

SARASOTA NATIONAL

**COMMUNITY DEVELOPMENT
DISTRICT**

April 14, 2026

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Sarasota National 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

<https://sarasotationalcdd.com/>

April 7, 2026

Board of Supervisors
Sarasota National Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Sarasota National Community Development District will hold a Regular Meeting on April 14, 2026 at 1:00 p.m., in person at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293. The agenda is as follows:

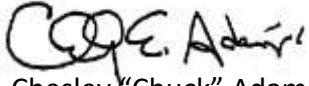
1. Call to Order/Roll Call
2. Public Comments: *Agenda Items* [3-Minute Time Limit]
3. Update: Premier Lakes, Inc. (*Bill Kurth*)
4. Update/Summary Reports
 - A. Eco Logic (*Pete Nabor*)
 - B. EarthBalance (*Calvin Serviss*)
5. Update: Berm Repair Project – South Side of Lake 45
6. Continued Discussion/Update: Golf Course Renovation Project
7. Discussion: Potential Land Sale of 65 Acre Parcel to Bella Terra Land
 - A. Consideration of Bryant Miller Olive P.A. Engagement Letter
8. Consideration of Resolution 2026-05, 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
9. Consideration of Resolution 2026-06, Approving Proposed Budget(s) for FY 2027; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date

10. Consideration of Resolution 2026-07, Regarding the Award of the Request for Proposals for Wetland/Conservation Area Maintenance Services; Providing a Severability Clause; and Providing an Effective Date
11. Consideration of Resolution 2026-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
12. Acceptance of Unaudited Financial Statements as of February 28, 2026
 - Financial Highlights Report
13. Approval of February 17, 2026 Regular Meeting Minutes
14. Action/Agenda Items
15. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Johnson Engineering*
 - Discussion/Update: Lake 17 Erosion Concerns
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - UPCOMING MEETING DATES
 - June 9, 2026 at 1:00 PM
 - August 11, 2026 at 1:00 PM [Adoption of FY2027 Budget]
 - QUORUM CHECK

SEAT 1	CARLTON (CARY) LEUSCHNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	RICHARD (DICK) SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOHN ISTWAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DOUGLAS KASL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	GERALD BERGMOSER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
 - D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
16. Supervisors' Requests
17. Adjournment

Please do not hesitate to contact me directly at (239) 464-7114 with any questions.

Sincerely,



Chesley "Chuck" Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

PARTICIPANT PASSCODE: 709 724 7992

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

7



February 12, 2026

Sarasota National CDD
C/O Wathell Hunt and Associates LLC
2300 Glades Road Suite 410 West
Boca Raton FL 33431

Sent via email to: adamsc@whassociates.com

Subject: Letter of Intent – Sarasota National 65 restricted acres

Chuck,

We are pleased to present this Letter of Intent to you, which outlines the terms for Bella Terra Land LLC to enter contract negotiations to acquire 65 acres of property with restricted entitlements for a regional stormwater facility and conservation owned by Sarasota National CDD. As part of this offer, we will grant the CDD the right to appraisal after the purchase agreement is signed, provided we have the option to match the appraisal price if it exceeds the purchase price offered. Next steps are to sign the non-binding LOI and have the buyer prepare a purchase and sale agreement consistent with these deal terms for the CDD council to review.

We look forward to your response and assure you we are prepared to act quickly to reach a mutually acceptable purchase agreement.

Respectfully,

David Henning
Land Advisor

Copy:
Dave Truxton – Principal



1. **Purchase Price** – \$975,000 (\$15,000 per acre for up to 65 +/- acres) or appraised value. If the appraised value exceeds the purchase price. Buyer will have 15 days to either accept the appraised value or cancel the purchase agreement.
2. **The Property** –**Exhibit A – The Property**. A 65-acre portion of PID **0462003000** intended for a regional stormwater pond is to be determined prior to entering into a purchase and sale agreement
3. **Deposit(s)** – The Initial Deposit of Twenty-Five Thousand Dollars (\$25,000) in the form of Cash shall be delivered to the Escrow Agent within ten (10) business days following the Effective Contract Date. The Initial Deposit is refundable until the end of the Inspection Period. An additional Fifty Thousand (\$50,000) will be deposited at the end of the Inspection Period. The Total Deposit shall be non-refundable after the expiration of the Inspection Period.
4. **Inspection Period** – 180 days.
5. **Government Approval Period** - Buyer shall have up to two (2) years following the expiration of the Inspection Period to obtain all necessary governmental agency approvals to commence site development and required clearing, mass grading, irrigation, and stormwater design.
6. **Closing** - The Closing shall take place no later than Thirty (30) days following the Buyer's notice of receipt of all necessary permits and approvals to begin land development.
7. **Assignment of Purchase Agreement** – Buyer may assign the Purchase Agreement.
8. **Broker** – No Real Estate Brokerage commission will be due unless engaged by the seller.
9. **Contingent** - This non-binding offer is contingent upon entering into a buyer-seller-executed purchase and sales agreement.

The terms and conditions outlined in this letter are amended deal points and are not binding until a purchase and sale agreement has been fully executed. If the terms and conditions described above meet your approval, please sign below, and we will immediately have our counsel prepare a purchase agreement consistent with these deal terms. We look forward to your response.



Chairperson
Sarasota National CDD

2/13/2026

Signed by:
David Truxton
E30BD8B903DC4B6...
David Truxton
Manager
Bella Terra Land, LLC



**"Exhibit A"
The Property**

A portion of PID 0462003000





EXHIBIT C – Master Development Plan



LEGEND

- ALF USE ONLY
- DRAINAGE EASEMENT
- GOLF COURSE/RECREATION
- OPEN SPACE
- CONSERVATION/PRESERVATION/MITIGATION
- WETLANDS
- LAKE
- CONCEPTUAL STORMWATER
- PRIVATE ROAD RIGHT OF WAY
- PUBLIC ROAD RIGHT OF WAY
- FUTURE ROAD RIGHT OF WAY (RESERVED)
- RESIDENTIAL
- ACCESS (CONCEPTUAL ONLY)
- FIXED ACCESS POINT
- EMERGENCY ACCESS POINT

NOTES:

- * - CONTAINS PARCEL A
- ** - CONTAINS PARCEL H
- *** - CONTAINS GOLF COURSE (UP TO 27 HOLES), GOLF CLUB HOUSE, LAKE CLUB, DRAINAGE EASEMENTS, PUBLIC RIGHT OF WAYS, RECREATION FACILITIES, CONSERVATION/PRESERVATION AREAS AND SURFACE WATER FACILITIES
- **** - CONTAINS SURFACE WATER FACILITIES, 30% OF TOTAL PROJECT FURRRZ/PUD ZONED LAND TO BE OPEN SPACE (NOT INCLUDING GOLF COURSE) REMAINING 70% OF TOTAL PROJECT FURRRZ/PUD ZONED LAND TO CONTAIN 1584 DWELLING UNITS FURRRZ DENSITY: 1584 DU'S / 965.8 AC. = 1.64 DU/AC

SPECIAL NOTE: GROSS DENSITY: 1842 DU'S / 2418.8 AC. = 0.76 DU/AC

SITE CALCULATIONS

DWELLING UNITS	ZONING	ACREAGE
752 DU.	CSZ/PUD	752.3 AC.
350 DU.	RE-1/PUD***	700.7 AC.
220 DU.	RMF-2/PUD*	25.8 AC.
38 DU.	RSF-2/PUD**	15.6 AC.
482 DU.	FURRRZ/PUD****	924.6 AC.
TOTALS		2418.8 AC.

