



# **Laurel Road Community Development District**

## **April 2026 Financial Package**

April 30, 2026

**PFM Management Services LLC**  
3501 Quadrangle Boulevard  
Suite 270  
Orlando, FL 32817-8329  
(407) 723-5900



**Laurel Road CDD**  
Statement of Financial Position  
As of 4/30/2026

|                                          | General Fund                | Debt Service Fund             | Capital Projects Fund       | Long-Term Debt                 | Total                          |
|------------------------------------------|-----------------------------|-------------------------------|-----------------------------|--------------------------------|--------------------------------|
| <b><u>Assets</u></b>                     |                             |                               |                             |                                |                                |
| <b><u>Current Assets</u></b>             |                             |                               |                             |                                |                                |
| General Checking Account                 | \$ 199,040.76               |                               |                             |                                | \$ 199,040.76                  |
| Accounts Receivable                      | 1,114.41                    |                               |                             |                                | 1,114.41                       |
| On-Roll Assessments Receivable           | 4,538.91                    |                               |                             |                                | 4,538.91                       |
| Off-Roll Assessments Receivable          | 64,398.20                   |                               |                             |                                | 64,398.20                      |
| Prepaid Expenses                         | 12,082.73                   |                               |                             |                                | 12,082.73                      |
| Deposits                                 | 4,350.00                    |                               |                             |                                | 4,350.00                       |
| On-Roll Assessments Receivable           |                             | \$ 5,678.91                   |                             |                                | 5,678.91                       |
| Due From Other Funds                     |                             | 5,069.41                      |                             |                                | 5,069.41                       |
| Series 2021A1 Debt Service Reserve       |                             | 326,871.88                    |                             |                                | 326,871.88                     |
| Series 2021A2 Debt Service Reserve       |                             | 62,500.00                     |                             |                                | 62,500.00                      |
| Series 2021A Revenue                     |                             | 793,860.82                    |                             |                                | 793,860.82                     |
| Series 2021A2 Interest                   |                             | 2,734.53                      |                             |                                | 2,734.53                       |
| Series 2021A1 Prepayment                 |                             | 165.08                        |                             |                                | 165.08                         |
| Series 2021A2 Prepayment                 |                             | 353,799.90                    |                             |                                | 353,799.90                     |
| Construction Checking Account            |                             |                               | \$ 21,589.62                |                                | 21,589.62                      |
| Accounts Receivable - Due from Developer |                             |                               | 106,186.97                  |                                | 106,186.97                     |
| Prepaid Expenses                         |                             |                               | 336.22                      |                                | 336.22                         |
| Deposits                                 |                             |                               | 50.00                       |                                | 50.00                          |
| Total Current Assets                     | <u>\$ 285,525.01</u>        | <u>\$ 1,550,680.53</u>        | <u>\$ 128,162.81</u>        | <u>\$ -</u>                    | <u>\$ 1,964,368.35</u>         |
| <b><u>Investments</u></b>                |                             |                               |                             |                                |                                |
| Amount Available in Debt Service Funds   |                             |                               |                             | \$ 1,539,932.21                | \$ 1,539,932.21                |
| Amount To Be Provided                    |                             |                               |                             | 13,335,067.79                  | 13,335,067.79                  |
| Total Investments                        | <u>\$ -</u>                 | <u>\$ -</u>                   | <u>\$ -</u>                 | <u>\$ 14,875,000.00</u>        | <u>\$ 14,875,000.00</u>        |
| <b>Total Assets</b>                      | <u><u>\$ 285,525.01</u></u> | <u><u>\$ 1,550,680.53</u></u> | <u><u>\$ 128,162.81</u></u> | <u><u>\$ 14,875,000.00</u></u> | <u><u>\$ 16,839,368.35</u></u> |



