

# **EAST RIVER RANCH**

**STEWARDSHIP DISTRICT**

**BOARD OF SUPERVISORS**

**May 13, 2026**

**REGULAR MEETING  
AGENDA**

**EAST RIVER RANCH  
STEWARDSHIP DISTRICT**

**AGENDA  
LETTER**

**East River Ranch 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://eastriverranchsd.net/>

May 6, 2026

Board of Supervisors  
East River Ranch Stewardship District

Dear Board Members:

The Board of Supervisors of the East River Ranch Stewardship District will hold a Regular Meeting on May 13, 2026 at 1:30 p.m., at the Medallion Home, 1651 Whitfield Ave., Suite 200, Sarasota, Florida 34243. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment of Fill Unexpired Term of Seat 3; *Term Expires November 14, 2028*
  - Administration of Oath of Office to Appointed Supervisor
  - A. Required Ethics Training and Disclosure Filing
    - Sample Form 1 2025/Instructions
  - B. Membership, Obligations and Responsibilities
  - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2026-02, Approving Proposed Budgets for FY 2027; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date
6. Consideration of Resolution 2026-03, Adopting the Annual Meeting Schedule for Remainder of Fiscal Year 2025/2026; and Providing for an Effective Date

**ATTENDEES:**

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

7. Consideration of Resolution 2026-04, Adopting the Annual Meeting Schedule for Fiscal Year 2026/2027; and Providing for an Effective Date
8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
9. Acceptance of Unaudited Financial Statements as of March 31, 2026
10. Approval of September 10, 2025 Regular Meeting Minutes
11. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Manager: *Wrathell, Hunt and Associates, LLC*
    - Property Insurance on Vertical Assets
    - Form 1 Submission and Ethics Training
    - NEXT MEETING DATE: TBD


○ QUORUM CHECK

SEAT 1	CHRISTOPHER CHAVEZ	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	MARGO HOLEMAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3		<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	CARLOS BERUFF	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	CAROL CLARKE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

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

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,



Cindy Cerbone  
 District Manager

**EAST RIVER RANCH  
STEWARDSHIP DISTRICT**

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**EAST RIVER RANCH  
STEWARDSHIP DISTRICT**

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**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST RIVER RANCH STEWARDSHIP DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the East River Ranch Stewardship District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2023-335, Laws of Florida, being situated within Manatee County, Florida; and

**WHEREAS**, the District's Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF EAST RIVER RANCH STEWARDSHIP DISTRICT THAT:**

**SECTION 1.** The following is/are elected as Officer(s) of the District effective May 13, 2026:

- \_\_\_\_\_ is elected Chair
- \_\_\_\_\_ is elected Vice Chair
- \_\_\_\_\_ is elected Assistant Secretary
- \_\_\_\_\_ is elected Assistant Secretary
- \_\_\_\_\_ is elected Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of May 13, 2026:

- \_\_\_\_\_
- \_\_\_\_\_

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Chris Conti is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED THIS 13TH DAY OF MAY, 2026.**

ATTEST:

**EAST RIVER RANCH STEWARDSHIP  
DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EAST RIVER RANCH  
STEWARDSHIP DISTRICT**

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**RESOLUTION 2026-02**  
**[FY 2027 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST RIVER RANCH STEWARDSHIP DISTRICT APPROVING PROPOSED BUDGETS 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 East River Ranch Stewardship District (“**District**”), prior to July 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 EAST RIVER RANCH STEWARDSHIP 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: \_\_\_\_\_, 2026

TIME: \_\_\_\_\_

LOCATION: Medallion Home  
1651 Whitfield Ave., Suite 200  
Sarasota, Florida 34243

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 13<sup>TH</sup> DAY OF MAY, 2026.**

ATTEST:

