

THREE RIVERS STEWARDSHIP DISTRICT

BOARD OF SUPERVISORS

July 9, 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

July 2, 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 July 9, 2025 at 11:30 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*)
 - Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates
4. Consideration of Atwell, LLC Proposal No. P25005206 for Professional Services
5. Ratification of Sarasota County Tax Collector Agreement
6. Acceptance of Unaudited Financial Statements as of May 31, 2025
7. Approval of June 11, 2025 Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Atwell, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2025
 - UPCOMING MEETINGS
 - August 13, 2025 at 11:30 AM [Adoption of FY2026 Budget]
 - September 10, 2025 at 11:30 AM

ATTENDEES:

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

○ 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

9. Board Members' Comments/Requests

10. Public Comments

11. 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**

3A

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

**LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
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
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, 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 June 13, 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.



June 13, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Lakes of Sarasota Community Development District, Sarasota County, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis 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 assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$22,112,798.
- The change in the District's total net position in comparison with the prior fiscal year was \$4,591,351, an increase. 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 \$6,092,674, an increase of \$5,173,253 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaids and deposits, and the remainder is unassigned fund balance in the general fund which is available for spending at the District's discretion.

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 difference between the two 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 periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management), and maintenance functions.

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: the 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 balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains four 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, special revenue fund and capital projects fund, all of 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, assets exceeded liabilities 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 (Restated)
Assets, excluding capital assets	\$ 7,607,862	\$ 10,695,070
Capital assets, not being depreciated	51,214,349	39,862,691
Total assets	58,822,211	50,557,761
Liabilities	1,798,942	3,037,210
Long-term liabilities	34,910,471	29,999,104
Total liabilities	36,709,413	33,036,314
Net Position		
Net investment in capital assets	18,196,104	15,916,283
Restricted	3,788,312	1,575,800
Unrestricted	128,382	29,364
Total net position	\$ 22,112,798	\$ 17,521,447

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

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

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 (Restated)
Revenues:		
Program revenues		
Charges for services	\$ 4,865,692	\$ 2,861,469
Operating grants and contributions	107,217	21,077
Capital grants and contributions	2,037,780	16,653,059
Total revenues	7,010,689	19,535,605
Expenses:		
General government	126,123	133,513
Maintenance and operations	857,142	981,013
Interest	901,448	750,712
Bond issuance costs	534,625	-
Total expenses	2,419,338	1,865,238
Change in net position	4,591,351	17,670,367
Net position - beginning	17,521,447	10,774,009
prior period adjustment	-	(10,922,929)
Net position - ending	\$ 22,112,798	\$ 17,521,447

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024, was \$2,419,338. The costs of the District's activities were funded primarily by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes Developer contributions, contributions from other governments, and interest revenue. The majority of the decrease in program revenues is due to a decrease in Developer revenues for capital improvements from the prior fiscal year. The change in expenses results from bond issuance costs and an increase in interest expense.

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 AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$51,214,349 invested in capital assets for its governmental activities. No depreciation has been taken as the assets are still under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$35,005,000 Bonds for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

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.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide property owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Lakes of Sarasota Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431.

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

	Governmental Activities
ASSETS	
Cash	\$ 161,617
Assessments receivable	1
Due from Developer	172,053
Prepays and deposits	1,351
Restricted assets:	
Investments	7,272,840
Capital assets:	
Nondepreciable	51,214,349
Total assets	<u>58,822,211</u>
LIABILITIES	
Accounts payable	159,297
Contracts and retainage payable	1,195,611
Accrued interest payable	444,034
Non-current liabilities:	
Due within one year	185,000
Due in more than one year	34,725,471
Total liabilities	<u>36,709,413</u>
NET POSITION	
Net investment in capital assets	18,196,104
Restricted for debt service	3,788,312
Unrestricted	128,382
Total net position	<u>\$ 22,112,798</u>

See notes to the financial statements

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

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 126,123	\$ 126,123	\$ -	\$ -	\$ -
Maintenance and operations	857,142	389,068	-	2,037,780	1,569,706
Interest on long-term debt	901,448	4,350,501	107,217	-	3,556,270
Bond issuance costs	534,625	-	-	-	(534,625)
Total governmental activities	2,419,338	4,865,692	107,217	2,037,780	4,591,351
			Change in net position		4,591,351
			Net position - beginning, as restated		17,521,447
			Net position - ending		<u>\$ 22,112,798</u>