Sarasota National DOCC

Exhibit C - Master Development Plan

WCI COMMUNITIES, LLC
SARASOTA COUNTY, FLORIDA
07/22/2025 **Kimley+Horn**

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

MATRIX OF CONSIDERATIONS RELATIVE TO POTENTIAL LAND SALE

#	Desc	Responsible	Response	Notes
1	History/Zoning of the parcel	Johnson	It is owned by the SN CDD. The land is currently zoned RE1 - Residential Estate (1 unit / 2 acre).	This prompts another question, was this 65+ acres needed to get the density units for SN as a whole. This may be Q/A buried within the original Development Order (DO). I do not have any access to the original DO files as they were long before my time as CDD engineer. This question may need to be presented to Planning & Zoning Dept.
2	Could the County take without compensation?	Kutak	If the County wanted to pursue eminent domain, it would have to reasonably compensate the district. The value would be determined by an appraisal(s).	
3	What is a stormwater facility?	Johnson	Stormwater facility is the permitted facility of a developer which collects/manages storm runoff, reduces flood risk, improves water quality. It is required by SWFWMD & Sarasota County.	The CDD will not be the permittee or the long-term O&M entity of any stormwater facility associated with Bella Terra.
4	Would a stormwater facility involve any noise, light pollution?	Johnson	Not typically. Stormwater facilities (like the ponds, basins which the SN CDD owns and maintains produce little/no noise or light pollution.	May need to be a stipulation within any agreement between Bella Terra & CDD.
5	Is the Board authorized to sell without residents' involvement?	Kutak	Yes, the Board is entitled to approve the transaction by vote at a noticed meeting, although of course we are required to take public comment at that meeting.	
6	What can the CDD do with proceeds without causing tax consequences?	Kutak	Bond debt was utilized to acquire the property from Tuscano LLC in 2007 at the price of \$40,000/acre.	

			As a result, if the Board desires entertaining a discussion about whether the convey the property as requested, we'll need to engage a bond counsel to confirm there is no impact on the tax-exempt status and permissible uses of funds. The prior bond counsel that worked on the 2020 refunding bonds has since retired but I have recommendations for other bond counsel that we can utilize for this purpose, and a fee agreement is included in the agenda package for Board consideration.
7	What/Who is Bella Terra Land, track record ?	WHA	The entity was established in November 2025 based on publicly available information, and is overseen David Truxton who has been involved in special district development and land brokerage deals for several decades
8	IF we sell the 65 acres do we have excess acreage in the CDD to make up for the loss of preserve?	Johnson	A condition of any contract would be to require any entity to provide full satisfaction of any permit modification, revision, calculation, design, submittal fees, engineering, environmental studies, approval of any permit required (State, Local, County, Federal, etc.) affected by the sale. This includes (but not all-inclusive list) SWFWMD, Sarasota County, FDEP, FWC, etc.
9			
10			

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

7A

April 14, 2026

VIA PDF EMAIL ONLY

Board of Supervisors
Sarasota National Community Development District
Attention: Wrathall, Hunt & Associates, LLC, District Manager
2300 Glades Road #410W
Boca Raton, Florida 33431
wrathellc@whhassociates.com
cc: Lindsay Whelan (District Counsel) Lindsay.whelan@kutakrock.com

Re: *Engagement Letter*

Ladies and Gentlemen:

You have requested that our firm represent Sarasota National Community Development District (the "District") with respect to rendering legal advice and guidance concerning the potential sale of District-owned real property financed and refinanced with tax-exempt bonds issued by the District. Our representation will address matters related solely to federal tax matters. We are pleased that you have selected us to represent the District in this matter and appreciate the confidence you have placed in us by doing so.

At the outset of each new engagement, it is our customary practice to confirm in writing the terms of the professional relationship we are establishing, including the identity of our client(s), the nature and scope of our professional undertaking and the essential business terms of our relationship.

With respect to this particular engagement, we understand these to be as follows:

1. **Client(s):** We are being engaged to represent the District. We are not being engaged to represent, and we will not represent, any other person or entity in connection with this matter, except as we may hereafter expressly agree in writing.

2. **Professional Undertaking:** Our professional undertaking with respect to this engagement is to provide legal services and advice to the District as outlined above.

3. **Compensation:** Our compensation for the professional services which we are to render in this engagement will be based upon the time devoted by the professionals of this firm in the performance of the legal services required on the District's behalf, including the professional time of attorneys and, where appropriate, legal assistants (or paralegals) operating under the supervision of attorneys, at the hourly rates of those professionals in effect from time to time. The hourly rates established for our professionals are based upon the education, training, experience, expertise, specialization in practice and level of professional attainment of each of those professionals utilized and employed by us on this engagement.

This engagement will be primarily handled by myself at the hourly rate of \$450.00 and our tax attorneys Will Milford and Sabine Montas Simon at the hourly rates of \$525.00 and \$350.00, respectively. However, it may also be necessary or appropriate that we use the services of other attorneys and/or legal assistants of this firm to serve you effectively and efficiently in this engagement. If assistance is required from other attorneys, the established hourly rates currently charged for their professional services range from \$300.00 per hour to \$525.00 per hour, depending upon which attorneys are called upon to perform the required services. If the assistance of a paralegal is required and/or deemed appropriated, the established hourly rate for their professional services is \$150.00.

Before any invoices are sent to you, I will personally review all statements for our professional services in order to ensure that the charges for our professional services and related costs and expenses are appropriate for the nature of the services rendered and the time reasonably required to serve you efficiently and effectively in this engagement.

4. **Communication and Cooperation:** In furtherance of this engagement, we will render professional services and provide legal counsel to the District in accordance with the terms of this engagement letter in reliance upon the information and guidance which you and other representatives of the District provide to us concerning its objectives in this engagement. In order to enable us to effectively represent the District in this engagement, you and other representatives of the District agree to cooperate fully with us in all matters relating to this engagement and to fully and truthfully disclose to us all facts, documents, materials and information that may be relevant to this engagement or that we may otherwise reasonably request in connection therewith. You and the District's other representatives also agree to make yourselves reasonably available to communicate and confer with us and to attend meetings and conferences as may be deemed necessary from time to time given the nature of this engagement and your objectives regarding the same. Your failure to communicate and cooperate with us in these respects could have an adverse effect on our ability to effectively and efficiently represent the District's interests in this matter and may require that we suspend the rendition of further services in respect of, or entirely withdraw from, this engagement.

