# TUSCAWILLA LIGHTING & BEAUTIFICATION DISTRICT ADVISORY COMMITTEE

REGULAR MEETING AGENDA

**WEDNESDAY, MAY 20, 2026 - 5:15 PM**

CITY HALL - COMMISSION CHAMBERS

1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

## CALL TO ORDER

Roll Call
Invocation
Pledge of Allegiance
Agenda Changes

## AWARDS AND PRESENTATIONS

## INFORMATIONAL AGENDA

## PUBLIC INPUT

*Anyone who wishes to speak during Public Input on any Agenda Item or subject matter will need to fill out a "Public Input" form. Individuals will limit their comments to three (3) minutes, and representatives of groups or homeowners' associations shall limit their comments to five (5) minutes, unless otherwise determined by the City Commission.*

## CONSENT AGENDA

300. Approval of the Minutes: Wednesday, March 4, 2026 Tuscawilla Lighting and Beautification District Advisory Committee Regular Meeting
*2026 03 04 TLBD Regular Meeting Minutes.pdf*

## PUBLIC HEARINGS AGENDA

*Pursuant to F.S. § 286.0115, if the mayor or any city commissioner receives and/or sends ex parte communications regarding any application filed with the city, the mayor or any city commissioner must publicly disclose such communications before or during the hearing at which a vote is taken on the quasi-judicial matter, so that persons who have opinions contrary to those expressed in the ex parte communications are given a reasonable opportunity to refute or respond to the communications.*

## REGULAR AGENDA

500. Quarterly Fiscal Year to Date Expenditure Details
*TLBD 2026 Qtr 1-4.pdf*

501. Tuscora Monument Enhancement Proposals
*Tuscora Entrance Renovation.pdf*
*Baker Tuscora proposal.pdf*
*Tuscora Entrance Renovation - Bright Arbor COMPRESSED.pdf*
*Tuscora Natures Care.pdf*

502. Budget 2027 Prep
*TLBD Model 03.04.26.pdf*
*TLBD Model Options 05.20.26.pdf*

## REPORTS

## PUBLIC INPUT

*Anyone who wishes to speak during Public Input on any Agenda Item or subject matter will need to fill out a "Public Input" form. Individuals will limit their comments to three (3) minutes, and representatives of groups or homeowners' associations shall limit their comments to five (5) minutes, unless otherwise determined by the City Commission.*

## ADJOURNMENT

## PUBLIC NOTICE

This is a Public Meeting, and the public is invited to attend and this Agenda is subject to change. Please be advised that one (1) or more Members of any of the City's Advisory Boards and Committees may be in attendance at this Meeting, and may participate in discussions.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City of Winter Springs at (407) 327-1800 "at least 48 hours prior to meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26 *Florida Statutes.*

"If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based" - per Section 286.0105 Florida Statutes.

# CONSENT AGENDA ITEM 300

TUSCAWILLA LIGHTING & BEAUTIFICATION DISTRICT ADVISORY COMMITTEE AGENDA | MAY 20, 2026 REGULAR MEETING

## TITLE

Approval of the Minutes: Wednesday, March 4, 2026 Tuscawilla Lighting and Beautification District Advisory Committee Regular Meeting

## SUMMARY

## FUNDING SOURCE

## RECOMMENDATION

Staff recommends the Committee review and approve the Wednesday, March 4, 2026 Tuscawilla Lighting and Beautification District Advisory Committee Regular Meeting minutes.

# TUSCAWILLA LIGHTING AND BEAUTIFICATION DISTRICT ADVISORY COMMITTEE

*REGULAR MEETING MINUTES*
*MARCH 4, 2026*
*Rescheduled from February 18, 2026*

CITY HALL – COMMISSION CHAMBERS
CITY OF WINTER SPRINGS, FLORIDA

UNAPPROVED

**CALL TO ORDER**

Chairperson Terri Bivona called the Wednesday, March 4, 2026 Regular Meeting of the Tuscawilla Lighting and Beautification District Advisory Committee to order at 5:15 p.m. in the Commission Chambers of the Municipal Building (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708).

Roll Call:
Chairperson Terri Bivona, present
Vice-Chairperson Dennis Jones, present
Committee Member Cynthia "Cyndy" Miericke, present
Committee Member Ellen Paul, present
Committee Member Rick Ziska, present
City Clerk Christian Gowan, present

Also present:
Mr. Brian Dunigan, Director, Administrative Services and Operations Department
Mr. Kevin Maddox, Landscape Manager
Ms. Holly Queen, Director, Finance Department

A moment of silence was observed followed by the Pledge of Allegiance.

**AWARDS AND PRESENTATIONS**

**100) Not Used**

**INFORMATIONAL AGENDA**

**200) Not Used**

**PUBLIC INPUT**

*Chairperson Bivona opened Public Input*

*Victoria Bruce, Winter Springs expressed concerns about a lack of Florida native plant species included in the proposals and discussed their benefits related to water use and maintenance. Ms. Bruce further noted concern with the inclusion of annuals which required more frequent replacement and inquired about available funds to spend on projects within the district.*

*Kurt Miericke, Winter Springs discussed 5G towers throughout the district and concerns about their placement and impacts on property values.*

*Jorge Giraldo, Representative of Bright Arbor, noted pricing discrepancies among the proposals submitted.*

*Andrew Borgailo, Representative of Bright Arbor, echoed the comments about pricing discrepancies and discussed the benefits of including lighting and landscaping in design.*

*Jaime Beaulieu Representative of Nature's Care, discussed his company's approach to their proposal and noted that they had taken into consideration the existing landscape elements and community aesthetics.*

*Chairperson Bivona closed Public Input*

**CONSENT AGENDA**

**300) Approval of the Wednesday, November 19, 2025 Tuscawilla Lighting & Beautification District Advisory Committee Regular Meeting Minutes**

No discussion

**301) Approval of the Wednesday, January 21, 2026 Tuscawilla Lighting & Beautification District Advisory Committee Special Meeting Minutes**

No discussion

**MOTION TO APPROVE THE MINUTES FROM THE NOVEMBER 19, 2025 AND JANUARY 21, 2026 MEETINGS. MOTION BY COMMITTEE MEMBER JONES. SECONDED BY COMMITTEE MEMBER PAUL. DISCUSSION.**

**VOTE: BIVONA (AYE); JONES (AYE); MIERICKE (AYE); PAUL (AYE); ZISKA (AYE)**
**MOTION CARRIED 5-0.**

**PUBLIC HEARINGS AGENDA**

**400) Not Used**

**REGULAR AGENDA**

**500) Winter Springs Boulevard Entrance Lighting and Tuscora Drive Monument Relandscaping**

Mr. Maddox presented three landscape design proposals from different contractors. Committee members expressed concerns about the varying scope of work, with some proposals including lighting while others did not, and different approaches to plant selection and median work.

Discussion followed on the process for gathering proposals, a single city design to be bid upon versus three different design concepts, and difficulty in comparing proposals.

UNAPPROVED

Further discussion focused on establishing clearer parameters including requirements for 50% Florida native plants, limited to no use of annuals, inclusion of lighting components, and work on both monuments, median, and wing walls. The committee agreed that seasonal color variation and low-maintenance plant selections were priorities.

The committee directed staff to solicit new proposals within the defined parameters: 50% Florida native plants, limited or no annuals, lighting inclusion, and comprehensive designs covering the two monuments, wing walls, and the median.

**501) Quarterly Fiscal Year to Date Expenditure Details**

Ms. Queen presented the quarterly financial report through January 31, 2026. Chairperson Bivona questioned contract administration credit and median plant replacement costs. Ms. Queen noted some adjustments in street lighting costs due to pole rate changes and Verizon pole replacements.

**502) Budget 2027 Preparation**

Ms. Queen presented a comprehensive budget projection model for fiscal years 2026-2031. She explained that the 2026 assessment increase of $133,000 (from $128 to $160 per ERU) primarily funded grounds maintenance with a $75,000 increase.