See notes to the financial statements

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

	Major Funds				Total Governmental Funds
	General	Special Revenue	Debt Service	Capital Projects	
ASSETS					
Cash	\$ 120,732	\$ -	\$ 40,885	\$ -	\$ 161,617
Investments	-	-	4,197,385	3,075,455	7,272,840
Assessments receivable	-	-	1	-	1
Due from Developer	13,160	-	13,333	145,560	172,053
Prepays and deposits	1,351	-	-	-	1,351
Due from other funds	2,236	-	-	-	2,236
Total assets	<u>\$ 137,479</u>	<u>\$ -</u>	<u>\$ 4,251,604</u>	<u>\$ 3,221,015</u>	<u>\$ 7,610,098</u>
LIABILITIES, DEFERRED INFLOW OF RESOURCES AND FUND BALANCES					
Liabilities:					
Accounts payable	\$ 7,710	\$ -	\$ 5,925	\$ 145,662	\$ 159,297
Contracts and retainage payable	-	-	-	1,195,611	1,195,611
Due to other funds	-	-	-	2,236	2,236
Total liabilities	<u>7,710</u>	<u>-</u>	<u>5,925</u>	<u>1,343,509</u>	<u>1,357,144</u>
Deferred inflows of resources:					
Unavailable revenue	1,387	-	13,333	145,560	160,280
Total deferred inflows of resources	<u>1,387</u>	<u>-</u>	<u>13,333</u>	<u>145,560</u>	<u>160,280</u>
Fund balances:					
Nonspendable:					
Prepays and deposits	1,351	-	-	-	1,351
Restricted for:					
Debt service	-	-	4,232,346	-	4,232,346
Capital projects	-	-	-	1,731,946	1,731,946
Unassigned	127,031	-	-	-	127,031
Total fund balances	<u>128,382</u>	<u>-</u>	<u>4,232,346</u>	<u>1,731,946</u>	<u>6,092,674</u>
Total liabilities and fund balances	<u>\$ 137,479</u>	<u>\$ -</u>	<u>\$ 4,251,604</u>	<u>\$ 3,221,015</u>	<u>\$ 7,610,098</u>

See notes to the financial statements

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

Total fund balances - governmental funds	\$	6,092,674
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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 and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	51,214,349		
Accumulated depreciation	-		51,214,349

Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds.		160,280
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Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(444,034)		
Original issue discount	94,529		
Bonds payable	(35,005,000)		(35,354,505)
Net position of governmental activities			\$ 22,112,798

See notes to the financial statements

**LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
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	Special Revenue	Debt Service	Capital Projects	Governmental Funds
REVENUES					
Assessments	\$ 513,804	\$ -	4,350,501	\$ -	\$ 4,864,305
Developer contributions	-	-	-	2,022,747	2,022,747
Other governmental contributions	-	566,889	-	6,276,648	6,843,537
Interest income	-	-	105,250	50,815	156,065
Total revenues	513,804	566,889	4,455,751	8,350,210	13,886,654
EXPENDITURES					
Current:					
General government	124,533	-	1,590	-	126,123
Maintenance and operations	290,253	566,889	-	-	857,142
Debt service:					
Principal	-	-	3,165,000	10,922,929	14,087,929
Interest	-	-	752,222	-	752,222
Bond issue costs	-	-	534,625	-	534,625
Capital outlay	-	-	-	11,351,658	11,351,658
Total expenditures	414,786	566,889	4,453,437	22,274,587	27,709,699
Excess (deficiency) of revenues over (under) expenditures	99,018	-	2,314	(13,924,377)	(13,823,045)
OTHER FINANCING SOURCES (USES)					
Bond proceeds	-	-	2,381,494	16,628,506	19,010,000
Original issue discount	-	-	(13,702)	-	(13,702)
Total other financing sources (uses)	-	-	2,367,792	16,628,506	18,996,298
Net change in fund balances	99,018	-	2,370,106	2,704,129	5,173,253
Fund balances - beginning	29,364	-	1,862,240	(972,183)	919,421
Fund balances - ending	\$ 128,382	\$ -	\$ 4,232,346	\$ 1,731,946	\$ 6,092,674

See notes to the financial statements

**LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
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	\$ 5,173,253
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, in the statement of activities, the cost of those assets is eliminated and is capitalized in the statement of net position as capital assets.	11,351,658
Revenues in the statement of activities that do not provide current financial resources are deferred and not reported as revenues in the fund financial statements.	160,280
Revenues that were unavailable in the prior fiscal year in the governmental funds were collected in the current fiscal year.	(7,036,245)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	14,087,929
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(19,010,000)
In connection with the issuance of the Bonds, the original issue discount is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	13,702
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(2,998)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	(146,228)
Change in net position of governmental activities	<u>\$ 4,591,351</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Lakes of Sarasota Community Development District ("District") was created on December 11, 2019, by Ordinance 2019-051 of Sarasota County, Florida, 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 by the owners of the property within the District. The Board exercises all general powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, certain Board members are affiliated with Neal Communities of Southwest Florida, LLC ("Developer").