5. **Limitations on Engagement:** Unless otherwise expressly stated herein, it is understood and agreed that the District is not relying upon us for investment or accounting advice or decisions, or to investigate the character or credit of any persons with whom you are or may be dealing in connection with this matter.

6. **Conflicts of Interest:** This firm has represented, and continues to represent, many different individuals, partnerships, corporations, governments, corporate trust departments, special districts or investment banking firms with various interests in numerous projects or financings. Accordingly, it is possible that during the course of our representation of the District's interests in this engagement we may become involved in transactions or disputes with other clients of our firm in which the District's interests are or become adverse to the interests of one or more of our other clients, whether present or future. If such a conflict between the District's interests and those of another of our clients, whether present or future, were to arise, we will promptly notify you of that circumstance as soon as we become aware of the same. However, we reserve the right, on account of any such conflicts of interest, to withdraw from this engagement, and if required by the Rules of Professional Conduct adopted by The Florida Bar, or otherwise deemed by us to be professionally appropriate, to withdraw from the representation of both clients in the particular matter in or with respect to which such conflict of interest arises.

Please understand that while we cannot, and do not, guarantee the outcome or success of this or any other engagement or professional undertaking, we will earnestly strive to represent and serve the District's interests in this engagement effectively, efficiently and responsively while endeavoring to accomplish its objectives in this engagement.

If this engagement letter is in accord with your understanding of the terms of the professional relationship which we are establishing, please sign the enclosed copy of this letter and return it to me.

[Remainder of page intentionally left blank]

Sarasota National Community Development District

April 14, 2026

Page 4

Should you have questions concerning this engagement letter, including the attachments thereto, or the manner in which we are handling this engagement on your behalf from time to time, please do not hesitate to contact me.

Respectfully yours,

BRYANT MILLER OLIVE P.A.

A handwritten signature in blue ink that reads "Misty Taylor". The signature is written in a cursive, flowing style.

Misty W. Taylor, Shareholder

ACCEPTANCE

The foregoing terms of this engagement are in accord with my understanding of the same and are hereby approved and accepted.

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

Name: _____

Title: _____

April 14, 2026

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

8

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT 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

WHEREAS, on July 9, 2024, pursuant to Resolution 2024-05, the Board of Supervisors (“Board”) of the Sarasota National Community Development District (“District”), adopted a Budget for Fiscal Year 2024/2025; and

WHEREAS, on January 13, 2026, pursuant to Resolution 2026-04, the Board amended the previously adopted budget for Fiscal Year 2024/2025; and

WHEREAS, the Board desires to further amend the previously amended budget for Fiscal Year 2024/2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2025 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 14th day of April, 2026.

ATTEST:

**SARASOTA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025
EFFECTIVE NOVEMBER 30, 2025**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025**

	FY 2025 Actual	Adopted Budget FY 2025	Budget to Actual Variance Budget	Proposed Amendment Increase / (Decrease)	FY 2025 Amended Budget
REVENUES					
Assessment levy - on roll	\$ 492,140	\$ 489,095	\$ (3,045)	\$ 3,045	\$ 492,140
Interest	14,097	-	(14,097)	14,097	14,097
Total revenues	<u>506,237</u>	<u>489,095</u>	<u>(17,142)</u>	<u>17,142</u>	<u>506,237</u>
EXPENDITURES					
Administrative:					
Management	39,571	39,571	-	-	39,571
Supervisors	5,167	6,300	1,133	(1,133)	5,167
Audit	5,600	7,000	1,400	(1,400)	5,600
Assessment roll preparation	6,500	6,500	-	-	6,500
Arbitrage rebate calculation	750	1,750	1,000	(1,000)	750
Dissemination agent	2,000	2,000	-	-	2,000
Trustee	-	11,000	11,000	(11,000)	-
Legal	12,124	12,000	(124)	124	12,124
Engineering	23,855	13,000	(10,855)	10,855	23,855
Postage	1,143	500	(643)	643	1,143
Telephone	500	500	-	-	500
Insurance	12,439	12,500	61	(61)	12,439
Printing & reproduction	1,000	1,000	-	-	1,000
Legal advertising	396	1,200	804	(804)	396
Other current charges	1,439	1,000	(439)	15,439	16,439
Annual district filing fee	175	175	-	-	175
ADA website compliance	-	210	210	(210)	-
Website	705	705	-	-	705
Property tax bills	25	100	75	(75)	25
Total administrative	<u>113,389</u>	<u>117,011</u>	<u>3,622</u>	<u>11,378</u>	<u>128,389</u>
Water management:					
Other contractual services	365,794	312,500	(53,294)	53,294	365,794
Lake bank erosion repair	55,000	44,300	(10,700)	10,700	55,000
Total water management	<u>420,794</u>	<u>356,800</u>	<u>(63,994)</u>	<u>63,994</u>	<u>420,794</u>
Other fees and charges					
Tax collector	2,709	7,642	4,933	(4,933)	2,709
Property appraiser	-	7,642	7,642	(7,642)	-
Total other fees and charges	<u>2,709</u>	<u>15,284</u>	<u>12,575</u>	<u>(12,575)</u>	<u>2,709</u>
Total expenditures	<u>536,892</u>	<u>489,095</u>	<u>(47,797)</u>	<u>62,797</u>	<u>551,892</u>
Excess/(deficiency) of revenues over/(under) expenditures	(30,655)	-	30,655	(45,655)	(45,655)
Fund balance - beginning	416,802	390,438	(26,364)	26,364	416,802
Fund balance - ending	<u>\$ 386,147</u>	<u>\$ 390,438</u>	<u>\$ 4,291</u>	<u>\$ (19,291)</u>	<u>\$ 371,147</u>

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

9

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Sarasota National Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 11, 2026
TIME: 1:00 p.m.
LOCATION: Sarasota National Clubhouse
25500 National Boulevard
Venice, Florida 34293

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14TH DAY OF APRIL, 2026.