Ms. Queen recommended increasing the 2027 assessment to $193 per ERU to fund prioritized projects while maintaining adequate cash reserves. Her model included the $200,000 North Fountain renovation project split across five years at $40,000 annually, plus annual assessment district rehabilitation projects ranging from $75,000 to $90,000.

Chairperson Bivona presented an alternative budget model emphasizing earlier completion of high-priority fountain renovations through a graduated rate increase approach, potentially reaching $180-200 per ERU for 2027-2029 before decreasing to $180.[1]

The committee discussed the need for an operating reserve policy and the importance of addressing high-priority infrastructure needs promptly rather than deferring them for five years.

Ms. Queen noted that she would share this tool with the Committee and discuss it further at the next meeting.

**REPORTS**

None

[1] The presentation from Ms. Bivona is attached to the end of these minutes.

UNAPPROVED

**PUBLIC INPUT**

*Chairperson Bivona opened Public Input*

*Victoria Bruce, Winter Springs requested clarification on whether future bids would be RFPs, if renderings would be required, and suggested specifying plant quantities in bid requirements.*

*Jorge Giraldo and Andrew Borgailo, representative from Bright Arbor, addressed lighting concerns, noting current fixture problems and proposing color-changing LED lights with Bluetooth controls and 10-year warranties. He questioned the city's $5,000 estimate for lighting repairs at the Winter Springs Boulevard entrance.*

*Art Gallo, Winter Springs emphasized the costs vendors incur when preparing proposals and recommended establishing clear requirements to avoid confusion. He praised the budget discussion and noted potentially missing monuments in the project inventory.*

*Chairperson Bivona closed Public Input*

**ADJOURNMENT**

Chairperson Bivona adjourned the Regular Meeting of the Tuscawilla Lighting and Beautification District Advisory Committee at 6:54 p.m.

*RESPECTFULLY SUBMITTED:*

_____

CHRISTIAN GOWAN, MPA, CMC
CITY CLERK

UNAPPROVED

NOTE: These Minutes were approved at the May 20, 2026 Tuscawilla Lighting and Beautification District Advisory Committee Regular Meeting.

# Tuscawilla Lighting and Beautification District 2026 Review March 4, 2026

2026



~2016-2024




~2008-2016




Review and Analysis complete by Committee Chairperson of TLBD based on current environment March 4 2026

# Lookback of the Jan 2026 TLBD Meeting

- Need for transparency on project renovations costs, and issue a cost reduction challenge (Pg3)
- Review the Project ranking (Pg4)
  - Recap First 2 projects selected
    - Tuscora Monument and Lighting
    - City to bring forward detail scope of work for review , cost updates for review
- Review of Source of Funds for FY 26 based on Meeting feedback- lookback and current budget (Pg5)
- Review of FY Operating Expenses (Pg6)
- Discussion on creation of an Operating Expense Reserve (Pg7)
- Review Project Projections under different assumptions
  1. ERU - stay at current $160 (Pg8)
  2. ERU - increased to $170 (Pg9)
  3. ERU - Increased gradually and then decreased (Pg10)
- Review proposed allocation of project timeline based on rank and cost (Pg11)



Review and Analysis complete by Committee Chairperson of TLBD based on current environment March 4 2026

# View of Proposed Costs for Review and Awareness

| % of Total Project Estimates | Original May 21, 2025 Estimates | Renovation Project: | The Latest Estimates: New Estimates at Jan 21 Special Meeting | The Latest Estimates: Difference | The Latest Estimates: % Change from September vs Jan '26 Estimate | 5%: Cut Costs by 5% of Jan 21 meeting | 5%: Savings | 10%: Cut Costs by 10% of Jan 21 meeting | 10%: Savings |
|---|---|---|---|---|---|---|---|---|---|
| 60% | $1,104,000 | A. Landscaping | $575,800 | -$528,200 | -48% | $547,010 | -$28,790 | $518,220 | -$57,580 |
| | $48,000 | a1. Median 1 | $14,000 | -$34,000 | | $13,300 | -$700 | $12,600 | -$1,400 |
| | $48,000 | a2. Median 2 | $15,000 | -$33,000 | | $14,250 | -$750 | $13,500 | -$1,500 |
| | $96,000 | a3. and a4. Median 3 4 ($48,000 each) | $23,000 | -$73,000 | | $21,850 | -$1,150 | $20,700 | -$2,300 |
| | $48,000 | a5. Median 5 | $48,000 | $0 | | $45,600 | -$2,400 | $43,200 | -$4,800 |
| | $48,000 | a6. Median 6 | $21,000 | -$27,000 | | $19,950 | -$1,050 | $18,900 | -$2,100 |
| | $48,000 | a7. Median 7 | $3,800 | -$44,200 | | $3,610 | -$190 | $3,420 | -$380 |
| | $48,000 | a8. Median 8 | $27,000 | -$21,000 | | $25,650 | -$1,350 | $24,300 | -$2,700 |
| | $48,000 | a9. Median 9 | $42,000 | -$6,000 | | $39,900 | -$2,100 | $37,800 | -$4,200 |
| | $48,000 | a10. Median 10 | $27,000 | -$21,000 | | $25,650 | -$1,350 | $24,300 | -$2,700 |
| | $48,000 | a11. Median 11 | $32,000 | -$16,000 | | $30,400 | -$1,600 | $28,800 | -$3,200 |
| | $48,000 | a12. Median 12 | $13,000 | -$35,000 | | $12,350 | -$650 | $11,700 | -$1,300 |
| | $48,000 | a13. Median 13 | $38,000 | -$10,000 | | $36,100 | -$1,900 | $34,200 | -$3,800 |
| | $48,000 | a14. Median 14 | $58,000 | $10,000 | | $55,100 | -$2,900 | $52,200 | -$5,800 |
| | $48,000 | a15. Median 15 | $48,000 | $0 | | $45,600 | -$2,400 | $43,200 | -$4,800 |
| | $48,000 | a16. Median 16 | $16,000 | -$32,000 | | $15,200 | -$800 | $14,400 | -$1,600 |
| | $48,000 | a17. Median 17 | $54,000 | $6,000 | | $51,300 | -$2,700 | $48,600 | -$5,400 |
| | $48,000 | a18. Median 18 | $27,000 | -$21,000 | | $25,650 | -$1,350 | $24,300 | -$2,700 |
| | $48,000 | a19. Median 19 | $19,000 | -$29,000 | | $18,050 | -$950 | $17,100 | -$1,900 |
| | $48,000 | a20. Median 20 | $17,000 | -$31,000 | | $16,150 | -$850 | $15,300 | -$32,700 |
| | $48,000 | a21. Median 21 | $9,000 | -$39,000 | | $8,550 | -$450 | $8,100 | -$900 |
| | $48,000 | a22. Median 22 | $11,000 | -$37,000 | | $10,450 | -$550 | $9,900 | -$1,100 |
| | $48,000 | a23. Median 23 | $13,000 | -$35,000 | | $12,350 | -$650 | $11,700 | -$1,300 |
| 27% | $500,000 | B. Monument Restoration | $86,000 | -$414,000 | -83% | $81,700 | -$4,300 | $77,400 | -$8,600 |
| 31% | $155,000 | b1. Tuscora Median and Monuments | $49,000 | -$106,000 | | $46,550 | -$2,450 | $44,100 | -$4,900 |
| 6% | $28,000 | b2. Trotwood | $3,600 | -$24,400 | -87% | $3,420 | -$180 | $3,240 | -$360 |
| 13% | $63,000 | b3. East Winter Springs Blvd | $3,600 | -$59,400 | -94% | $3,420 | -$180 | $3,240 | -$360 |
| 3% | $15,000 | b4. Seneca Blvd | $3,600 | -$11,400 | -76% | $3,420 | -$180 | $3,240 | -$360 |
| 2% | $8,000 | b5. Shetland | $3,600 | -$4,400 | -55% | $3,420 | -$180 | $3,240 | -$360 |
| 1% | $6,000 | b6. Deer Run | $3,600 | -$2,400 | -40% | $3,420 | -$180 | $3,240 | -$360 |
| 45% | $225,000 | b7. West Winter Springs Blvd (Tuscawilla Rd) | $19,000 | -$206,000 | -92% | $18,050 | -$950 | $17,100 | -$1,900 |
| 3% | $50,000 | C. Street Signage 125 Poles @$400 | $50,000 | $0 | 0% | $47,500 | -$2,500 | $45,000 | -$5,000 |
| 10% | $176,000 | D. North Fountain Renovation | $176,000 | $0 | 0% | $167,200 | -$8,800 | $158,400 | -$17,600 |
| 100% | $1,830,000 | | $887,800 | -$942,200 | -51% | $843,410 | -$44,390 | $799,020 | -$88,780 |

- 2025: May City Presented Estimates at $1,830,000 for planning purposes
- 2026: January Estimates presented were 51% lower than those originally presented to TLBD

- Challenge is to see if we can continue to reduce costs by choosing new replacement selections for any additional savings as we progress with each Renovation Project
  - 5% Reduction will save about $44,390 ~about 1yr off project timeline
  - 10% Reduction will save about $88,780 ~18 months off project timeline

- Note Green Highlighted Projects have been approved for moving forward pending design reviews at the Jan TLBD meeting.

3

Review and Analysis complete by Committee Chairperson of TLBD based on current environment March 4 2026

# Results of Renovation Project Ranking and 2026 Projects Selected

## Review of Ranking Results

| Project Name | Location | Addional details on Location | Suggested Replacement | Estimated Cost Jan 21, 2026 | Overall Ranking from Jan 21 Results from Brian | Projected Year of Completion | Estimated Cost Jan 21, 2026 | Actual Cost |
|---|---|---|---|---|---|---|---|---|
| B. Monument Restoration | Main | Lighting at Main Entrance | | $19,000.00 | 2.8 | 2026 | $19,000.00 | |
| D. North Fountain Renovation | | North Fountain Rehab | *Rehab to match South Fountain updates* | $176,000.00 | 2.6 | | | |
| A. Landscaping | Median 1 | Tuscawilla Rd and Gazell Trail | Palm Replacement | $14,000.00 | 2.4 | | | |
| B. Monument Restoration | | Lighting, main entrance overhaul | | $49,000.00 | 2.4 | 2026 | $49,000.00 | |
| A. Landscaping | Median 3 & 4 | 2 small Medians between Northern Way and Gary Hillary Drive | *Understory refurbishment and Sod Replacement* | $23,000.00 | 2.0 | | | |
| A. Landscaping | Median 5 | Gary Hilliary Dr and Augusta National/Woodleaf Drive | Sod Replacement and Ligustrum Replacement | $48,000.00 | 2.0 | | | |
| A. Landscaping | Median 2 | Gazell Trail and Northern Way | *Understory plant material replacement* | $15,000.00 | 1.8 | | | |
| A. Landscaping | Median 11 | Congressional court/Forest Hills drive and west end of Howell Creek Bridge | Understory refurbishment and Sod Replacement | $32,000.00 | 1.8 | | | |
| B. Monument Restoration | All | Not including Tuscora - Who are they- Small Monuments | | $18,000.00 | 1.8 | | | |
| A. Landscaping | Medial 6 | Augusta National/Woodleaf Drive and Arrowhead court | Understory refurbishment and Sod Replacement | $21,000.00 | 1.4 | | | |
| A. Landscaping | Median 18 | Glen Eagle Drive/Wood Duck Drive west and wood duck drive East | *Understory refurbishment and Sod Replacement* | $27,000.00 | 1.4 | | | |
| A. Landscaping | Median 23 | Between Blue Creek Drive and Seneca Blvd | Understory Replacement | $13,000.00 | 1.4 | | | |
| C. Street Signage 125 Poles @$400 | | Decorative street Sign Refurbishment | | $50,000.00 | 1.4 | | | |
| A. Landscaping | Median 8 | Whitehall Drive and Tuscora Drive | Understory refurbishment and Sod Replacement | $27,000.00 | 1.2 | | | |
| A. Landscaping | Median 9 | Tuscora Drive and Tuscawilla country club east parking lot entrance | *Understory refurbishment and Sod Replacement* | $42,000.00 | 1.2 | | | |
| A. Landscaping | Median 12 | Between east end of Howell creek Bridge and Greenbriar Lane | Understory and Ligustrum Replacement | $13,000.00 | 1.0 | | | |
| A. Landscaping | Median 14 | Fox Glen Court and Sam Smith Park Devenport way | *Understory refurbishment, Sod Replacement and Ligustrum replacement* | $58,000.00 | 1.2 | | | |
| A. Landscaping | Median 16 | Between 1580 Winter Spring Blvd and Northern Way | Understory refurbishment and Sod Replacement | $16,000.00 | 1.2 | | | |
| A. Landscaping | Median 17 | Northern Way and Glenn Eagle drive/Wood Duck | *Understory refurbishment and Sod Replacement* | $54,000.00 | 1.2 | | | |
| A. Landscaping | Median 21 | Between Northern Way and 1927 Winter Springs Blvd | Understory Replacement | $9,000.00 | 1.2 | | | |
| A. Landscaping | Median 22 | Between 1927 Winter Springs Blvd and Blue Creek Drive | *Understory Replacement* | $11,000.00 | 1.2 | | | |
| A. Landscaping | Median 7 | Arrowhead Court and Whitehall Drive | Understory replacement | $3,800.00 | 1.0 | | | |
| A. Landscaping | Median 10 | Tucawilla Country club east parking lot entrance and congressional court/Forest Hills Drive | *Understory refurbishment and Sod Replacement* | $27,000.00 | 1.0 | | | |
| A. Landscaping | Median 13 | GreenGriar Lane and Fox Glen Court | Understory refurbishment and Sod Replacement | $38,000.00 | 1.0 | | | |
| A. Landscaping | Median 15 | Sam Smith Park /Devenport Way and 1580 Winter Springs Blvd | *Understory refurbishment, Sod Replacement and Ligustrum replacement* | $48,000.00 | 1.0 | | | |
| A. Landscaping | Median 20 | Between Little Sparrow Court and Northern Way | Understory refurbishment and Sod Replacement | $17,000.00 | 1.0 | | | |
| A. Landscaping | Median 19 | Between Wood Duck Drive East and Little Sparrow Court | *Understory refurbishment and Sod Replacement* | $19,000.00 | 1.0 | | | |
| | | | | | | | | |
| | | | **Totals** | **$887,800.00** | | | **$68,000.00** | |

- 4 Projects voted by TLDB to be of Higher priority for FY26
- Jan Funding discussion was to allocate $75,003 2 renovations were selected for immediate review of design/costs totaling $68,000
- The North Fountain Renovation project is ranked as a high priority but will not have enough current funds for quite sometime.

**Key**

| Number Assignment | Meaning |
|---|---|
| 1 | Not interest for FY26 |
| 2 | Somewhat Interested for FY26 |
| 3 | Very Interested in Pursuing in FY26 |

Review and Analysis complete by Committee Chairperson of TLBD based on current environment March 4 2026

# Lookback and Review of FY26 Source of Funds

FY24/25 Rate per EU= $128.00
FY25/26 New Rate per EU= $160.00
Additional Revenue FY26 per EU= $32.00

| | Year 1=2026 | | |
|---|---|---|---|
| | 2026 | 2026 | |
| Not Discounted | BAU Old Rate | New Rate | Difference |
| Number of ERU's Based on NBS presentation | 4,376 | 4,376 | - |
| Annual Assessment | $128.00 | $160.00 | $32.00 |
| Est Annual Assessment Funding note not discounted for early payers | $560,108.80 | $700,136.00 | $140,027.20 |
| | | | |
| Discounted View less 4% due to Nov Collections vs March | | | |
| Number of ERU's Based on NBS presentation | 4,376 | 4,376 | - |
| Annual Assessment | $122.88 | $153.60 | $30.72 |
| Est Annual Assessment Funding note discounted for early payers (4%) | $537,704.45 | $672,130.56 | $134,426.11 |
| Carry Forward Fund Balance | $57,014 | $57,014 | |
| Total | $594,718.45 | $729,144.56 | |

As most assessments are paid in Nov to take advantage of the 4% early pay option vs March.

The estimated additional revenue is ~ $134,426 for FY26 based on new rate

The carryover fund balance from FY24/25 was $57,014

Total Source of Funds for FY25/26 ~ $729,144

Review and Analysis complete by Committee Chairperson of TLBD based on current environment March 4 2026

# Review of FY26 Operating Expenses

| | | Year 1=2026 | | | | |
|---|---|---|---|---|---|---|
| | | 2026 - W/O Assessment | | 2026 with New Assessment | | |
| | | Projected 2026 Operating Costs- City Approved Budget | | | | % of Fixed Costs |
| | **Fixed Annual Operating costs** | **Summary** | **Details** | **Summary** | **Details** | |
| 555480 | **Operating Expenses (BAU-Ongoing aka Fixed)** | | | | | |
| 530340 | **Other Services** | **$3,360** | | **$3,360** | | **1%** |
| | Tax Collector Revenue Collection Fee | | $3,360 | | $3,360 | |
| 530341 | **Other Services- Contract/Admin** | **$5,500** | | **$5,500** | | **1%** |
| | NBS | | $5,500 | | $5,500 | |
| 530341-0( | **Other Services Contract Adminstration/Overhead** | **$58,926** | | **$58,926** | | **9%** |
| | Includes Insurance, Finance Admin, UB Admin | | $58,926 | | $58,926 | |
| 340430 | **Utilities** | **$74,340** | | **$74,340** | | **11%** |
| | Water-Zone 3-WSB/Tuscawilla/Trotwood | | $29,280 | | $29,280 | |
| | Water-Zone 3-Sem Co-Deer Rn, Howell Crk | | $660 | | $660 | |
| | Water-Zone 4-Seneca.Shetland/Dyson/Vistawilla/Tuscora/WSB | | $10,200 | | $10,200 | |
| | Duke Engery Monument Lights -Entrance Lighting (Low voltage) | | $34,200 | | $34,200 | |
| 540434 | **Streetlights** | **$243,396** | | **$243,396** | | **37%** |
| | Duke Streetlights- TLBD Accounts Decorative Poles/Fixtures- Lease | | $243,396 | | $243,396 | |
| 545210 | **R&M Infra- Stormwater Ponds (Fountain MaintenanceFountains)** | **$21,496** | | **$21,496** | | **3%** |
| | Fountain Maintenance (2 Fountains) | | $14,880 | | $14,880 | |
| | Pump Repairs | | $1,560 | | $1,560 | |
| | Add'l Fountain Repairs bulbs, wiring, etc. | | $5,056 | | $5,056 | |
| *545270 | **R&M Infra- Grounds** | **$179,735** | | **$254,738** | | **38%** |
| | Replacement Plantings | | $19,304 | | $19,304 | |
| | Tree Services - Trimming, Removal, Stump Grinding, etc. | | $14,000 | | $14,000 | |
| | Landscape Irrigation Repairs | | $5,000 | | $5,000 | |
| | Annual Mulchings - Mini Pine Bark | | $34,650 | | $34,650 | |
| | Monthly Landscaping Maint-Contract Natures Care | | $92,669 | | $92,669 | |
| | Seasonal Flower Rotation | | $7,632 | | $7,632 | |
| | Irrigation Monthly Inspections | | $6,480 | | $6,480 | |
| | *Fungicide (every 2 years (complete last in 2025)* | | *$0* | | *$0* | |
| | *Fertilizer (every 2 years Completed last in 2025)* | | *$0* | | *$0* | |
| | *Project Renovations* | | *$0* | | ***$75,003*** | |
| 545270-004 | **R&M Infra- Signs & Walls** | **$500** | | **$500** | | **0%** |
| | Flags for TLBD Entrance | | $500 | | $500 | |
| | Total Fixed ongoing BAU | **$587,253** | **$587,253** | **$662,256** | **$662,256** | **100%** |
| | Project Renovations | **$0** | | **$75,003** | | |
| | Total Budget with renovations Total Expenses | **$587,253** | | **$662,256** | | |
| | **Amount avaliable for Renovations w/o carry over Fund Balance** | **$7,465** | | **$66,889** | | |
| | **Total approved grounds= $255,238 of which $180,235 is Fixed ($179,735 +$500) balance is available for renovations$75,003* | | | | | |
| | **Funds available for renovations** | **$0** | | **$141,892** | | |

Observations:

- Note without the assessment increase TBLD would have a projected fund balance of $7,465
- FY25/26 Operating Expense budget provided in R&M Infra-Grounds includes $75,003 for Renovation Landscaping improvements
- The Source of funds FY25/26= $729,144 less the Operating Expenses $662,256 = $66,889 available funds for allocation to renovation projects
- FY25/26 Renovation Budget is $75,003 + $66,889 = $141,892 (this represents a combination of funds allocated in the budget, the FY24/25 carried over fund balance $57,014 + residual $9,874 (after BU operating expenses from new assessment rate)
- Note that the rate increase not only helped fund renovations it also ***helped*** to fund cash flow shortfalls needed to meet BAU operating expenses in FY25/26
- Total estimated Funds available for renovations for FY25/26 is approximately $141,892
- To date we allocated $19,000 + $49,000 = $68,00 for 2 projects in Jan FY26
- We have approximately $73,892 available to allocate in FY26 for a Total Renovation budget of $141,892. ($141,892-$68,000)

6

Review and Analysis complete by Committee Chairperson of TLBD based on current environment March 4 2026

# Proposal for An Operating Expense Reserves

- Fiscal responsibility refers to the prudent management of financial resources, ensuring that expenditures do not exceed revenues to maintain long-term sustainability and avoid excessive debt. For governments, this means balanced budgets and controlled, purposeful spending
- Setting up a TLBD operating expenses reserve provides a crucial financial cushion to maintain service continuity, stabilize rates increases, and manage cash flow during unexpected circumstances, emergencies, environmental, or economy downturns. It acts as a rainy-day fund, protecting the Boards ability to act promptly in reviewing shortfalls and project needs outside of Business as Usual (BAU) expenses.
- **Financial Stability and Risk Management**: Reserves protect against unexpected revenue shortfalls, and unplanned expenses such as natural disasters.
- **Cash Flow Management**: The reserve funds bridges the gap in cash flows during the years of unexpected expenses.
- **Service Continuity**: By providing liquidity, reserves ensure that essential services continue to operate without interruption, and provides flexibility to respond to unanticipated opportunities.
- **Stability**: Reserves help prevent the need for immediate, drastic increases, additional assessments during tough economic times or unexpected disasters.
- A common recommended target for operating reserves is to cover 10% to 30% of annual General Fund expenditures, some guidelines also suggest aiming for three to six months of expenses. We would seek guidance on this from the City for generally accepted practices.
- The Operating Reserve needs to be review and adjusted annually with the TLBD, and should align with a 3–5 yr. forecast.

Operating Expense Reserve

- Formally create an Operating Reserve fund for the unusual and unexpected
- Align with principles and solid methodology
- Slowly fund to appropriate balance as recommended
- Establish a formal annual review process and review of Operating Fund Cash Flows to a forecast to ensure assessments are in alignment
- Waiting 15+ years to review assessments is fiscally irresponsible to the Residents in the TLBD District



Review and Analysis complete by Committee Chairperson of TLBD based on current environment March 4 2026

# #1 Projection Planning Assessment Rate at $160 per ERU

| | | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---|---|---|---|---|---|---|
| | **Discounted View less 4% due to Nov Collections vs March** | | | | | | |
| | Number of ERU's Based on NBS prese | 4,376 | 4,376 | 4,376 | 4,376 | 4,376 | 4,376 |
| | **Annual Assessment Rate $160.00** | $154 | $154 | $154 | $154 | $154 | $154 |
| | **Est Annual Assessment Funding** | **$672,131** | **$673,881** | **$673,881** | **$673,881** | **$673,881** | **$673,881** |
| | **Carry Forward Fund Balance** | **$57,014** | | | | | |
| | **Total** | **$729,145** | | | | | |
| | | | | | | | |
| | **Total Fixed Operating Expenses ong** | **$662,256** | **$649,392** | **$603,845** | **$606,351** | **$665,703** | **$707,161** |
| | ***Project Renovations incl. in FY26 Buc** | **$75,003** | | | | | |
| | **Amount avaliable for Renovations (includes carryover fund balance** | **$66,889** | | | | | |
| | **renovations ($75,003 +$57,014 (C/O) + $9,875 (New Rate residual)** | **$141,892** | | | | | |
| | **Funds available for renovations** | **$141,892** | **$24,489** | **$70,036** | **$67,530** | **$8,178** | **($33,280)** |
| **Rank** | **Projects: Approved projects on Jan 21, 2026** | **4 Year Renovation Project Planning** | | | | | |
| 2.80 | 2. Main Entrance Lighting | ***$19,000*** | | | | | |
| 2.40 | 1. Tuscora Renovation | ***$49,000*** | | | | | |
| 2.40 | 4. Median #1 | $14,000 | | | | | |
| **2.60** | **3. Fountain (Reserve or not)** | | | | | | **$176,000** |
| | Reserves balance | | | | | | |
| 2.00 | 6. Median 3 & 4 | $23,000 | | | | | |
| 2.00 | 7. Median 2 | $15,000 | | | | | |
| 1.20 | 8. Median 21 | | $9,000 | | | | |
| 2.00 | 9. Median 5 | | | $48,000 | | | |
| 1.80 | 10. Small Monuments | $18,000 | | | | | |
| 1.80 | 11.Median 11 | | | | $32,000 | | |
| 1.40 | 12. Median 6 | | | | $21,000 | | |
| 1.40 | 13.Median 18 | | | | | | $27,000 |
| 1.40 | 14. Median 23 | | $13,000 | | | | |
| 1.40 | 17. Decorative Street Signs | | | | | | $50,000 |
| 1.20 | 15.Median 8 | | | | | | $27,000 |
| 1.20 | 16. Median 9 | | | | | | $42,000 |
| 1.00 | 17. Median 7 | | | $3,800 | | | |
| 1.20 | 18. Median 14 | | | | | | $58,000 |
| 1.20 | 19. Median 16 | | | $16,000 | | | |
| 1.20 | 20.Median 17 | | | | | | $54,000 |
| 1.20 | 21. Median 22 | | | | | | $27,000 |
| 1.00 | 22. Median 10 | | | | | | $11,000 |
| 1.00 | 23. Median 12 | | | | $13,000 | | |
| 1.00 | 24. Median 13 | | | | | | $38,000 |
| 1.00 | 25. Median 15 | | | | | | $48,000 |
| 1.00 | 26. Median 19 | | | | | | $19,000 |
| 1.00 | 27. Median 20 | | | | | | $17,000 |
| **$887,800** | **Total Renovation Projects w/Operating Expense Reserve** | **$138,000** | **$22,000** | **$67,800** | **$66,000** | **$0** | **$594,000** |
| **($536,437)** | **Funds Balance** | **$3,892** | **$2,489** | **$2,236** | **$1,530** | **$8,178** | **($627,280)** |

This is a Financial Forecast Model for discussion only. It is an Estimate based on FY26 Budget and projected out BAU and Renovations

**5 Year Outlook at current Assessment Rate of $160 per ERU.**

- Cash Flows in FY30 (4yrs.) are low $8,178 and in FY31 revenues due not meet BAU expenses
- Funding runs out in FY29 (3yrs.) for any renovations
- Highest Priority Renovation the North Fountain is never realized
- 13 Renovation projects never are not funded
- The Operating Expense Reserve Fund is never realized

Review and Analysis complete by Committee Chairperson of TLBD based on current environment March 4 2026

# #2 Projection Planning Assessment Rate at $170 per ERU

| | | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---|---|---|---|---|---|---|
| | **Discounted View less 4% due to Nov Collections vs March** | | | | | | |
| | Number of ERU's Based on NBS presentation | 4,376 | 4,376 | 4,376 | 4,376 | 4,376 | 4,376 |
| | **Annual Assessment Rate $170.00 Inc $10.00 (6%)** | **$154** | **$163** | **$163** | **$163** | **$163** | **$163** |
| | **Est Annual Assessment Funding** | **$672,131** | **$714,139** | **$714,139** | **$714,139** | **$714,139** | **$714,139** |
| | **Carry Forward Fund Balance** | **$57,014** | | | | | |
| | **Total** | **$729,145** | | | | | |
| | | | | | | | |
| | **Total Fixed Operating Expenses ongoing BAU** | **$662,256** | **$649,392** | **$603,845** | **$606,351** | **$665,703** | **$707,161** |
| | ***Project Renovations incl. in FY26 Budget** | **$75,003** | | | | | |
| | **Amount avaliable for Renovations (includes carryover fund balance $57,014 + New Rate** | **$66,889** | | | | | |
| | **FY 2025 Funds available for renovations ($75,003 +$57,014 (C/O) + $9,875 (New Rate residual)** | **$141,892** | | | | | |
| | **Funds available for renovations** | **$141,892** | **$64,747** | **$110,294** | **$107,788** | **$48,436** | **$6,978** |
| **Rank** | **Projects: Approved projects on Jan 21, 2026** | **5 Year Renovation Project Planning** | | | | | |
| 2.80 | 2. Main Entrance Lighting | ***$19,000*** | | | | | |
| 2.40 | 1. Tuscora Renovation | ***$49,000*** | | | | | |
| 2.40 | 4. Median #1 | $14,000 | | | | | |
| **2.60** | **3. Fountain (Reserve or not)** | | | | | | **$176,000** |
| | 5. Projected Operating Expense Reserves balance | | | | | | |
| 2.00 | 6. Median 3 & 4 | $23,000 | | | | | |
| 2.00 | 7. Median 2 | $15,000 | | | | | |
| 1.20 | 8. Median 21 | | $9,000 | | | | |
| 2.00 | 9. Median 5 | | $48,000 | | | | |
| 1.80 | 10. Small Monuments | $18,000 | | | | | |
| 1.80 | 11.Median 11 | | | $32,000 | | | |
| 1.40 | 12. Median 6 | | | $21,000 | | | |
| 1.40 | 13.Median 18 | | | $27,000 | | | |
| 1.40 | 14. Median 23 | | $13,000 | | | | |
| 1.40 | 17. Decorative Street Signs | | | | $50,000 | | |
| 1.20 | 15.Median 8 | | | $27,000 | | | |
| 1.20 | 16. Median 9 | | | | | $42,000 | |
| 1.00 | 17. Median 7 | | | $3,800 | | | |
| 1.20 | 18. Median 14 | | | | | | $58,000 |
| 1.20 | 19. Median 16 | | | | $16,000 | | |
| 1.20 | 20.Median 17 | | | | | | $54,000 |
| 1.20 | 21. Median 22 | | | | $27,000 | | |
| 1.00 | 22. Median 10 | | | | | | $11,000 |
| 1.00 | 23. Median 12 | | | | $13,000 | | |
| 1.00 | 24. Median 13 | | | | | | $38,000 |
| 1.00 | 25. Median 15 | | | | | | $48,000 |
| 1.00 | 26. Median 19 | | | | | | $19,000 |
| 1.00 | 27. Median 20 | | | | | | $17,000 |
| **$887,800** | **Total Renovation Projects w/Operating Expense Reserve** | **$138,000** | **$70,000** | **$110,800** | **$106,000** | **$42,000** | **$421,000** |
| **($335,148)** | **Funds Balance** | **$3,892** | **($5,253)** | **($506)** | **$1,788** | **$6,436** | **($414,022)** |

This is a Financial Forecast Model for discussion only. It is an Estimate based on FY26 Budget and projected out BAU and Renovations

**5 Year Outlook at current Assessment Rate of $170 per ERU.**

- Cash Flows by FY30 low at $6,978 and in FY32 will not cover BAU Operating Expenses
- Funding runs out in FY30 (4yrs) for any renovations
- Highest Priority Renovation the North Fountain is never realized
- 8 Renovation projects never are not funded
- The Operating Expense Reserve Fund is never realized

Review and Analysis complete by Committee Chairperson of TLBD based on current environment March 4 2026

# #3 Proposed Assessment Gradual Increases then a Forecasted Decrease

| | | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---|---|---|---|---|---|---|
| | **Discounted View less 4% due to Nov Collections vs March** | | | | | | |
| | Number of ERU's Based on NBS presentation | 4,376 | 4,376 | 4,376 | 4,376 | 4,376 | 4,376 |
| | **Annual Assessment Rate $180FY27, $200 FY28, $180 FY31** | $154 | $173 | $192 | $192 | $192 | $173 |
| | **Est Annual Assessment Funding** | $672,131 | $756,147 | $840,163 | $840,163 | $840,163 | $757,022 |
| | **Carry Forward Fund Balance** | $57,014 | | | | | |
| | **Total** | $729,145 | | | | | |
| | **Total Fixed Operating Expenses ongoing BAU** | $662,256 | $649,392 | $603,845 | $606,351 | $665,703 | $707,161 |
| | ***Project Renovations incl. in FY26 Budget** | $75,003 | | | | | |
| | **Total Expense Budget with Renovations** | $662,256 | | | | | |
| | **Amount avaliable for Renovations (includes carryover fund balance $57,014 + New Rate** | $66,889 | | | | | |
| | **FY 2025 Funds available for renovations ($75,003 +$57,014 (C/O) + $9,875 (New Rate residual)** | $141,892 | | | | | |
| | **Funds available for renovations** | $141,892 | $106,755 | $236,318 | $233,812 | $174,460 | $49,861 |
| **Rank** | **Projects: Approved projects on Jan 21, 2026** | **6 Year Renovation Project Planning** | | | | | |
| 2.80 | 2. Main Entrance Lighting | *$19,000* | | | | | |
| 2.40 | 1. Tuscora Renovation | *$49,000* | | | | | |
| 2.40 | **4. Median #1** | $14,000 | | | | | |
| 2.6 | **3. Fountain (Reserve or not to reserve)** | | | $176,000 | | | |
| $55,298 | **5. Projected Operating Expense Reserves balance** | *$3,892* | *$6,955* | *$1,318* | *$812* | *$9,460* | *$32,861* |
| 2.00 | **6. Median 3 & 4** | $23,000 | | | | | |
| 2.00 | **7. Median 2** | $15,000 | | | | | |
| 1.20 | 8. Median 21 | | | | | $9,000 | |
| 2.00 | 9. Median 5 | | $48,000 | | | | |
| 1.80 | **10. Small Monuments** | $18,000 | | | | | |
| 1.80 | 11.Median 11 | | | $32,000 | | | |
| 1.40 | 12. Median 6 | | $21,000 | | | | |
| 1.40 | 13.Median 18 | | | $27,000 | | | |
| 1.40 | 14. Median 23 | | | | $13,000 | | |
| 1.40 | 17. Decorative Street Signs | | | | $50,000 | | |
| 1.20 | 15.Median 8 | | $27,000 | | | | |
| 1.20 | 16. Median 9 | | | | $42,000 | | |
| 1.00 | 17. Median 7 | | $3,800 | | | | |
| 1.20 | 18. Median 14 | | | | $58,000 | | |
| 1.20 | 19. Median 16 | | | | $16,000 | | |
| 1.20 | 20.Median 17 | | | | $54,000 | | |
| 1.20 | 21. Median 22 | | | | | $11,000 | |
| 1.00 | 22. Median 10 | | | | | $27,000 | |
| 1.00 | 23. Median 12 | | | | | $13,000 | |
| 1.00 | 24. Median 13 | | | | | $38,000 | |
| 1.00 | 25. Median 15 | | | | | $48,000 | |
| 1.00 | 26. Median 19 | | | | | $19,000 | |
| 1.00 | 27. Median 20 | | | | | | $17,000 |
| $887,800 | **Total Renovation Projects w/Operating Expense Reserve** | $141,892 | $106,755 | $236,318 | $233,812 | $174,460 | $49,861 |
| $0 | **Funds Balance** | ($0) | ($0) | $0 | $0 | $0 | $0 |

This is a Financial Forecast Model for discussion only. It is an Estimate based on FY26 Budget and projected out BAU and Renovations

**6 Year Outlook - gradual assessment increase then a forecasted decrease – FY25/26 $160, FY26/27 $180, FY27/28 – FY29/30 $200, FY30/31 $180 per ERU per this model.**

- **This model allows for all projects to be completed over 6 years and Highest priority the Fountains to being early in FY27/28**
- Begin to create an Operating Expense Reserve for unusual and the unexpected with methodologies and cadence established
- Funding for cash flows (revenue in vs expenses out) are met, and all renovations can be completed, while having the ability to possibility reduce assessments in FY31 to forecasted BAU levels.
- The most important point is that we are being sensitive to renovation costs and assessment increases to the residents in the district, while trying to balance a 15+ years of lack of fiscal financial responsibility.
- Note that we are still operating under the established cap of $220 set in FY25 (Sept), and not reaching that cap in this model.
- Negative cash flow should always be addressed without sacrifice to the mission of the TLBD. Assessments (Funding) needs to be review frequently (annually) along with forecasted cost projections.

10

Review and Analysis complete by Committee Chairperson of TLBD based on current environment March 4 2026

# Review of Proposed Renovation Project Timeline and Cost- “Roadmap”

| Year | Project | Ranking | Cost | Total | Proposed ERU |
|---|---|---|---|---|---|
| FY25/26 | Main Entrance Lighting | 2.8 | $19,000 | | |
| | Tuscora Renovation | 2.4 | $49,000 | | |
| | Median #1 | 2.4 | $14,000 | | |
| | Median 3 & 4 | 2.0 | $23,000 | | |
| | Median 2 | 2.0 | $15,000 | | |
| | Small Monuments | 1.8 | $18,000 | $138,000 | $160 |
| FY26/27 | Median 5 | 2.0 | $48,000 | | |
| | Median 6 | 1.4 | $21,000 | | |
| | Median 8 | 1.2 | $27,000 | | |
| | Median 7 | 1.0 | $3,800 | $99,800 | $180 |
| FY27/28 | North Fountain | 2.6 | $176,000 | | |
| | Median 11 | 1.8 | $32,000 | | |
| | Median 18 | 1.4 | $27,000 | $235,000 | $200 |
| FY28/29 | Median 23 | 1.4 | $13,000 | | |
| | Median 14 | 1.2 | $58,000 | | |
| | Median 17 | 1.2 | $54,000 | | |
| | Median 9 | 1.2 | $42,000 | | |
| | Median 16 | 1.2 | $16,000 | $233,000 | $200 |
| FY29/30 | Median 22 | 1.2 | $11,000 | | |
| | Median 21 | 1.2 | $9,000 | | |
| | Median 15 | 1.0 | $48,000 | | |
| | Median 13 | 1.0 | $38,000 | | |
| | Median 10 | 1.0 | $27,000 | | |
| | Median 19 | 1.0 | $19,000 | | |
| | Median 12 | 1.0 | $13,000 | $165,000 | $200 |
| FY30/31 | Median 20 | 1.0 | $17,000 | $17,000 | $180 |
| | | | **Grand Total** | **$887,800** | |

This is a Financial Forecast Model for discussion only. It is an Estimate based on FY26 Budget and projected out BAU and Renovations

- Single most Important aspect in planning was to be sensitive to assessments, controlling estimate replacement costs/selection, returning to the mission of the TLBD to bring back the community standards of beautification to which Tuscawilla is known for and to bring the financial projections inline with current costs.
- Establishing an Operating Reserve account for unusual/unexpected events so that when they occur there is a funding for them without a need for an additional cost assessment process.
- Establish project Transparency with estimated cost compare to detailed actual cost for review and recalibration of project plan projections (cost and assessments). Focus on landscape replacements for cost benefits while retaining beautification.
- Many scenarios have been tested and can be made but after several views this appears to be a best fit between balancing funding, rank and timing in my review.

Review and Analysis complete by Committee Chairperson of TLBD based on current environment March 4 2026

# REGULAR AGENDA ITEM 500

TUSCAWILLA LIGHTING & BEAUTIFICATION DISTRICT ADVISORY COMMITTEE AGENDA | MAY 20, 2026 REGULAR MEETING

## TITLE

Quarterly Fiscal Year to Date Expenditure Details

## SUMMARY

## FUNDING SOURCE

## RECOMMENDATION

No action required.

**TLBD Maintenance Fund**
Quarterly Meeting -MAY 20, 2026
Select Expense Accounts
**10/1/2025 - 04/24/2026**

| Account/Vendor | | Date | Amount | Description |
|---|---|---|---|---|
| **Fountains** | | **Budget** | **$21,496** | |
| | Nuwave Concrete | 10.21.25 | $620 | Oct Fountain Maint. |
| | | 10.29.25 | $620 | Oct Fountain Maint. |
| | | 11.04.25 | $1,240 | Nov Fountain Maint. |
| | | 12.09.25 | $1,240 | Dec Fountain Maint. |
| | | 01.09.26 | $1,240 | Jan Fountain Maint. |
| | | 02.09.26 | $1,240 | Feb Fountain Maint. |
| | | 03.03.26 | $1,240 | Mar Fountain Maint. |
| | | 04.10.26 | $1,240 | Apr Fountain Maint. |
| | | 04.10.26 | $627 | South Fountain Motor |
| | | | | |
| | | **YTD Expense Total** | **$9,307** | |
| | | **Encumbered** | **$3,720** | |
| | | **End Balance** | **$8,469** | |
| | | | | |
| **Grounds** | | **Budget** | **$254,738** | |
| | Nature's Care | 11.04.25 | $7,722 | Oct Landscaping |
| | | 11.04.25 | $7,722 | Nov Landscaping |
| | | 12.09.25 | $7,722 | Dec Landscaping |
| | | 01.06.26 | $2,758 | Install Carissa Holly in Median |
| | | 01.09.26 | $7,722 | Jan Landscaping |
| | | 01.13.26 | $1,855 | Annual Flowers |
| | | 02.09.26 | $7,722 | Feb Landscaping |
| | | 03.10.26 | $7,722 | Mar Landscaping |
| | | 07.07.26 | $7,722 | Apr Landscaping |
| | | 04.07.26 | $949 | Insecticide Application |
| | | | | |
| | Siteone | 10.08.25 | $40 | irrigation supplies for repair |
| | | 10.21.25 | $79 | irrigation supplies for repair |
| | | 10.29.25 | $214 | irrigation supplies for repair |
| | | 11.04.25 | $232 | irrigation supplies for repair |
| | | 12.09.25 | $279 | irrigation supplies for repair |
| | | 12.16.25 | $1,139 | irrigation supplies for repair |
| | | 12.24.25 | $36 | irrigation supplies for repair |
| | | 01.26.26 | $170 | irrigation supplies for repair |
| | | 03.17.26 | $71 | irrigation supplies for repair |
| | | 04.07.26 | $128 | irrigation supplies for repair |
| | | 04.15.26 | $48 | irrigation supplies for repair |
| | | | | |
| | | 04.06.26 | $400 | Waste Disposal (deep freeze damage) |
| | | | | |
| | | **YTD Expense Total** | **$62,453** | |
| | | **Encumbered** | **$43,828** | |
| | | **End Balance** | **$148,457** | |
| | | | | |
| **Signs/Walls** | | **Budget** | **$500** | |
| | | | | |
| | | | | |
| | | **YTD Expense Total** | **$0** | |
| | | **Encumbered** | **$0** | |
| | | **End Balance** | **$500** | |
| | | | | |
| **Contract Admin** | | **Budget** | **$5,500** | |
| | | | -$1,463 | rollover purchase order |
| | NBS | 01.26.26 | $1,375 | 1st QTR Sprecial Assessment Services |
| | | 04.10.26 | $1,375 | 2nd QTR Sprecial Assessment Services |
| | | | | 3rd QTR Sprecial Assessment Services |
| | | | | 4th QTR Sprecial Assessment Services |
| | | | | |
| | | **YTD Expense Total** | **$2,750** | |
| | | **Encumbered** | **$2,750** | |
| | | **End Balance** | **$0** | |
| | | | | |

| **Utilities** | | **Budget** | **$74,340** | |
|---|---|---|---|---|
| | | | **$19,447** | reverse manual accrual |
| | Seminole County (irrigation) | 11.14.25 | $34 | October |
| | | 12.12.25 | $38 | November |
| | | 01.13.26 | $37 | December |
| | | 02.13.26 | $35 | January |
| | | 03.13.26 | $34 | February |
| | | 04.10.26 | $34 | March |
| | | | | |
| | City of Winter Springs (irrigation) | 10.14.25 | $674 | Vistawilla / Tuscora /WSB / Tuskawilla |
| | | 10.21.25 | $1,192 | Seneca / Shetland / WSB / Dyson |
| | | 11.12.25 | $740 | Vistawilla / Tuscora /WSB / Tuskawilla |
| | | 11.18.25 | $2,252 | Seneca / Shetland / WSB / Dyson |
| | | 12.09.25 | $818 | Vistawilla / Tuscora /WSB / Tuskawilla |
| | | 12.16.25 | $2,147 | Seneca / Shetland / WSB / Dyson |
| | | 01.13.26 | $1,532 | Vistawilla / Tuscora /WSB / Tuskawilla |
| | | 01.20.26 | $1,697 | Seneca / Shetland / WSB / Dyson |
| | | 02.10.26 | $1,704 | Vistawilla / Tuscora /WSB / Tuskawilla |
| | | 02.17.26 | $1,323 | Seneca / Shetland / WSB / Dyson |
| | | 03.10.26 | $2,117 | Vistawilla / Tuscora /WSB / Tuskawilla |
| | | 03.17.26 | $1,174 | Seneca / Shetland / WSB / Dyson |
| | | 04.14.26 | $2,753.09 | Vistawilla / Tuscora /WSB / Tuskawilla |
| | | 04.21.26 | $1,025.79 | Seneca / Shetland / WSB / Dyson |
| | | | | |
| | Duke Energy | 10.27.25 | $953 | Low voltage entrance lighting-Sept |
| | | 11.17.25 | $32 | Low voltage entrance lighting-October |
| | | 11.18.25 | $234 | Low voltage entrance lighting-October |
| | | 11.24.25 | $1,459 | Low voltage entrance lighting-October |
| | | 12.23.25 | $267 | Low voltage entrance lighting-November |
| | | 12.29.25 | $1,901 | Low voltage entrance lighting-November |
| | | 01.26.26 | $276 | Low voltage entrance lighting-December |
| | | 01.29.26 | $2,059 | Low voltage entrance lighting-December |
| | | 02.20.26 | $267 | Low voltage entrance lighting-January |
| | | 02.23.26 | $1,666 | Low voltage entrance lighting-January |
| | | 03.16.26 | $263 | Low voltage entrance lighting-February |
| | | 03.23.26 | $1,846 | Low voltage entrance lighting-February |
| | | 04.20.26 | $265 | Low voltage entrance lighting-March |
| | | 04.24.26 | $1,304 | Low voltage entrance lighting-March |
| | | **YTD Expense Total** | **$34,155** | |
| | | **Encumbered** | **$0** | |
| | | **End Balance** | **$59,632** | |
| | | | | |
| **Streetlights** | | **Budget** | **$243,396** | |
| | Duke Energy | 10.27.25 | $18,494 | September streetlights |
| | | 11.24.25 | $18,501 | October streetlights |
| | | 12.29.25 | $18,513 | November streetlights |
| | | 01.20.26 | $18,585 | December streetlights |
| | | 02.23.26 | $18,279 | January streetlights |
| | | 03.24.26 | $18,270 | February streetlights |
| | | 04.24.26 | $18,262 | March streetlights |
| | | | | |
| | | **YTD Expense Total** | **$128,903** | |
| | | **Encumbered** | **$0** | |
| | | **End Balance** | **$114,493** | |