The Board has the final 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 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 all assessable property within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual assessments are levied begins on October 1 and, if collected using the Uniform Method of Collection, with discounts available for payments through February 28 and become delinquent on April 1. Alternatively, the District adopts a resolution providing for the collection dates and directly collects the 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.

Special Revenue Fund

This fund accounts for the activity related to the road engineering project funded by Sarasota County.

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 District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

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.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

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 Interlocal 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, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

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 asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed and placed in service.

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.

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 ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations (Continued)

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 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 AND INVESTMENTS

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.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
US Bank Mmkt 5 - Ct	\$ 5,429,563	S&P AAAM	N/A
US Bank Govt. Oblig Fund Type X	1,843,277	S&P AAAM	31
Total Investments	<u>\$ 7,272,840</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

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				
Construction in progress	\$ 39,862,691	\$ 11,351,658	\$ -	\$ 51,214,349
Total capital assets, not being depreciated	39,862,691	11,351,658	-	51,214,349
 Governmental activities capital assets	 \$ 39,862,691	 \$ 11,351,658	 \$ -	 \$ 51,214,349

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$64,350,000. The infrastructure will include roadways, earthwork, stormwater management facilities, potable water, reclaimed and irrigation water transmission systems, wastewater collection and transmission facilities and other improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer or with the issuance of additional bonds. Upon completion, the District will convey certain improvement to others for ownership and maintenance responsibilities. During the current year the District paid the Developer \$462,070 for the acquisition of infrastructure improvements.

NOTE 6 – LONG-TERM LIABILITIES

Series 2021

On April 16, 2021, the District issued \$21,780,000 of Capital Improvement Revenue Bonds, Series 2021 consisting of \$4,535,000 Term Bonds Series 2021A-1 due on May 1, 2051 with fixed interest rates ranging from 2.75% to 4.1%, \$6,235,000 Term Bonds Series 2021A-2 due on May 1, 2031 with a fixed interest rate of 3.875%, \$4,445,000 Term Bonds Series 2021B-1 due on May 1, 2051 with fixed interest rates ranging from 3.00% to 4.30%, and \$6,565,000 Term Bonds Series 2021B-2 due on May 1, 2031 with a fixed interest rate of 4.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2021, through November 1, 2051.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. The District collected assessments and prepaid \$2,405,000 of the Series 2021A-2 and \$585,000 of the Series 2021B-2 Bonds. See Note 13 - Subsequent Events for extraordinary redemption amount subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Series 2024

On August 16, 2024, the District issued \$19,010,000 of Capital Improvement Revenue Bonds, Series 2024 consist of \$7,390,000 Series 2024A and \$11,620,000 Series 2024B. Series 2024A consist of various Term Bonds with due dates from May 1, 2031, to May 1, 2055, and fixed interest rates ranging from 4.75% to 5.6%. The Series 2024B have a fixed rate of 5.25% with a due date of May 1, 2034. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2026, through May 1, 2055.

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2024 Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Developer Advances

During the current fiscal year, the District recognized a prior period adjustment to reduce the beginning net position by a total of \$10,922,929, which represents Developer advances made to the District in order to fund a portion of the construction project. During the current fiscal year, the District paid off the Developer advance balance of \$10,922,929 using proceeds from the newly issued Series 2024 Bonds, reducing the total Developer advance balance to \$0 as of September 30, 2024.

NOTE 6 – LONG-TERM LIABILITIES(Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024, were as follows:

	Beginning Balance (Restated)	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
2021A-1	\$ 4,360,000	\$ -	\$ 90,000	\$ 4,270,000	\$ 95,000
2021A-2	3,980,000	-	2,405,000	1,575,000	-
2021B-1	4,280,000	-	85,000	4,195,000	90,000
2021B-2	6,540,000	-	585,000	5,955,000	-
Less original issue discount	(83,825)	-	(2,941)	(80,884)	-
2024A	-	7,390,000	-	7,390,000	-
Less original issue discount	-	(13,702)	(57)	(13,645)	-
2024B	-	11,620,000	-	11,620,000	-
Direct borrowings:					
Developer advance - restated	10,922,929	-	10,922,929	-	-
Total	\$ 29,999,104	\$ 18,996,298	\$ 14,084,931	\$ 34,910,471	\$ 185,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 185,000	\$ 1,360,326	\$ 1,545,326
2026	290,000	1,649,656	1,939,656
2027	305,000	1,639,356	1,944,356
2028	320,000	1,627,289	1,947,289
2029	325,000	1,614,631	1,939,631
2030-2034	21,020,000	6,940,591	27,960,591
2035-2039	2,340,000	2,820,840	5,160,840
2040-2044	2,940,000	2,238,624	5,178,624
2045-2049	3,720,000	1,479,663	5,199,663
2050-2054	3,070,000	560,981	3,630,981
2055	490,000	27,440	517,440
Total	\$ 35,005,000	\$ 21,959,397	\$ 56,964,397

