

**LAKES OF  
SARASOTA**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**February 8, 2023**

**REGULAR  
MEETING AGENDA**

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT DISTRICT**

# **AGENDA**

# **LETTER**

**Lakes of Sarasota Community Development 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**

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

February 1, 2023

Board of Supervisors  
Lakes of Sarasota Community Development District

Dear Board Members:

The Board of Supervisors of the Lakes of Sarasota Community Development District will hold a Regular Meeting on February 8, 2023 at 11:30 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items *(limited to 3 minutes per individual)*
3. Acceptance of Unaudited Financial Statements as of December 31, 2022
4. Approval of January 11, 2023 Regular Meeting Minutes
5. Staff Reports
  - A. District Counsel: *Vogler Ashton, PLLC*
  - B. District Engineer: *AM Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: March 8, 2023 at 11:30 AM

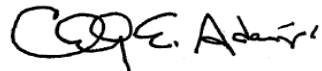
○ QUORUM CHECK

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

6. Board Members' Comments/Requests
7. Public Comments: Non-Agenda Items *(limited to 3 minutes per individual)*
8. Adjournment

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

Sincerely,



Chesley (Chuck) E. Adams, Jr.  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

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

**PARTICIPANT PASSCODE: 229 774 8903**

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT DISTRICT**

# **UNAUDITED FINANCIAL STATEMENTS**

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
DECEMBER 31, 2022**

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

	Major Funds						Total Governmental Funds
	General	Debt Service Series 2021 A- 1 & A-2	Debt Service Series 2021 B-1 & B-2	Capital Projects Series 2021 A-1 & A-2	Capital Projects Series 2021 B-1 & B-2	Capital Projects Fund	
<b>ASSETS</b>							
Cash - Valley checking	\$ 194,317	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194,317
Investments							
Revenue	-	106,025	131,209	-	-	-	237,234
Reserve A-1	-	130,250	-	-	-	-	130,250
Reserve A-2	-	93,775	-	-	-	-	93,775
Reserve B-1	-	-	262,398	-	-	-	262,398
Reserve B-2	-	-	270,806	-	-	-	270,806
Prepayment A-2	-	301,875	-	-	-	-	301,875
Construction	-	-	-	13	3	-	16
Construction-utility improvement	-	-	-	-	2,403,614	-	2,403,614
Due from Developer	-	-	-	52,583	735,570	207,191	995,344
Deposits	500	-	-	-	-	-	500
Due from other funds							
General	-	58,329	-	-	-	438,960	497,289
Undeposited funds	-	186,578	-	-	-	-	186,578
Total assets	<u>\$ 194,817</u>	<u>\$ 876,832</u>	<u>\$ 664,413</u>	<u>\$ 52,596</u>	<u>\$ 3,139,187</u>	<u>\$ 646,151</u>	<u>\$ 5,573,996</u>
<b>LIABILITIES</b>							
<b>Liabilities:</b>							
Accounts payable	1,452	-	-	52,583	735,570	991,055	1,780,660
Retainage payable	-	-	-	209,874	229,288	63,877	503,039
Due to other funds							
Debt service	58,329	-	-	-	-	-	58,329
Developer advance	6,000	-	-	-	-	-	6,000
Total liabilities	<u>65,781</u>	<u>-</u>	<u>-</u>	<u>262,457</u>	<u>964,858</u>	<u>1,054,932</u>	<u>2,348,028</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred receipts	-	-	-	52,583	735,570	646,151	1,434,304
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>52,583</u>	<u>735,570</u>	<u>646,151</u>	<u>1,434,304</u>
<b>FUND BALANCES</b>							
Restricted							
Debt service	-	876,832	664,413	-	-	-	1,541,245
Capital projects	-	-	-	(262,444)	1,438,759	(1,054,932)	121,383
Unassigned	129,036	-	-	-	-	-	129,036
Total fund balances	<u>129,036</u>	<u>876,832</u>	<u>664,413</u>	<u>(262,444)</u>	<u>1,438,759</u>	<u>(1,054,932)</u>	<u>1,791,664</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 194,817</u>	<u>\$ 876,832</u>	<u>\$ 664,413</u>	<u>\$ 52,596</u>	<u>\$ 3,139,187</u>	<u>\$ 646,151</u>	<u>\$ 5,573,996</u>

