,855,000.00
11/01/47			109,867.50	109,867.50	3,855,000.00
05/01/48	390,000.00	5.700%	109,867.50	499,867.50	3,465,000.00

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
SERIES 2025A AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/48			98,752.50	98,752.50	3,465,000.00
05/01/49	415,000.00	5.700%	98,752.50	513,752.50	3,050,000.00
11/01/49			86,925.00	86,925.00	3,050,000.00
05/01/50	440,000.00	5.700%	86,925.00	526,925.00	2,610,000.00
11/01/50			74,385.00	74,385.00	2,610,000.00
05/01/51	465,000.00	5.700%	74,385.00	539,385.00	2,145,000.00
11/01/51			61,132.50	61,132.50	2,145,000.00
05/01/52	490,000.00	5.700%	61,132.50	551,132.50	1,655,000.00
11/01/52			47,167.50	47,167.50	1,655,000.00
05/01/53	520,000.00	5.700%	47,167.50	567,167.50	1,135,000.00
11/01/53			32,347.50	32,347.50	1,135,000.00
05/01/54	550,000.00	5.700%	32,347.50	582,347.50	585,000.00
11/01/54			16,672.50	16,672.50	585,000.00
05/01/55	585,000.00	5.700%	16,672.50	601,672.50	-
Total	8,720,000.00		9,515,575.00	18,235,575.00	

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
DEBT SERVICE FUND BUDGET - SERIES 2025B
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 707,980
Total revenues	-	-	-	-	707,980
EXPENDITURES					
Debt service					
Principal	-	-	-	-	-
Interest	-	-	123,897	123,897	707,980
Cost of issuance	-	131,476	-	131,476	-
Total expenditures	-	131,476	123,897	255,373	707,980
Excess/(deficiency) of revenues over/(under) expenditures	-	(131,476)	(123,897)	(255,373)	-
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	1,589,643	-	1,589,643	-
Underwriter's discount	-	(272,300)	-	(272,300)	-
Total other financing sources/(uses)	-	1,317,343	-	1,317,343	-
Fund balance:					
Net increase/(decrease) in fund balance	-	1,185,867	(123,897)	1,061,970	-
Beginning fund balance (unaudited)	-	-	1,185,867	-	1,061,970
Ending fund balance (projected)	\$ -	\$1,185,867	\$ 1,061,970	\$ 1,061,970	1,061,970
Use of fund balance:					
Debt service reserve account balance (required)					(707,980)
Interest expense - November 1, 2026					(353,990)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ -

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
SERIES 2025B AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			353,990.00	353,990.00	13,615,000.00
05/01/26			353,990.00	353,990.00	13,615,000.00
11/01/26			353,990.00	353,990.00	13,615,000.00
05/01/27			353,990.00	353,990.00	13,615,000.00
11/01/27			353,990.00	353,990.00	13,615,000.00
05/01/28			353,990.00	353,990.00	13,615,000.00
11/01/28			353,990.00	353,990.00	13,615,000.00
05/01/29			353,990.00	353,990.00	13,615,000.00
11/01/29			353,990.00	353,990.00	13,615,000.00
05/01/30			353,990.00	353,990.00	13,615,000.00
11/01/30			353,990.00	353,990.00	13,615,000.00
05/01/31			353,990.00	353,990.00	13,615,000.00
11/01/31			353,990.00	353,990.00	13,615,000.00
05/01/32			353,990.00	353,990.00	13,615,000.00
11/01/32			353,990.00	353,990.00	13,615,000.00
05/01/33			353,990.00	353,990.00	13,615,000.00
11/01/33			353,990.00	353,990.00	13,615,000.00
05/01/34			353,990.00	353,990.00	13,615,000.00
11/01/34			353,990.00	353,990.00	13,615,000.00
05/01/35	13,615,000.00	5.200%	353,990.00	13,968,990.00	-
Total	13,615,000.00		7,079,800.00	20,694,800.00	