NOTE 7 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer has agreed to fund the capital projects fund. During the current fiscal year, the Developer provided \$2,022,747 to the capital projects fund. The Developer owes the District \$172,053 as of September 30, 2024, a portion of which is considered unavailable revenue on the fund financial statements. Assessments in the general and debt service fund includes amounts collected from the Developer on Developer owned lots.

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 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 – 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 10 – INTERLOCAL AGREEMENTS

Lorraine Road Extension

In connection with the District's infrastructure and development, the District entered into an Interlocal agreement on February 23, 2023, with Sarasota County to provide for, among other things, the construction of the future extension of Lorraine Road ultimately providing an important roadway benefitting the District and the County. The agreement provides for a fixed sum of \$2,395,000 to be provided to the District. In connection with the agreement, the District received \$566,899 during the current fiscal year.

Utility Agreement

In connection with the District's infrastructure and development, the District entered into an Interlocal agreement with Sarasota County to provide for, among other things, the construction of the extension of water and sewer system for Grand Park Subdivision. The agreement provides for a not exceed amount of \$7,863,709 to be provided to the District. During the current fiscal year, the District received \$6,276,648 from Sarasota County in accordance with the agreement.

NOTE 11 – PRIOR PERIOD ADJUSTMENT

During the current fiscal year, the District recognized a prior period adjustment to reduce the beginning net position by a total of \$10,922,929, which represents Developer advances made to the District in order to fund a portion of the construction project. The effect on the net position balance as of October 1, 2023, is shown below:

	<u>Governmental Activities</u>
Beginning net position - as previously stated	\$ 28,444,376
Reduction of net position	(10,922,929)
Beginning net position - as restated	<u>\$ 17,521,447</u>

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 Payments

Subsequent to fiscal year end, the District prepaid a total of \$755,000 of the Series 2021A-2 Bonds, and \$1,330,000 of the Series 2021B-2. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
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 Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 518,558	\$ 513,804	\$ (4,754)
Total revenues	<u>518,558</u>	<u>513,804</u>	<u>(4,754)</u>
EXPENDITURES			
Current:			
General government	143,055	124,533	18,522
Maintenance and operations	375,500	290,253	85,247
Total expenditures	<u>518,555</u>	<u>414,786</u>	<u>103,769</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 3</u>	99,018	<u>\$ 99,015</u>
Fund balance - beginning		<u>29,364</u>	
Fund balance - ending		<u>\$ 128,382</u>	

See notes to required supplementary information

**LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
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 appropriations for the fiscal year ended September 30, 2024.

**LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
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.	8
Employee compensation	\$0
Independent contractor compensation	\$332,994
Construction projects to begin on or after October 1; (>\$65K)	
Stantec: Lorraine Road Missing Link	None
AW Hughey Construction: Ibis Street Hawkins Road	None
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: \$484.04-1,038.34
	Debt service : \$721.18-1,403.82
Special assessments collected	\$4,864,305
Outstanding Bonds:	see Note 6 for details



**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
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, 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 June 13, 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 may exist that have not been 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

June 13, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**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
Sarasota County, Florida

We have examined Lakes of Sarasota Community Development District, 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, Sarasota County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 13, 2025



Grau & Associates

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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
Sarasota County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Lakes of Sarasota Community Development District, Sarasota County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 13, 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 Florida 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 June 13, 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 for 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, 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, 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

June 13, 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 24.