**Laurel Road CDD**  
Statement of Financial Position  
As of 4/30/2026

|                                              | General Fund         | Debt Service Fund      | Capital Projects Fund  | Long-Term Debt          | Total                   |
|----------------------------------------------|----------------------|------------------------|------------------------|-------------------------|-------------------------|
| <b><u>Liabilities and Net Assets</u></b>     |                      |                        |                        |                         |                         |
| <b><u>Current Liabilities</u></b>            |                      |                        |                        |                         |                         |
| Accounts Payable                             | \$ 11,243.32         |                        |                        |                         | \$ 11,243.32            |
| Deferred Revenue                             | 1,614.41             |                        |                        |                         | 1,614.41                |
| Deferred Revenue - On-Roll                   | 4,538.91             |                        |                        |                         | 4,538.91                |
| Deferred Revenue - Off-Roll                  | 64,398.20            |                        |                        |                         | 64,398.20               |
| Deferred Revenue                             |                      | \$ 5,678.91            |                        |                         | 5,678.91                |
| Accounts Payable                             |                      |                        | \$ 106,186.97          |                         | 106,186.97              |
| Retainage Payable                            |                      |                        | 91,992.19              |                         | 91,992.19               |
| Deferred Revenue                             |                      |                        | 106,186.97             |                         | 106,186.97              |
| Total Current Liabilities                    | \$ 81,794.84         | \$ 5,678.91            | \$ 304,366.13          | \$ -                    | \$ 391,839.88           |
| <b><u>Long Term Liabilities</u></b>          |                      |                        |                        |                         |                         |
| Revenue Bonds Payable - Long-Term            |                      |                        |                        | \$ 14,875,000.00        | \$ 14,875,000.00        |
| Total Long Term Liabilities                  | \$ -                 | \$ -                   | \$ -                   | \$ 14,875,000.00        | \$ 14,875,000.00        |
| <b>Total Liabilities</b>                     | <b>\$ 81,794.84</b>  | <b>\$ 5,678.91</b>     | <b>\$ 304,366.13</b>   | <b>\$ 14,875,000.00</b> | <b>\$ 15,266,839.88</b> |
| <b><u>Net Assets</u></b>                     |                      |                        |                        |                         |                         |
| Net Assets, Unrestricted                     | \$ (16,545.33)       |                        |                        |                         | \$ (16,545.33)          |
| Current Year Net Assets, Unrestricted        | (8,317.44)           |                        |                        |                         | (8,317.44)              |
| Net Assets - General Government              | 126,143.91           |                        |                        |                         | 126,143.91              |
| Current Year Net Assets - General Government | 102,449.03           |                        |                        |                         | 102,449.03              |
| Net Assets, Unrestricted                     |                      | \$ 1,142,003.21        |                        |                         | 1,142,003.21            |
| Current Year Net Assets, Unrestricted        |                      | 402,998.41             |                        |                         | 402,998.41              |
| Net Assets, Unrestricted                     |                      |                        | \$ (99,574.77)         |                         | (99,574.77)             |
| Current Year Net Assets, Unrestricted        |                      |                        | (76,628.55)            |                         | (76,628.55)             |
| <b>Total Net Assets</b>                      | <b>\$ 203,730.17</b> | <b>\$ 1,545,001.62</b> | <b>\$ (176,203.32)</b> | <b>\$ -</b>             | <b>\$ 1,572,528.47</b>  |
| <b>Total Liabilities and Net Assets</b>      | <b>\$ 285,525.01</b> | <b>\$ 1,550,680.53</b> | <b>\$ 128,162.81</b>   | <b>\$ 14,875,000.00</b> | <b>\$ 16,839,368.35</b> |