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
DEBT SERVICE FUND BUDGET - SERIES 2025A-3
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 185,739
Total revenues	-	-	-	-	185,739
EXPENDITURES					
Debt service					
Principal	-	-	-	-	-
Interest	-	-	32,504	32,504	\$ 185,738
Cost of issuance	-	30,660	-	30,660	-
Total expenditures	-	30,660	32,504	63,164	185,738
Excess/(deficiency) of revenues over/(under) expenditures	-	(30,660)	(32,504)	(63,164)	1
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	405,270	-	405,270	-
Underwriter's discount	-	(63,500)	-	(63,500)	-
Total other financing sources/(uses)	-	341,770	-	341,770	-
Fund balance:					
Net increase/(decrease) in fund balance	-	311,110	(32,504)	278,606	1
Beginning fund balance (unaudited)	-	-	311,110	-	278,606
Ending fund balance (projected)	\$ -	\$ 311,110	\$ 278,606	\$ 278,606	278,607
Use of fund balance:					
Debt service reserve account balance (required)					(185,738)
Principal expense - November 1, 2026					-
Interest expense - November 1, 2026					(92,869)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ -

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
SERIES 2025A-3 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			92,868.75	92,868.75	3,175,000.00
05/01/26			92,868.75	92,868.75	3,175,000.00
11/01/26			92,868.75	92,868.75	3,175,000.00
05/01/27			92,868.75	92,868.75	3,175,000.00
11/01/27			92,868.75	92,868.75	3,175,000.00
05/01/28			92,868.75	92,868.75	3,175,000.00
11/01/28			92,868.75	92,868.75	3,175,000.00
05/01/29			92,868.75	92,868.75	3,175,000.00
11/01/29			92,868.75	92,868.75	3,175,000.00
05/01/30			92,868.75	92,868.75	3,175,000.00
11/01/30			92,868.75	92,868.75	3,175,000.00
05/01/31			92,868.75	92,868.75	3,175,000.00
11/01/31			92,868.75	92,868.75	3,175,000.00
05/01/32			92,868.75	92,868.75	3,175,000.00
11/01/32			92,868.75	92,868.75	3,175,000.00
05/01/33			92,868.75	92,868.75	3,175,000.00
11/01/33			92,868.75	92,868.75	3,175,000.00
05/01/34			92,868.75	92,868.75	3,175,000.00
11/01/34			92,868.75	92,868.75	3,175,000.00
05/01/35	3,175,000.00	5.850%	92,868.75	3,267,868.75	-
Total	3,175,000.00		1,857,375.00	5,032,375.00	

**THREE RIVERS
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll (Three Rivers)

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Unplatted Acres	2,737.10	\$ 32.70	\$ -	\$ 32.70	n/a
Total	2,737.10				

On-Roll Assessments - Assessment Area 1 (2021A-1)* (Lakes of Sarasota)

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Paired Villas	122	\$ 579.62	\$ 721.18	\$ 1,300.80	\$ 1,205.22
SF 33'	54	682.45	869.58	1,552.03	1,439.50
SF 40'	29	832.03	1,008.09	1,840.12	1,702.92
SF 45'	54	934.87	1,107.02	2,041.89	1,887.73
SF 60'	40	1,243.37	1,403.82	2,647.19	2,442.16
Total	299				

On-Roll Assessments - Assessment Area 2 (2021B-1) (Lakes of Sarasota)**

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 33'	56	\$ 682.45	863.98	1,546.43	1,433.90
SF 40'	98	832.03	1,001.58	1,833.61	1,696.41
SF 45'	77	934.87	1,099.87	2,034.74	1,880.58
SF 60'	38	1,243.37	1,394.76	2,638.13	2,433.10
Total	269				

Off-Roll Assessments - Assessment Area 3&4 (Lakes of Sarasota)

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Unplatted Acres	192.18	\$ 32.70	\$ -	\$ 32.70	\$ 733.87
Total	192.18				

* Please note that the Assessment Area 1 Units are also subject to the Series 2021A-2 Bonds

** Please note that the Assessment Area 2 Units are also subject to the Series 2021B-2 Bonds

**THREE RIVERS
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments (Lakes of Sarasota 2)

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 45'	138	\$ 764.53	\$ 2,126.22	\$ 2,890.75	n/a
SF 52'	3	878.77	2,456.97	3,335.74	n/a
SF 62'	103	1,045.74	2,929.46	3,975.20	n/a
Total	244				

Off-Roll Assessments - Future Phases (Lakes of Sarasota 2)