**THREE RIVERS
STEWARDSHIP DISTRICT**

4

PROPOSAL FOR PROFESSIONAL SERVICES

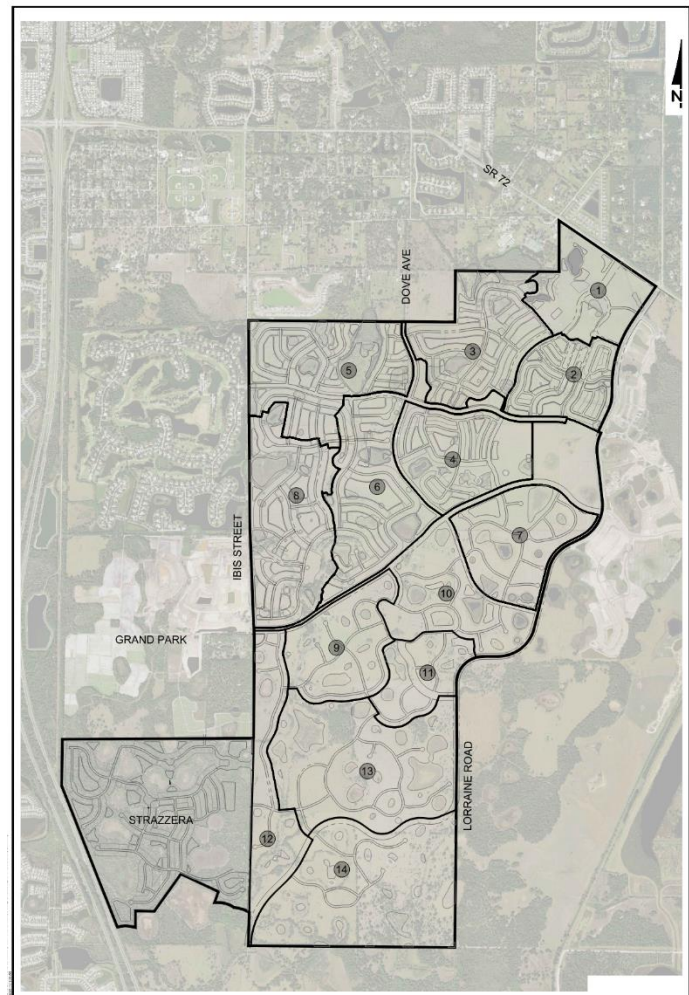
CLIENT	Three Rivers Stewardship District	DATE OF ORDER	06/24/2025
CONTACT	Chuck Adams	PROPOSAL NO.	P25005206
ADDRESS	2300 Glades Road, Suite 410W Boca Raton, FL 33431	TELEPHONE NO.	239) 464-7114

PROPOSAL NAME Three Rivers Stewardship District Engineering Report

SITE LOCATION Sarasota County

PROPOSAL SUMMARY

Engineering professional services for the Three Rivers Stewardship District consisting of $\pm 3,200$ acres to support the bond issuance including Engineering Report, required exhibits, and hearings.



ATWELL, LLC

Three Rivers Stewardship District | Three Rivers Stewardship District Engineering Report
06/24/2025

CONFIDENTIAL
P25005206

EXHIBIT A

SCOPE OF WORK FOR THREE RIVERS STEWARDSHIP DISTRICT ENGINEERING REPORT

Based upon our understanding of project requirements and discussions with Three Rivers Stewardship District, we have developed the following scope of services:

TASK 1: ENGINEERING REPORT

- Prepare master engineering report and supporting documents for Three Rivers Stewardship District bond issuance.
- Coordination with District Team on assessment methodology and development of District master CIP.
- Prepare Master Engineering Report.

TASK 2: MAPS AND EXHIBITS

- Prepare supporting exhibits for the Master Engineering Report.
- Prepare the following exhibits:
 - Location Map
 - District Boundary Map
 - District Development Exhibit
 - Water Facilities Exhibit
 - Wastewater Facilities Exhibit
 - Irrigation Facilities Exhibit
 - Master Surface Water Management Exhibit
 - Master Environmental Preserve & Mitigation Areas Exhibit

TASK 3: MEETINGS AND HEARINGS

- Meetings and coordination with internal development team and CDD board members monthly. (Assuming 2 meetings per month for 12 months.)

ATWELL, LLC

Three Rivers Stewardship District | Three Rivers Stewardship District Engineering Report
06/24/2025

CONFIDENTIAL
P25005206

ADDITIONAL SERVICES

We have the capability to provide services outside of the agreed-upon Scope of Services. These services would be considered Additional Services and would be provided on a Time and Material basis and billed in accordance with the attached Professional Services Fee Schedule. Additional Services will only be provided at the written request of Three Rivers Stewardship District.

EXHIBIT B

Scope & Fee Proposal Work Authorization – Services

Task	Task Description	Original Fee	Type	Initial
1	Master Engineering Report	\$28,000.00	FF	
2	Maps & Exhibits	\$45,000.00	FF	
3	Meetings & Hearings	\$10,000.00	TME	
98	Reimbursable Expenses	\$0	PER EXHIBIT C	
Total:		\$83,000		

FF = Fixed Fee

TME = Time & Materials

TME - NTE = Time & Materials Not to Exceed

FF&D = Fixed Fee + Direct Expense Reimbursables

Upon receipt of this signed proposal, work authorization, and retainer/prepayment (if applicable), Atwell will commit the staff and resources necessary to begin work on the project.