**Laurel Road CDD**  
**Statement of Activities**  
**As of 4/30/2026**

|                                        | <b>General Fund</b>  | <b>Debt Service Fund</b> | <b>Capital Projects Fund</b> | <b>Long-Term Debt</b> | <b>Total</b>           |
|----------------------------------------|----------------------|--------------------------|------------------------------|-----------------------|------------------------|
| <b><u>Revenues</u></b>                 |                      |                          |                              |                       |                        |
| On-Roll Assessments                    | \$ 517,129.64        |                          |                              |                       | \$ 517,129.64          |
| Off-Roll Assessments                   | 193,194.62           |                          |                              |                       | 193,194.62             |
| Other Income & Other Financing Sources | 1,851.83             |                          |                              |                       | 1,851.83               |
| On-Roll Assessments                    |                      | \$ 647,010.96            |                              |                       | 647,010.96             |
| Other Assessments                      |                      | \$ 615,124.18            |                              |                       | 615,124.18             |
| Inter-Fund Group Transfers In          |                      | \$ 1,151.31              |                              |                       | 1,151.31               |
| Developer Contributions                |                      |                          | \$ 126,002.83                |                       | 126,002.83             |
| Other Income & Other Financing Sources |                      |                          | \$ 29,036.00                 |                       | 29,036.00              |
| Inter-Fund Transfers In                |                      |                          | \$ (1,151.31)                |                       | (1,151.31)             |
| Total Revenues                         | <u>\$ 712,176.09</u> | <u>\$ 1,263,286.45</u>   | <u>\$ 153,887.52</u>         | <u>\$ -</u>           | <u>\$ 2,129,350.06</u> |
| <b><u>Expenses</u></b>                 |                      |                          |                              |                       |                        |
| Supervisor Fees                        | \$ 6,000.00          |                          |                              |                       | \$ 6,000.00            |
| Public Officials' Liability Insurance  | 2,870.00             |                          |                              |                       | 2,870.00               |
| Trustee Services                       | 4,246.25             |                          |                              |                       | 4,246.25               |
| Management                             | 32,375.00            |                          |                              |                       | 32,375.00              |
| Field Management                       | 13,500.00            |                          |                              |                       | 13,500.00              |
| Engineering                            | 2,771.00             |                          |                              |                       | 2,771.00               |
| Disclosure                             | 500.00               |                          |                              |                       | 500.00                 |
| District Counsel                       | 4,580.00             |                          |                              |                       | 4,580.00               |
| Assessment Administration              | 5,500.00             |                          |                              |                       | 5,500.00               |
| Audit                                  | 5,700.00             |                          |                              |                       | 5,700.00               |
| Tax Preparation                        | 71.40                |                          |                              |                       | 71.40                  |
| Travel and Per Diem                    | 110.07               |                          |                              |                       | 110.07                 |
| Postage & Shipping                     | 41.03                |                          |                              |                       | 41.03                  |
| Legal Advertising                      | 829.50               |                          |                              |                       | 829.50                 |
| Miscellaneous                          | 233.17               |                          |                              |                       | 233.17                 |
| Office Supplies                        | 267.74               |                          |                              |                       | 267.74                 |
| Property Taxes                         | 783.54               |                          |                              |                       | 783.54                 |
| Web Site Maintenance                   | 1,720.00             |                          |                              |                       | 1,720.00               |
| Holiday Decorations                    | 23,887.30            |                          |                              |                       | 23,887.30              |
| Dues, Licenses, and Fees               | 175.00               |                          |                              |                       | 175.00                 |