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 52'	107	\$ 32.70	\$ -	\$ 32.70	n/a
SF 62'	82	38.91	-	38.91	n/a
Paired Villa 37.5'	178	23.54	-	23.54	n/a
TH 20'	108	12.42	-	12.42	n/a
Cottage - Single	138	11.44	-	11.44	n/a
Cottage - Double	98	9.81	-	9.81	n/a
Total	711				

**THREE RIVERS
STEWARDSHIP DISTRICT**

6

RESOLUTION 2025-03

**A RESOLUTION OF THE THREE RIVERS STEWARDSHIP DISTRICT
DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR
MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR
FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Three Rivers Stewardship District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 203-337, Laws of Florida ("Act") and Chapter 189, *Florida Statutes*, being situated entirely within Sarasota County, Florida; and

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

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE THREE RIVERS STEWARDSHIP DISTRICT:**

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

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

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

PASSED AND ADOPTED this 11th day of June, 2025.

Attest:

THREE RIVERS STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

THREE RIVERS STEWARDSHIP DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2025	Regular Meeting	11:00 AM
November 12, 2025	Regular Meeting	11:00 AM
December 10, 2025	Regular Meeting	11:00 AM
January 14, 2026	Regular Meeting	11:00 AM
February 11, 2026	Regular Meeting	11:00 AM
March 11, 2026	Regular Meeting	11:00 AM
April 8, 2026	Regular Meeting	11:00 AM
May 13, 2026	Regular Meeting	11:00 AM
June 10, 2026	Regular Meeting	11:00 AM
July 8, 2026	Regular Meeting	11:00 AM
August 12, 2026	Regular Meeting	11:00 AM
September 9, 2026	Regular Meeting	11:00 AM

**THREE RIVERS
STEWARDSHIP DISTRICT**

7

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS STEWARDSHIP DISTRICT APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Three Rivers Stewardship District desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1.9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE THREE RIVERS STEWARDSHIP DISTRICT THAT:

- 1. RECITALS.** The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.
- 2. APPROVAL OF AGREEMENT.** The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.
- 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of June, 2025.

ATTEST:

THREE RIVERS STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



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Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Managements Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Clerk or Deputy Clerk

By: _____

Chair

Date: _____

Approved as to Form:

By: _____

County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY STATE COLLEGE, COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
STATE COLLEGE, COMMUNITY
COLLEGE, or STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

THREE RIVERS STEWARDSHIP

SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: **06/11/2025**

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
AUTHORITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Council Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT – SAMPLE ATTACHMENT **Encompassed Entities**

This notice is an acknowledgment of an amendment to the 2023 SMAA by the Florida Division of Emergency Management (“the Division”) which allows parent entities to include individual departments and subdivisions, within their authority, to be listed as SMAA designees eligible for SMAA request and assistance procedures.

By our authority and adoption of the attached 2023 Statewide Mutual Aid agreement, as the parent entity, the following departments and subdivisions will be included as SMAA signatories for all asset request, assistance, and applicable reimbursement processes:

All entities listed herein will still require access to the DEMES Mutual Aid System for FDEM Reimbursement process requirements.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**THREE RIVERS
STEWARDSHIP DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**THREE RIVERS
STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2025**

**THREE RIVERS
STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

	General Fund	Special Revenue Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 6,540	\$ -	\$ -	\$ 6,540
Due from Landowner	4,315	-	-	4,315
Due from general fund	-	-	480	480
Total assets	<u>\$ 10,855</u>	<u>\$ -</u>	<u>\$ 480</u>	<u>\$ 11,335</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 4,465	\$ 68,042	\$ 10,980	\$ 83,487
Due to Landowner	-	15,500	480	15,980
Due to capital projects fund	480	-	-	480
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>10,945</u>	<u>83,542</u>	<u>11,460</u>	<u>105,947</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	4,315	-	-	4,315
Total deferred inflows of resources	<u>4,315</u>	<u>-</u>	<u>-</u>	<u>4,315</u>
Fund balances:				
Restricted for:				
Unassigned	(4,405)	-	(10,980)	(15,385)
Total fund balances	<u>(4,405)</u>	<u>(83,542)</u>	<u>(10,980)</u>	<u>(98,927)</u>
Total liabilities and fund balances	<u>\$ 10,855</u>	<u>\$ -</u>	<u>\$ 480</u>	<u>\$ 11,335</u>