**EAST RIVER RANCH STEWARDSHIP DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

**Exhibit A:** Proposed Budget

**EAST RIVER RANCH  
STEWARDSHIP DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**EAST RIVER RANCH  
STEWARDSHIP DISTRICT  
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**EAST RIVER RANCH  
STEWARDSHIP 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	
<b>REVENUES</b>					
Landowner contribution	\$29,940	\$ 7,800	\$ 17,936	\$ 25,736	\$ 25,489
Total revenues	<u>29,940</u>	<u>7,800</u>	<u>17,936</u>	<u>25,736</u>	<u>25,489</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	6,000	2,500	3,500	6,000	6,000
Legal	7,500	-	7,500	7,500	7,500
Audit	5,000	-	5,000	5,000	5,000
Telephone	100	42	58	100	100
Postage	500	-	500	500	500
Printing & binding	250	104	146	250	250
Legal advertising	1,750	-	500	500	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,000	2,385	-	2,385	2,624
Contingencies/bank charges	1,750	85	140	225	740
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	145	145	145
Total professional & administrative	<u>29,940</u>	<u>5,291</u>	<u>18,194</u>	<u>23,485</u>	<u>25,489</u>
Total expenditures	<u>29,940</u>	<u>5,291</u>	<u>18,194</u>	<u>23,485</u>	<u>25,489</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	2,509	(258)	2,251	-
Fund balance - beginning (unaudited)	-	(2,251)	258	(2,251)	-
Fund balance - ending (projected)	-	-	-	-	-
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	258	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ 258</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**EAST RIVER RANCH  
STEWARDSHIP DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 6,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	7,500
<p>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.</p>	
Audit	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Telephone	100
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	250
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,750
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	2,624
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	740
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	145
Total expenditures	<u><u>\$ 25,489</u></u>

**EAST RIVER RANCH  
STEWARDSHIP DISTRICT**

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**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST RIVER RANCH STEWARDSHIP DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR REMAINDER OF FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the East River Ranch Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2023-335, Laws of Florida and Chapter 189, Florida Statutes, being situated entirely within Manatee County, Florida; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST RIVER RANCH STEWARDSHIP DISTRICT:**

**SECTION 1.** The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 13th day of May, 2026.

ATTEST:

**EAST RIVER RANCH STEWARDSHIP DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2025/2026 Annual Meeting Schedule

**EXHIBIT "A"**

<b>EAST RIVER RANCH STEWARDSHIP DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
Medallion Home, 1651 Whitfield Ave., Suite 200, Sarasota, Florida 34243		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>June __, 2026</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>July __, 2026</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>August __, 2026</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>September __, 2026</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>

**EAST RIVER RANCH  
STEWARDSHIP DISTRICT**

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**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST RIVER RANCH STEWARDSHIP DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the East River Ranch Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2023-335, Laws of Florida and Chapter 189, Florida Statutes, being situated entirely within Manatee County, Florida; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2026/2027 annual meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST RIVER RANCH STEWARDSHIP DISTRICT:**

**SECTION 1.** The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 13th day of May, 2026.

ATTEST:

**EAST RIVER RANCH STEWARDSHIP  
DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2026/2027 Annual Meeting Schedule

**EXHIBIT "A"**

<b>EAST RIVER RANCH STEWARDSHIP DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
Medallion Home, 1651 Whitfield Ave., Suite 200, Sarasota, Florida 34243		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
October __, 2026	Regular Meeting	__:__ AM/PM
November __, 2026	Regular Meeting	__:__ AM/PM
December __, 2026	Regular Meeting	__:__ AM/PM
January __, 2027	Regular Meeting	__:__ AM/PM
February __, 2027	Regular Meeting	__:__ AM/PM
March __, 2027	Regular Meeting	__:__ AM/PM
April __, 2027	Regular Meeting	__:__ AM/PM
May __, 2027	Regular Meeting	__:__ AM/PM
June __, 2027	Regular Meeting	__:__ AM/PM
July __, 2027	Regular Meeting	__:__ AM/PM
August __, 2027	Regular Meeting	__:__ AM/PM
September __, 2027	Regular Meeting	__:__ AM/PM

**EAST RIVER RANCH  
STEWARDSHIP DISTRICT**

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**EAST RIVER RANCH  
STEWARDSHIP DISTRICT**

**8A**

**EAST RIVER RANCH STEWARDSHIP DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2024 – September 30, 2025**

**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

As of September 2025, the District had not acquired and/or constructed any improvements.