**Laurel Road CDD**  
**Statement of Activities**  
**As of 4/30/2026**

|                                        | <b>General Fund</b> | <b>Debt Service Fund</b> | <b>Capital Projects Fund</b> | <b>Long-Term Debt</b> | <b>Total</b> |
|----------------------------------------|---------------------|--------------------------|------------------------------|-----------------------|--------------|
| Construction Consultation              | 19,987.50           |                          |                              |                       | 19,987.50    |
| Lifestyle Staff                        | \$ 52,356.12        |                          |                              | \$                    | 52,356.12    |
| Resident Services                      | 8,039.94            |                          |                              |                       | 8,039.94     |
| Electric                               | 831.87              |                          |                              |                       | 831.87       |
| Amenity - Electric                     | 17,382.55           |                          |                              |                       | 17,382.55    |
| Amenity - Water                        | 20,654.95           |                          |                              |                       | 20,654.95    |
| Water Reclaimed                        | 2,300.73            |                          |                              |                       | 2,300.73     |
| Stormwater Management                  | 24,029.86           |                          |                              |                       | 24,029.86    |
| Wetlands Mitigation                    | 6,400.00            |                          |                              |                       | 6,400.00     |
| Amenity - Telephone                    | 963.02              |                          |                              |                       | 963.02       |
| Amenity - Cable TV / Internet / Wi-Fi  | 9,576.73            |                          |                              |                       | 9,576.73     |
| Amenity - Landscape Maintenance        | 23,067.87           |                          |                              |                       | 23,067.87    |
| Amenity - Irrigation Repairs           | 1,680.00            |                          |                              |                       | 1,680.00     |
| Amenity - Pool Maintenance             | 11,043.98           |                          |                              |                       | 11,043.98    |
| Amenity - Access Control               | 7,692.30            |                          |                              |                       | 7,692.30     |
| Amenity - Janitorial                   | 20,305.68           |                          |                              |                       | 20,305.68    |
| Amenity - Pest Control                 | 2,228.55            |                          |                              |                       | 2,228.55     |
| Amenity - Fitness Equipment Leasing    | 17,756.19           |                          |                              |                       | 17,756.19    |
| Amenity - Security                     | 6,722.62            |                          |                              |                       | 6,722.62     |
| Amenity - Office Equipment Leasing     | 2,663.69            |                          |                              |                       | 2,663.69     |
| Amenity - Capital Outlay               | 2,031.34            |                          |                              |                       | 2,031.34     |
| Amenity - Miscellaneous                | 1,508.87            |                          |                              |                       | 1,508.87     |
| Amenity - AC Maintenance and Equipment | 5,195.00            |                          |                              |                       | 5,195.00     |
| Amenity - Pool Equipment               | 19.07               |                          |                              |                       | 19.07        |
| Amenity - Gas                          | 395.10              |                          |                              |                       | 395.10       |
| Amenity - Operations                   | 3,511.95            |                          |                              |                       | 3,511.95     |
| Amenity - Fireplaces and Barbecue      | 39.14               |                          |                              |                       | 39.14        |
| Gate Internet Service                  | 13,019.02           |                          |                              |                       | 13,019.02    |
| General Insurance                      | 3,508.00            |                          |                              |                       | 3,508.00     |
| Property & Casualty Insurance          | 36,328.00           |                          |                              |                       | 36,328.00    |
| Other Insurance                        | 500.00              |                          |                              |                       | 500.00       |
| Irrigation                             | 20,095.15           |                          |                              |                       | 20,095.15    |
| Lake Maintenance                       | 15,616.00           |                          |                              |                       | 15,616.00    |
| Landscaping Maintenance & Material     | 87,952.69           |                          |                              |                       | 87,952.69    |
| Landscape Improvements                 | 9,715.44            |                          |                              |                       | 9,715.44     |



