

**THREE RIVERS
STEWARDSHIP
DISTRICT**

BOARD OF SUPERVISORS

February 11, 2026

**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
<https://threeriverssd.net/>

February 4, 2026

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 February 11, 2026 at 11:30 a.m., at 5800 Lakewood Ranch Blvd. N, 1st Floor Training Room, Sarasota, Florida 34240. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Unaudited Financial Statements as of December 31, 2025
4. Approval of January 14, 2026 Regular Meeting Minutes
5. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Atwell, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Performance Measures/Standards & Annual Reporting Form (*for information purposes*)
 - NEXT MEETING DATE: March 11, 2026 at 11:30 AM
 - QUORUM CHECK

SEAT 1	PAMELA CURRAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	DALE WEIDEMILLER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	PETE WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOHN BLAKLEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JOHN LEINAWEAVER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

6. Board Members' Comments/Requests

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

Note: Meeting Location

7. Public Comments

8. 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**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	General Fund	Special Revenue Fund TR	Special Revenue Fund Los1	Debt Service Fund TR	Debt Service Fund Los2 2025AB	Debt Service Fund Los2 2025A-3	Debt Service Fund Los1 2021A	Debt Service Fund Los1 2021B	Debt Service Fund Los1 2024	Capital Projects Fund TSR	Capital Projects Fund Los2 2025AB	Capital Projects Fund Los2 2025A-3	Capital Projects Fund Los1 2021A	Capital Projects Fund Los1 2021B	Capital Projects Fund Los1 2024AB	Total Governmental Funds
ASSETS																
SunTrust TRS	\$ 319,496	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319,496
SunTrust LoS1	581,265	-	-	-	-	-	-	-	-	-	-	-	-	-	-	581,265
SunTrust LoS2	4,330	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,330
Investments																
Revenue	-	-	-	-	301,262	-	425,415	121,203	24,418	-	-	-	-	-	-	872,298
Reserve	-	-	-	-	1,321,278	187,575	152,725	447,535	577,676	-	-	-	-	-	-	2,686,789
Prepayment	-	-	-	-	-	-	18,325	356,528	2,059,546	-	-	-	-	-	-	2,434,399
Capitalized interest	-	-	-	-	47,239	6,993	-	154	58,521	-	-	-	-	-	-	112,907
Construction	-	-	-	-	-	6,076	-	-	-	3,403,774	1,802,984	-	15	25	130,954	5,343,828
Cost of issuance	-	-	-	-	-	-	-	-	9,855	-	-	-	-	-	-	9,855
Undeposited funds	-	-	-	-	434,592	-	14,227	69,714	8,134	-	-	-	-	-	-	526,667
Due from Landowner	14,743	-	-	3,662	-	-	-	-	-	23,357	142,487	-	176,863	145,560	2,862	509,534
Due from Grand Park Holding	39,847	-	-	-	-	-	12,817	516	-	-	-	-	-	-	-	53,180
Due from CPF 2021B	2,236	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,236
Due from Sarasota County	-	-	186,180	-	-	-	-	-	-	-	-	-	-	-	-	186,180
Due from general fund	-	-	-	31,050	-	-	217,026	111,295	20,589	-	550	-	-	-	-	380,510
Due from debt service fund	-	-	-	-	-	-	-	71,727	241,199	-	-	-	-	-	-	312,926
Deposits	1,351	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,351
Total assets	\$ 963,268	\$ -	\$ 186,180	\$ 34,712	\$ 2,104,371	\$ 200,644	\$ 840,535	\$ 1,178,672	\$ 2,999,938	\$ 23,357	\$ 3,546,811	\$ 1,802,984	\$ 176,878	\$ 145,585	\$ 133,816	\$ 14,337,751
LIABILITIES AND FUND BALANCES																
Liabilities:																
Accounts payable	\$ 12,604	\$ -	\$ 186,180	\$ 34,712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,357	\$ 142,487	\$ -	\$ 176,863	\$ 145,662	\$ 2,862	724,727
Due to Landowner	-	136,051	-	42,962	42,983	-	-	-	-	38,837	13,251,420	-	-	-	-	13,512,253
Due to other	175	-	-	-	-	-	-	-	-	-	-	-	-	-	-	175
Due to general fund	-	-	-	-	-	-	-	-	-	-	-	-	-	2,236	-	2,236
Due to debt service fund	31,050	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31,050
Due to DSF 2021A	217,026	-	-	-	-	-	71,172	-	-	-	-	-	-	-	-	288,198
Due to DSF 2021B	111,295	-	-	-	-	-	241,755	-	-	-	-	-	-	-	-	353,050
Due to DSF 2024	20,589	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,589
Due to capital projects fund	550	-	-	-	-	-	-	-	-	-	-	-	-	-	-	550
Accrued retainage payable	-	-	-	-	-	-	-	-	-	-	624,090	-	-	-	368,660	992,750
Accrued contracts payable	-	-	-	-	-	-	-	-	-	-	969,108	-	-	-	5,400	974,508
Tax payable	214	-	-	-	-	-	-	-	-	-	-	-	-	-	-	214
Landowner advance	12,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,000
Total liabilities	405,503	136,051	186,180	77,674	42,983	-	312,927	-	-	62,194	14,987,105	-	176,863	147,898	376,922	16,912,300
DEFERRED INFLOWS OF RESOURCES																
Deferred receipts	43,094	-	186,180	-	-	-	12,817	516	-	-	-	-	176,863	145,560	1,901	566,931
Total deferred inflows of resources	43,094	-	186,180	-	-	-	12,817	516	-	-	-	-	176,863	145,560	1,901	566,931
Fund balances:																
Restricted for:																
Debt service	-	-	-	(42,962)	2,061,388	200,644	514,791	1,178,156	2,999,938	-	-	-	-	-	-	6,911,955
Capital projects	-	-	-	-	-	-	-	-	-	(38,837)	(11,440,294)	1,802,984	(176,848)	(147,873)	(245,007)	(10,245,875)
Unassigned	514,671	(136,051)	(186,180)	-	-	-	-	-	-	-	-	-	-	-	-	192,440
Total fund balances	514,671	(136,051)	(186,180)	(42,962)	2,061,388	200,644	514,791	1,178,156	2,999,938	(38,837)	(11,440,294)	1,802,984	(176,848)	(147,873)	(245,007)	(3,141,480)
Total liabilities, deferred inflows of resources and fund balances	\$ 963,268	\$ -	\$ 186,180	\$ 34,712	\$ 2,104,371	\$ 200,644	\$ 840,535	\$ 1,178,672	\$ 2,999,938	\$ 23,357	\$ 3,546,811	\$ 1,802,984	\$ 176,878	\$ 145,585	\$ 133,816	\$ 14,337,751
Total liabilities and fund balances	\$ 963,268	\$ -	\$ 186,180	\$ 34,712	\$ 2,104,371	\$ 200,644	\$ 840,535	\$ 1,178,672	\$ 2,999,938	\$ 23,357	\$ 3,546,811	\$ 1,802,984	\$ 176,878	\$ 145,585	\$ 133,816	\$ 14,337,751

