



**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					
SF 40'	David Weekley Homes		\$815.99	\$1,633.48	\$2,449.47
SF 45'	David Weekley Homes		\$917.99	\$1,837.66	\$2,755.65
SF 50'	M/I Homes		\$1,019.99	\$2,041.85	\$3,061.84
SF 57'	Neal Communities		\$1,162.79	\$2,327.70	\$3,490.49
Villas	Neal Communities		\$764.99	\$1,531.38	\$2,296.37
Assisted Living	TBD		\$306.00		\$306.00
Phase 1 and 2					
Multi-Family Ph 1	Adria/NRP Group		\$117.81		\$168.25
Multi-Family Ph 2	Adria/NRP Group		\$117.81		\$168.25
Phase 2					
SF 50'	TBD		\$1,088.72		\$948.59
SF 57'	TBD		\$1,241.14		\$1,081.39
Assisted Living	TBD		\$326.62		\$284.58

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.

Vivian Carvalho

District Manager

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Eff: 10/1/2024



VISTERA
OF VENICE

VISTERA NEIGHBORHOOD ASSOCIATION - 2025 ADOPTED REVISED BUDGET

JANUARY 1, 2025 - DECEMBER 31, 2025

	2024 APPROVED BUDGET	2025 ADOPTED BUDGET	VARIANCE COMPARED TO PRIOR BUDGET
REVENUE			
Master Assessments	\$139,545.00	\$119,515.00	\$20,030.00
Villa Assessments	\$124,040.00	\$125,940.00	-\$1,900.00
Neal 57' Assessments	\$245,375.00	\$262,273.00	-\$16,898.00
DWH 40' Assessments	\$95,000.00	\$95,220.00	-\$220.00
DWH 45' Assessment	\$89,445.00	\$98,040.00	-\$8,595.00
M/I 50' Assessments	\$244,200.00	\$255,800.00	-\$11,600.00
Contra Revenue - Bad Debt	\$0.00	\$0.00	\$0.00
Bank Interest Income	\$0.00	\$0.00	\$0.00
Assessments - Working Capital	\$0.00	\$0.00	\$0.00
Late Fees	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$937,605.00	\$956,788.00	-\$19,183.00
ADMINISTRATIVE EXPENSES			
Postage & Mailings	\$2,500.00	\$3,000.00	-\$500.00
Office Expenses	\$2,500.00	\$2,000.00	\$500.00
Website & Software	\$4,740.00	\$3,540.00	\$1,200.00
Miscellaneous	\$1,000.00	\$459.44	\$540.56
Accounting Fees	\$8,800.00	\$8,800.00	\$0.00
Legal Fees	\$500.00	\$1,000.00	-\$500.00
Legal Fees - Collections	\$500.00	\$1,000.00	-\$500.00
Corporate Annual Report Fees	\$61.00	\$172.00	-\$111.00
TOTAL ADMINISTRATIVE EXPENSES	\$20,601.00	\$19,971.44	\$629.56
PERSONNEL			
Management Services Contract	\$34,980.00	\$35,000.00	-\$20.00
Office Personnel	\$58,464.00	\$34,543.56	\$23,920.44
TOTAL PERSONNEL EXPENSES	\$93,444.00	\$69,543.56	\$23,900.44
LANDSCAPE CONTINGENCY EXPENSES			
Landscape Contingency	\$0.00	\$10,000.00	-\$10,000.00
TOTAL LAND. CONTINGENCY EXPENSES	\$0.00	\$10,000.00	-\$10,000.00
INSURANCE			
Insurance	\$25,000.00	\$20,000.00	\$5,000.00
TOTAL INSURANCE EXPENSES	\$25,000.00	\$20,000.00	\$5,000.00
TOTAL SHARED EXPENSES	\$139,045.00	\$119,515.00	\$29,530.00

VISTERA NEIGHBORHOOD ASSOCIATION - 2025 ADOPTED REVISED BUDGET

JANUARY 1, 2025 - DECEMBER 31, 2025

NEAL 57' LOTS (151)

Landscape Maintenance - Homes	\$208,380.00	\$222,423.00	-\$14,043.00
Irrigation - Repairs	\$3,020.00	\$3,020.00	\$0.00
Landscape Replacement - Unit Areas	\$33,975.00	\$20,255.00	\$13,720.00
Landscape - Mulch	\$0.00	\$16,575.00	-\$16,575.00
TOTAL NEAL 57' LOTS (151)	\$245,375.00	\$262,273.00	-\$16,898.00