ATTEST:

**SARASOTA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
Proposed Budget

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget	5
Amortization Schedule - Series 2020 Bonds	6
Preliminary Assessments Summary	7

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 509,474				\$ 509,371
Allowable discounts (4%)	(20,379)				(20,375)
Assessment levy: on-roll - net	489,095	\$ 459,874	\$ 29,221	\$ 489,095	488,996
Interest	-	4,511	-	4,511	-
Total revenues	489,095	464,385	29,221	493,606	488,996
EXPENDITURES					
Professional & administrative fees					
Management	39,571	16,488	23,083	39,571	39,571
Supervisors	6,300	4,091	2,209	6,300	6,300
Audit	7,600	-	7,600	7,600	7,600
Assessment roll preparation	6,500	2,708	3,792	6,500	6,500
Arbitrage rebate calculation	1,750	750	1,000	1,750	1,750
Dissemination agent	2,000	833	1,167	2,000	2,000
Trustee	11,000	-	11,000	11,000	11,000
Legal	10,000	6,510	3,490	10,000	10,000
Engineering	10,000	6,981	3,019	10,000	10,000
Postage	500	578	400	978	500
Telephone	500	208	292	500	500
Insurance	12,700	13,185	-	13,185	14,504
Printing & reproduction	1,000	417	583	1,000	1,000
Legal advertising	1,200	380	820	1,200	1,200
Other current charges	1,500	616	884	1,500	1,500
Annual district filing fee	175	175	-	175	175
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	-	145	210
Property taxes	100	-	100	100	100
Total professional & administrative fees	113,311	54,770	59,439	\$114,209	115,115
Water management & wetland maintenance					
Other contractual services	312,500	87,858	224,642	312,500	330,000
Lake bank erosion repair/littoral plantings	80,000	28,080	51,920	80,000	60,000
Total water management & wetland maintenance	392,500	115,938	276,562	392,500	390,000
Other fees and charges					
Tax collector	7,642	6,887	755	7,642	7,641
Property appraiser	7,642	-	7,642	7,642	7,641
Total other fees and charges	15,284	6,887	8,397	15,284	15,282
Total expenditures	521,095	177,595	344,398	521,993	520,397

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026		
Excess/(deficiency) of revenues over/(under) expenditures	(32,000)	286,790	(315,177)	(28,387)	(31,401)
Fund balance - beginning (unaudited)	428,378	386,147	672,937	386,147	357,760
Fund balance - ending (projected)	<u>\$ 396,378</u>	<u>\$ 672,937</u>	<u>\$ 357,760</u>	<u>\$ 357,760</u>	<u>\$ 326,359</u>

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative fees

Management	\$ 39,571
<p>Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds, and operate and maintain the assets of the community.</p>	
Supervisors	6,300
Audit	7,600
<p>The District is required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis.</p>	
Assessment roll preparation	6,500
<p>Wrathell, Hunt and Associates, LLC includes assessment roll preparation in the financial services contract they have with the District. These annual operating and debt service assessments may be collected through direct billing to landowners and/or placement of assessments on the annual real estate tax bill by the county's tax collector.</p>	
Arbitrage rebate calculation	1,750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<p>Wrathell, Hunt and Associates, LLC, currently provides dissemination agent services, which are a requirement of the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12.</p>	
Trustee	11,000
<p>U.S. Bank is the District's trustee, paying agent and registrar for the debt service and construction funds.</p>	
Legal	10,000
<p>Kutak Rock, LLP provides on-going general counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services.</p>	
Engineering	10,000
<p>Johnson Engineering, provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities. Additionally, the District has engaged FL GIS to create and manage it's GIS mapping application which is available on the District's website.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Telephone	500
<p>Telephone and fax machine.</p>	

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Insurance		14,504
	The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for each coverage for general liability, (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability limit.	
Printing & reproduction		1,000
	Letterhead, envelopes, copies, etc.	
Legal advertising		1,200
	The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.	
Other current charges		1,500
	Bank charges and other miscellaneous expenses incurred during the year.	
Annual district filing fee		175
	Annual fee paid to the Florida Department of Economic Opportunity.	
Website hosting & maintenance		705
Website ADA compliance		210
Property taxes		100
Water management and wetland maintenance		
Other contractual services		330,000
	The District maintains the storm water management and preserve systems through the use of qualified, licensed and insured sub-contractors.	
	Lake Maint	90,000
	Midge Fly	20,000
	Pres/Littoral	220,000
		330,000
Lake bank erosion repair/littoral plantings		60,000
	Intended to begin the collection of funds needed for future lake erosion repairs as well as littoral plant installations.	
Property appraiser		7,641
	These fees are 1.5% of the assessment levied.	
Tax collector		7,641
	These fees are 1.5% of the assessment levied.	
Total expenditures		\$520,397

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET SERIES 2020
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll - gross	\$ 1,543,001				\$ 1,543,001
Allowable discounts (4%)	(61,720)				(61,720)
Assessment levy: on-roll - net	1,481,281	\$ 1,392,962	\$ 88,319	\$ 1,481,281	1,481,281
Interest	-	11,978	-	11,978	-
Total revenues	1,481,281	1,404,940	88,319	1,493,259	1,481,281
EXPENDITURES					
Principal	855,000	-	855,000	855,000	890,000
Interest	588,900	294,450	294,450	588,900	558,975
Total debt service	1,443,900	294,450	1,149,450	1,443,900	1,448,975
Other Fees and Charges					
Property appraiser	23,145	-	23,145	23,145	23,145
Tax collector	23,145	20,862	2,283	23,145	23,145
Total other fees and charges	46,290	20,862	25,428	46,290	46,290
Total expenditures	1,490,190	315,312	1,174,878	1,490,190	1,495,265
Excess/(deficiency) of revenues over/(under) expenditures	(8,909)	1,089,628	(1,086,559)	3,069	(13,984)
Fund balance - beginning (unaudited)	890,988	968,690	2,058,318	968,690	971,759
Fund balance - ending (projected)	\$ 882,079	\$ 2,058,318	\$ 971,759	\$ 971,759	957,775
Use of fund balance:					
Debt service reserve (required)					(100,000)
Interest expense - November 1, 2027					(263,913)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 593,862

Sarasota National
Community Development District
Series 2020
\$19,350,000

Debt Service Schedule

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2025			294,450.00	294,450.00
05/01/2026	855,000.00	3.500%	294,450.00	1,149,450.00
11/01/2026			279,487.50	279,487.50
05/01/2027	890,000.00	3.500%	279,487.50	1,169,487.50
11/01/2027			263,912.50	263,912.50
05/01/2028	920,000.00	3.500%	263,912.50	1,183,912.50
11/01/2028			247,812.50	247,812.50
05/01/2029	950,000.00	3.500%	247,812.50	1,197,812.50
11/01/2029			231,187.50	231,187.50
05/01/2030	985,000.00	3.500%	231,187.50	1,216,187.50
11/01/2030			213,950.00	213,950.00
05/01/2031	1,020,000.00	3.500%	213,950.00	1,233,950.00
11/01/2031			196,100.00	196,100.00
05/01/2032	1,060,000.00	4.000%	196,100.00	1,256,100.00
11/01/2032			174,900.00	174,900.00
05/01/2033	1,105,000.00	4.000%	174,900.00	1,279,900.00
11/01/2033			152,800.00	152,800.00
05/01/2034	1,150,000.00	4.000%	152,800.00	1,302,800.00
11/01/2034			129,800.00	129,800.00
05/01/2035	1,195,000.00	4.000%	129,800.00	1,324,800.00
11/01/2035			105,900.00	105,900.00
05/01/2036	1,245,000.00	4.000%	105,900.00	1,350,900.00
11/01/2036			81,000.00	81,000.00
05/01/2037	1,295,000.00	4.000%	81,000.00	1,376,000.00
11/01/2037			55,100.00	55,100.00
05/01/2038	1,350,000.00	4.000%	55,100.00	1,405,100.00
11/01/2038			28,100.00	28,100.00
05/01/2039	1,405,000.00	4.000%	28,100.00	1,433,100.00
Total	15,425,000.00		4,909,000.00	20,334,000.00