**THREE RIVERS
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FOR THE PERIOD DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$269,521	\$ 269,521	\$ 523,613	51%
Assessment levy: off-roll	148,134	210,724	256,345	82%
Total revenues	<u>417,655</u>	<u>480,245</u>	<u>779,958</u>	62%
EXPENDITURES				
Professional & administrative: TR SD				
Supervisors	-	1,507	12,800	12%
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	2,772	2,772	15,000	18%
Engineering	-	-	10,000	0%
Audit	-	-	9,500	0%
Arbitrage rebate calculation*	-	-	2,000	0%
Dissemination agent*	333	1,000	4,000	25%
Trustee*	-	-	16,000	0%
Telephone	33	100	400	25%
Postage	35	173	2,000	9%
Printing & binding	83	250	1,000	25%
Legal advertising	-	66	5,000	1%
Annual special district fee	175	175	175	100%
Insurance	-	5,512	7,500	73%
Contingencies/bank charges	171	512	750	68%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Tax collector	2,222	3,161	10,909	29%
Total professional & administrative: TR SD	<u>9,824</u>	<u>27,228</u>	<u>145,949</u>	19%
Field operations: TR SD				
Field ops management & accounting	-	-	10,000	0%
Electric	1,444	5,515	30,000	18%
Reclaimed water	-	2,556	60,000	4%
Well pump maintenance	7,605	10,354	15,000	69%
Wetland maintenance	34,725	69,450	275,000	25%
Wetland Monitoring	-	5,400	12,500	43%
Fountain maintenance	2,575	2,575	20,000	13%
Pond contract	8,900	13,350	80,000	17%
Irrigation contract	5,990	13,834	90,000	15%
Irrigation pump maintenance	-	-	30,000	0%
Drainage maintenance	-	-	7,500	0%
Curb replacement	-	-	4,000	0%
Total field operations: TR SD	<u>61,239</u>	<u>123,034</u>	<u>634,000</u>	19%
Total expenditures	<u>71,063</u>	<u>150,262</u>	<u>779,949</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures TR SD	(71,063)	(150,262)	(145,949)	
Fund balance - beginning (unaudited) TR SD	168,079	184,688	514,671	
Fund balance - ending	<u>\$514,671</u>	<u>\$ 514,671</u>	<u>\$ (1,148,680)</u>	

