Laurel Road CDD

FY 2026 Adopted Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget		FY 2026 Proposed Revised Budget
Revenues				
On-Roll Assessments	$ 533,703.25	$ 521,668.55		$ 521,668.55
Off-Roll Assessments	257,592.82	257,592.82		257,592.82
Other Income & Other Financing Sources	3,472.12	-		3,472.12
Developer Prepayment	-	-		188,617.39
Sales Tax Collection Allowance Revenue	0.52			0.52
Carryforward Cash	87,250.00	87,250.00		87,250.00
Net Revenues	**$ 882,018.71**	**$ 866,511.37**		**$ 1,058,601.40**
General & Administrative Expenses				
Supervisor Fees	$ 11,000.00	$ 12,000.00		$ 11,000.00
Public Officials' Liability Insurance	2,870.00	3,114.20		2,870.00
Trustee Services	6,502.41	4,244.31		6,502.41
Management	55,500.00	55,500.00		55,500.00
Field Management	33,750.00	15,000.00		33,750.00
Engineering	8,463.09	6,000.00		8,463.09
Disclosure	1,250.00	1,000.00		1,250.00
District Counsel	18,210.50	20,000.00		18,210.50
Assessment Administration	5,500.00	5,500.00		5,500.00
Reamortization Schedules	2,000.00	125.00		2,000.00
Audit	5,700.00	5,700.00		5,700.00
Arbitrage	-	500.00		-
Tax Preparation	71.40	63.24		71.40
Travel and Per Diem	287.56	500.00		287.56
Telephone	-	700.00		-
Postage & Shipping	256.23	500.00		256.23
Copies	43.24	-		43.24
Legal Advertising	3,416.37	5,500.00		3,416.37
Miscellaneous	850.21	1,000.00		850.21
Office Supplies	492.94	500.00		492.94
Property Taxes	783.54	-		783.54
Web Site Maintenance	3,120.00	3,120.00		3,120.00
Holiday Decorations	23,887.30	25,000.00		23,887.30
IT Services	-	500.00		-
Dues, Licenses, and Fees	225.62	175.00		225.62
Construction Consultation	24,472.50	-		24,472.50
Lifestyle & Maintenance Staff	91,426.34	54,294.80	*	91,426.34
Resident Services	8,802.79	7,498.40	*	8,802.79
Total General & Administrative Expenses	**$ 308,882.04**	**$ 228,034.95**		**$ 308,882.04**

* "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.

Laurel Road CDD

FY 2026 Adopted Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Field Expenses (Inside the Gate; SF)			
Electric	$ 1,150.65	$ 7,500.00	$ 1,150.65
Water Reclaimed	4,044.33	3,750.00	4,044.33
Stormwater Management	46,231.97	2,000.00	46,231.97
Wetland Mitigation	9,600.00	9,000.00	9,600.00
Equipment Rental	-	1,125.00	-
Gate Internet Service	20,925.20	2,000.00	20,925.20
General Insurance	2,631.00	2,854.00	2,631.00
Property & Casualty Insurance	27,246.00	15,195.75	27,246.00
Other Insurance	375.00	-	375.00
Irrigation - Repair and Maintenance	25,268.74	18,720.00	25,268.74
Lake Maintenance	18,932.99	18,000.00	18,932.99
Landscaping Maintenance & Material	114,300.78	106,332.03	114,300.78
Landscape Improvements	8,199.33	15,000.00	8,199.33
Fertilizer / Pesticides	12,960.00	12,960.00	12,960.00
Contingency	2,097.59	17,400.00	2,097.59
Lake Bank Mowing	23,832.00	-	23,832.00
Gate Maintenance	1,200.30	3,500.00	1,200.30
Mulch	-	5,000.00	-
Storm Cleanup	-	7,500.00	-
Storm Landscape Replacement	-	11,250.00	-
Security Monitoring	2,025.00	30,000.00	2,025.00
Dog Waste Stations	2,808.00	2,808.00	2,808.00
Mailbox Maintenance	-	200.00	-
Capital Expenditures	6,238.08	7,500.00	6,238.08
Street Sweeping	11,875.00	12,000.00	11,875.00
Lighting	-	750.00	-
Streetlights - Leasing	30,991.76	30,240.00	30,991.76
Bike Share Maintenance	1,119.02	2,500.00	1,119.02
Golf Cart Maintenance	354.20	1,125.00	354.20
Total Field Expenses (Inside the Gate; Only SF)	**$ 374,406.95**	**$ 346,209.78**	**$ 374,406.95**