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENTS SUMMARY**

Debt Service On-Roll Units				
Unit Description	FY 2027 O&M Assessment	FY 2027 DS Assessment	FY 2027 Total Assessment	FY 2026 Total Assessment
MF	321.57	611.21	932.78	932.85
SF 46	321.57	799.28	1,120.85	1,120.92
SF 52	321.57	1,175.42	1,496.99	1,497.06
SF 80	321.57	1,592.20	1,913.77	1,913.84

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

10

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT REGARDING THE AWARD OF THE REQUEST FOR PROPOSALS FOR WETLAND/CONSERVATION AREA MAINTENANCE SERVICES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sarasota National Community Development District (the “District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and located in Sarasota County, Florida, has competitively solicited proposals from contractors interested in providing services for the District regarding its wetland/conservation area maintenance services (the “Services”); and

WHEREAS, the District’s Board of Supervisors (the “Board”) previously elected in the best interests of the District to competitively solicit a request for proposals (the “RFP”) for the Services in accordance with the District’s Rules of Procedure to allow the District to make an award of bid to the most responsive and responsible contractor based upon the evaluation criteria contained in the project manual for the RFP, as the same may be amended and supplemented via addendums (the “Project Manual”); and

WHEREAS, the District has received and evaluated proposals from one (1) contractor interested in providing the Services; and

WHEREAS, the Board hereby determines its intent to award the bid to, and subsequently enter into a contract for Services with Earth Balance Corporation as the most responsive, responsible proposer in accordance with the terms of the RFP.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The response of Earth Balance Corporation is the proposal which is the most responsive and responsible and which best serves the interests of the District.

SECTION 3. It is the intent of the District’s Board to award the bid to Earth Balance Corporation and enter into a contract for the Services in accordance with the terms and conditions of the RFP and the Project Manual.

SECTION 4. Notice of this award of bid shall be given to all proposers in accordance with the District’s Rules of Procedure, RFP and the Project Manual. The District’s Chairman and Vice Chairman, members of the Board and staff of the District are hereby authorized to take such further actions as are necessary to ensure the expeditious execution of a contract for the Services.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of April, 2026.

ATTEST:

**SARASOTA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

11

RESOLUTION 2026-08

A RESOLUTION OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2026/2027 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Sarasota National Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sarasota County, Florida; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2026/2027 as provided on the schedule attached hereto as **Exhibit A**.

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

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

PASSED AND ADOPTED this 14th day of April, 2026.

Attest:

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE		
LOCATION		
<i>Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2026	Regular Meeting	1:00 PM
November 10, 2026	Regular Meeting	1:00 PM
February 9, 2027	Regular Meeting	1:00 PM
April 13, 2027	Regular Meeting <i>Presentation of FY2028 Proposed Budget</i>	1:00 PM
July 13, 2027	Regular Meeting	1:00 PM
August 10, 2027	Public Hearing & Regular Meeting <i>Adoption of FY2028 Budget</i>	1:00 PM

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2026**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
FEBRUARY 28, 2026**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2020	
ASSETS			
Cash - SunTrust	\$ 486,486	\$ -	\$ 486,486
BankUnited - MMA	30,000	-	30,000
BankUnited - ICS	294,214	-	294,214
Investments			
Revenue series 2020	-	1,864,290	1,864,290
Reserve series 2020	-	100,000	100,000
Due from general fund	-	94,028	94,028
Total assets	<u>\$ 810,700</u>	<u>\$ 2,058,318</u>	<u>\$ 2,869,018</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 43,460	\$ -	\$ 43,460
Due to debt service	94,028	-	94,028
Taxes payable	275	-	275
Total liabilities	<u>137,763</u>	<u>-</u>	<u>137,763</u>
Fund balances:			
Restricted for:			
Debt service	-	2,058,318	2,058,318
Unassigned	672,937	-	672,937
Total fund balances	<u>672,937</u>	<u>2,058,318</u>	<u>2,731,255</u>
Total liabilities, deferred inflow of resources and fund balances	<u>\$ 810,700</u>	<u>\$ 2,058,318</u>	<u>\$ 2,869,018</u>

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28,2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on roll	\$ 17,960	\$ 459,874	\$ 489,095	94%
Interest	726	4,511	-	N/A
Total revenues	<u>18,686</u>	<u>464,385</u>	<u>489,095</u>	95%
EXPENDITURES				
Administrative:				
Management	3,297	16,488	39,571	42%
Supervisors	860	4,091	6,300	65%
Audit	-	-	7,600	0%
Assessment roll preparation	541	2,708	6,500	42%
Arbitrage rebate calculation	-	750	1,750	43%
Dissemination agent	167	833	2,000	42%
Trustee	-	-	11,000	0%
Legal	3,252	6,510	10,000	65%
Engineering	-	6,981	10,000	70%
Postage	348	578	500	116%
Telephone	42	208	500	42%
Insurance	-	13,185	12,700	104%
Printing & reproduction	83	417	1,000	42%
Legal advertising	155	380	1,200	32%
Other current charges	112	616	1,500	41%
Annual district filing fee	-	175	175	100%
ADA website compliance	-	150	210	71%
Website	-	700	705	99%
Property tax bills	-	-	100	0%
Total administrative	<u>8,857</u>	<u>54,770</u>	<u>113,311</u>	48%
Water management:				
Other contractual services	7,488	87,858	312,500	28%
Lake bank erosion repair	28,080	28,080	80,000	35%
Total water management	<u>35,568</u>	<u>115,938</u>	<u>392,500</u>	30%
Other fees and charges				
Tax collector	270	6,887	7,642	90%
Property appraiser	-	-	7,642	0%
Total other fees and charges	<u>270</u>	<u>6,887</u>	<u>15,284</u>	45%
Total expenditures	<u>44,695</u>	<u>177,595</u>	<u>521,095</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	(26,009)	286,790	(32,000)	
Net change in fund balances	(26,009)	286,790	(32,000)	
Fund balance - beginning	698,946	386,147	428,378	
Fund balance - ending	<u>\$ 672,937</u>	<u>\$ 672,937</u>	<u>\$ 396,378</u>	

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020
FOR THE PERIOD ENDED FEBRUARY 28,2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on roll	\$ 54,401	\$ 1,392,962	\$ 1,481,281	94%
Interest	1,929	11,978	-	N/A
Total revenues	<u>56,330</u>	<u>1,404,940</u>	<u>1,481,281</u>	95%
EXPENDITURES				
Principal	-	-	855,000	0%
Interest	-	294,450	588,900	50%
Total debt service	<u>-</u>	<u>294,450</u>	<u>1,443,900</u>	20%
Other fees and charges				
Tax collector	817	20,862	23,145	90%
Property appraiser	-	-	23,145	0%
Total other fees and charges	<u>817</u>	<u>20,862</u>	<u>46,290</u>	45%
Total expenditures	<u>817</u>	<u>315,312</u>	<u>1,490,190</u>	21%
Net change in fund balances	55,513	1,089,628	(8,909)	
Fund balance - beginning	<u>2,002,805</u>	<u>968,690</u>	<u>890,988</u>	
Fund balance - ending	<u><u>\$ 2,058,318</u></u>	<u><u>\$ 2,058,318</u></u>	<u><u>\$ 882,079</u></u>	

Sarasota National CDD

Financial Highlights Report

As of 2/28/26

General Fund

Revenues

Special Assessment On-roll: At 94% Year to Date (YTD) – note the majority are historically received during the month of December as a result of payers taking advantage of the early discount (4%).