*These items will be realized when bonds are issued.

**THREE RIVERS
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND TR
FOR THE PERIOD DECEMBER 31, 2025**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(136,051)	(136,051)
Fund balances - ending	\$ (136,051)	\$ (136,051)

**THREE RIVERS STEWARDSHIP DISTRICT
(LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISRICT)
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND LOS1
FOR THE PERIOD DECEMBER 31, 2025**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(186,180)	(186,180)
Fund balances - ending	\$ (186,180)	\$ (186,180)

**THREE RIVERS
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES TR
FOR THE PERIOD DECEMBER 31, 2025**

	Current Month	Year to Date
REVENUES		
Total revenues	<u>\$ -</u>	<u>\$ -</u>
EXPENDITURES		
Cost of issuance	<u>3,662</u>	<u>3,662</u>
Total expenditures	<u>3,662</u>	<u>3,662</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3,662)	(3,662)
Beginning fund balance	<u>(39,300)</u>	<u>(39,300)</u>
Ending fund balance	<u>\$ (42,962)</u>	<u>\$ (42,962)</u>

**THREE RIVERS STEWARDSHIP DISTRICT
(LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2)
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 2025A & 2025B
FOR THE PERIOD DECEMBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 301,262	\$ 301,262	\$ 1,310,504	23%
Assessment prepayments	133,330	133,330	-	N/A
Interest	303,241	316,418	-	N/A
Total revenues	<u>737,833</u>	<u>751,010</u>	<u>1,310,504</u>	57%
EXPENDITURES				
Debt service				
Principal	-	-	125,000	0%
Interest	-	593,390	1,186,780	50%
Total debt service	<u>-</u>	<u>593,390</u>	<u>1,311,780</u>	45%
				N/A
Excess/(deficiency) of revenues over/(under) expenditures	737,833	157,620	(1,276)	
Fund balances - beginning	1,323,555	1,903,768	-	
Fund balances - ending	<u>\$ 2,061,388</u>	<u>\$ 2,061,388</u>	<u>\$ (1,276)</u>	

**THREE RIVERS STEWARDSHIP DISTRICT
(LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2)
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD DECEMBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 185,739	0%
Interest	616	8,620	-	N/A
Total revenues	<u>616</u>	<u>8,620</u>	<u>185,739</u>	5%
EXPENDITURES				
Debt service				
Interest	-	92,869	185,739	50%
Total debt service	<u>-</u>	<u>92,869</u>	<u>185,739</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	616	(84,249)	-	N/A N/A N/A
Fund balances - beginning	200,028	284,893	-	
Fund balances - ending	<u>\$ 200,644</u>	<u>\$ 200,644</u>	<u>\$ -</u>	