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Laurel Road CDD

FY 2026 Adopted Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Field Expenses (Outside the Gate; MF)			
Electric	$ 383.55	$ 2,500.00	$ 383.55
Water Reclaimed	1,348.11	1,250.00	1,348.11
Equipment Rental	-	375.00	-
General Insurance	877.00	951.34	877.00
Property & Casualty Insurance	9,082.00	5,065.25	9,082.00
Other Insurance	125.00		125.00
Irrigation - Repair and Maintenance	8,422.91	6,240.00	8,422.91
Lake Maintenance	6,311.00	6,000.00	6,311.00
Landscaping Maintenance & Material	38,100.26	35,444.01	38,100.26
Landscape Improvements	2,733.11	5,000.00	2,733.11
Fertilizer / Pesticides	4,320.00	4,320.00	4,320.00
Storm Cleanup	-	2,500.00	-
Storm Landscape Replacement	-	3,750.00	-
Capital Expenditures	2,079.36	2,500.00	2,079.36
Lighting	-	250.00	-
Streetlights - Leasing	10,330.59	10,080.00	10,330.59
Golf Cart Maintenance	118.07	375.00	118.07
Total Field Expenses (Outside the Gate; SF & MF)	**$ 84,230.96**	**$ 86,600.59**	**$ 84,230.96**

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Laurel Road CDD

FY 2026 Adopted Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Vistera - Amenity			
Amenity - Electric	$ 33,037.86	$ 10,000.00	$ 33,037.86
Amenity - Water	38,308.48	15,000.00	38,308.48
Amenity - Telephone	1,844.07	8,760.00	1,844.07
Amenity - Cable TV / Internet / Wi-Fi	18,544.12	13,000.00	18,544.12
Amenity - Landscape Maintenance	39,544.92	20,000.00	39,544.92
Amenity - Irrigation Repairs	3,390.75	10,000.00	3,390.75
Amenity - Pool Maintenance	18,803.98	18,624.00	18,803.98
Amenity - Pool Equipment	170.80	1,000.00	170.80
Amenity - Cleaning	35,338.21	38,600.00	35,338.21
Amenity - Pest Control	3,909.18	6,000.00	3,909.18
Amenity - Fitness Equipment Leasing	31,180.55	30,182.04	31,180.55
Amenity - Fire/Security Monitoring	29,646.66	6,100.00	29,646.66
Amenity - Office Equipment Leasing	4,753.67	5,000.00	4,753.67
Amenity - Capital Outlay	5,155.27	7,500.00	5,155.27
Amenity - Miscellaneous	3,014.19	2,500.00	3,014.19
Amenity - A/C Maintenance and Equipment	6,976.05	1,500.00	6,976.05
Amenity - Gas	822.02	1,400.00	822.02
Amenity - Access Control Maintenance	15,778.85	1,500.00	15,778.85
Amenity - Operations	7,946.10	8,000.00	7,946.10
Amenity - Fireplaces and Barbecue	515.13	1,000.00	515.13
Total Vistera - Amenity Expenses	**$ 298,680.86**	**$ 205,666.04**	**$ 298,680.86**
Total Expenses	**$ 1,066,200.80**	**$ 866,511.37**	**$ 1,066,200.80**
Other Revenues (Expenses) & Gains (Losses)			
Interest Income	$ 7,599.40	$ -	$ 7,599.40
Total Other Revenues (Expenses) & Gair	**$ 7,599.40**	**$ -**	**$ 7,599.40**
Net Income (Loss)	**$ (176,582.69)**	**$ -**	**$ -**

* "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.