Expenditures (through end of February at 34%, and is 8% under straight proration of 42% YTD)

Supervisors: At 65% and represents Board meetings plus taxes. The Board has scheduled seven meetings per year, although not always held.

Audit: At 0% year to date. The Audit will possibly be presented for consideration at your July meeting.

Assessment Roll Preparation: At 42% and provided by WHA, and is billed monthly.

Arbitrage Rebate Calculation: At 43% (YTD) To ensure the district's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability. Only has to be submitted/reported every five years.

Dissemination agent: At 42% and provided by WHA, dissemination agent services are a requirement of the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12.

Trustee: At 0% is an Annual Fee paid to US Bank for the services provided as trustee, paying agent and registrar for the debt service and construction funds.

Legal: At 65% YTD - Legal expenses will fluctuate year by year based on activity.

Engineering Fees: At 70% - Engineering expenses will fluctuate year by year based on activity.

Insurance: At 104% and is a once per year expense typically occurring in October.

Annual District Filing Fee: At 100% is a once per year active status filing with the State of Florida and typically is occurring in October/November.

Other Current Charges: At 41% are Bank charges and other miscellaneous expenses incurred during the year.

Water Management/Other Contractual Services: At 28% and is 14% under straight proration. Year to date includes monthly Lake Maintenance by Premier Lakes as well as Eco-Logic November & December wetland maintenance. Current month represents Lake Maintenance.

Lake Bank Erosion Repair: At 35% and represents erosion repairs to Lake 56 by EMC Divers.

Other Fees and Charges:

Tax Collector: At 90% - These fees are 1.5% of the assessment levied.

Property Appraiser: At 0% and are 1.5% of the assessment levied.

Debt Service Fund

2020 Series Bond

Expenditures

Principal: At 0% and is paid May 1st of each year.

Interest: At 50%, as 50% of annual interest expense is paid each November 1st, with the other 50% plus the annual Principal amount being paid each May 1st.

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on February 17, 2026 at 1:00 p.m., in person at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293.

Present:

Gerald Bergmoser	Chair
Cary Leuschner	Vice Chair
John Istwan	Assistant Secretary
Dick Smith	Assistant Secretary

Also present:

Shane Willis	Operations Manager
Lindsay Whelan (via telephone)	District Counsel
Bill Kurth	Premier Lakes, Inc. (Premier)
Jeff Landers	EMC Divers
Pete Nabor	Eco-Logic Services
Calvin Serviss	EarthBalance
Bryan O'Connor	Golf Renovation Committee

Members of the public present:

Mary Clark	Elaine Kaye	Ellen Pelan	Chip Campbell	Jerrilyn Schulze
Bill Mayes	John Walker	Gary Balakier	Dave Truxton	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Bergmoser called the meeting to order at 1:00 p.m.

Supervisors Bergmoser, Leuschner, Istwan and Smith were present. Supervisor Kasl was absent.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items [3-Minute Time Limit]

Resident Gary Balakier, a member of the Danbury Association, asked if the Association has the ability to manage its own shorelines. It was noted that shoreline management is

43 exclusively the responsibility of the CDD. Asked why some shorelines are raked, with no weeds,
44 while others have an abundance of weeds, Mr. Bergmoser explained that the littoral plants are
45 installed purposefully; invasive weeds are identified and eradicated by work crews. Littorals are
46 planted to filter the rainwater that flows into the lakes, which helps keep the lakes cleaner,
47 impedes, erosion, and saves costs as lake bank erosion repair is an ongoing expenditure of the
48 CDD. There is a long-term plan to plant more of the shoreline areas. It is a matter of time and
49 budget and the work must be done in the rainy season to assist with the survivability of the
50 littorals. Asked how much of the shoreline is specifically under the CDD's management, Mr. Willis
51 stated it is generally from the control elevation where the sod ends to the center of the lake.

52 Discussion ensued regarding the littorals, why some lakes are not planted, the
53 Developers, the County not following up on shoreline inspections, the difference between the
54 lakes in northern states versus Florida lakes, and a previous incident of Copper Leaf residents
55 cutting the littorals near their homes for fishing purposes and the CDD subsequently requesting
56 reimbursement of \$800 per home from those residents.

57 Resident Elaine Kaye asked about the decreasing water levels in the lakes and commented
58 that she thinks some of the littorals are dying off. Mr. Bergmoser stated the Board plans to first
59 add plants to areas without plants and have Mr. Kurth identify areas where the plants are dying
60 off and apprise the Board before making repairs.

61 Mr. Leuschner stated a recent cold snap adversely-impacted the plants. He believes there
62 is a deeper root system with the littorals that is damper than what is visible on the surface.

63 Resident Ellen Pelan asked why a man was extracting water out of the pond near her
64 home. When asked, he told her the golf course gave him permission but he did not know the
65 name of the person. The person told her not to worry about it. She conferred with John Cole, of
66 the Golf Course Renovation Committee, who was managing the project. He confirmed that the
67 ponds are governed by the CDD and water should not be extracted from them and told her he
68 would contact the boring company doing the work. She expressed concern about this happening
69 in the CDD. She does not understand why the project team leader did not make sure crews
70 understood that the lakes are not available for extracting water.

71 Resident Bill Mayes stated he followed up on this, confirmed that the contractor has been
72 advised that crews are not permitted to extract water from any lakes and assured that all the

73 water trucks are connected to the irrigation system; the issue is currently resolved. Mr.
74 Bergmoser stated the lake in question is Lake 43.

75 Discussion ensued regarding the shallowness of the lakes, the boring company, the
76 opinion of some that there is a lack of oversight, what will occur when the actual construction of
77 the golf course is underway, and borings that were being earmarked for Wetland #34.

78 ▪ **Update: Lake 56 Bank Restoration Project – EMC Divers (Jeff Landers)**

79 **This item, previously the Sixth Order of Business, was presented out of order.**

80 • **Contract Agreement with CDD**

81 Mr. Landers stated the Lake 56 Bank Restoration Project is completed and it went
82 smoothly. Mr. Willis stated he conferred with the Engineer who certified the project complete
83 and, pending today's discussion, Staff will submit payment for the work.