**THREE RIVERS STEWARDSHIP DISTRICT
(LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISRICT)
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2021 A-1 & A-2
FOR THE PERIOD DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 154,885	\$ 220,328	268,904	82%
Assessment levy: off-roll	11,037	11,037	24,800	45%
Assessment prepayments	14,227	28,452	-	N/A
Interest	886	6,183	-	N/A
Total revenues	<u>181,035</u>	<u>266,000</u>	<u>293,704</u>	91%
EXPENDITURES				
Debt service				
Principal - 2021A-1	-	-	95,000	0%
Principal - 2021A-2	-	130,000	-	N/A
Interest - 2021A-1	-	92,886	163,298	57%
Interest - 2021A-2	-	-	24,800	0%
Total debt service	<u>-</u>	<u>222,886</u>	<u>283,098</u>	79%
Other fees and charges				
Tax collector	<u>2,324</u>	<u>3,305</u>	<u>5,602</u>	59%
Total other fees and charges	<u>2,324</u>	<u>3,305</u>	<u>5,602</u>	59%
Total expenditures	<u>2,324</u>	<u>226,191</u>	<u>288,700</u>	78%
Excess/(deficiency) of revenues over/(under) expenditures	178,711	39,809	5,004	
Fund balances - beginning	<u>336,080</u>	<u>474,982</u>	<u>1,072,297</u>	
Fund balances - ending	<u>\$ 514,791</u>	<u>\$ 514,791</u>	<u>\$1,077,301</u>	

**THREE RIVERS STEWARDSHIP DISTRICT
(LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISRICT)
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2021 B-1 & B-2
FOR THE PERIOD DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll	\$ 79,428	\$ 112,988	\$ 272,860	41%
Assessment levy: off-roll	71,172	71,172	186,656	38%
Assessment prepayments	207,666	396,484	-	N/A
Interest	5,003	11,401	-	N/A
Total revenues	<u>363,269</u>	<u>592,045</u>	<u>459,516</u>	129%
EXPENDITURES				
Debt service				
Principal - 2021B-1	-	485,000	90,000	539%
Interest - 2021B-1	-	84,739	169,479	50%
Interest - 2021B-2	-	91,472	186,656	49%
Total debt service	<u>-</u>	<u>661,211</u>	<u>446,135</u>	148%
Other fees and charges				
Tax collector	1,191	1,695	5,685	30%
Total other fees and charges	<u>1,191</u>	<u>1,695</u>	<u>5,685</u>	30%
Total expenditures	<u>1,191</u>	<u>662,906</u>	<u>451,820</u>	147%
Excess/(deficiency) of revenues over/(under) expenditures	362,078	(70,861)	7,696	
Fund balances - beginning	816,078	1,249,017	830,579	
Fund balances - ending	<u>\$1,178,156</u>	<u>\$ 1,178,156</u>	<u>\$838,275</u>	

**THREE RIVERS STEWARDSHIP DISTRICT
(LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISRICT)
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2024A & 2024B
FOR THE PERIOD DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 14,694	\$ 20,903	\$ 521,559	4%
Assessment levy: off-roll	241,199	241,199	610,050	40%
Assessment prepayments	57,661	2,092,096	-	N/A
Interest	2,087	9,813	-	N/A
Total revenues	<u>315,641</u>	<u>2,364,011</u>	<u>1,131,609</u>	209%
EXPENDITURES				
Debt service				
Principal - 2024A	-	-	105,000	0%
Interest - 2024A	-	200,077	400,155	
Interest - 2024B	-	305,025	610,050	
Total debt service	<u>-</u>	<u>505,102</u>	<u>1,115,205</u>	45%
Other fees and charges				
Tax collector	<u>220</u>	<u>314</u>	<u>10,866</u>	3%
Total other fees and charges	<u>220</u>	<u>314</u>	<u>10,866</u>	3%
Total expenditures	<u>220</u>	<u>505,416</u>	<u>1,126,071</u>	45%
Excess/(deficiency) of revenues over/(under) expenditures	315,421	1,858,595	5,538	
Fund balances - beginning	<u>2,684,517</u>	<u>1,141,343</u>	<u>1,160,407</u>	
Fund balances - ending	<u><u>\$ 2,999,938</u></u>	<u><u>\$ 2,999,938</u></u>	<u><u>\$1,165,945</u></u>	