Invoices will be submitted monthly for work completed and payment is expected within thirty (30) days of the date of the invoice. In the event of non-payment, services may be suspended.

All project related reimbursable expenses, including vehicle mileage, lodging, travel, travel time, computer time, outside data reports, postage, shipping, and reproductions will be billed per the attached rate table.

All fees and hourly rates quoted within this contract may increase annually after the beginning of each year. The original Atwell Agreement is enforceable for all subsequent work orders. The client shall pay all fees and permit charges.

With the online payment portal, you can pay using either ACH, Debit or Credit Card. A credit card fee of 3.0% or the maximum allowed in your State is applied to all credit card transactions. ACH and debit card transactions are not subject to a surcharge. To utilize the Payment Portal, click the link [here](#).

ATWELL, LLC

Three Rivers Stewardship District | Three Rivers Stewardship District Engineering Report
06/24/2025

CONFIDENTIAL
P25005206

EXHIBIT C

ATWELL, LLC BILLING RATES

☐ Not applicable ☒ See attached

ACCEPTED BY:

ATWELL, LLC

By: Nicholas Walters
Signature

Nicholas Walters, P.E.
Printed Name

Its: Project Manager
Title

By: Jacquelyn Larocque
Signature

Jacquelyn Larocque, P.E.
Printed Name

Its: Senior Director
Title

06/24/2025
Date

Three Rivers Stewardship District

By: _____
Signature

Printed Name

Its _____
Title

Date

**THREE RIVERS
STEWARDSHIP DISTRICT**

5

AGREEMENT

THIS AGREEMENT made and entered into this 26 day of March, 2025, by and between the Three Rivers Stewardship District, a local unit of special-purpose government located in Sarasota County, whose address is c/o Wrathell, Hunt & Associates LLC, PO Box 810036, Boca Raton FL 33481, referred to as the "Levying Authority" and Mike Moran, Sarasota County Tax Collector, a constitutional officer of the State of Florida, whose address is 101 S. Washington Blvd., Sarasota, Florida, 34236, hereinafter referred to as "Tax Collector".

WITNESSETH:

WHEREAS, the Levying Authority is authorized to impose non-ad valorem assessments and by Resolution has expressed its intent to use the uniform method of notice, levy, collection and enforcement of such assessments, as authorized by Section 197.3632, Florida Statutes; and

WHEREAS, Section 197.3632 (2), Florida Statutes, provides that the Levying Authority shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing the uniform methodology law; and

WHEREAS, Section 197.3632 (7), Florida Statutes, provides that the Levying Authority shall bear all costs associated with any separate notice in the event the Tax Collector is unable to merge a non-ad valorem assessment roll to produce the annual tax notice; and

WHEREAS, Section 197.3632 (8) (c), Florida Statutes, provides that the Levying Authority shall compensate the Tax Collector for actual costs of collecting non-ad valorem assessments;

NOW, THEREFORE, for and in consideration of the foregoing, including mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

ARTICLE I

Purpose

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem assessments levied by the Levying Authority pursuant to Section 197.3632, Florida Statutes.

ARTICLE II

Term

This Agreement shall become effective upon execution and shall continue from year to year unless terminated by the Local Governing Levying Authority pursuant to Section 197.3632(6), Florida Statutes.

ARTICLE III

Compliance With Laws and Regulations

The parties shall abide by all statutes, rules and regulations pertaining to the levy and collection of non-ad valorem assessments and any ordinances or resolutions promulgated by the Levying Authority not inconsistent with, nor contrary to, the provisions of Section 197.3632, Florida Statutes, and Section 197.3635, Florida Statutes, and any subsequent amendments to said statutes, and any rules duly promulgated pursuant to these statutes by the Department of Revenue.

ARTICLE IV
Duties and Responsibilities of the Levying Authority

The Levying Authority agrees, covenants and contracts to:

(a) Reimburse the Tax Collector for actual costs incurred in the collection and enforcement of the applicable non-ad valorem assessment under the new uniform law, pursuant to Section 197.3632 (2), Florida Statutes, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

(b) Pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem assessment roll certified by the Levying Authority pursuant to Section 197.3632 (7), Florida Statutes;

(c) By 15 September of each calendar year, the chairperson of the governing Levying Authority of the Levying Authority, or his or her designee, shall officially certify to the Tax Collector the non-ad valorem assessment roll on compatible electronic medium, tied to the property identification number. The Levying Authority shall post the non-ad valorem assessment for each parcel on the said non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. The Levying Authority shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue by 10 January of each calendar year in which it intends to discontinue using the uniform method of collection and enforcement of the applicable non-ad valorem assessment.