**THREE RIVERS
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 240	\$ 15,227	\$ 36,240	42%
Total revenues	<u>240</u>	<u>15,227</u>	<u>36,240</u>	42%
EXPENDITURES				
Professional & administrative				
Supervisors	-	646	12,800	5%
Management/accounting/recording*	500	3,500	6,000	58%
Legal	3,246	7,797	7,500	104%
Engineering	-	240	-	N/A
Telephone	8	58	100	58%
Postage	28	134	500	27%
Printing & binding	21	146	250	58%
Legal advertising	211	898	1,750	51%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	90	628	750	84%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	210	210	210	100%
Total expenditures	<u>4,314</u>	<u>19,632</u>	<u>36,240</u>	54%
Excess/(deficiency) of revenues over/(under) expenditures	(4,074)	(4,405)	-	
Fund balances - beginning	(331)	-	-	
Fund balances - ending	<u>\$ (4,405)</u>	<u>\$ (4,405)</u>	<u>\$ -</u>	

*WHA will charge a reduced management fee of \$500 per month until districts are merged.

**THREE RIVERS
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND
FOR THE PERIOD APRIL 30, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Construction costs	<u>68,042</u>	<u>83,542</u>
Total expenditures	<u>68,042</u>	<u>83,542</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (68,042)	 (83,542)
 Net change in fund balances	 (68,042)	 (83,542)
Fund balances - beginning	<u>(15,500)</u>	<u>-</u>
Fund balances - ending	<u><u>\$ (83,542)</u></u>	<u><u>\$ (83,542)</u></u>

**THREE RIVERS
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES
FOR THE PERIOD APRIL 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Construction costs	<u>10,500</u>	<u>10,980</u>
Total expenditures	<u>10,500</u>	<u>10,980</u>
Net increase/(decrease), fund balance	(10,500)	(10,980)
Beginning fund balance	(480)	-
Ending fund balance	<u>\$ (10,980)</u>	<u>\$ (10,980)</u>

**THREE RIVERS
STEWARDSHIP DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
THREE RIVERS STEWARDSHIP DISTRICT**

The Board of Supervisors of the Three Rivers Stewardship District held a Regular Meeting on November 13, 2024 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present were:

Pete Williams	Chair
Dale Weidemiller	Assistant Secretary
John Blakley	Assistant Secretary

Also present:

Chuck Adams	District Manager
Jonathan Johnson (via telephone)	District Counsel
Mike Kennedy	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:30 a.m. Supervisors Williams, Weidemiller and Blakley were present. Supervisors Curran and Leinaweaver were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Update: Merger with Lakes of Sarasota CDD
and Lakes of Sarasota CDD 2**

This item was discussed during District Counsel's report later in the meeting.

▪ **Ratification Items**

This item, previously the Ninth Order of Business, was presented out of order.

A. Stantec Consulting Services, Inc. Agreement for Interim District Engineering Services

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Stantec Consulting Services, Inc. Agreement for Interim District Engineering Services, was ratified.

B. Stantec Consulting Services, Inc. Work Authorization No. 1

Mr. Kennedy presented Stantec Consulting Services, Inc. Work Authorization No. 1.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, Stantec Consulting Services, Inc. Work Authorization No. 1, was ratified.

FOURTH ORDER OF BUSINESS

**Ratifying the Actions of the Manager in
Noticing the Request for Qualifications
(RFQ) for Engineering Services**

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Actions of the Manager in Noticing the Request for Qualifications (RFQ) for Engineering Services, were ratified.

FIFTH ORDER OF BUSINESS

**Consideration of Response(s) to Request for
Qualifications (RFQ) for Engineering
Services**

A. Affidavit of Publication

B. RFQ Package

These items were included for informational purposes.

C. Respondent(s)

Mr. Adams stated that Atwell, LLC was the sole respondent to the RFQ for Engineering Services.

D. Competitive Selection Criteria/Ranking

Mr. Adams stated that, as there was only one respondent, it is not necessary to complete the Competitive Selection Criteria Ranking form. The Board can deem the respondent as qualified to provide the Engineering Services that the CDD is seeking.