**Laurel Road CDD**  
Statement of Activities  
As of 4/30/2026

|                                                              | General Fund                | Debt Service Fund             | Capital Projects Fund         | Long-Term Debt     | Total                         |
|--------------------------------------------------------------|-----------------------------|-------------------------------|-------------------------------|--------------------|-------------------------------|
| Fertilizer / Pesticides                                      | 10,080.00                   |                               |                               |                    | 10,080.00                     |
| Contingency                                                  | \$ 2,097.59                 |                               |                               |                    | \$ 2,097.59                   |
| Lake Bank Mowing                                             | 13,902.00                   |                               |                               |                    | 13,902.00                     |
| Gate - Repairs & Maintenance                                 | 324.16                      |                               |                               |                    | 324.16                        |
| Dog Waste Stations                                           | 1,638.00                    |                               |                               |                    | 1,638.00                      |
| Capital Expenditures                                         | 8,317.44                    |                               |                               |                    | 8,317.44                      |
| Street Sweeping                                              | 5,700.00                    |                               |                               |                    | 5,700.00                      |
| Streetlights                                                 | 19,826.14                   |                               |                               |                    | 19,826.14                     |
| Bike Share Maintenance                                       | 253.37                      |                               |                               |                    | 253.37                        |
| Golf Cart Maintenance                                        | 182.72                      |                               |                               |                    | 182.72                        |
| Series 2021 A2 Principal Payments                            |                             | \$ 610,000.00                 |                               |                    | 610,000.00                    |
| Series 2021 A1 Interest Payments                             |                             | 198,721.25                    |                               |                    | 198,721.25                    |
| Series 2021 A2 Interest Payments                             |                             | 70,664.07                     |                               |                    | 70,664.07                     |
| Engineering                                                  |                             |                               | \$ 24,478.08                  |                    | 24,478.08                     |
| Landscaping Maintenance & Material                           |                             |                               | 133,947.25                    |                    | 133,947.25                    |
| Contingency                                                  |                             |                               | 72,623.32                     |                    | 72,623.32                     |
| Total Expenses                                               | <u>\$623,601.34</u>         | <u>\$879,385.32</u>           | <u>\$231,048.65</u>           | <u>\$0.00</u>      | <u>\$1,734,035.31</u>         |
| <b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b> |                             |                               |                               |                    |                               |
| Interest Income                                              | \$ 5,556.84                 |                               |                               |                    | \$ 5,556.84                   |
| Dividend Income                                              |                             | \$ 19,097.28                  |                               |                    | 19,097.28                     |
| Interest Income                                              |                             |                               | \$ 27.67                      |                    | 27.67                         |
| Dividend Income                                              |                             |                               | 504.91                        |                    | 504.91                        |
| Total Other Revenues (Expenses) & Gains (Losses)             | <u>\$ 5,556.84</u>          | <u>\$ 19,097.28</u>           | <u>\$ 532.58</u>              | <u>\$ -</u>        | <u>\$ 25,186.70</u>           |
| <b>Change In Net Assets</b>                                  | <b>\$ 94,131.59</b>         | <b>\$ 402,998.41</b>          | <b>\$ (76,628.55)</b>         | <b>\$ -</b>        | <b>\$ 420,501.45</b>          |
| <b>Net Assets At Beginning Of Year</b>                       | <b><u>\$ 109,598.58</u></b> | <b><u>\$ 1,142,003.21</u></b> | <b><u>\$ (99,574.77)</u></b>  | <b><u>\$ -</u></b> | <b><u>\$ 1,152,027.02</u></b> |
| <b>Net Assets At End Of Year</b>                             | <b><u>\$ 203,730.17</u></b> | <b><u>\$ 1,545,001.62</u></b> | <b><u>\$ (176,203.32)</u></b> | <b><u>\$ -</u></b> | <b><u>\$ 1,572,528.47</u></b> |