(d) The Levying Authority agrees to cooperate with the Tax Collector to implement the uniform method of notice, levy, collection and enforcement of each non-ad valorem assessment, pursuant to, and consistent with, the provisions of Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and the applicable rules promulgated by the Department of Revenue and any successor rules.

ARTICLE V
Duties of the Tax Collector

(a) The Tax Collector shall merge all rolls, prepare a collection roll and prepare a Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions, and any applicable rules, and any successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by the Levying Authority, so long as said ordinances or resolutions are not inconsistent with, or contrary to, the provisions of Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions, and any applicable rules or successor rules promulgated by the Department of Revenue.

(b) The Tax Collector shall collect and enforce the non-ad valorem assessment of the Levying Authority as certified to the Tax Collector no later than 15 September of each calendar year on compatible electronic medium, tied to the property identification number for each parcel.

(c) The Tax Collector agrees to cooperate with the Levying Authority in implementation of the uniform method of collecting and enforcing non-ad valorem assessments pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any such non-ad valorem assessment roll that is not officially certified to the Tax Collector by 15 September of each calendar year on compatible electronic medium tied to the property identification number.

(d) If the Tax Collector discovers errors or omissions on such roll, the Levying Authority may be requested to file a corrected roll or a correction of the amount of any assessment and the Levying Authority shall bear the cost of any such error or omission.

(e) If the Tax Collector determines that a separate mailing is authorized pursuant to Section 197.3632 (7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem assessment or shall direct the Levying Authority to mail such separate notice. In making this decision, the Tax Collector shall consider all costs to the Levying Authority and to the taxpayers receiving the separate mailing as well as the adverse effect on the taxpayers receiving multiple notices. If such a separate mailing is affected, the Levying Authority shall bear all costs associated with the separate notice for the non-ad valorem assessment.

(f) The Tax Collector shall, at each distribution of funds, deduct 1 1/2% of the assessments collected, as an estimate, to reimburse the actual costs incurred. On or before September 30th of the year following the assessment year, the Tax Collector shall compare total actual costs expended to the total amount deducted from the distributions. The Levying Authority will be reimbursed or billed for any difference.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

WITNESS:



SARASOTA COUNTY TAX COLLECTOR

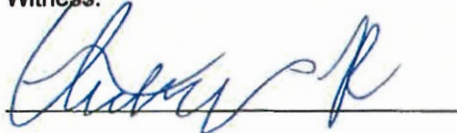
By:


Mike Moran

Date:

4/30/25

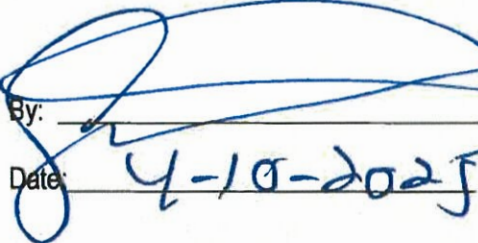
Witness:



Three Rivers Stewardship District

By:

Date:

 Craig Wrathe
4-10-2025

**THREE RIVERS
STEWARDSHIP DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**THREE RIVERS
STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2025**

**THREE RIVERS
STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2025**

	General Fund	Special Revenue Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 10,764	\$ -	\$ -	\$ 10,764
Due from Landowner	1,961	-	-	1,961
Due from general fund	-	-	480	480
Total assets	<u>\$ 12,725</u>	<u>\$ -</u>	<u>\$ 480</u>	<u>\$ 13,205</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 6,336	\$ 68,042	\$ 10,980	\$ 85,358
Due to Landowner	-	15,500	480	15,980
Due to capital projects fund	480	-	-	480
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>12,816</u>	<u>83,542</u>	<u>11,460</u>	<u>107,818</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	1,961	-	-	1,961
Total deferred inflows of resources	<u>1,961</u>	<u>-</u>	<u>-</u>	<u>1,961</u>
Fund balances:				
Restricted for:				
Unassigned	(2,052)	-	(10,980)	(13,032)
Total fund balances	<u>(2,052)</u>	<u>(83,542)</u>	<u>(10,980)</u>	<u>(96,574)</u>
Total liabilities and fund balances	<u>\$ 12,725</u>	<u>\$ -</u>	<u>\$ 480</u>	<u>\$ 13,205</u>