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 40,413	\$ 45,381	\$ 182,047	25%
Assessment levy: off-roll	-	186,004	244,937	76%
Total revenues	<u>40,413</u>	<u>231,385</u>	<u>426,984</u>	54%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	2,000	12,900	16%
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	1,453	2,242	20,000	11%
Engineering	-	-	15,000	0%
Audit	-	-	9,000	0%
Arbitrage rebate calculation	-	-	500	0%
Assessment roll preparation	-	-	5,500	0%
Dissemination agent	167	500	2,000	25%
Trustee	-	-	12,000	0%
Telephone	16	50	200	25%
Postage	76	76	500	15%
Legal advertising	212	212	1,500	14%
Annual special district fee	-	175	175	100%
Insurance	-	5,563	6,500	86%
Office supplies	-	-	500	0%
Miscellaneous/bank charges	-	-	500	0%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Property appraiser & tax collector	606	681	3,793	18%
Total professional & administrative	<u>6,530</u>	<u>23,499</u>	<u>139,483</u>	17%
<b>Filed operations</b>				
Field ops management & accounting	2,500	2,500	10,000	25%
Electric	903	2,947	22,000	13%
Reclaimed water	3,115	4,559	45,000	10%
Well pump maintenance	-	-	15,000	0%
Wetland maintenance	-	25,300	125,000	20%
Wetland contract	-	-	7,500	0%
Pond contract	3,000	6,000	25,000	24%
Irrigation contract	1,882	4,632	15,000	31%
Irrigation pump maintenance	-	778	15,000	5%
Drainage maintenance	-	-	6,000	0%
Hurricane/storm clean-up	-	14,700	-	N/A
Curb replacement	-	-	2,000	0%
Total field operations	<u>11,400</u>	<u>61,416</u>	<u>287,500</u>	21%
Total expenditures	<u>17,930</u>	<u>84,915</u>	<u>426,983</u>	20%
Excess/(deficiency) of revenues over/(under) expenditures	22,483	146,470	1	
Fund balances - beginning	106,553	(17,434)	-	
Fund balances - ending	<u>\$ 129,036</u>	<u>\$ 129,036</u>	<u>\$ -</u>	



**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND - SERIES 2021 A-1 & A-2  
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 59,217	\$ 66,498	\$ 268,904	25%
Assessment levy: off-roll	-	93,149	196,850	47%
Assessment prepayments	184,375	374,509	-	N/A
Interest	1	7	-	N/A
Lot closing	2,204	4,385	-	N/A
Total revenues	<u>245,797</u>	<u>538,548</u>	<u>465,754</u>	116%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 2021A-1	-	-	90,000	0%
Principal prepayments - 2021A-2	-	240,000	-	N/A
Interest - 2021A-1	-	85,430	170,860	50%
Interest - 2021A-2	-	98,425	196,850	50%
Total debt service	<u>-</u>	<u>423,855</u>	<u>457,710</u>	93%
<b>Other fees and charges</b>				
Tax collector	887	997	5,602	18%
Total expenditures	<u>887</u>	<u>424,852</u>	<u>463,312</u>	92%
Excess/(deficiency) of revenues over/(under) expenditures	244,910	113,696	2,442	
Fund balances - beginning	631,922	763,136	796,087	
Fund balances - ending	<u>\$ 876,832</u>	<u>\$ 876,832</u>	<u>\$798,529</u>	

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND - SERIES 2021 B-1 & B-2  
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 131,198	\$ 533,204	25%
Interest	3	8	-	N/A
Total revenues	<u>3</u>	<u>131,206</u>	<u>533,204</u>	25%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 2021B-1	-	-	85,000	0%
Interest - 2021B-1	-	88,639	177,279	50%
Interest - 2021B-2	-	135,403	270,806	50%
Total expenditures	<u>-</u>	<u>224,042</u>	<u>533,085</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	3	(92,836)	119	
Fund balances - beginning	664,410	757,249	1,009,235	
Fund balances - ending	<u>\$ 664,413</u>	<u>\$ 664,413</u>	<u>\$1,009,354</u>	

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND - SERIES 2021 A-1 & A-2  
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	Current Month	Year to Date
<b>REVENUES</b>		
Developer contributions	\$ 161,635	\$ 161,635
Total revenues	161,635	161,635
<b>EXPENDITURES</b>		
Capital outlay	55,351	216,168
Total expenditures	55,351	216,168
Excess/(deficiency) of revenues over/(under) expenditures	106,284	(54,533)
Fund balances - beginning	(368,728)	(207,911)
Fund balances - ending	\$ (262,444)	\$ (262,444)

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND - SERIES 2021 B-1 & B-2  
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	Month	Date
<b>REVENUES</b>		
Developer contributions	\$ 18,384	\$ 476,920
Interest	11	33
Total revenues	18,395	476,953
<b>EXPENDITURES</b>		
Capital outlay	473,214	999,486
Total expenditures	473,214	999,486
Excess/(deficiency) of revenues over/(under) expenditures	(454,819)	(522,533)
Fund balances - beginning	1,893,578	1,961,292
Fund balances - ending	\$1,438,759	\$1,438,759

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	Current Month	Year to Date
<b>REVENUES</b>		
Developer contributions	\$ 438,960	\$ 633,315
Total revenues	438,960	633,315
 <b>EXPENDITURES</b>		
Capital outlay	506,747	1,404,826
Total expenditures	506,747	1,404,826
 Excess/(deficiency) of revenues over/(under) expenditures	 (67,787)	 (771,511)
 Fund balances - beginning	 (987,145)	 (283,421)
Fund balances - ending	\$(1,054,932)	\$ (1,054,932)

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

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

The Board of Supervisors of the Lakes of Sarasota Community Development District held a Regular Meeting on January 11, 2023 at 11:30 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240.