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## 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  Not Applicable

Cindy Cebone

District Manager

Cindy Cebone

Print Name

08/29/2024

Date

Carol B. Clarke

Chair/Vice Chair, Board of Supervisors

Carol B. Clarke

Print Name

8/29/2024

Date

**EAST RIVER RANCH  
STEWARDSHIP DISTRICT**

**8B**

**EAST RIVER RANCH 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

## 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

**EAST RIVER RANCH  
STEWARDSHIP DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**EAST RIVER RANCH  
STEWARDSHIP DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2026**

**EAST RIVER RANCH  
STEWARDSHIP DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2026**

	General Fund	Total Governmental Funds
<b>ASSETS</b>		
Cash	\$ 6,770	\$ 6,770
Due from Landowner	14,069	14,069
Total assets	\$ 20,839	\$ 20,839
 <b>LIABILITIES AND FUND BALANCES</b>		
Liabilities:		
Accounts payable	\$ 1,058	\$ 1,058
Landowner advance	6,000	6,000
Total liabilities	7,058	7,058
 <b>DEFERRED INFLOWS OF RESOURCES</b>		
Deferred receipts	14,069	14,069
Total deferred inflows of resources	14,069	14,069
 Fund balances:		
Restricted for:		
Unassigned	(288)	(288)
Total fund balances	(288)	(288)
 Total liabilities and fund balances	\$ 20,839	\$ 20,839

**EAST RIVER RANCH  
STEWARDSHIP DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ -	\$ 7,800	\$ 29,940	26%
Total revenues	<u>-</u>	<u>7,800</u>	<u>29,940</u>	26%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	500	3,000	6,000	50%
Legal	-	-	7,500	0%
Audit	-	-	5,000	0%
Telephone	8	50	100	50%
Postage	-	-	500	0%
Printing & binding	21	125	250	50%
Legal advertising	-	-	1,750	0%
Annual special district fee	-	175	175	100%
Insurance	-	2,385	6,000	40%
Contingencies/bank charges	17	102	1,750	6%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>546</u>	<u>5,837</u>	<u>29,940</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures	(546)	1,963	-	
Fund balances - beginning	258	(2,251)	-	
Fund balances - ending	<u>\$ (288)</u>	<u>\$ (288)</u>	<u>\$ -</u>	

**EAST RIVER RANCH  
STEWARDSHIP DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
EAST RIVER RANCH STEWARDSHIP DISTRICT**

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The Board of Supervisors of the East River Ranch Stewardship District held a Regular Meeting on September 10, 2025 at 12:00 p.m., at the Medallion Home, 1651 Whitfield Ave., Suite 200, Sarasota, Florida 34243.

**Present:**

Carlos Beruff	Chair
Carol Clarke	Vice Chair
Christopher Chavez	Assistant Secretary

**Also present:**

Cindy Cerbone	District Manager
Chris Conti (via telephone)	Wrathell, Hunt and Associates, LLC
Jonathan Johnson (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 12:03 p.m. Supervisors Clarke, Chavez and Beruff were present. Supervisor Holeman was absent. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consider Appointment of Fill Unexpired Term of Seat 3; Term Expires November 2028**

- **Administration of Oath of Office to Appointed Supervisor**
  - A. Required Ethics Training and Disclosure Filing**
    - **Sample Form 1 2023/Instructions**
  - B. Membership, Obligations and Responsibilities**
  - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
  - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

This item was deferred.



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**On MOTION by Mr. Beruff and seconded by Ms. Clarke, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of July 17, 2025 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes**

**On MOTION by Mr. Chavez and seconded by Mr. Beruff, with all in favor, the July 17, 2025 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

**B. District Manager: Wrathell, Hunt and Associates, LLC**

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**

Supervisors must complete the required four hours of ethics training by December 31, 2025.

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

Staff will contact the Board Member in January 2026 to discuss the next meeting date.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Clarke and seconded by Mr. Beruff, with all in favor, the meeting adjourned at 12:13 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair