

**RESOLUTION 2025-17**

**A RESOLUTION TO APPROPRIATE FUNDS AND ADOPT  
THE FINAL BUDGET OF THE SUMTER LANDING  
COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL  
YEAR BEGINNING OCTOBER 1, 2025 AND ENDING  
SEPTEMBER 30, 2026**

**WHEREAS**, the District Manager has prepared and submitted to the Board of Supervisors the Proposed Budget for the forthcoming Fiscal Year 2025-26; and

**WHEREAS**, the Board of Supervisors approved the Fiscal Year 2025-26 Proposed Budget at a public meeting on June 2, 2025 and set September 2, 2025 as the date for a public hearing with notice of the budget hearing published pursuant to section 190.008(2) (a), Florida Statutes; and

**WHEREAS**, the District Board of Supervisors submitted to the local governing authorities, for purposes of disclosure and information only, the Fiscal Year 2025-26 Proposed Budget at least 60 days prior to approval; and

**WHEREAS**, Section 190.021 Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessments may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District; and

**WHEREAS**, a public hearing has been held on this 2nd day of September, 2025 at which members of the general public were accorded the opportunity to speak prior to the approval of the Final Budget;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE SUMTER LANDING  
COMMUNITY DEVELOPMENT DISTRICT;**

1. The Fiscal Year 2025-26 Budget, as listed below, proposed by the District Manager and approved by the Board of Supervisors is hereby adopted as the Final Adopted Budget for the District:

<b>Sumter Landing Amenities Division Fund</b>	<b>\$ 155,467,145</b>
<b>Lake Sumter Landing Fund</b>	<b>\$ 3,036,130</b>
<b>Project-Wide Fund</b>	<b>\$ 22,190,322</b>
<b>Fitness Fund</b>	<b>\$ 1,373,152</b>

2. The maintenance assessments shall be levied at a rate based on the schedule attached as an exhibit to this resolution in the District’s “Official Record of Proceedings” and are based on square footage.

3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District’s “Official Record of Proceedings.”

Adopted this 2nd day of September, 2025.

SUMTER LANDING COMMUNITY  
DEVELOPMENT DISTRICT

  
Michael Berning, Chair

  
Kenneth C. Blocker, Secretary

## FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 07/31/25	2025-26 FINAL BUDGET
Fund: 30.431 SLAD						
ESTIMATED REVENUES						
341.302 REC FEES FROM DEV		286,018	1,378,307	1,378,307	64,326	0
341.318 AMENITY FEES		84,078,401	86,803,783	106,348,481	88,927,939	124,516,703
341.905 PROPERTY DAMAGE REIMBURSEMENTS		6,205	15,000	15,000	11,366	22,500
341.909 COPIES-PUBLIC/T-S		2	0	0	0	0
341.910 SALES TAX COLLECTION ALLOWANCE		673	700	700	555	700
341.911 LIEN FEES		2,120	2,000	2,000	5,780	2,000
341.917 INSURANCE REIMBURSEMENT		10,985	0	0	0	0
341.918 ACCESS CD FEE/NT-S		410,624	350,000	350,000	379,057	600,000
341.919 GATE REPAIR FEES		43,500	35,000	35,000	74,750	52,500
341.921 AMENITY LATE PENALTY FEE		77,029	85,000	85,000	102,380	120,000
341.999 MISCELLANEOUS REVENUE		37,899	20,000	20,000	10,939	60,000
342.901 HOME/BUS WATCH/T-S		36,229	17,000	17,000	31,869	25,000
342.903 FIRE SAFETY (FUTURES)		711,780	750,214	750,214	264,325	0
347.203 DAILY TRAIL/T-S		329,762	470,000	470,000	360,309	525,000
347.204 DAILY CART RNT/T-S		7,797	15,000	15,000	15,608	15,000
347.205 DAILY GRN FEE/T-S		224,360	360,000	360,000	312,097	375,000
347.206 CLUB RENTALS		0	0	0	5,601	0
347.208 ANNUAL TRAIL/T-S		1,867,498	1,600,000	1,600,000	3,065,452	2,850,000
347.215 LIFESTYLE-GEN/NT-S		11,675	20,000	20,000	16,797	20,000
347.216 LIFESTYLE-GLB/NT-S		151,851	150,000	150,000	178,760	215,000
347.217 MERCHANDISE/T-S		2,597	0	0	2,150	0
347.220 LIFESTYLE-GEN/NT-L		72	0	0	59	0
347.226 BOAT TOURS		101,414	150,000	150,000	33,387	150,000
347.240 DAILY TRAIL/T-L		36,983	50,000	50,000	34,357	60,000
347.242 DAILY CART RNT/T-L		491	1,000	1,000	375	1,000
347.244 DAILY GRN FEE/T-L		24,470	40,000	40,000	25,330	40,000
347.249 BOATS N/T		837	0	0	216	0
361.101 INT INCOME - CFB		16,639	20,000	20,000	28,049	32,000
361.102 INT INCOME - CASH EQUIV		3,436,003	2,000,000	2,000,000	2,498,401	3,000,000
361.103 INT INCOME - USB		576,139	200,000	200,000	337,554	355,000
361.306 FLGIT-UNREALIZED GAIN/LOSS		658,611	0	0	368,376	0
361.307 LTP UNREALIZED GAIN/LOSS		2,226,416	0	0	734,755	0
361.309 FLFIT-UNREALIZED GAIN/LOSS		113,809	0	0	(45,810)	0
361.407 LTP REALIZED GAIN/LOSS		1,380,496	1,300,000	1,300,000	656,796	450,000
361.409 FLFIT-REALIZED GAIN/LOSS		527,573	250,000	250,000	476,081	250,000
362.002 ATM LEASE/T-S		18,121	25,000	25,000	18,619	25,000
362.006 VENDING MACHINES		7,224	6,000	6,000	4,254	6,000
362.007 LEASE REVENUE		94,570	100,000	100,000	93,648	316,972
362.009 RM RENTALS/T-L		2,164	2,500	2,500	2,260	2,500
362.010 RM RENTALS/T-S		148,263	130,000	130,000	134,860	225,000
362.016 RM RENTALS/NT-S		2,765	5,000	5,000	3,695	5,000
362.020 ATM LEASE/T-L		636	1,000	1,000	653	1,000
364.001 DISPOSITION OF FIXED ASSETS		0	0	0	624,219	0
365.001 SALES OF SURPLUS MATERIAL & SC		5,843	5,000	5,000	11,607	5,000
366.001 CONTRIBUTIONS FROM DEVELOPER		0	0	3,007,662	3,007,662	0
669.901 (ADD)/USE-WORKING CAPITAL		0	14,373,469	11,273,749	0	21,143,270
TOTAL ESTIMATED REVENUES		97,676,544	110,730,973	130,183,613	102,879,463	155,467,145
APPROPRIATIONS						
311 ADMINISTRATIVE SVCS		2,180,477	2,177,284	2,223,599	1,814,404	2,521,635
311 COMMUNITY WATCH SVCS		5,504,859	5,694,043	7,065,677	4,745,037	8,026,022

## FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 07/31/25	2025-26 FINAL BUDGET
Fund: 30.431 SLAD						
APPROPRIATIONS						
311 CUSTOMER SERVICE		1,057,514	1,311,625	1,578,901	1,093,021	1,073,250
311 GOLF MAINT		558,365	611,055	758,869	509,213	832,487
311 GOLF OPERATIONS		2,719,704	2,232,425	2,815,294	1,674,315	3,464,725
311 PROPERTY MGMT SVCS		1,980,492	1,980,492	2,092,630	1,650,410	3,108,866
311 RECREATION SERVICES		8,750,122	9,093,708	11,362,032	7,764,130	13,964,708
312 ENGINEERING SERVICES		44,659	274,840	329,419	52,223	369,000
313 LEGAL SERVICES		118,215	50,000	120,000	91,001	50,000
319 OTHER PROFESSIONAL SVCS		113,959	148,561	184,478	122,439	189,748
321 ACCOUNTING SERVICES		2,000	2,000	2,000	2,000	2,000
322 AUDITING SERVICES		41,771	42,230	42,230	31,679	42,230
323 TRUSTEE SERVICES		25,321	25,322	25,322	25,321	25,322
341 JANITORIAL SVCS		2,134,655	2,333,636	2,955,348	2,178,736	3,878,026
343 SYSTEMS MGMT SUPPORT		227,954	200,389	225,389	173,833	239,434
345 DEPT OF SAFETY		2,539,551	2,577,989	2,453,770	2,121,988	2,456,508
349 MISC CONTRACTUAL SVCS		3,086	0	0	0	0
411 TELEPHONE		30,414	0	650	23,123	33,510
413 CABLE		48,854	66,072	66,072	38,960	60,801
431 ELECTRICITY		1,525,902	2,069,560	2,155,071	1,646,190	2,753,638
432 NATURAL GAS		585,692	617,016	844,116	747,715	943,506
433 WATER & SEWER		272,779	287,699	489,734	359,563	502,262
434 IRRIGATION WATER		485,822	469,746	619,796	673,833	769,034
435 IRRIGATION PHONES		283	314	314	218	324
436 SOLID WASTE		76,013	86,126	86,126	64,113	128,546
441 OFFICE LEASES		13,638	14,000	14,000	12,809	14,000
442 EQUIPMENT RENTAL		9,365	10,200	10,400	4,565	9,100
443 VEHICLE RENTAL		147,663	0	0	0	0
444 STORAGE UNIT RENTAL		25,508	20,627	26,627	25,334	43,260
451 CASUALTY & LIABILITY INSUR		1,187,464	1,303,500	1,303,500	1,007,893	1,782,845
452 INSURANCE DEDUCTIBLE PYMTS		20,163	0	0	5,000	0
461 EQUIPMENT MAINTENANCE		82,517	307,168	306,968	35,547	52,000
462 BUILDING/STRUCTURE MAINT		5,191,909	8,398,510	10,390,795	4,071,319	11,178,280
463 LANDSCAPE MAINT-RECURRING		1,971,692	2,039,409	2,952,896	2,195,455	18,370,475
464 LANDSCAPE MAINT-NON RECURRING		863,384	1,623,460	1,699,092	746,017	2,002,240
465 VEHICLE REPAIR & MAINT		367	0	0	144	0
466 POOL MAINTENANCE		2,375,233	2,375,234	3,035,284	2,391,862	3,492,285
467 GATE MAINTENANCE		737,963	255,030	325,462	200,277	336,806
468 IRRIGATION REPAIR		322,217	516,048	660,975	492,285	676,596
469 OTHER MAINTENANCE		7,726,376	15,714,567	19,381,845	12,574,113	3,841,142
471 PRINTING & BINDING		1,720	3,000	3,000	144	3,000
482 VOLUNTEER RECOGNITION		0	0	0	11	0
484 LIFESTYLE EVENTS-GENERAL		19,759	110,000	104,000	15,505	82,000
491 BANK CHARGES		81,426	108,500	108,500	21,885	109,500
492 MAINT & BOND ASSESSMENTS		69,882	100,000	88,675	70,339	100,000
493 PERMITS & LICENSES		18,900	34,495	44,096	25,150	29,150
494 OVERAGE & SHORTAGE		(226)	0	0	52	0
497 LEGAL ADVERTISING		4,519	3,500	3,500	2,206	3,500
499 MISC CURRENT CHARGES		4,535	28,000	28,000	3,314	6,000
511 OFFICE SUPPLIES		33,852	56,150	56,150	21,197	51,200
521 GASOLINE/DIESEL		18,026	30,830	35,430	12,763	27,755
522 OPERATING SUPPLIES		319,886	465,990	391,219	240,360	407,590
523 RECREATION SUPPLIES		232,879	524,725	484,467	171,377	442,135

## FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 07/31/25	2025-26 FINAL BUDGET
Fund: 30.431 SLAD						
APPROPRIATIONS						
524 NON CAPITAL FF&E		1,437,019	3,788,388	3,828,459	915,653	3,850,053
525 NON CAPITAL HARDWARE/SOFTWARE		15,546	0	0	0	0
529 OPERATING SUPPLIES OTHER		0	0	0	0	3,680,000
542 TRAINING & EDUCATION		0	500	500	0	500
543 PROFESSIONAL DUES		0	500	500	0	500
546 SUBSCRIPTIONS - MEMBERSHIP FEES		0	0	0	0	2,070
591 DEPRECIATION EXPENSE		7,643,433	0	0	(338,540)	0
622 BUILDINGS		875,512	6,529,255	6,325,476	1,125,624	7,094,332
623 LEASEHOLD IMPROVEMENTS		56,632	0	0	0	0
633 INFRASTRUCTURE		3,261,954	8,229,168	10,710,161	4,995,650	9,041,685
641 VEHICLES		67,256	0	0	0	0
642 CAPITAL FF&E		68,534	15,000	113,200	109,740	1,155,500
710 PRINCIPAL		8,510,000	8,785,000	8,785,000	17,570,000	11,390,000
721 INTEREST EXP - SR DEBT		14,738,087	14,738,087	16,668,599	18,792,672	28,503,064
730 MISC BOND EXPENSES		0	0	1,550,000	2,017,535	3,000
911 TRANS TO GENERAL R&R		2,250,000	2,250,000	2,250,000	1,875,000	2,250,000
951 AMORTIZATION EXPENSE		0	0	0	(5,247,368)	0
TOTAL APPROPRIATIONS		91,433,053	110,730,973	130,183,613	93,766,354	155,467,145
NET OF REVENUES/APPROPRIATIONS - FUND 30.431		6,243,491	0	0	9,113,109	0

**SLAD**  
**Adjustments since Proposed Budget**  
**FY 2025-26**

**Revenues**

- **341.318 Amenity Fees** – Increased \$946,163 due to updated projections through June and updated CPI projections based on recent CPI activity.
- **361.101, 361.102, and 361.103 Interest Income** – Increased \$1,344,000 based on updated projections from current year activity.

**Expenditures**

- **311 Management Fees**- Decreased (\$73,286) due to final allocation adjustments
  - Administrative Services increased \$34,542
  - Community Watch Services decreased (\$330,387)
  - Customer Service increased \$41,199
  - Executive Golf Maintenance increased \$78,161
  - Golf Operations & Tennis increased \$190,076
  - Recreation decreased (\$86,877)
- **341 Janitorial Services** – Increased \$248,430 for additional areas added to the service area under the contract.
- **343 Systems Management Support** – Increased \$28,330 due to budgeting funds for rainbird agreements and trail pass service fees.
- **411 Telephone** – Increased \$32,850 due to budgeting funds for various executive golf courses.
- **431 Electricity** – Increased \$18,750 due to updated projections from actual activity at newly acquired facilities.
- **433 Water & Sewer** – Increased \$49,000 due to updated projections from actual activity at newly acquired facilities.
- **434 Irrigation Water** – Increased \$30,000 due to updated projections from actual activity at newly acquired facilities.
- **461 Equipment Maintenance** – Decreased (\$39,880) based on historical activity.
- **462 Building/Structure Maintenance** – Increased \$304,093 due to addition of re-budgeted projects that will not be completed in FY 2024-25 and changes in HVAC contract pricing.
- **463 Landscape Maintenance – Recurring** – Increased \$379,770 due to new landscape contract pricing.

- **524 Non-Capital FF&E** – Increased \$125,000 due to the addition of water cannon installation projects at 6 sports pools, as well as the re-budgeted rug and furniture replacement project at Burnsed, which will not be completed in FY 2024-25.
- **529 Operating Supplies Other** – Decreased (\$315,800) due to reducing chemical costs based on projected activity.
- **622 Buildings** – Increased \$2,698,278 due to 4 re-budgeted HVAC replacement projects that will not be completed in FY 2024-25.
- **642 Capital FF&E** – Increased \$350,000 due to the replacement of various executive golf fuel tanks to double walled tanks that are authorized by the Florida Department of Environmental Protection.
- **721 Interest Expense (Senior Debt)** – Increased \$4,928,866 due to moving interest payments to be charged on an accrual basis. Payments are made per the amortization schedule.

<b>Proposed Budget</b>	<b>\$146,702,744</b>
Management Fees	(73,286)
Janitorial Services	248,430
Systems Management Support	28,330
Telephone	32,850
Electricity	18,750
Water & Sewer	49,000
Irrigation Water	30,000
Equipment Maintenance	(39,880)
Building/Structure Maintenance	304,093
Landscape Maintenance - Recurring	379,770
Non-Capital FF&E	125,000
Operating Supplies Other (Chemicals)	(315,800)
Buildings	2,698,278
Capital FF&E	350,000
Interest Expense (Senior Debt)	4,928,866
<b>Final Budget</b>	<b>\$ 155,467,145</b>

**FISCAL YEAR 2025-26**  
**SUMTER LANDING AMENITY DIVISION**  
**CAPITAL PROJECTS**

Account	Location	Description	Proposed	Final	Funding Source
<b>Golf</b>					
30.431-30.32.183-572.633	Turtle Mound	Course Renovation	\$ 1,200,000	\$ 1,200,000	Working Capital
30.431-30.32.184-572.633	Sandhill	Bunker Replenishment	200,000	200,000	Working Capital
30.431-30.32.191-572.633	Sarasota	Bunker Replenishment	110,000	110,000	Working Capital
30.431-30.32.196-572.633	Roosevelt	Course Renovation	1,200,000	1,200,000	Working Capital
30.431-30.32.198-572.633	Redfish Run	Course Renovation	1,200,000	1,200,000	Working Capital
30.431-30.32.200-572.633	Volusia	Bunker Replenishment	90,000	90,000	Working Capital
30.431-30.32.869-572.633	Gray Fox	Laser Level & Sod Tee Tops	75,000	75,000	Working Capital
30.431-30.32.869-572.633	Gray Fox	Bunker Replenishment	65,000	65,000	Working Capital
30.431-30.32.870-572.633	Red Fox	Laser Level & Sod Tee Tops	75,000	75,000	Working Capital
30.431-30.32.870-572.633	Red Fox	Bunker Replenishment	60,000	60,000	Working Capital
30.431-30.32.872-572.633	Loblolly	Laser Level & Sod Tee Tops	75,000	75,000	Working Capital
30.431-30.32.872-572.633	Loblolly	Bunker Replenishment	60,000	60,000	Working Capital
30.431-30.32.873-572.633	Longleaf	Laser Level & Sod Tee Tops	75,000	75,000	Working Capital
30.431-30.32.873-572.633	Longleaf	Bunker Replenishment	60,000	60,000	Working Capital
30.431-30.32.873-572.633	Longleaf	Cart Path Renovation	100,000	100,000	Working Capital
30.431-30.32.000-572.642	Various Executive Courses	Fuel Tank Replacements (Install Double-Walled Tanks)	-	350,000	Working Capital
		<b>Golf Total</b>	<b>\$ 4,645,000</b>	<b>\$ 4,995,000</b>	
<b>Property Management</b>					
30.431-50.53.006-539.622	Lake Miona	HVAC Replacement	\$ 1,545,000	\$ 1,545,000	Working Capital
30.431-50.52.000-539.622	Kingfisher Pump Station	Roof Replacement	43,000	43,000	Working Capital
30.431-50.53.005-539.642	Laurel Manor	Fire Alarm Control Panel Replacement	69,500	69,500	Working Capital
30.431-50.53.006-539.642	Lake Miona	Fire Alarm Control Panel Replacement	72,000	72,000	Working Capital
30.431-50.53.008-539.622	SeaBreeze	Restroom Remodel	300,000	300,000	Working Capital
30.431-50.53.008-539.642	SeaBreeze	Fire Alarm Control Panel Replacement	71,000	71,000	Working Capital
30.431-50.53.009-539.642	Eisenhower	Fire Alarm Control Panel Replacement	74,000	74,000	Working Capital
30.431-50.53.010-539.642	Rohan	Fire Alarm Control Panel Replacement	74,000	74,000	Working Capital
30.431-50.54.018-539.642	Pimlico	Fire Alarm Control Panel Replacement	28,000	28,000	Working Capital
30.431-50.54.019-539.642	Churchill	Fire Alarm Control Panel Replacement	28,000	28,000	Working Capital
30.431-50.54.020-539.622	Bridgeport	Tennis Fence Replacement	40,000	40,000	Working Capital
30.431-50.54.020-539.642	Bridgeport	Fire Alarm Control Panel Replacement	27,000	27,000	Working Capital
30.431-50.54.021-539.642	Canal Street	Fire Alarm Control Panel Replacement	28,000	28,000	Working Capital
30.431-50.54.022-539.633	Bacall	Tennis/Pickleball Fence Replacement	70,000	70,000	Working Capital
30.431-50.54.022-539.642	Bacall	Fire Alarm Control Panel Replacement	27,000	27,000	Working Capital
30.431-50.54.023-539.622	Allamanda	Roof Replacement	200,007	200,007	Working Capital
30.431-50.54.023-539.633	Allamanda	Tennis/Pickleball Fence Replacement	70,000	70,000	Working Capital
30.431-50.54.023-539.642	Allamanda	Fire Alarm Control Panel Replacement	28,000	28,000	Working Capital
30.431-50.54.024-539.642	Hibiscus	Fire Alarm Control Panel Replacement	28,000	28,000	Working Capital
30.431-50.54.025-539.642	Coconut Cove	Fire Alarm Control Panel Replacement	28,000	28,000	Working Capital
30.431-50.54.026-539.642	Odell	Fire Alarm Control Panel Replacement	28,000	28,000	Working Capital
30.431-50.54.027-539.633	Truman	Pool Renovation	76,275	76,275	Working Capital
30.431-50.54.027-539.642	Truman	Fire Alarm Control Panel Replacement	28,000	28,000	Working Capital
30.431-50.54.028-539.622	Fish Hawk	HVAC Replacement	450,000	450,000	Working Capital
30.431-50.54.028-539.642	Fish Hawk	Fire Alarm Control Panel Replacement	28,000	28,000	Working Capital
30.431-50.54.029-539.642	Sterling Heights	Fire Alarm Control Panel Replacement	28,000	28,000	Working Capital
30.431-50.54.030-539.633	Captiva	Pool Renovation	76,275	76,275	Working Capital
30.431-50.54.031-539.633	Bradenton	Tennis/Pickleball Fence Replacement	70,000	70,000	Working Capital
30.431-50.54.032-539.642	Big Cypress	Fire Alarm Control Panel Replacement	27,000	27,000	Working Capital
30.431-50.54.033-539.642	Manatee	Fire Alarm Control Panel Replacement	28,000	28,000	Working Capital
30.431-50.54.034-539.642	Burnsed	Fire Alarm Control Panel Replacement	28,000	28,000	Working Capital
30.431-50.54.035-539.642	Moyer	Fire Alarm Control Panel Replacement	28,000	28,000	Working Capital
30.431-50.55.057-539.622	Belvedere	Roof Replacement	70,101	70,101	Working Capital
30.431-50.55.068-539.633	Liberty Park	Pool Renovation	76,275	76,275	Working Capital
30.431-50.55.077-539.633	Pennecamp	Pool Renovation	76,275	76,275	Working Capital
30.431-50.55.080-539.633	St. Charles	Pool Renovation	76,275	76,275	Working Capital
30.431-50.55.083-539.633	Pinellas	Pool Renovation	76,275	76,275	Working Capital
30.431-50.55.086-539.633	Antrim Dells	Pool Renovation	76,275	76,275	Working Capital
30.431-50.55.865-539.633	Sanibel	Pool Renovation	76,275	76,275	Working Capital
30.431-50.56.104-539.633	Brinson Perry Dog Park	Fence Replacement	28,250	28,250	Working Capital
30.431-50.56.104-539.633	Brinson Perry Dog Park	Parking Lot Mill & Overlay	63,235	63,235	Working Capital
30.431-50.56.104-539.633	Brinson Perry Dog Park	Park Renovation	415,000	415,000	Working Capital
30.431-50.57.000-539.622	Hadley Gatehouse	HVAC Replacement	15,000	15,000	Working Capital
30.431-50.57.000-539.633	Wharf Boating Facility	Wharf Construction	3,000,000	3,000,000	Working Capital
30.431-50.58.139-539.622	Bridgeport Postal	Roof Replacement	37,946	37,946	Working Capital
		<b>Property Mgmt Total</b>	<b>\$ 7,833,239</b>	<b>\$ 7,833,239</b>	
		<b>Total</b>	<b>\$ 12,478,239</b>	<b>\$ 12,828,239</b>	



**FISCAL YEAR 2025-26  
SUMTER LANDING AMENITY DIVISION  
CAPITAL PROJECTS**

**Re-Budgeted Projects**

Account	Location	Description	Proposed	Final	Funding Source
Property Management					
30.431-50.53.005-539.622	Laurel Manor	HVAC Replacement	\$ -	\$ 1,320,320	Working Capital
30.431-50.53.005-539.622	Laurel Manor	Sound System Replacement	175,000	175,000	Working Capital
30.431-50.53.006-539.622	Lake Miona	Sound System Replacement	175,000	175,000	Working Capital
30.431-50.53.008-539.622	SeaBreeze	Sound System Replacement	175,000	175,000	Working Capital
30.431-50.53.010-539.633	Rohan	Pickleball Fence Extention	30,000	30,000	Working Capital
30.431-50.54.018-539.622	Pimlico	Sound System Replacement	75,000	75,000	Working Capital
30.431-50.54.018-539.622	Pimlico	HVAC Replacement	-	517,335	Working Capital
30.431-50.54.019-539.622	Churchill	Sound System Replacement	75,000	75,000	Working Capital
30.431-50.54.020-539.622	Bridgeport	Sound System Replacement	75,000	75,000	Working Capital
30.431-50.54.020-539.622	Bridgeport	HVAC Replacement	-	412,919	Working Capital
30.431-50.54.023-539.622	Allamanda	Kitchen Renovation (Moved to maintenance)	85,000	-	Working Capital
30.431-50.54.023-539.622	Allamanda	Sound System Replacement	75,000	75,000	Working Capital
30.431-50.54.024-539.622	Hibiscus	HVAC Replacement	-	532,705	Working Capital
30.431-50.54.025-539.622	Coconut Cove	HVAC Replacement	600,000	600,000	Working Capital
30.431-50.54.027-539.622	Truman	Sound System Replacement	75,000	75,000	Working Capital
30.431-50.54.028-539.622	Fish Hawk	Sound System Replacement	75,000	75,000	Working Capital
30.431-50.54.029-539.622	Sterling Heights	Sound System Replacement	75,000	75,000	Working Capital
		Total Re-budgeted	\$ 1,765,000	\$ 4,463,279	
<b>TOTAL SLAD CAPITAL PROJECTS</b>			<b>\$ 14,243,239</b>	<b>\$ 17,291,518</b>	

# SLAD - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2024-25 Amended	2024-25 Projection	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	78,654,629	78,654,629	71,844,159	50,700,889	44,919,028	47,463,784	49,647,674
Deposits	91,906,265	84,272,292	94,427,811	95,272,982	97,092,119	98,876,408	100,693,390
Expenditures	82,178,285	74,544,312	94,027,324	89,374,238	90,262,955	92,391,388	95,226,672
Plant Replacements Non-Recurring	1,662,892	1,662,892	2,002,240	2,018,124	2,034,408	2,051,130	2,068,252
Capital Expenditures	17,088,837	12,625,558	16,136,017	7,412,481	-	-	-
Fire Alarm Panel Replacement	-	-	805,500	-	-	-	-
Executive Golf Fuel Tank Replacement	-	-	350,000	-	-	-	-
Transfer to General R & R	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	5,000,000
Ending Balance	67,380,880	71,844,159	50,700,889	44,919,028	47,463,784	49,647,674	48,046,140

Debt Service	2024-25 Amended	2024-25 Projection	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	541,631	541,631	541,631	541,631	541,631	541,631	541,631
Deposits	27,003,599	34,637,572	39,896,064	41,126,032	41,042,504	41,017,586	40,984,318
Expenditures	27,003,599	34,637,572	39,896,064	41,126,032	41,042,504	41,017,586	40,984,318
Ending Balance	541,631	541,631	541,631	541,631	541,631	541,631	541,631

General R&R	2024-25 Amended	2024-25 Projection	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	29,258,088	29,258,088	31,508,088	33,758,088	36,008,088	29,408,905	20,165,215
Deposits	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	5,000,000
Expenditures	-	-	-	-	8,849,183	11,493,690	7,614,657
Ending Balance	31,508,088	31,508,088	33,758,088	36,008,088	29,408,905	20,165,215	17,550,558

FY24-25 Operating Budget	\$ 83,841,177
3 Months	\$ 20,960,294
4 Months	\$ 27,947,059

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 07/31/25	2025-26 FINAL BUDGET
<b>Fund: 30.131 LAKE SUMTER LANDING</b>						
<b>ESTIMATED REVENUES</b>						
325.214 CAM & ROAD MAINTENANCE ASSESSM		2,304,788	2,551,188	2,551,188	2,551,902	2,675,032
341.905 PROPERTY DAMAGE REIMBURSEMENTS		1,772	0	0	300	0
341.999 MISCELLANEOUS REVENUE		14,937	20,000	20,000	34,155	20,000
361.101 INT INCOME - CFB		2,309	4,000	4,000	1,515	1,000
361.102 INT INCOME - CASH EQUIV		56,114	70,000	70,000	47,887	45,000
361.105 INTEREST INCOME-TAX COLLECTOR		2,308	0	0	1,845	0
361.306 FLGIT-UNREALIZED GAIN/LOSS		39,077	0	0	20,575	0
361.307 LTP UNREALIZED GAIN/LOSS		79,807	0	0	22,851	0
361.309 FLFIT-UNREALIZED GAIN/LOSS		728	0	0	(239)	0
361.407 LTP REALIZED GAIN/LOSS		51,186	70,000	70,000	21,898	35,000
361.409 FLFIT-REALIZED GAIN/LOSS		3,272	8,000	8,000	3,782	3,500
362.012 RENTS & LEASES/T-S		20,845	20,000	20,000	20,388	20,000
362.023 RENTS & LEASES/NT-S		5,741	10,000	10,000	4,784	5,741
669.901 (ADD)/USE-WORKING CAPITAL		0	(119,047)	(119,047)	0	(132,742)
669.903 (ADD)/USE-GENERAL R&R		0	240,007	375,007	0	71,113
669.904 (ADD)/USE-ROADS R&R		0	605,900	605,900	0	292,486
<b>TOTAL ESTIMATED REVENUES</b>		<b>2,582,884</b>	<b>3,480,048</b>	<b>3,615,048</b>	<b>2,731,643</b>	<b>3,036,130</b>
<b>APPROPRIATIONS</b>						
311 MANAGEMENT FEES		191,048	191,048	191,048	159,208	95,031
312 ENGINEERING SERVICES		5,378	56,348	45,463	3,598	1,000
314 TAX COLLECTOR FEES		46,096	53,160	53,160	51,038	55,730
319 OTHER PROFESSIONAL SVCS		19,950	15,522	41,832	34,830	15,668
341 JANITORIAL SVCS		153,940	167,687	167,687	135,567	169,627
343 SYSTEMS MGMT SUPPORT		85,694	105,056	105,056	62,262	105,121
431 ELECTRICITY		191,864	268,193	268,193	234,762	364,552
433 WATER & SEWER		11,108	11,823	11,823	9,622	13,000
434 IRRIGATION WATER		10,202	11,273	11,273	9,830	13,000
435 IRRIGATION PHONES		567	631	631	437	700
436 SOLID WASTE		18,497	20,826	20,826	15,623	20,085
437 CHILLED WATER		7,766	8,492	7,492	5,442	5,000
444 STORAGE UNIT RENTAL		1,594	1,500	1,500	896	2,000
462 BUILDING/STRUCTURE MAINT		612,449	431,433	397,846	297,711	467,678
463 LANDSCAPE MAINT-RECURRING		381,737	383,753	383,753	273,742	439,340
464 LANDSCAPE MAINT-NON RECURRING		84,047	108,000	90,500	63,990	130,000
468 IRRIGATION REPAIR		7,614	12,458	12,958	6,836	11,500
469 OTHER MAINTENANCE		301,248	308,027	463,736	311,586	293,466
498 PROJECT WIDE FEES		133,097	143,927	143,927	119,941	143,927
499 MISC CURRENT CHARGES		41,860	94,000	74,468	62,314	63,525
522 OPERATING SUPPLIES		12,102	2,500	2,500	114	10,000
524 NON CAPITAL FF&E		26,711	39,000	39,000	25,115	50,853
622 BUILDINGS		34,078	240,007	259,479	244,229	0
633 INFRASTRUCTURE		0	605,900	621,413	0	363,599
912 TRANS TO OTHER ROADS		24,258	199,484	199,484	166,238	201,728
<b>TOTAL APPROPRIATIONS</b>		<b>2,402,905</b>	<b>3,480,048</b>	<b>3,615,048</b>	<b>2,294,931</b>	<b>3,036,130</b>
<b>NET OF REVENUES/APPROPRIATIONS - FUND 30.131</b>		<b>179,979</b>	<b>0</b>	<b>0</b>	<b>436,712</b>	<b>0</b>

**Lake Sumter Landing  
Adjustments since Proposed Budget  
FY 2025-26**

**Expenditures**

- **311 Management Fees** – Decreased \$92,793 due to final cost allocation adjustments.
- **463 Landscape Maintenance – Recurring** – Increased \$29,010 due to new landscape contract pricing.

<b>Proposed Budget</b>	<b>\$3,099,913</b>
Management Fees	(92,793)
Landscape Maintenance - Recurring	29,010
<b>Final Budget</b>	<b>\$3,036,130</b>

**Lake Sumter Landing  
Combined Assessment  
Allocation  
for the Year Ending September 30, 2026**

Building Name	Ownership	Bldg #	SF Bldg	% Lake Sumter Landing	FY 25-26 CAM Assessment	FY 25-26 Road Assessment	FY 25-26 Total Assessment	FY 24-25 Total Assessment	% INCREASE	\$ INCREASE
					5.3000	0.1000	5.4000	5.1500		0.2500
Bailey Cotton Exchange	VOC	200	38,832	7.5253%	205,809.60	3,883.20	209,692.80	199,984.80	4.85%	9,708.00
Southern Sun Packing House	VOC	202	13,088	2.5364%	69,366.40	1,308.80	70,675.20	67,403.20	4.85%	3,272.00
School House / Mathews House	VOC	204/204A	15,266	2.9584%	80,909.80	1,526.60	82,436.40	79,155.50	4.14%	3,280.90
CFC Freight	VOC	500	46,277	8.9681%	245,268.10	4,627.70	249,895.80	238,326.55	4.85%	11,569.25
Drake Building	VOC	501/502	9,238	1.7903%	48,961.40	923.80	49,885.20	47,575.70	4.85%	2,309.50
Resmondo Building	VOC	503/508	12,255	2.3749%	64,951.50	1,225.50	66,177.00	63,113.25	4.85%	3,063.75
Peninsula Land & Title	VOC	504	20,038	3.8832%	106,201.40	2,003.80	108,205.20	103,195.70	4.85%	5,009.50
Atlas Tractor Annex	VOC	505	5,959	1.1548%	31,582.70	595.90	32,178.60	30,688.85	4.85%	1,489.75
Shops I @ Mill Run	VOC	205	7,314	1.4174%	38,764.20	731.40	39,495.60	37,667.10	4.85%	1,828.50
Shops II @ Mill Run	VOC	206	6,825	1.3226%	36,172.50	682.50	36,855.00	35,148.75	4.85%	1,706.25
Krietemeyer	VOC	207	17,458	3.3832%	92,527.40	1,745.80	94,273.20	89,908.70	4.85%	4,364.50
Mercantile	VOC	208	13,716	2.6581%	72,694.80	1,371.60	74,066.40	70,637.40	4.85%	3,429.00
Mill Run Playhouse	VOC	600	50,127	9.7142%	265,673.10	5,012.70	270,685.80	258,154.05	4.85%	12,531.75
Lake Sumter Station	VOC	901	2,120	0.4108%	11,236.00	212.00	11,448.00	10,918.00	4.85%	530.00
Lighthouse Bar	VOC	112	2,810	0.5446%	14,893.00	281.00	15,174.00	14,471.50	4.85%	702.50
Oscar's Bait & Tackle	VOC	201	1,702	0.3298%	9,020.60	170.20	9,190.80	8,765.30	4.85%	425.50
Claude Graham Boat Works (RJ Gators)	VOC	902	5,192	1.0062%	27,517.60	519.20	28,036.80	26,738.80	4.85%	1,298.00
Mercury Telephone & Telegraph	VOC	904	543	0.1052%	2,877.90	54.30	2,932.20	2,796.45	4.85%	135.75
Mojo's Fish Camp (Cody's Roadhouse)	VOC	908	7,263	1.4075%	38,493.90	726.30	39,220.20	37,404.45	4.85%	1,815.75
McDowell's Feed & Seed Supply (Toolays)	VOC	917	5,853	1.1343%	31,020.90	585.30	31,606.20	30,142.95	4.85%	1,463.25
Lake Sumter Pulp & Paper Co. (Barnes & Noble)	VOC	111	26,026	5.0436%	137,937.80	2,602.60	140,540.40	134,033.90	4.85%	6,506.50
Stage Coach Office (Sonny's Bar&Q)	VOC	916	6,388	1.2379%	33,856.40	638.80	34,495.20	32,898.20	4.85%	1,597.00
Gordon's Garage	VOC		18,765	3.6365%	99,454.50	1,876.50	101,331.00	96,639.75	4.85%	4,691.25
Creekside Mill	VOC		8,882	1.7213%	47,074.60	888.20	47,962.80	45,742.30	4.85%	2,220.50
VOC Subtotal Building Assessable Area =			341,937	66.2647%	1,812,266.10	34,193.70	1,846,459.80	1,761,511.15	4.82%	84,948.65

**Lake Sumter Landing  
Combined Assessment  
Allocation  
for the Year Ending September 30, 2026**

Building Name	Ownership	Bldg #	SF Bldg	% Lake Sumter Landing	FY 25-26 CAM Assessment	FY 25-26 Road Assessment	FY 25-26 Total Assessment	FY 24-25 Total Assessment	% INCREASE	\$ INCREASE
					5.3000	0.1000	5.4000	5.1500		0.2500
Overland Conveyance Company	VOC	506 A/B	15,898	3.0809%	84,259.40	1,589.80	85,849.20	81,874.70	4.85%	3,974.50
Hammock House	VOC	506 C	30,256	5.8634%	160,356.80	3,025.60	163,382.40	155,818.40	4.85%	7,564.00
The Grand Hotel	VOC	506 D	50,427	9.7724%	267,263.10	5,042.70	272,305.80	259,699.05	4.85%	12,606.75
Hewitt House	VOC	506 E	13,566	2.6290%	71,899.80	1,356.60	73,256.40	69,864.90	4.85%	3,391.50
West House	VOC	506 F	8,765	1.6986%	46,454.50	876.50	47,331.00	45,139.75	4.85%	2,191.25
Coggins Home	VOC	507 G	10,563	2.0470%	55,983.90	1,056.30	57,040.20	54,399.45	4.85%	2,640.75
Trolley Barn	VOC	508 H	4,547	0.8812%	24,099.10	454.70	24,553.80	23,417.05	4.85%	1,136.75
Sales Storage Bldg X	VOC	509	293	0.0568%	1,552.90	29.30	1,582.20	1,508.95	4.85%	73.25
Sales Storage - Bldg Y	VOC	510	532	0.1031%	2,819.60	53.20	2,872.80	2,739.80	4.85%	133.00
VOC Subtotal Building Assessable Area =			134,847	26.1323%	714,689.10	13,484.70	728,173.80	694,462.05	4.85%	33,711.75
Waggoner House	CFB	905	11,738	2.2747%	62,211.40	1,173.80	63,385.20	60,450.70	4.85%	2,934.50
CFB Drive-Thru	CFB	911	675	0.1308%	3,577.50	67.50	3,645.00	3,476.25	4.85%	168.75
CFB Subtotal Building Assessable Area =			12,413	2.4055%	65,788.90	1,241.30	67,030.20	63,926.95	4.85%	3,103.25
Waterfront Inn	JHM	Road CAM	17,712	3.4324%	93,873.60	1,771.20	95,644.80	91,216.80	4.85%	4,428.00
JHM Subtotal Building Assessable Area =			17,712	3.4324%	93,873.60	1,771.20	95,644.80	91,216.80	4.85%	4,428.00
Central Chiller Plant	VLS	907	2,980	0.5775%	15,794.00	298.00	16,092.00	15,347.00	4.85%	745.00
TVLS Subtotal Building Assessable Area =			2,980	0.5775%	15,794.00	298.00	16,092.00	15,347.00	4.85%	745.00
Kearn's Packaging & Shipping (Honest John's)	VA	110	6,128	1.1876%	32,478.40	612.80	33,091.20	31,559.20	4.85%	1,532.00
VA Subtotal Building Assessable Area =			6,128	1.1876%	32,478.40	612.80	33,091.20	31,559.20	4.85%	1,532.00
ASSESSMENT TOTAL =			CAM		516,017					
			ROAD		516,017					

Budget Revenue (96%)  
Tax Collector (2%)

2,675,032  
55,730

**FY 2025-26  
LAKE SUMTER LANDING  
CAPITAL PROJECTS**

Location	Description	Proposed	Final	Funding Source
Lake Sumter Landing	M&O - Bailey Cotton Parking Lot	\$ 71,113	\$ 71,113	General R&R
Lake Sumter Landing	M&O - Lake Shore Drive	274,986	274,986	Road R&R
Lake Sumter Landing	Mobilization	17,500	17,500	Road R&R
	<b>Total Capital Projects</b>	<b>\$ 363,599</b>	<b>\$ 363,599</b>	

**LAKE SUMTER LANDING**  
**WORKING CAPITAL AND RESERVE BALANCES**

<b>Working Capital</b>	<b>2024-25 Amended</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>
Beginning Balance	497,982	617,029	749,771	639,443	663,163	770,927
Deposits	2,753,188	2,805,273	2,890,533	2,890,533	2,890,533	2,890,533
Expenditures	2,434,657	2,470,803	2,450,302	2,667,845	2,734,263	2,788,311
Capital Expenditures	0	0	171,591	0	0	0
Transfer for General R&R	0	0	0	0	0	0
Transfer for Roads R&R	199,484	201,728	378,968	198,968	48,506	48,506
Ending Balance	617,029	749,771	639,443	663,163	770,927	824,643

**RESERVES**

<b>General R &amp; R</b>	<b>2024-25 Amended</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>
Beginning Balance	555,845	180,838	109,725	109,725	109,725	109,725
Deposits	0	0	0	0	0	0
Expenditures	375,007	71,113	0	0	0	0
Ending Balance	180,838	109,725	109,725	109,725	109,725	109,725

<b>Villa Rds/Other Roads R&amp;R</b>	<b>2024-25 Amended</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>
Beginning Balance	497,690	91,274	516	7,893	7,477	55,983
Deposits	199,484	201,728	378,968	198,968	48,506	48,506
Expenditures	605,900	292,486	371,591	199,384	0	0
Ending Balance	91,274	516	7,893	7,477	55,983	104,489

<b>Total Working Capital/Reserves</b>	<b>889,141</b>	<b>860,012</b>	<b>757,061</b>	<b>780,365</b>	<b>936,635</b>	<b>1,038,857</b>
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FY24-25 Operating Budget	\$1,453,750
3 Months	\$363,438
4 Months	\$484,583



## FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 07/31/25	2025-26 FINAL BUDGET
Fund: 30.132 PROJECT WIDE						
ESTIMATED REVENUES						
338.026	PROJECT WIDE FEES-D5	2,310,868	2,498,917	2,498,917	2,082,431	2,498,917
338.027	PROJECT WIDE FEES-D6	2,563,561	2,772,170	2,772,170	2,310,142	2,772,170
338.028	PROJECT WIDE FEES-D7	1,633,810	1,766,766	1,766,766	1,472,304	1,766,766
338.029	PROJECT WIDE FEES-D8	1,834,420	1,983,697	1,983,697	1,653,081	1,983,697
338.030	PROJECT WIDE FEES-D9	2,102,544	2,273,640	2,273,640	1,894,700	2,273,640
338.031	PROJ WIDE FEES-D10	2,650,362	2,866,035	2,866,035	2,388,363	2,866,035
338.032	PROJECT WIDE FEES FRM LSL	133,097	143,927	143,927	119,941	143,927
338.054	PROJ WIDE FEES-D11	889,241	961,605	961,605	801,339	961,605
338.094	PROJ WIDE FEES FRM BROWNWOOD	285,482	308,712	308,712	257,260	308,712
338.101	PROJ WIDE FEES-DIST #12	2,141,123	2,315,358	2,315,358	1,929,466	2,315,358
338.110	PROJECT WIDE FEES-D13	2,744,879	2,968,246	2,968,246	2,473,540	2,968,246
341.905	PROPERTY DAMAGE REIMBURSEMENTS	7,120	0	0	16,075	0
341.908	ELECTRIC REIMBURSEMENT	4,492	0	0	4,116	0
341.999	MISCELLANEOUS REVENUE	37,877	168,188	168,188	118,874	119,375
361.101	INT INCOME - CFB	8,553	10,000	10,000	5,349	3,000
361.102	INT INCOME - CASH EQUIV	79,422	80,000	80,000	73,247	34,000
361.306	FLGIT-UNREALIZED GAIN/LOSS	139,233	0	0	65,339	0
361.307	LTP UNREALIZED GAIN/LOSS	238,024	0	0	45,683	0
361.309	FLFIT-UNREALIZED GAIN/LOSS	7,012	0	0	(2,171)	0
361.407	LTP REALIZED GAIN/LOSS	152,663	80,000	80,000	63,706	110,000
361.409	FLFIT-REALIZED GAIN/LOSS	50,201	84,000	84,000	24,421	50,000
669.901	(ADD)/USE-WORKING CAPITAL	0	933,351	933,351	0	449,874
669.903	(ADD)/USE-GENERAL R&R	0	0	125,000	0	565,000
TOTAL ESTIMATED REVENUES		20,013,984	22,214,612	22,339,612	17,797,206	22,190,322
APPROPRIATIONS						
312	ENGINEERING SERVICES	129,822	231,312	237,412	152,331	199,000
319	OTHER PROFESSIONAL SVCS	343,577	513,549	467,374	271,217	493,194
343	SYSTEMS MGMT SUPPORT	168,702	121,401	121,401	80,569	124,010
431	ELECTRICITY	350,960	399,868	399,868	300,654	433,477
434	IRRIGATION WATER	1,003,392	991,010	991,010	800,405	1,100,000
435	IRRIGATION PHONES	633	671	671	487	671
462	BUILDING/STRUCTURE MAINT	1,267,130	1,988,158	1,895,688	1,103,338	1,725,640
463	LANDSCAPE MAINT-RECURRING	12,329,490	12,762,228	12,762,228	10,185,476	13,216,129
464	LANDSCAPE MAINT-NON RECURRING	520,569	1,154,600	1,155,600	1,085,080	1,150,854
468	IRRIGATION REPAIR	305,882	493,442	508,442	270,271	365,000
469	OTHER MAINTENANCE	2,042,715	2,036,999	2,110,449	1,539,715	2,390,973
522	OPERATING SUPPLIES	7,610	9,500	4,150	1,716	7,500
524	NON CAPITAL FF&E	17,575	13,000	0	0	8,000
622	BUILDINGS	0	250,000	250,000	187,830	0
633	INFRASTRUCTURE	1,781,897	1,248,874	1,435,319	631,089	975,874
TOTAL APPROPRIATIONS		20,269,954	22,214,612	22,339,612	16,610,178	22,190,322
NET OF REVENUES/APPROPRIATIONS - FUND 30.132		(255,970)	0	0	1,187,028	0

