



**Laurel Road Community Development District
Fiscal Year 2025
ADOPTED Assessment Schedule**

Land Use/ Product Type			* O&M Gross Assessment >	** Debt Service Gross Assessment	*** TOTAL Gross Assessments
Phase 1				Series 2021	
SF 40'	David Weekley Homes		\$803.04	\$1,607.54	\$2,410.58
SF 45'	David Weekley Homes		\$903.42	\$1,808.50	\$2,711.92
SF 50'	M/I Homes		\$1,003.80	\$2,009.44	\$3,013.24
SF 57'	Neal Communities		\$1,144.33	\$2,290.76	\$3,435.09
Villas	Neal Communities		\$752.85	\$1,507.08	\$2,259.93
Assisted Living	TBD		\$301.14		\$301.14
Phase 1 and 2				TBD	
Multi-Family Ph 1	Adria/NRP Group		\$165.58		\$165.58
Multi-Family Ph 2	Adria/NRP Group		\$165.58		\$165.58
Phase 2				TBD	
SF 50'	TBD		\$1,003.80		\$1,003.80
SF 57'	TBD		\$1,144.33		\$1,144.33
Assisted Living	TBD		\$752.85		\$752.85

NOTES:

Effective 10/1/2024 - 9/30/2025

* The Developer is responsible for unplatted portions and any units when under their ownership.

** The Gross Debt Service Assessment for Series 2021 A1 Bond is the 30-Year Bond Assessment. This Assessment is assessed at the same rate for that period of time.

*** All fees include applicable County Property Appraiser and Tax Collector statutory costs.

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District Manager

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VISTERA OF VENICE

VISTERA NEIGHBORHOOD ASSOCIATION FY 2024

Rev. 11/27/2023

Description	2023 Approved Budget	Comments
Revenue		
Master Assessments	139,545.25	
Villa Assessments	124,040.00	
Neal 57'-151 Lots Assessments	245,375.00	
DWH 40'- 76 Lots Assessments	95,000.00	
DWH 45'- 67 Lots Assessments	89,445.00	
M/I 50'- 165 Lots Assessments	244,200.00	
Total Revenue	937,605.25	
Master Expenses		
Admin Expense		
Audit Fees	8,800.00	
Annual Report	61.25	
Bad Debt	500.00	
Copies & Printing	2,500.00	
Legal Fees - Collections	500.00	
Legal Fees- General	500.00	
Postage & Mail	2,500.00	
Website & Software	4,740.00	
Miscellaneous	1,000.00	
Total Admin	21,101.25	
Personnel		
Management Fees	34,980.00	
Payroll	58,464.00	3 day per week CAM
Total Personnel	93,444.00	
Insurance		
Insurance	25,000.00	
Total Insurance	25,000.00	
Total Master Expenses	139,545.25	
Supplements		
Neal 57'-151 Lots		
57' Lot Landscaping	208,380.00	\$115/lot
57' Irrigation Repairs	3,020.00	\$20/home/year
57' Mulch	33,975.00	45 bags per unit @ \$5/bag=\$225/57'
Total Neal 57' Lots	245,375.00	
Neal Villa Landscape Expenses- 124 Lots*		
Landscape Contract - Villas	104,160.00	\$70/villa
Irrigation Repairs - Shared Area	2,480.00	\$20/villa/year
Mulch - Shared Area	12,400.00	25 bags per unit @ \$5/bag= \$100/villa
Total Landscape Expenses	119,040.00	
Neal Villa Deferred Maintenance-124 Lots		
Villa Deferred Maintenance	5,000.00	Based on Poinciana 82 villas at \$2,000.00/year
Total Deferred Maintenance	5,000.00	
Total Neal Villa Expenses*	124,040.00	
DWH 40'- 76 Lots		
DWH 40' Lot Landscaping	82,080.00	\$90/lot
DWH 40' Irrigation Repairs	1,520.00	\$20/home/year
DWH 40' Mulch	11,400.00	30 bags per home @ \$5/bag= \$150/home
Total DWH 40'	95,000.00	



VISTERA

OF VENICE

VISTERA NEIGHBORHOOD ASSOCIATION FY 2024

DWH 45'- 67 Lots		
DWH 45' Lot Landscaping	76,380.00	\$95/lot
DWH 45' Irrigation Repairs	1,340.00	\$20/home/year
DWH 45' Mulch	11,725.00	35 bags per home @ \$5/bag= \$175/home
Total DWH 45'	89,445.00	
M/I 50'- 165 Lots		
M/I 50' Lot Landscaping	207,900.00	\$105/lot
M/I 50' Irrigation Repairs	3,300.00	\$20/home/year
M/I 50' Mulch	33,000.00	40 bags per home @ \$5/bag= \$200/home
M/I 50' Total	244,200.00	
Total Expenses w/ Supplements	937,605.25	
Net Income/(Loss)	0.00	
TOTAL HOMES: 583	Quarterly	Annual
Neal 57'-151 lots	\$478.40	\$1,913.53
Neal Villas-124 lots	\$297.55	\$1,190.18
DWH 40'-76 lots	\$363.13	\$1,452.52
DWH 45'-67 lots	\$390.71	\$1,562.83
M/I 50'-165 lots	\$433.29	\$1,733.15

*The 2024 Quarterly Assessments includes the Annual Master Assessment, paid quarterly in the amount of \$47.40.

FOR PURPOSES OF THIS BUDGET, IT IS ASSUMED THAT THERE WILL BE A TOTAL OF 583 LOTS (459 SINGLE FAMILY LOTS AND 124 VILLA LOTS) AND THAT EACH LOT WILL PAY THE FULL REGULAR ASSESSMENTS WITHOUT PRORATION. THE NUMBER OF LOTS USED IN CALCULATING THIS BUDGET ARE ESTIMATES AND ARE SUBJECT TO CHANGE BASED ON THE ACTUAL NUMBER OF LOTS INCLUDED WITHIN THE VISTERA COMMUNITY.

THE REGULAR ASSESSMENTS ARE SUBJECT TO THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VISTERA, INCLUDING PROVISIONS CONCERNING THE DEVELOPER'S ASSESSMENT OBLIGATIONS. AS FURTHER STATED IN THE DECLARATION, DEVELOPER SHALL NEVER BE RESPONSIBLE FOR THE PAYMENT OF RESERVES, SPECIAL ASSESSMENTS, LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, CAPITAL EXPENDITURES, OR DEFERRED MAINTENANCE.

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

* THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.