**Present were:**

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

**Also present were:**

Chuck Adams	District Manager
Ed Vogler (via telephone)	District Counsel
Shawn Leins (via telephone)	District Engineer
Theresa Gunn	AM Engineering, Inc.
Barry Mazzone	Field Operations Manager

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:36 a.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Ratification of Change Orders**

- A. Firethorn, Inc., Change Order No. 1 [Grand Park Phase 3]**
- B. Firethorn, Inc., Change Order No. 2 [Grand Park Phase 3]**
- C. H & J Contracting, Inc., Change Order No. 10 [Grand Park Phase 2]**

These items were presented following Item 6B.

**FOURTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2022**

42 Mr. Adams presented the Unaudited Financial Statements as of November 30, 2022.

43

44 **On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in**  
45 **favor, the Unaudited Financial Statements as of November 30, 2022, were**  
46 **accepted.**

47

48

49 **FIFTH ORDER OF BUSINESS**

**Approval of December 14, 2022 Regular Meeting Minutes**

50

51

52 Mr. Adams presented the December 14, 2022 Regular Meeting minutes.

53

54 **On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in**  
55 **favor, the December 14, 2022 Regular Meeting Minutes, as presented, were**  
56 **approved.**

57

58

59 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

60

61 **A. District Counsel: *Vogler Ashton, PLLC***

62 There was no report.

63 **B. District Engineer: *AM Engineering, Inc.***

64 **▪ Ratification of Change Orders**

65 **This item, previously the Third Order of Business, was presented out of order.**

66 Ms. Gunn presented the following:

67 **A. Firethorn, Inc., Change Order No. 1 [Grand Park Phase 3]**

68

69 **On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in**  
70 **favor, Firethorn, Inc., Change Order No. 1 for Grand Park Phase 3, was ratified.**

71

72

73 **B. Firethorn, Inc., Change Order No. 2 [Grand Park Phase 3]**

74

75 **On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in**  
76 **favor, Firethorn, Inc., Change Order No. 2 for Grand Park Phase 3, was ratified.**

77

78

79 **C. H & J Contracting, Inc., Change Order No. 10 [Grand Park Phase 2]**

80



81 **On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in**  
 82 **favor, H & J Contracting, Inc., Change Order No. 10 for Grand Park Phase 2, was**  
 83 **ratified.**

- 84  
 85  
 86 **▪ Firethorn, Inc., Change Order No. 3 [Grand Park Phase 3 and Phase 4]**  
 87 **This item was an addition to the agenda.**

88  
 89 **On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in**  
 90 **favor, Firethorn, Inc., Change Order No. 3 [Grand Park Phase 3 and Phase 4],**  
 91 **was ratified.**

92  
 93  
 94 Ms. Gunn reported the following:

- 95 ➤ Phase 3: A few additional deduct purchase orders for Tate Transport in the amount of  
 96 \$335,000, are forthcoming.  
 97 ➤ A purchase order for Old Castle, in the amount of \$1 million, is forthcoming.  
 98 ➤ A deduct for Tate and a purchase order for fresh concrete are forthcoming.  
 99 ➤ Phase 2: Demi is finishing and will have a change order to reconcile all of the quantities  
 100 and settle the contract. Firethorn is also working on this.

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

- 102 **• NEXT MEETING DATE: February 8, 2023 at 11:30 A.M.**  
 103 **○ QUORUM CHECK**

104  
 105 **SEVENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

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

108  
 109 **EIGHTH ORDER OF BUSINESS** **Public Comments: Non-Agenda Items**  
 110 **(limited to 3 minutes per individual)**

111  
 112 There were no public comments.

113  
 114 **NINTH ORDER OF BUSINESS** **Adjournment**

115  
 116  
 117 **On MOTION by Mr. Williams and seconded by Mr. Blakeley, with all in favor,**  
 118 **the meeting adjourned at 11:46 a.m.**

119  
120  
121  
122  
123

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT DISTRICT**

# **STAFF REPORTS**

**LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 12, 2022</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>November 8, 2022</b>	<b>Landowners' Meeting</b>	<b>12:00 PM</b>
<b>November 9, 2022</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>December 14, 2022</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>January 11, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>February 8, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>March 8, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>April 12, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>May 10, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>June 14, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>July 12, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>August 9, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>September 13, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>