84 Mr. Bergmoser asked Mr. Willis and Ms. Kaye to ask Juniper to water Lake 56, along
85 National Boulevard. Mr. Willis stated the request was made and will be followed up on by District
86 Staff.

87 Discussion ensued regarding hydration of the sod, the restoration project, the sprinklers,
88 and how Juniper will irrigate the area.

89 Mr. Leuschner questioned why Management is now presenting the Contract Agreement
90 when it was executed in October. Mr. Willis stated contracts are usually executed by Staff. Ms.
91 Whelan stated, unless the Board directs otherwise, Staff does not bring executed contracts back
92 to the Board because the Board already approved the proposal and authorized Staff to proceed.
93 Mr. Leuschner stated he does not have a problem with the contract. His issue is with the exhibit,
94 which is the technical portion of the work. He thinks the Board needs to review the technical
95 portion of the work before any work is done; he would have liked to have seen the sections.

96

97 **THIRD ORDER OF BUSINESS**

Update: Premier Lakes, Inc. (Bill Kurth)

98

99 Mr. Kurth stated there is very little to report. He discussed the low water levels, the
100 unappealing look of the plants due to cool temperatures and drought conditions, the weeds, and
101 the necessary removal of an alligator in Lake 56.

102 Asked if it would be helpful to have more frequent Lake Bank Inspection Reports if the
103 Board increases the number of meetings, Mr. Kurth stated it would not make a difference. There

104 are no rapid changes to littoral plant growth and the majority of plantings being done are to fill
105 in areas that have not had plants before, instead of replacing damaged plants.

106 ▪ **Discussion: Removal of Nuisance Alligators**

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

108 Mr. Bergmoser stated no one on the Board has ever advocated for removing alligators en
109 masse; the consensus is to protect and preserve the wildlife and he, personally, resents it when
110 a resident calls to have an alligator removed for staring at a pet dog. In this instance, the
111 circumstances were completely different. Mr. Landers and his crew were working on the lake and
112 were threatened by a large alligator while setting up.

113 Mr. Willis stated Mr. Landers called and informed him that the crew doing restoration on
114 Lake 56 were chased out by an aggressive alligator that was floating on top of the water column,
115 showing its size. He described the unnatural behavior of the alligator, discussed the reasons that
116 caused that, and the subsequent removal of two aggressive alligators from the lake through the
117 Statewide Nuisance Alligator Program (SNAP). Mr. Landers has a permit for this and was
118 authorized to call it in by Mr. Willis.

119 Mr. Bergmoser reviewed the timeline of the removal of the alligators from the lake.

120 Ms. Kaye stated she received an email from Mr. Bergmoser and stated Darryl Wilde
121 responded saying protocols for removals must be established; at a minimum, the HOA's office
122 should be involved when removal is requested.

123 A resident stated that Mr. Wilde previously assured the community that no alligators
124 would be removed without his permission, so there is a disconnect here. Mr. Willis stated there
125 is no disconnect; it is not Mr. Wilde's responsibility or his legal authority to authorize removal.
126 The CDD owns and operates the lakes and anytime a CDD contractor is in danger of a wild animal,
127 that animal will be removed. Management does not have to ask for permission to do that. He
128 stated he could have communicated better on the front end of this but the CDD does not need
129 the HOA's permission.

130 Discussion ensued regarding whether there was no other alternative than resorting to
131 removal, the documented proof of aggressive behavior by the alligators, confusion regarding
132 alligator removals, the current removal policy, the Florida Fish and Wildlife Commission, and the
133 trappers.

134 Resident John Walker found it unacceptable that no HOA Board Members were involved
135 in the decision to remove the alligators. He believes there is a breakdown and it is more extreme
136 than what is being acknowledged. If this happens again, he thinks the HOA needs to be involved.

137 Resident Mary Clark thinks residents enjoy watching alligators in the ponds and asked
138 about the procedure if an alligator leaves the pond and approaches a home. Mr. Bergmoser
139 stated residents should call or email Mr. Wilde, who will make a decision regarding whether to
140 remove the alligator once it is out of the lake. The CDD's approval is required for removal from
141 the stormwater lakes. The protocol is already in place.

142 Mr. Landers stated, although he understands the residents' position, the CDD's
143 Management company is the customer and his point of contact is Mr. Willis or the Florida Wildlife
144 Commission hotline. He responded to questions regarding his company's policy regarding
145 removals and the average depth of water that the divers work in.

146 Mr. Smith reviewed his timeline of the events. He believes he should have been
147 contacted. He thinks communication to the Board Members fell short of what would be
148 acceptable. Mr. Willis stated the current policy is that the Board Chair is the point of contact for
149 Staff outside of publicly advertised meetings, and that is who was contacted.

150 Discussion ensued regarding why Mr. Willis is the point of contact, the perceived
151 communication issue, and the aggressive behavior of the alligators.

152

153 **FOURTH ORDER OF BUSINESS**

Update: Summary Reports

154

155 **A. Eco Logic (Pete Nabor)**

156 Mr. Nabor reported that everything is progressing well despite the dry conditions. Crews
157 were on site 14 of 27 working days in December and lake maintenance will resume in March.

158 Mr. Smith asked for Ecologic vehicles to have decals to distinguish them from other
159 vendors.

160 **B. EarthBalance (James Baron)**

161 Mr. Willis stated Mr. Baron has been assigned to another area so Calvin Serviss will be the
162 primary contact going forward.

163 Mr. Serviss stated EarthBalance crews worked on preserve maintenance in Phase 10 on
164 the southern boundary, in December. A detailed report was submitted to Mr. Willis.

165

166 **FIFTH ORDER OF BUSINESS**166 **Update: Berm Repair Project – South Side of**
167 **Lake 45**168
169 This item was addressed following the Seventh Order of Business.

170

171 **SIXTH ORDER OF BUSINESS**171 **Update: Lake 56 Bank Restoration Project –**
172 **EMC Divers (Jeff Landers)**173
174 This item was presented following the Second Order of Business.

175

176 **SEVENTH ORDER OF BUSINESS**176 **Continued Discussion/Update: Golf Course**
177 **Renovation Project**178
179 Resident Jerrilyn Schulze referenced a photograph of an alligator and recalled questioning
180 Mr. Landers about the alligators at the November 10, 2025 meeting and he told her it was not an
181 issue because, when the divers start vibrating the water, the alligators go elsewhere. She voiced
182 her opposition to removal of alligators from the lake. In her opinion, the alligators were not given
183 a chance to go elsewhere while the divers were working.184 Mr. O'Connor stated he received an email from Sally Krause explaining the choice of
185 bulkhead material and runoff prevention into the lakes from the ongoing construction. He stated
186 Ms. Krause was recently promoted to the Board of Directors and Bill Mayes is the current Chair
187 of the Golf Course Renovation Committee.188 Mr. Walker questioned the CDD's role in choosing the design aspects of the golf course,
189 and stated he would like to understand the separation of duties. Mr. Bergmoser stated the only
190 supervision the CDD Board has is when the work affects the CDD lake banks and, since the
191 bulkheads are in the lake, their potential failure would be problematic for the CDD.192 Mr. Mayes and Mr. O'Connor responded to questions regarding erosion behind Bulkheads
193 18 and 7, the choice of vinyl material for the bulkheads, soil loss, how the contractors will prevent
194 soil from contaminating the lake during bulkhead replacement project, and the CDD maps.195 Discussion ensued regarding prior tree removals, whether an oak tree on Hole #14 will be
196 preserved, the HOA inheriting unmaintained assets, and the impression that the CDD Board is
197 slowing down the renovation project.198 Mr. Bergmoser stated he previously asked Ms. Whelan's assistant to forward the
199 Agreement between the CDD and the HOA to the Board. He pointed out that, regarding lake bank

200 slope regrading, the District Engineer can be on site at any time to make sure contractors are
201 doing what they should be doing. Mr. Beers conferred with the contractor and set up
202 communication lines. The Agreement states that if anything disturbs, ruins or damages CDD
203 property, the HOA is liable.