**THREE RIVERS
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES TR
FOR THE PERIOD DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES		
Total revenues	<u>\$ -</u>	<u>\$ -</u>
 EXPENDITURES		
Construction costs	<u>23,357</u>	<u>23,357</u>
Total expenditures	<u>23,357</u>	<u>23,357</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (23,357)	 (23,357)
 Beginning fund balance	 (15,480)	 (15,480)
Ending fund balance	<u><u>\$ (38,837)</u></u>	<u><u>\$ (38,837)</u></u>

**THREE RIVERS STEWARDSHIP DISTRICT
(LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2)
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2025A & 2025B
FOR THE PERIOD DECEMBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 14,239	\$ 50,351
Total revenues	14,239	50,351
EXPENDITURES		
Construction costs	1,015,423	1,015,423
Total expenditures	1,015,423	1,015,423
Excess/(deficiency) of revenues over/(under) expenditures	(1,001,184)	(965,072)
Fund balances - beginning	(10,439,110)	(10,475,222)
Fund balances - ending	\$ (11,440,294)	\$ (11,440,294)

**THREE RIVERS STEWARDSHIP DISTRICT
(LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2)
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2025A-3
FOR THE PERIOD DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 5,552	\$ 11,602
Total revenues	<u>5,552</u>	<u>11,602</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	5,552	11,602
Fund balances - beginning	1,797,432	1,791,382
Fund balances - ending	<u>\$ 1,802,984</u>	<u>\$ 1,802,984</u>

**THREE RIVERS STEWARDSHIP DISTRICT
(LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISRICT)
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2021 A-1 & A-2
FOR THE PERIOD DECEMBER 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ -	\$ 43,901
Total revenues	-	43,901
 EXPENDITURES		
Total expenditures	-	-
 Excess/(deficiency) of revenues over/(under) expenditures	-	43,901
 Fund balances - beginning	(176,848)	(220,749)
Fund balances - ending	\$ (176,848)	\$(176,848)

**THREE RIVERS STEWARDSHIP DISTRICT
(LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISRICT)
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2021 B-1 & B-2
FOR THE PERIOD DECEMBER 31, 2025**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(147,873)	(147,873)
Fund balances - ending	\$(147,873)	\$(147,873)

**THREE RIVERS STEWARDSHIP DISTRICT
(LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISRICT)
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2024
FOR THE PERIOD DECEMBER 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 402	\$ 1,326
Total revenues	402	1,326
EXPENDITURES		
Construction costs	1,226	1,226
Total expenditures	1,226	1,226
Excess/(deficiency) of revenues over/(under) expenditures	(824)	100
Fund balances - beginning	(244,183)	(245,107)
Fund balances - ending	\$ (245,007)	\$ (245,007)

**THREE RIVERS
STEWARDSHIP DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
THREE RIVERS STEWARDSHIP DISTRICT**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38

The Board of Supervisors of the Three Rivers Stewardship District held a Regular Meeting on January 14, 2026 at 11:30 a.m., at 5800 Lakewood Ranch Blvd. N, 1st Floor Training Room, Sarasota, Florida 34240.

Present:

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

Also present:

Chuck Adams	District Manager
Barry Mazzone (via telephone)	Wrathell, Hunt and Associates, LLC
Joseph Brown (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:41 a.m.

Supervisors Williams, Curran, Blakley and Leinaweaver were present. Supervisor Weidemiller was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

Mr. Adams noted that the 2025 Goals and Objectives Reporting was completed.

B. October 1, 2025 - September 30, 2026

39 Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance
40 Measures and Standards.

41 **On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor,**
42 **the 2025 Goals and Objectives Reporting, was ratified, and the Goals and**
43 **Objectives Reporting Fiscal Year 2026 Performance Measures and Standards,**
44 **were approved.**

45
46
47
48
49
50
51
52
53
54

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date

55 Mr. Adams presented Resolution 2026-01. Seat 4, currently held by John Blakley, and Seat
56 5, currently held by John Leinaweaver, will be up for election at the Landowners’ Election in 2026.