**Laurel Road CDD**  
Budget to Actual  
For the Month Ending 4/30/2026

|                                                     | YTD Actual           | YTD Budget           | YTD Variance         | FY 2026<br>Adopted Budget | Percentage    |
|-----------------------------------------------------|----------------------|----------------------|----------------------|---------------------------|---------------|
| <b><u>Revenues</u></b>                              |                      |                      |                      |                           |               |
| On-Roll Assessments                                 | \$ 517,129.64        | \$ 304,306.65        | \$ 212,822.99        | \$ 521,668.55             | 99.13%        |
| Off-Roll Assessments                                | 193,194.62           | 150,262.48           | 42,932.14            | 257,592.82                | 75.00%        |
| Other Income & Other Financing Sources              | 1,851.83             | -                    | 1,851.83             | -                         |               |
| Carryforward Cash                                   | 50,895.83            | 50,895.83            | -                    | 87,250.00                 | 58.33%        |
| <b>Net Revenues</b>                                 | <b>\$ 763,071.92</b> | <b>\$ 505,464.96</b> | <b>\$ 257,606.96</b> | <b>\$ 866,511.37</b>      | <b>88.06%</b> |
| <b><u>General &amp; Administrative Expenses</u></b> |                      |                      |                      |                           |               |
| Supervisor Fees                                     | \$ 6,000.00          | \$ 7,000.00          | \$ (1,000.00)        | \$ 12,000.00              | 50.00%        |
| Public Officials' Liability Insurance               | 2,870.00             | 1,816.62             | 1,053.38             | 3,114.20                  | 92.16%        |
| Trustee Services                                    | 4,246.25             | 2,475.85             | 1,770.40             | 4,244.31                  | 100.05%       |
| Management                                          | 32,375.00            | 32,375.00            | -                    | 55,500.00                 | 58.33%        |
| Field Management                                    | 13,500.00            | 8,750.00             | 4,750.00             | 15,000.00                 | 90.00%        |
| Engineering                                         | 2,771.00             | 3,500.00             | (729.00)             | 6,000.00                  | 46.18%        |
| Disclosure                                          | 500.00               | 583.33               | (83.33)              | 1,000.00                  | 50.00%        |
| District Counsel                                    | 4,580.00             | 11,666.67            | (7,086.67)           | 20,000.00                 | 22.90%        |
| Assessment Administration                           | 5,500.00             | 3,208.33             | 2,291.67             | 5,500.00                  | 100.00%       |
| Reamortization Schedules                            | -                    | 72.92                | (72.92)              | 125.00                    | 0.00%         |
| Audit                                               | 5,700.00             | 3,325.00             | 2,375.00             | 5,700.00                  | 100.00%       |
| Arbitrage Calculation                               | -                    | 291.67               | (291.67)             | 500.00                    | 0.00%         |
| Tax Preparation                                     | 71.40                | 36.89                | 34.51                | 63.24                     | 112.90%       |
| Travel and Per Diem                                 | 110.07               | 291.67               | (181.60)             | 500.00                    | 22.01%        |
| Telephone                                           | -                    | 408.33               | (408.33)             | 700.00                    | 0.00%         |
| Postage & Shipping                                  | 41.03                | 291.67               | (250.64)             | 500.00                    | 8.21%         |
| Legal Advertising                                   | 829.50               | 3,208.33             | (2,378.83)           | 5,500.00                  | 15.08%        |
| Miscellaneous                                       | 233.17               | 583.31               | (350.14)             | 1,000.00                  | 23.32%        |
| Office Supplies                                     | 267.74               | 291.67               | (23.93)              | 500.00                    | 53.55%        |
| Property Taxes                                      | 783.54               | -                    | 783.54               | -                         |               |
| Web Site Maintenance                                | 1,720.00             | 1,820.00             | (100.00)             | 3,120.00                  | 55.13%        |
| Holiday Decorations                                 | 23,887.30            | 14,583.33            | 9,303.97             | 25,000.00                 | 95.55%        |
| IT Services                                         | -                    | 291.67               | (291.67)             | 500.00                    | 0.00%         |
| Dues, Licenses, and Fees                            | 175.00               | 102.08               | 72.92                | 175.00                    | 100.00%       |
| Construction Consultation                           | 19,987.50            | -                    | 19,987.50            | -                         |               |
| Lifestyle & Maintenance Staff                       | 52,356.12            | 31,671.97            | 20,684.15            | 54,294.80                 | 96.43%        |
| Resident Services                                   | 8,039.94             | 4,374.07             | 3,665.87             | 7,498.40                  | 107.22%       |
| <b>Total General &amp; Administrative Expenses</b>  | <b>\$ 186,544.56</b> | <b>\$ 133,020.38</b> | <b>\$ 53,524.18</b>  | <b>\$ 228,034.95</b>      | <b>81.81%</b> |



