



Laurel Road CDD
FY 2026 Adopted O&M Budget

**FY 2026
Adopted Budget**

Revenues

On-Roll Assessments	\$ 521,668.55
Off-Roll Assessments	257,592.82
Carryforward Cash	87,250.00
Net Revenues	\$ 866,511.37

General & Administrative Expenses

Supervisor Fees	\$ 12,000.00
Public Officials' Liability Insurance	3,114.20
Trustee Services	4,244.31
Management	55,500.00
Field Management	15,000.00
Engineering	6,000.00
Disclosure	1,000.00
District Counsel	20,000.00
Assessment Administration	5,500.00
Reamortization Schedules	125.00
Audit	5,700.00
Arbitrage	500.00
Tax Preparation	63.24
Travel and Per Diem	500.00
Telephone	700.00
Postage & Shipping	500.00
Legal Advertising	5,500.00
Miscellaneous	1,000.00
Office Supplies	500.00
Web Site Maintenance	3,120.00
Holiday Decorations	25,000.00
IT Services	500.00
Dues, Licenses, and Fees	175.00
Lifestyle & Maintenance Staff	54,294.80 *
Resident Services	7,498.40 *
Total General & Administrative Expenses	\$ 228,034.95

* "Lifestyle Staff" and "Resident Services" are expected to be 35% of the anticipated budget of \$176,552.00. The remaining 65% is paid by the developer.



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Field Expenses (Inside the Gate; SF)

Electric	\$ 7,500.00
Water Reclaimed	3,750.00
Stormwater Management	2,000.00
Wetland Mitigation	9,000.00
Equipment Rental	1,125.00
Gate Internet Service	2,000.00
General Insurance	2,854.00
Property & Casualty Insurance	15,195.75
Irrigation - Repair and Maintenance	18,720.00
Lake Maintenance	18,000.00
Landscaping Maintenance & Material	106,332.03
Landscape Improvements	15,000.00
Fertilizer / Pesticides	12,960.00
Contingency	17,400.00
Gate Maintenance	3,500.00
Mulch	5,000.00
Storm Cleanup	7,500.00
Storm Landscape Replacement	11,250.00
Security Monitoring	30,000.00
Dog Waste Stations	2,808.00
Mailbox Maintenance	200.00
Capital Expenditures	7,500.00
Street Sweeping	12,000.00
Lighting	750.00
Streetlights - Leasing	30,240.00
Bike Share Maintenance	2,500.00
Golf Cart Maintenance	1,125.00
Total Field Expenses (Inside the Gate; Only SF)	\$ 346,209.78

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Field Expenses (Outside the Gate; MF)

Electric	\$ 2,500.00
Water Reclaimed	1,250.00
Equipment Rental	375.00
General Insurance	951.34
Property & Casualty Insurance	5,065.25
Irrigation - Repair and Maintenance	6,240.00
Lake Maintenance	6,000.00
Landscaping Maintenance & Material	35,444.01
Landscape Improvements	5,000.00
Fertilizer / Pesticides	4,320.00
Storm Cleanup	2,500.00
Storm Landscape Replacement	3,750.00
Capital Expenditures	2,500.00
Lighting	250.00
Streetlights - Leasing	10,080.00
Golf Cart Maintenance	375.00
Total Field Expenses (Outside the Gate; SF & MF)	\$ 86,600.59

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Vistera - Amenity

Clubhouse Electric	\$ 10,000.00
Clubhouse Water	15,000.00
Amenity - Telephone	8,760.00
Amenity - Cable TV / Internet / Wi-Fi	13,000.00
Amenity - Landscape Maintenance	20,000.00
Amenity - Irrigation Repairs	10,000.00
Amenity - Pool Maintenance	18,624.00
Amenity - Pool Equipment	1,000.00
Amenity - Cleaning	38,600.00
Amenity - Pest Control	6,000.00
Amenity - Fitness Equipment Leasing	30,182.04
Amenity - Fire/Security Monitoring	6,100.00
Amenity - Office Equipment Leasing	5,000.00
Amenity - Capital Outlay	7,500.00
Amenity - Miscellaneous	2,500.00
Amenity - A/C Maintenance and Equipment	1,500.00
Amenity - Gas	1,400.00
Amenity - Access Control Maintenance	1,500.00
Amenity - Operations	8,000.00
Amenity - Fireplaces and Barbecue	1,000.00
Total Vistera - Amenity Expenses	\$ 205,666.04

Total Expenses	\$ 866,511.37
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Other Revenues (Expenses) & Gains (Losses)

Interest Income	\$ -
Total Other Revenues (Expenses) & Gains	\$ -
Net Income (Loss)	\$ -