NEAL VILLA LOTS (124)

Landscape Maintenance - Homes	\$104,160.00	\$104,160.00	\$0.00
Irrigation - Repairs	\$2,480.00	\$2,480.00	\$0.00
Landscape Replacement - Unit Areas	\$12,400.00	\$4,600.00	\$7,800.00
Landscape - Mulch	\$0.00	\$9,700.00	-\$9,700.00
Deferred Maintenance	\$5,000.00	\$5,000.00	\$0.00
TOTAL NEAL VILLA LOTS (124)	\$124,040.00	\$125,940.00	-\$1,900.00

DWH 40' LOTS (76)

Landscape Maintenance - Homes	\$82,080.00	\$82,000.00	\$80.00
Irrigation - Repairs	\$1,520.00	\$1,520.00	\$0.00
Landscape Replacement - Unit Areas	\$0.00	\$2,000.00	-\$2,000.00
Landscape - Mulch	\$11,400.00	\$9,700.00	\$1,700.00
TOTAL DWH 40' LOTS (76)	\$95,000.00	\$95,220.00	-\$220.00

DWH 45' LOTS (67)

Landscape Maintenance - Homes	\$76,380.00	\$84,000.00	-\$7,620.00
Irrigation - Repairs	\$1,340.00	\$1,340.00	\$0.00
Landscape Replacement - Unit Areas	\$0.00	\$3,000.00	-\$3,000.00
Landscape - Mulch	\$11,725.00	\$9,700.00	\$2,025.00
TOTAL DWH 45' LOTS (67)	\$89,445.00	\$98,040.00	-\$8,595.00

M/I 50' LOTS (165)

Landscape Maintenance - Homes	\$207,900.00	\$212,000.00	-\$4,100.00
Irrigation - Repairs	\$3,300.00	\$3,300.00	\$0.00
Landscape Replacement - Unit Areas	\$0.00	\$7,500.00	-\$7,500.00
Landscape - Mulch	\$33,000.00	\$33,000.00	\$0.00
TOTAL DWH 50' LOTS (165)	\$244,200.00	\$255,800.00	-\$11,600.00

TOTAL EXPENSES	\$937,105.00	\$956,788.00	-\$9,683.00
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NET INCOME (LOSS)

TOTAL HOMES: 583	Quarterly	Annual
Master Assessment *		\$205.00
Neal 57' Lots - 151	\$485.48	\$1,941.91
Neal Villa Lots - 124	\$305.16	\$1,220.65
DWH 40' Lots - 76	\$364.47	\$1,457.89
DWH 45' Lots - 67	\$417.07	\$1,668.28
M/I 50' Lots - 165	\$438.83	\$1,755.30

*The 2025 Quarterly Assessments include the Annual Master Assessment, paid quarterly in the amount of \$51.25.

VISTERA NEIGHBORHOOD ASSOCIATION - 2025 ADOPTED REVISED BUDGET

JANUARY 1, 2025 - DECEMBER 31, 2025

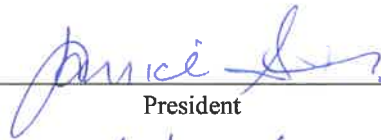
FOR THE PURPOSES OF THIS BUDGET, IT IS ASSUMED THAT THERE WILL BE A TOTAL OF 583 LOTS (459 SINGLE FAMILY LOTS AND 124 VILLA LOTS) AND THAT EACH LOT WILL PAY THE FULL REGULAR ASSESSMENTS WITHOUT PRORATION. THE NUMBER OF LOTS USED IN CALCULATING THIS BUDGET ARE ESTIMATES AND ARE SUBJECT TO CHANGE BASED 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 NORTH RIVER RANCH, 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 RESERVE ACCOUNTS PURSUANT TO 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 THE DECLARATION. BECAUSE THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO 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.

Signature: _____


President

Date: _____

12/5/2024

"It has come to the Board's attention that the 2025 annual budget, adopted on Wednesday, November 20, 2024 and distributed on Thursday, November 21, 2024, contained an error. The error was made due to an erroneous lot count of 70 DWH 40' lots, when the correct number of lots should have been 76 DWH 40' . After correction and re-calculation of amounts, the result is a reduction in fees to each of the 76 DWH lots by \$108.40 annually. We apologize for the error but are happy to report the result of a reduction in fees. The revised budget will be circulated and please do not hesitate to reach out with any questions, comments or concerns. Further, there was a scribal correction to reflect M/I 50' Lots."

12/5/2024