**Laurel Road CDD**  
Budget to Actual  
For the Month Ending 4/30/2026

|                                                        | YTD Actual           | YTD Budget           | YTD Variance        | FY 2026<br>Adopted Budget | Percentage    |
|--------------------------------------------------------|----------------------|----------------------|---------------------|---------------------------|---------------|
| <b><u>Field Expenses (Inside the Gate; SF)</u></b>     |                      |                      |                     |                           |               |
| Electric                                               | \$ 623.90            | \$ 4,375.00          | \$ (3,751.10)       | \$ 7,500.00               | 8.32%         |
| Water Reclaimed                                        | 1,725.55             | 2,187.50             | (461.95)            | 3,750.00                  | 46.01%        |
| Stormwater Management                                  | 24,029.86            | 1,166.67             | 22,863.19           | 2,000.00                  | 1201.49%      |
| Wetland Mitigation                                     | 6,400.00             | 5,250.00             | 1,150.00            | 9,000.00                  | 71.11%        |
| Equipment Rental                                       | -                    | 656.25               | (656.25)            | 1,125.00                  | 0.00%         |
| Gate Internet Service                                  | 13,019.02            | 1,166.67             | 11,852.35           | 2,000.00                  | 650.95%       |
| General Insurance                                      | 2,631.00             | 1,664.83             | 966.17              | 2,854.00                  | 92.19%        |
| Property & Casualty Insurance                          | 27,246.00            | 8,864.19             | 18,381.81           | 15,195.75                 | 179.30%       |
| Other Insurance                                        | 375.00               | -                    | 375.00              | -                         |               |
| Irrigation - Repair and Maintenance                    | 15,071.36            | 10,920.00            | 4,151.36            | 18,720.00                 | 80.51%        |
| Lake Maintenance                                       | 11,712.00            | 10,500.00            | 1,212.00            | 18,000.00                 | 65.07%        |
| Landscaping Maintenance & Material                     | 65,964.52            | 62,027.02            | 3,937.50            | 106,332.03                | 62.04%        |
| Landscape Improvements                                 | 7,286.58             | 8,750.00             | (1,463.42)          | 15,000.00                 | 48.58%        |
| Fertilizer / Pesticides                                | 7,560.00             | 7,560.00             | -                   | 12,960.00                 | 58.33%        |
| Contingency                                            | 2,097.59             | 10,150.00            | (8,052.41)          | 17,400.00                 | 12.06%        |
| Lake Bank Mowing                                       | 13,902.00            | -                    | 13,902.00           | -                         |               |
| Gate - Repairs & Maintenance                           | 324.16               | 2,041.67             | (1,717.51)          | 3,500.00                  | 9.26%         |
| Mulch                                                  | -                    | 2,916.67             | (2,916.67)          | 5,000.00                  | 0.00%         |
| Storm Cleanup                                          | -                    | 4,375.00             | (4,375.00)          | 7,500.00                  | 0.00%         |
| Storm Landscape Replacement                            | -                    | 6,562.50             | (6,562.50)          | 11,250.00                 | 0.00%         |
| Security Monitoring                                    | -                    | 17,500.00            | (17,500.00)         | 30,000.00                 | 0.00%         |
| Dog Waste Stations                                     | 1,638.00             | 1,638.00             | -                   | 2,808.00                  | 58.33%        |
| Mailbox Maintenance                                    | -                    | 116.67               | (116.67)            | 200.00                    | 0.00%         |
| Capital Expenditures                                   | 6,238.08             | 4,375.00             | 1,863.08            | 7,500.00                  | 83.17%        |
| Street Sweeping                                        | 5,700.00             | 7,000.00             | (1,300.00)          | 12,000.00                 | 47.50%        |
| Lighting                                               | -                    | 437.50               | (437.50)            | 750.00                    | 0.00%         |
| Streetlights - Leasing                                 | 14,869.61            | 17,640.00            | (2,770.40)          | 30,240.00                 | 49.17%        |
| Bike Share Maintenance                                 | 253.37               | 1,458.33             | (1,204.96)          | 2,500.00                  | 10.13%        |
| Golf Cart Maintenance                                  | 137.04               | 656.25               | (519.21)            | 1,125.00                  | 12.18%        |
| <b>Total Field Expenses (Inside the Gate; Only SF)</b> | <b>\$ 228,804.64</b> | <b>\$ 201,955.72</b> | <b>\$ 26,848.92</b> | <b>\$ 346,209.78</b>      | <b>66.09%</b> |
| <b><u>Field Expenses (Outside the Gate; MF)</u></b>    |                      |                      |                     |                           |               |
| Electric                                               | \$ 207.97            | \$ 1,458.33          | \$ (1,250.36)       | \$ 2,500.00               | 8.32%         |
| Water Reclaimed                                        | 575.18               | 729.17               | (153.99)            | 1,250.00                  | 46.01%        |
| Equipment Rental                                       | -                    | 218.75               | (218.75)            | 375.00                    | 0.00%         |
| General Insurance                                      | 877.00               | 554.95               | 322.05              | 951.34                    | 92.19%        |
| Property & Casualty Insurance                          | 9,082.00             | 2,954.73             | 6,127.27            | 5,065.25                  | 179.30%       |
| Other Insurance                                        | 125.00               | -                    | 125.00              | -                         |               |
| Irrigation - Repair and Maintenance                    | 5,023.79             | 3,640.00             | 1,383.79            | 6,240.00                  | 80.51%        |
| Lake Maintenance                                       | 3,904.00             | 3,500.00             | 404.00              | 6,000.00                  | 65.07%        |
| Landscaping Maintenance & Material                     | 21,988.17            | 20,675.67            | 1,312.50            | 35,444.01                 | 62.04%        |
| Landscape Improvements                                 | 2,428.86             | 2,916.67             | (487.81)            | 5,000.00                  | 48.58%        |
| Fertilizer / Pesticides                                | 2,520.00             | 2,520.00             | -                   | 4,320.00                  | 58.33%        |
| Storm Cleanup                                          | -                    | 1,458.33             | (1,458.33)          | 2,500.00                  | 0.00%         |
| Storm Landscape Replacement                            | -                    | 2,187.50             | (2,187.50)          | 3,750.00                  | 0.00%         |
| Capital Expenditures                                   | 2,079.36             | 1,458.33             | 621.03              | 2,500.00                  | 83.17%        |
| Lighting                                               | -                    | 145.83               | (145.83)            | 250.00                    | 0.00%         |
| Streetlights - Leasing                                 | 4,956.54             | 5,880.00             | (923.47)            | 10,080.00                 | 49.17%        |
| Golf Cart Maintenance                                  | 45.68                | 218.75               | (173.07)            | 375.00                    | 12.18%        |
| <b>Total Field Expenses (Outside the Gate; MF)</b>     | <b>\$ 53,813.55</b>  | <b>\$ 50,517.01</b>  | <b>\$ 3,296.54</b>  | <b>\$ 86,600.59</b>       | <b>62.14%</b> |