**THREE RIVERS
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 4,315	\$ 19,542	\$ 36,240	54%
Total revenues	<u>4,315</u>	<u>19,542</u>	<u>36,240</u>	54%
EXPENDITURES				
Professional & administrative				
Supervisors	-	646	12,800	5%
Management/accounting/recording*	500	4,000	6,000	67%
Legal	1,277	9,074	7,500	121%
Engineering	-	240	-	N/A
Telephone	8	67	100	67%
Postage	-	134	500	27%
Printing & binding	21	166	250	66%
Legal advertising	66	963	1,750	55%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	90	719	750	96%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Total expenditures	<u>1,962</u>	<u>21,594</u>	<u>36,240</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	2,353	(2,052)	-	
Fund balances - beginning	(4,405)	-	-	
Fund balances - ending	<u>\$ (2,052)</u>	<u>\$ (2,052)</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 MAY 31, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Construction costs	<u>-</u>	<u>83,542</u>
Total expenditures	<u>-</u>	<u>83,542</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(83,542)
Net change in fund balances	-	(83,542)
Fund balances - beginning	<u>(83,542)</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 MAY 31, 2025**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Construction costs	-	10,980
Total expenditures	<u>-</u>	<u>10,980</u>
Net increase/(decrease), fund balance	-	(10,980)
Beginning fund balance	(10,980)	-
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 June 11, 2025 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present:

Pete Williams	Chair
Pamela Curran	Vice Chair
Dale Weidemiller	Assistant Secretary
John Blakley	Assistant Secretary
John Leinaweaver	Assistant Secretary

Also present:

Chuck Adams	District Manager
Jonathan Johnson (via telephone)	District Counsel
Ben Steets (via telephone)	Grau & Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:20 a.m. All Supervisors were 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**

Mr. Johnson stated that the merger is substantially accomplished. The Board of County Commissioners approved/adopted the Ordinances but the versions that the County filed with the Secretary of State contained incorrect exhibits. To remedy this, the Board of County Commissioners will re-approve and adopt the Ordinances with the correct exhibits/attachments at the Commission's July meeting.

A. Items Related to Lakes of Sarasota CDD (for informational purposes)

I. April 9, 2025 Regular Meeting Minutes

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, the April 9, 2025 Regular Meeting Minutes, as presented, were approved.

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

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

On MOTION by Mr. Williams and seconded by Ms. Curran, with all in favor, the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates, was accepted.

II. April 9, 2025 Regular Meeting Minutes

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, the April 9, 2025 Regular Meeting Minutes, as presented, were approved.

FOURTH ORDER OF BUSINESS

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

Mr. Adams presented Resolution 2025-01. This is necessary because expenses exceed budget; this will help avoid a finding in the next annual audit.

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, 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, was adopted.

FIFTH ORDER OF BUSINESS

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

Mr. Adams presented Resolution 2025-02. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This proposed Fiscal Year 2026 budget incorporates budgetary information for the Lakes of Sarasota CDD and Lakes of Sarasota CDD 2 which were merged into this Stewardship District.

On MOTION by Mr. Williams and seconded by Ms. Curran, with all in favor, Resolution 2025-02, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 13, 2025 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

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

Mr. Adams presented Resolution 2025-03. The following change was made to the Fiscal Year 2026 Meeting Schedule:

TIME: Change "11:00 AM" to "11:30 AM"

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, Resolution 2025-03, Designating Dates, Times and Locations for Regular

Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of the Unaudited Financial Statements as of April 30, 2025

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

NINTH ORDER OF BUSINESS

Approval of November 13, 2024 Regular Meeting Minutes

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, the November 13, 2024 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Atwell, LLC

There were no District Counsel or District Engineer reports.

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

- NEXT MEETING DATE: July 9, 2025 at 11:00 AM

- QUORUM CHECK

The next meeting will be on July 9, 2025 at 11:30 a.m., rather than at 11:00 a.m.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

152

153 There were no Board Members' comments or requests.

154

155 **TWELFTH ORDER OF BUSINESS****Public Comments**

156

157 No members of the public spoke.

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159 **THIRTEENTH ORDER OF BUSINESS****Adjournment**

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161 **On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor,**
162 **the meeting adjourned at 11:35 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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174 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**THREE RIVERS
STEWARDSHIP DISTRICT**

**STAFF
REPORTS**



Ron Turner Supervisor of Elections

Sarasota County: Our County. Our Vote.

April 15, 2025

Daphne Gillyard
Wrathell, Hunt and Associates, LLC
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

RE: Three Rivers Stewardship CDD Registered Electors

Dear Ms. Gillyard:

As of April 15, 2025, there are no registered electors residing within the boundaries of the Three Rivers Stewardship Community Development District.

Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County

RT/tm

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 CANCELED	Regular Meeting	11:00 AM
May 14, 2025 CANCELED	Regular Meeting	11:00 AM
June 11, 2025	Regular Meeting	11:00 AM
July 9, 2025	Regular Meeting	11:30 AM
August 13, 2025	Regular Meeting	11:30 AM
September 10, 2025	Regular Meeting	11:30 AM