204 ▪ **Update: Berm Repair Project – South Side of Lake 45**

205 **This item, previously the Fifth Order of Business, was presented out of order.**

206 Mr. Willis stated the work is slated to commence on February 23, 2026. The first two
207 phases will be filling the berm and the irrigation repair. The contract was executed with Juniper
208 Landscaping.

209

210 **EIGHTH ORDER OF BUSINESS**

**Discussion/Consideration of CDD Oversight
Privileges During Golf Course Renovation
Projects**

211

212

213

214 This item was addressed during the Seventh Order of Business.

215

216 **NINTH ORDER OF BUSINESS**

Discussion: Removal of Nuisance Alligators

217

218 This item was presented following the Third Order of Business.

219

220

221 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of December 31, 2025**

222

223

224 Mr. Bergmoser presented the Unaudited Financial Statements as of December 31, 2025.

225 • **Financial Highlights Report**

226 The financials were accepted.

227 Resident Chip Campbell discussed his belief that there is a need for increased
228 communications between the CDD and the HOA. He asked about future reserves for water
229 management and wetland maintenance. Mr. Bergmoser stated there are no restricted funds or
230 reserves set up for water management and the word “future” is not used. Ms. Whelan stated the
231 CDD is a governmental entity and there are budgeted amounts for unforeseen work in this area
232 and, if that unforeseen work does not come to fruition, the funds can be re-allocated to any other
233 line items in the budget. The budget is more of a guide to try to highlight what the Board intends

234 to expend on the different line items, but it is not restricted like an HOA or another type of
235 cooperative budget.

236 Discussion ensued regarding the \$80,000 budgeted for lake bank erosion repair, the
237 balance sheet, the operating budget and unrestricted funds.

238 Ms. Whelan stated copies of the CDD’s budget and the previous year’s audited financial
239 statements are posted on the CDD website for residents to access.

240

241 **ELEVENTH ORDER OF BUSINESS**

Approval of January 13, 2026 Regular Meeting Minutes

242

243

244 The following change was made:

245 Line 145: Insert “Byrick” after “Greg”

246 **On MOTION by Mr. Istwan and seconded by Mr. Smith, with all in favor, the**
247 **January 13, 2026 Regular Meeting Minutes, as amended, were approved.**

248

249

250 **TWELFTH ORDER OF BUSINESS**

Action/Agenda Items

251

252 This item was not addressed.

253

254 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

255

256 **A. District Counsel: Kutak Rock LLP**

257 There was no report.

258 **B. District Engineer: Johnson Engineering Inc.**

- 259 • **Discussion/Update: Lake 17 Erosion Concerns**

260 There was no report.

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

- 262 • **Discussion/Consideration of Additional Meetings for FY2026**

- 263 • **NEXT MEETING DATE: April 14, 2026 at 1:00 PM [Presentation of FY2027 Proposed Budget]**

- 265 ○ **QUORUM CHECK**

266 **D. Operations Manager: Wrathell, Hunt and Associates, LLC**

267 The Field Operations Report was included for informational purposes.

268 Resident Dave Truxton distributed documents and stated he is a real estate professional,
 269 broker, and developer. He recently asked Mr. Adams to be included on today’s agenda. He
 270 previously represented WCI on the entitlements of certain parcels and was involved with
 271 Sarasota National DOTC and entitlements before the WCI acquisition. He referenced an area map
 272 and stated a large parcel was set aside for a 65-acre regional stormwater facility. As part of the
 273 entitlements of when ANH proceeded for entitlement approvals, Sarasota County informed him
 274 that there was still an interest in either the County or a private developer purchasing the property
 275 that was intended for the stormwater facility. Mr. Truxton stated he is a land consultant/broker
 276 and land buyer and holder for conservation for development and other projects. He presented
 277 a letter of intent to purchase the 65-acre stormwater facility and to do due diligence on the
 278 property. He stated the offer is \$15,000 per acre, but the CDD is free to obtain an appraisal. A
 279 few steps would have to occur to see the full potential of the land in question. Mr. Truxton read
 280 the following statement on the back of the map:

281 “The applicant should consider restoration of a portion of Ford Creek location and the AE
 282 flood zone as a flood plan enhancement project.”

283 Discussion ensued regarding the County, land excavation, the limits of the impact, who
 284 will benefit from the project, land use, and restrictions.

285 Mr. Willis stated this item will be included on the next agenda.

286

287 **FOURTEENTH ORDER OF BUSINESS**

Supervisors’ Requests

288

289 Mr. Smith asked if the Board would like to meet more often to address resident concerns
 290 about the golf course renovation project and if Porto-potties could be obtained to accommodate
 291 crews working on the golf project.

292 Discussion ensued regarding whether the Board budgeted for additional meetings, adding
 293 an additional meeting in June or July, the golf course renovation timeframe, the irrigation
 294 component of the project, watering restrictions from the State, and comfort stations.

295

296 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

297

298 **On MOTION by Mr. Leuschner and seconded by Mr. Istwan, with all in favor, the**
 299 **meeting adjourned at 3:05 p.m.**

300
301
302
303
304

Secretary/Assistant Secretary

Chair/Vice Chair

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

14

**ACTION/AGENDA
ITEMS**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 14, 2025	Regular Meeting	1:00 PM
November 10, 2025*	Regular Meeting	1:00 PM
January 13, 2026	Regular Meeting	1:00 PM
February 10, 2026 <i>rescheduled to February 17, 2026</i>	Regular Meeting	1:00 PM
February 17, 2026	Regular Meeting	1:00 PM
April 14, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	1:00 PM
June 9, 2026	Regular Meeting	1:00 PM
July 14, 2026 <i>rescheduled to June 9, 2026</i>	Public Hearing & Regular Meeting	1:00 PM
August 11, 2026	Public Hearing & Regular Meeting <i>Adoption of FY2027 Budget</i>	1:00 PM

Exception(s)

**November meeting date is one (1) day earlier to accommodate the Veteran's Day holiday*