**PROJECT WIDE FUND**  
**Adjustments since Proposed Budget**  
**FY 2025-26**

**Expenditures**

- **312 Engineering Services:** increased \$39,000 for carry forward of funding for Basin 12-10 engineering evaluation.
- **431 Electricity:** decreased \$3,430 due to budget adjustments.
- **462 Building/Structure Maint:** decreased \$222,036 due to adjustments in pipe inspection and repairs estimate.
- **463 Landscape Maint-Recurring:** increased \$324,624 due to new contract price adjustment.
- **469 Other Maintenance:** decreased \$99,158 due to adjustment in Budget for geological anomalies.

<b>Proposed Budget</b>	<b>\$ 22,151,322</b>
Engineering Services	39,000
Electricity	(3,430)
Building/Structure Maint	(222,036)
Landscape Maint-Recurring	324,624
Other Maintenance	<u>(99,158)</u>
<b>Final Budget</b>	<b>\$ 22,190,322</b>

**FY 2025-26  
PROJECT WIDE  
CAPITAL PROJECTS**

Location	Description	Proposed	Final	Funding Source
Fence Replacement - CR 141 from 44 to Sharon Rose Preserve	Fence Replacement	\$ 51,768	\$ 51,768	Working Capital
Fence Replacement - East Side from Moyer Loop to Deskin Lane	Fence Replacement	\$ 24,106	\$ 24,106	Working Capital
Lake Sumter Landing Shoreline Revetment (Working Capital Portion)	Shoreline Revetment	\$ 335,000	\$ 335,000	Working Capital
Lake Sumter Landing Shoreline Revetment (General R&R Portion)	Shoreline Revetment	\$ 565,000	\$ 565,000	General R&R
<b>Total Project Wide Capital Projects</b>		<b>\$ 975,874</b>	<b>\$ 975,874</b>	

**PROJECT WIDE - WORKING CAPITAL AND RESERVE BALANCES  
FIVE YEAR CAPITAL IMPROVEMENT PLAN**

<b>Working Capital</b>	<b>Amended FY24-25</b>	<b>FY25-26</b>	<b>FY26-27</b>	<b>FY27-28</b>	<b>FY28-29</b>	<b>FY29-30</b>
Beginning Balance	3,655,852	2,722,501	2,272,627	1,250,222	1,063,015	1,040,428
Deposits	21,281,261	21,175,448	21,664,165	22,093,333	22,531,118	22,977,698
Expenditures - Operating	19,498,693	20,063,594	19,979,968	20,757,500	21,094,152	21,221,073
Plant Replacements Non-Recurring	1,155,600	1,150,854	1,150,854	1,150,854	1,150,854	1,150,854
Capital Improvement Plan Expenditures	1,560,319	410,874	1,555,750	372,186	308,699	626,479
Ending Balance	2,722,501	2,272,627	1,250,222	1,063,015	1,040,428	1,019,720

**RESERVES**

<b>General R &amp; R</b>	<b>Amended FY24-25</b>	<b>FY25-26</b>	<b>FY26-27</b>	<b>FY27-28</b>	<b>FY28-29</b>	<b>FY29-30</b>
Beginning Balance	690,003	565,003	3	3	3	3
Deposits	0	0	0	0	0	0
LSL Shoreline Revetment	125,000	565,000	0	0	0	0
Ending Balance	565,003	3	3	3	3	3

**PROJECT WIDE FUND**  
**ALLOCATION SCHEDULE**  
**FY2025-26**  
**FINAL BUDGET**

	FY25-26 TOTALS	ALLOCATED COSTS										
		LAKE SUMTER LANDING	Brownwood	DISTRICT # 5	DISTRICT # 6	DISTRICT # 7	DISTRICT # 8	DISTRICT # 9	DISTRICT # 10	DISTRICT #11	DISTRICT #12	DISTRICT #13
<b>Project Wide Expenses</b>	<b>100.00%</b>	<b>0.69%</b>	<b>1.48%</b>	<b>11.98%</b>	<b>13.29%</b>	<b>8.47%</b>	<b>9.51%</b>	<b>10.90%</b>	<b>13.74%</b>	<b>4.61%</b>	<b>11.10%</b>	<b>14.23%</b>
Engineering Services	\$ 199,000	1,373	2,945	23,840	26,447	16,855	18,925	21,691	27,343	9,174	22,089	28,318
Other Professional Svs.	493,194	3,402	7,299	59,085	65,545	41,774	46,903	53,758	67,765	22,736	54,745	70,182
Systems Management Support	124,010	856	1,835	14,856	16,481	10,504	11,793	13,517	17,039	5,717	13,765	17,647
Utilities (Electric, Irrigation water/phones)	1,534,148	10,586	22,705	183,792	203,888	129,943	145,897	167,222	210,792	70,724	170,290	218,309
Building/Infrastructure Maintenance	1,725,640	11,906	25,539	206,732	229,338	146,162	164,108	188,095	237,103	79,552	191,546	245,559
Landscape Maintenance - Recurring	13,216,129	91,191	195,599	1,583,292	1,756,424	1,119,406	1,256,854	1,440,558	1,815,896	609,264	1,466,990	1,880,655
Landscape Maintenance - Non-Recurring	1,150,854	7,941	17,033	137,872	152,948	97,478	109,446	125,443	158,127	53,054	127,745	163,767
Irrigation Repair	365,000	2,519	5,402	43,727	48,508	30,916	34,712	39,785	50,149	16,827	40,515	51,940
Other Misc Maintenance	2,390,973	16,498	35,386	286,439	317,760	202,515	227,382	260,616	328,520	110,224	265,398	340,235
Operating Supplies	7,500	52	111	899	997	635	713	818	1,031	346	833	1,065
Non-Capital FF&E	8,000	55	118	958	1,063	678	761	873	1,099	369	888	1,138
Capital	975,874	6,734	14,443	116,910	129,694	82,657	92,806	106,370	134,085	44,988	108,322	138,865
Transfer to Reserves	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 22,190,322</b>	<b>\$ 153,113</b>	<b>\$ 328,415</b>	<b>\$ 2,658,402</b>	<b>\$ 2,949,093</b>	<b>\$ 1,879,523</b>	<b>\$ 2,110,300</b>	<b>\$ 2,418,746</b>	<b>\$ 3,048,949</b>	<b>\$ 1,022,975</b>	<b>\$ 2,463,126</b>	<b>\$ 3,157,680</b>
LESS: Interest Income.	197,000	1,359	2,916	23,601	26,181	16,686	18,735	21,473	27,068	9,081	21,867	28,033
LESS: Dist 7 Grant Appurtenant Easement	3,579	25	53	429	476	303	340	390	492	165	397	509
LESS: Dist 9 Grant Appurtenant Easement	4,296	30	64	515	571	364	409	468	590	198	476	611
LESS: LM POA - Signage & Landscape Maint Agreement	1,500	10	22	180	199	127	143	164	206	69	167	213
LESS: Outer Properties	110,000	759	1,628	13,178	14,619	9,317	10,461	11,990	15,114	5,071	12,210	15,653
LESS: Working Capital Usage	449,874	3,104	6,658	53,895	59,788	38,104	42,783	49,036	61,813	20,739	49,936	64,018
LESS: General R&R Usage	565,000	3,899	8,362	67,687	75,089	47,856	53,732	61,585	77,631	26,047	62,715	80,397
	<b>\$ 20,859,073</b>	<b>\$ 143,927</b>	<b>\$ 308,712</b>	<b>\$ 2,498,917</b>	<b>\$ 2,772,170</b>	<b>\$ 1,766,766</b>	<b>\$ 1,983,697</b>	<b>\$ 2,273,640</b>	<b>\$ 2,866,035</b>	<b>\$ 961,605</b>	<b>\$ 2,315,358</b>	<b>\$ 2,968,246</b>
<b>Total Allocation</b>	<b>FY24-25</b>	<b>143,927</b>	<b>308,712</b>	<b>2,498,917</b>	<b>2,772,170</b>	<b>1,766,766</b>	<b>1,983,697</b>	<b>2,273,640</b>	<b>2,866,035</b>	<b>961,605</b>	<b>2,315,358</b>	<b>2,968,246</b>
	Difference	0	0	0	0	0	0	0	0	0	0	0
		<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Acreages:</b>		<b>LSL</b>	<b>Brownwood</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>
<b>Assessable Acres</b>	<b>10,834.31</b>	<b>74.45</b>	<b>160.64</b>	<b>1,297.59</b>	<b>1,440.31</b>	<b>917.72</b>	<b>1,030.35</b>	<b>1,181.38</b>	<b>1,489.04</b>	<b>499.27</b>	<b>1,202.95</b>	<b>1,540.61</b>
<b>Percentages</b>	<b>100.00%</b>	<b>0.69%</b>	<b>1.48%</b>	<b>11.98%</b>	<b>13.29%</b>	<b>8.47%</b>	<b>9.51%</b>	<b>10.90%</b>	<b>13.74%</b>	<b>4.61%</b>	<b>11.10%</b>	<b>14.23%</b>

## FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 07/31/25	2025-26 FINAL BUDGET
Fund: 30.434 SLICDD FITNESS						
ESTIMATED REVENUES						
341.999 MISCELLANEOUS REVENUE		1,601	700	700	321	0
347.217 MERCHANDISE/T-S		0	150	150	0	0
347.223 LAUREL MANOR FITNESS MEMBERS		230,480	200,000	200,000	191,385	202,000
347.224 COLONY COTTAGE FITNESS MEMBERS		213,397	190,000	190,000	156,840	200,000
347.225 MULBERRY GROVE FITNESS MEMBERS		127,347	120,000	120,000	90,642	109,000
347.227 SEABREEZE FITNESS MEMBERS		258,557	220,000	220,000	236,905	230,000
347.238 ROHAN FITNESS MEMBERS		154,542	130,000	130,000	146,959	150,000
347.239 FENNEY FITNESS MEMBERS		119,208	95,000	95,000	107,284	105,000
347.250 D13 FITNESS MEMBERSHIPS		276,688	220,000	220,000	272,433	250,000
347.251 OLYMPIA FITNESS MEMBERS		0	110,000	110,000	0	110,000
361.101 INT INCOME - CFB		2,797	5,100	5,100	2,347	2,000
361.102 INT INCOME - CASH EQUIV		93,277	80,000	80,000	69,910	48,000
361.306 FLGIT-UNREALIZED GAIN/LOSS		62,807	0	0	31,803	0
361.307 LTP UNREALIZED GAIN/LOSS		123,610	0	0	39,548	0
361.309 FLFIT-UNREALIZED GAIN/LOSS		9,153	0	0	(3,340)	0
361.407 LTP REALIZED GAIN/LOSS		79,281	0	0	34,856	0
361.409 FLFIT-REALIZED GAIN/LOSS		43,669	0	0	37,197	0
365.001 SALES OF SURPLUS MATERIAL & SC		1,238	0	0	1,017	0
669.901 (ADD)/USE-WORKING CAPITAL		0	66,487	66,487	0	(32,848)
TOTAL ESTIMATED REVENUES		1,797,652	1,437,437	1,437,437	1,416,107	1,373,152
APPROPRIATIONS						
311 MANAGEMENT FEES		770,494	857,772	857,772	714,814	825,449
319 OTHER PROFESSIONAL SVCS		1,113	1,512	2,157	1,283	4,192
341 JANITORIAL SVCS		32,000	91,279	90,634	4,838	12,500
343 SYSTEMS MGMT SUPPORT		3,276	0	0	0	0
411 TELEPHONE		881	0	0	678	1,000
413 CABLE		11,222	14,685	14,685	8,446	15,035
431 ELECTRICITY		50,492	60,189	60,189	25,274	48,100
432 NATURAL GAS		1,894	10,175	10,175	2,130	3,350
433 WATER & SEWER		5,605	8,154	8,154	3,618	7,380
434 IRRIGATION WATER		1,693	2,546	2,546	2,140	2,700
436 SOLID WASTE		1,603	1,974	1,974	1,356	2,150
461 EQUIPMENT MAINTENANCE		67,551	68,292	83,292	56,677	74,000
462 BUILDING/STRUCTURE MAINT		12,700	87,934	87,934	129	15,000
463 LANDSCAPE MAINT-RECURRING		25,364	24,848	24,848	17,922	24,703
464 LANDSCAPE MAINT-NON RECURRING		0	10,606	10,606	0	11,700
468 IRRIGATION REPAIR		0	1,271	1,271	312	400
469 OTHER MAINTENANCE		0	23,023	21,023	0	2,000
471 PRINTING & BINDING		3,952	6,600	6,600	0	8,000
491 BANK CHARGES		43,631	39,295	39,295	40,687	39,800
494 OVERAGE & SHORTAGE		402	0	0	7	0
511 OFFICE SUPPLIES		2,334	4,000	4,000	1,581	4,450
522 OPERATING SUPPLIES		34,595	58,912	55,912	22,612	59,500
524 NON CAPITAL FF&E		18,055	64,370	54,370	24,943	211,743
TOTAL APPROPRIATIONS		1,088,857	1,437,437	1,437,437	929,447	1,373,152
NET OF REVENUES/APPROPRIATIONS - FUND 30.434		708,795	0	0	486,660	0

**Fitness Fund**  
**Adjustments since Proposed Budget**  
**FY 2025-26**

**Expenditures**

- 311 Management Fees – decreased (\$28,521) due to final cost allocation adjustments.

<b>Proposed Budget</b>	<b>\$ 1,401,673</b>
Management Fees	<u>(28,521)</u>
<b>Final Budget</b>	<b>\$ 1,373,152</b>

## FITNESS - WORKING CAPITAL AND RESERVE BALANCES

### Working Capital

	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	3,599,826	3,533,339	3,533,339	3,566,187	3,719,936	3,640,164
Deposits	1,370,950	1,406,000	1,475,000	1,509,748	1,545,365	1,581,870
Expenditures	1,437,437	1,373,152	1,288,403	1,435,771	1,267,637	1,811,427
Ending Balance	3,533,339	3,566,187	3,719,936	3,640,164	3,997,664	3,410,607

### RESERVES

General R&R	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	939,505	939,505	939,505	939,505	939,505	939,505
Deposits	0	0	0	0	0	0
Expenditures	0	0	0	0	0	0
Ending Balance	939,505	939,505	939,505	939,505	939,505	939,505

FY24-25 Operating Budget	\$1,437,437
3-Month	\$359,359
4-Month	\$479,146