**Laurel Road CDD**  
Budget to Actual  
For the Month Ending 4/30/2026

|                                                              | YTD Actual           | YTD Budget           | YTD Variance         | FY 2026<br>Adopted Budget | Percentage    |
|--------------------------------------------------------------|----------------------|----------------------|----------------------|---------------------------|---------------|
| <b><u>Visterra - Amenity Expenses</u></b>                    |                      |                      |                      |                           |               |
| Amenity - Electric                                           | \$ 17,382.55         | \$ 5,833.33          | \$ 11,549.22         | \$ 10,000.00              | 173.83%       |
| Amenity - Water                                              | 20,654.95            | 8,750.00             | 11,904.95            | 15,000.00                 | 137.70%       |
| Amenity - Telephone                                          | 963.02               | 5,110.00             | (4,146.98)           | 8,760.00                  | 10.99%        |
| Amenity - Cable TV / Internet / Wi-Fi                        | 9,576.73             | 7,583.33             | 1,993.40             | 13,000.00                 | 73.67%        |
| Amenity - Landscape Maintenance                              | 23,067.87            | 11,666.67            | 11,401.20            | 20,000.00                 | 115.34%       |
| Amenity - Irrigation Repairs                                 | 1,680.00             | 5,833.33             | (4,153.33)           | 10,000.00                 | 16.80%        |
| Amenity - Pool Maintenance                                   | 11,043.98            | 10,864.00            | 179.98               | 18,624.00                 | 59.30%        |
| Amenity - Access Control Maintenance                         | 7,692.30             | 875.00               | 6,817.30             | 1,500.00                  | 512.82%       |
| Amenity - Pool Equipment                                     | 19.07                | 583.33               | (564.26)             | 1,000.00                  | 1.91%         |
| Amenity - Cleaning                                           | 20,305.68            | 22,516.67            | (2,210.99)           | 38,600.00                 | 52.61%        |
| Amenity - Pest Control                                       | 2,228.55             | 3,500.00             | (1,271.45)           | 6,000.00                  | 37.14%        |
| Amenity - Fitness Equipment Leasing                          | 17,756.19            | 17,606.19            | 150.00               | 30,182.04                 | 58.83%        |
| Amenity - Security Monitoring                                | 6,722.62             | 3,558.33             | 3,164.29             | 6,100.00                  | 110.21%       |
| Amenity - Office Equipment Leasing                           | 2,663.69             | 2,916.67             | (252.98)             | 5,000.00                  | 53.27%        |
| Amenity - Capital Outlay                                     | 2,031.34             | 4,375.00             | (2,343.66)           | 7,500.00                  | 27.08%        |
| Amenity - Miscellaneous                                      | 1,508.87             | 1,458.33             | 50.54                | 2,500.00                  | 60.35%        |
| Amenity - A/C Maintenance and Equipment                      | 5,195.00             | 875.00               | 4,320.00             | 1,500.00                  | 346.33%       |
| Amenity - Gas                                                | 395.10               | 816.67               | (421.57)             | 1,400.00                  | 28.22%        |
| Amenity - Operations                                         | 3,511.95             | 4,666.67             | (1,154.72)           | 8,000.00                  | 43.90%        |
| Amenity - Fireplaces and Barbecue                            | 39.14                | 583.33               | (544.19)             | 1,000.00                  | 3.91%         |
| <b>Total Visterra - Amenity Expenses</b>                     | <b>\$ 154,438.60</b> | <b>\$ 119,971.85</b> | <b>\$ 34,466.75</b>  | <b>\$ 205,666.04</b>      | <b>75.09%</b> |
| <b>Total Expenses</b>                                        | <b>\$ 623,601.34</b> | <b>\$ 505,464.96</b> | <b>\$ 118,136.38</b> | <b>\$ 866,511.36</b>      | <b>71.97%</b> |
| <b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b> |                      |                      |                      |                           |               |
| Interest Income                                              | \$ 5,556.84          | \$ -                 | \$ 5,556.84          | \$ -                      |               |
| <b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>  | <b>\$ 5,556.84</b>   | <b>\$ -</b>          | <b>\$ 5,556.84</b>   | <b>\$ -</b>               |               |
| <b>Net Income (Loss)</b>                                     | <b>\$ 145,027.42</b> | <b>\$ -</b>          | <b>\$ 145,027.42</b> | <b>\$ -</b>               |               |