E. Award of Contract

On MOTION by Mr. Williams and seconded by Mr. Blakely, with all in favor, deeming Atwell, LLC a qualified respondent to the RFQ for Engineering Services and capable of providing the necessary Engineering Services to the CDD, ranking Atwell, LLC as the #1 ranked respondent to the RFQ for Engineering Services and authorizing District Staff to negotiate a contract and the pricing with Atwell, LLC, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Atwell, LLC Proposals for Professional Services**

Mr. Adams presented the following:

A. No. P24000662 [Wekiva Way East (Roadway II) & Dove Avenue South to Wekiva Way]

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Atwell, LLC Proposal No. P24000662 for Wekiva Way East (Roadway II) & Dove Avenue South to Wekiva Way, in the amount of \$218,000, was approved.

B. No. P24007343 [Ibis Street MURT]**C. No. P24007355 [Ibis Street MURT Survey]**

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Atwell, LLC Proposal No. P24007343 for Ibis Street MURT, in the amount of \$80,000, and Proposal No. P24007355 for Ibis Street MURT Survey, in the amount of \$12,500, were approved.

SEVENTH ORDER OF BUSINESS**Consideration of Lorraine Road Utilities Project Items****A. Consideration of Interlocal Agreement Between Sarasota County, Florida and the Three Rivers Stewardship District Relating to Utility Engineering Design and Permitting for Lorraine Road, South of Clark Road**

Mr. Adams presented the Interlocal Agreement. The version in the agenda did not include the updated boundaries after the merger; the version provided at the meeting has the correct boundaries after the merger.

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Interlocal Agreement Between Sarasota County, Florida and the Three Rivers Stewardship District Relating to Utility Engineering Design and Permitting for Lorraine Road, South of Clark Road, was approved.

B. Consideration of Developer Funding and Reimbursement Agreement

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Developer Funding and Reimbursement Agreement, was approved.

EIGHTH ORDER OF BUSINESS

**Authorization of Request for Proposals
(RFP) for Annual Audit Services**

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, the RFP for Annual Audit Services, authorization for Staff to advertise the RFP and the designation of the CDD Board as the Audit Committee, were approved.

NINTH ORDER OF BUSINESS

Ratification Items

A. Stantec Consulting Services, Inc. Agreement for Interim District Engineering Services

B. Stantec Consulting Services, Inc. Work Authorization No. 1

These items were addressed following the Third Order of Business.

TENTH ORDER OF BUSINESS

**Acceptance of the Unaudited Financial
Statements as of September 30, 2024**

On MOTION by Mr. Weidemiller and seconded by Mr. Blakley, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

ELEVENTH ORDER OF BUSINESS

**Approval of August 14, 2024 Public
Hearings and Regular Meeting Minutes**

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, the August 14, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Johnson reminded the Board Members to complete the required four hours of ethics training by December 31, 2024.

Regarding the merger, Mr. Johnson stated that the merger is progressing, but, in consultation with the primary Landowner, the merger is progressing slowly due to the current financing efforts of one of the Lakes of Sarasota CDDs to allow them to complete the financing process before having the County take action on the merger. The merger will likely be submitted to the County in early 2025.

B. District Engineer: Stantec Consulting Services, Inc.

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: December 11, 2024 at 11:00 AM**
 - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Blakley and seconded by Mr. Weidemiller, with all in favor, the meeting adjourned at 11:45 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**THREE RIVERS
STEWARDSHIP DISTRICT**

**STAFF
REPORTS**

THREE RIVERS STEWARDSHIP DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024 CANCELED INCLEMENT WEATHER	Regular Meeting	11:00 AM
November 13, 2024	Regular Meeting	11:00 AM
December 11, 2024 CANCELED	Regular Meeting	11:00 AM
January 8, 2025 CANCELED	Regular Meeting	11:00 AM
February 12, 2025 CANCELED	Regular Meeting	11:00 AM
March 12, 2025 CANCELED	Regular Meeting	11:00 AM
April 9, 2025	Regular Meeting	11:00 AM
May 14, 2025	Regular Meeting	11:00 AM
June 11, 2025	Regular Meeting	11:00 AM
July 9, 2025	Regular Meeting	11:00 AM
August 13, 2025	Regular Meeting	11:00 AM
September 10, 2025	Regular Meeting	11:00 AM