57 **On MOTION by Mr. Williams and seconded by Ms. Curran, with all in favor,**
58 **Resolution 2026-02, as amended, Designating November 3, 2026 at 12:30 p.m.,**
59 **at 5800 Lakewood Ranch Blvd. N, 1st Floor Training Room, Sarasota, Florida**
60 **34240 as the Date, Time and Location for Landowners’ Meeting and Election;**
61 **Providing for Publication, Providing for Severability and an Effective Date, was**
62 **adopted.**

63
64
65
66
67
68
69
70

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date

71 Mr. Adams presented Resolution 2026-02. This is primality necessary because of the two
72 CDDs that were merged into this District, which caused the District to exceed the budgeted
73 expenses. This will help avoid a finding in the audit.

74 **On MOTION by Mr. Williams and seconded by Ms. Curran, with all in favor,**
75 **Resolution 2026-02, Relating to the Amendment of the Budget for the Fiscal Year**
76 **Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an**
77 **Effective Date, was adopted.**

78
79

80 SIXTH ORDER OF BUSINESS Acceptance of Unaudited Financial
81 Statements as of November 30, 2025
82

83 On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor,
84 the Unaudited Financial Statements as of November 30, 2025, as presented,
85 were accepted.

86
87
88 SEVENTH ORDER OF BUSINESS Approval of November 12, 2025 Regular
89 Meeting Minutes
90

91 On MOTION by Mr. Williams and seconded by Ms. Curran, with all in favor, the
92 November 12, 2025 Regular Meeting Minutes, as presented, were approved.

93
94
95 EIGHTH ORDER OF BUSINESS Staff Reports
96

- 97 A. District Counsel: Kutak Rock LLP
- 98 B. District Engineer: Atwell, LLC

99 There were no District Counsel or District Engineer reports.

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

- 101 • NEXT MEETING DATE: February 11, 2026 at 11:30 AM

- 102 ○ QUORUM CHECK

103
104 NINTH ORDER OF BUSINESS Board Members' Comments/Requests
105

106 There were no Board Members' comments or requests.
107

108 TENTH ORDER OF BUSINESS Public Comments:
109

110 No members of the public spoke.
111

112 ELEVENTH ORDER OF BUSINESS Adjournment
113

114 On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the
115 meeting adjourned at 11:46 a.m.

116
117
118
119

Secretary/Assistant Secretary

Chair/Vice Chair

**THREE RIVERS
STEWARDSHIP DISTRICT**

**STAFF
REPORTS**

THREE RIVERS STEWARDSHIP DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct District related business and discuss community needs.

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

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes No

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No Not Applicable

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the District website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the District's website.

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

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the District website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the District website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on District website.

Achieved: Yes No



District Manager

Chuck Adams

Print Name

01.14.26

Date



Chair/Vice Chair, Board of Supervisors

Pete Williams

Print Name

01.14.26

Date

THREE RIVERS STEWARDSHIP DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

5800 Lakewood Ranch Blvd. N, 2nd Floor, Sarasota, Florida, 34240

¹6900 Professional Parkway, Large Conference Room, Sarasota, Florida 34240

²5800 Lakewood Ranch Blvd. N., 1st Floor Training Room, Sarasota, Florida 34240

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2025	Regular Meeting	11:30 AM
November 12, 2025¹	Regular Meeting	11:30 AM
December 10, 2025² CANCELED	Regular Meeting	11:30 AM
January 14, 2026²	Regular Meeting	11:30 AM
February 11, 2026²	Regular Meeting	11:30 AM
March 11, 2026²	Regular Meeting	11:30 AM
April 8, 2026²	Regular Meeting	11:30 AM
May 13, 2026²	Regular Meeting	11:30 AM
June 10, 2026²	Regular Meeting	11:30 AM
July 8, 2026²	Regular Meeting	11:30 AM
August 12, 2026²	Regular Meeting	11:30 AM
September 9, 2026²	Regular Meeting	11:30 AM