# REGULAR AGENDA ITEM 501

TUSCAWILLA LIGHTING & BEAUTIFICATION DISTRICT ADVISORY COMMITTEE AGENDA | MAY 20, 2026 REGULAR MEETING

## TITLE

Tuscora Monument Enhancement Proposals

## SUMMARY

Following discussion at the March 4th meeting of the Tuscawilla Lighting and Beautification District Committee City staff prepared a revised scope for the Tuscora monument feature landscaping enhancement project.

For reference the full scope that was prepared by City staff for this enhancement project is attached to this agenda item. The scope contained specified criteria that was established by the committee at their March 4th, 2026 meeting.

Proposals were received from Baker Commercial Landscaping LLC, Bright Arbor Landscaping and Lighting, and Natures Care. Copies of each proposal is included in this agenda item.

## FUNDING SOURCE

This project is budgeted for FY26 in TLBD Maintenance budget in GL 160-15-0000-545270.

## RECOMMENDATION

City Staff is recommending the Committee review the proposals submitted and recommend a preferred vendor to perform these services.




# Scope of Work

**Landscape Renovation – Entrance, Exit, and Median**
**Tuscora & SR 434**

## 1. Project Overview

The purpose of this project is to redesign and renovate the landscaping located at the **entrance wall and monument, exit wall and monument, and the median at Tuscora and SR 434**. The intent is to create an attractive, durable, and low-maintenance landscape design that emphasizes **Florida native plant materials** and improved nighttime visibility through professionally designed **landscape lighting**.

Contractors shall provide **complete landscape design, plant installation, and lighting proposals** for all designated areas.

---

# 2. Project Areas

The following areas are included in the scope:

- **Entrance Wall and Monument at Tuscora & SR 434**
- **Exit Wall and Monument at Tuscora & SR434**
- **Median at Tuscora & SR 434**

Site photographs and general scope boundary areas will be provided to assist with proposal development.

**Contractors are responsible for verifying field conditions prior to submitting proposals.**

---

# 3. Landscape Design Requirements

## Native Plant Requirements

- A **minimum of 50% of all plant material must consist of Florida native species**.
- Preference should be given to **drought-tolerant and low-maintenance plants**.
- Plants must be appropriate for roadway visibility and safety.

## Plant Selection Guidelines

Designs should include a mix of:

- Native shrubs
- Ornamental grasses
- Native flowering plants/perennials
- Small accent trees or palms where appropriate
- Groundcovers

## Annual Flowers

- Designs should include **limited to no use of annual flowers**.
- Emphasis should be on **perennial and long-lasting plant material**.

## Visibility & Safety

- Plant heights must maintain **clear visibility of monuments and roadway sightlines**.
- Landscaping must not obstruct signage, monuments, or driver visibility.

---

# 4. Landscape Lighting Design

Each proposal must include a **detailed landscape lighting plan**.

Lighting design shall include:

- Monument lighting
- Accent lighting for landscape features
- Ground wash lighting for walls
- Path or safety lighting where appropriate
- Energy-efficient LED fixtures

The lighting plan must include:

- Fixture types and quantities
- Fixture locations
- Lighting layout diagram
- Transformer locations
- Wiring routing
- Fixture specifications
- Total lighting costs

---

# 5. Plant Schedule and Cost Breakdown

Each proposal must include a **fully itemized plant schedule**, including:

- Plant species (botanical and common name)
- Plant size at installation
- Quantity of each plant
- Unit cost per plant
- Total cost per plant type

A **complete cost breakdown** must also include:

- Plant materials
- Installation labor
- Soil preparation
- Mulch
- Irrigation adjustments (if required)
- Landscape lighting materials and installation

## 6. Installation Requirements

Contractors shall include:

- Removal of existing landscaping where required
- Soil preparation and grading as needed
- Installation of plant material according to best horticultural practices
- Mulch installation
- Irrigation system adjustments if necessary to support new plantings
- Installation and testing of landscape lighting

---

## 7. Site Verification

Although **site photographs and general scope perimeters will be provided**, contractors are responsible for:

- Verifying site dimensions
- Confirming site conditions
- Identifying any access constraints
- Confirming utility locations prior to installation

Submission of a proposal constitutes acknowledgement that the contractor has **verified site conditions or accepted responsibility for doing so prior to work.**

---

## 8. Proposal Requirements

All proposals must include the following:

1. **Conceptual Landscape Design Plan**
2. **Detailed Landscape Lighting Design**
3. **Plant Schedule with Quantities**
4. **Itemized Cost Breakdown**
5. **Estimated Project Timeline**
6. **Warranty Information**

---

## 9. Design Goals

The overall landscape design should:

- Create an **enhanced community entrance identity**
- Highlight monument signage
- Provide **year-round visual interest**
- Utilize **Florida native and sustainable plant materials**
- Reduce long-term maintenance needs
- Provide attractive nighttime illumination

---

# 10. Submittal Directions and Other Requirements

Questions regarding the project can be directed to Kevin Maddox, Landscape and Arbor Manager, at kmaddox@winterspringsfl.org and must be submitted no later than April 10th, 2026 at 12pm.

Proposals must be submitted **electronically** to kmaddox@winterspringsfl.org. Printed proposals will not be accepted.

**Proposal Deadline: Friday April, 17th 2026 at 12pm.**

Approval is contingent upon contractor registering as a vendor to perform work for the City. New Vendor Application packet attached.


Tuscawilla


Tuscawilla
A Country Club Community
Tuscora



**CITY OF WINTER SPRINGS, FLORIDA**

1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708-2799
Telephone (407) 327-1800

# NEW VENDOR APPLICATION

(E-mail **all invoices** to accountspayable@winterspringsfl.org)

Vendor Name: _____

DBA: _____

Address: _____

Phone: _____ FAX: _____

Website: _____

Remit Address: _____

E-mail/Contact: _____

Type of Business:
____Service
____Contractor
____Construction
____Janitorial
____Supplier
____Other Describe: _____

_____ **W-9 *Attached***

**Effective 1/1/21 and as amended July 2023, pursuant to section of 448.095, Florida Statutes, the City of Winter Springs will require proof of E-Verify system registration, unless exempted by the statute. Please complete and include the following as applicable**:

_____ Contractor/Vendor E-Verify Affidavit and copy of E-Verify system registration

**Attached* *or state reason why you are exempt*

_____ Subcontractor if applicable E-Verify Affidavit and copy of E-Verify system registration

*Attached *or state reason why you are exempt*

If work is to be performed on City property, please attach the following and it must be updated annually:

_____ Certificate of Insurance* *Attached*
_____ Certificate of Workers' Compensation Insurance* *Attached*

***Naming the City of Winter Springs, 1126 East State Road 434, Winter Springs, FL 32708 as Certificate Holder***

**PURCHASE ORDERS ARE REQUIRED**

E-mail New Vendor Application, W-9, applicable affidavits and insurance certificates to: newvendor@winterspringsfl.org

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

# Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

**Give Form to the requester. Do not send to the IRS.**

Print or type. See **Specific Instructions** on page 3.

**1** Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

**2** Business name/disregarded entity name, if different from above

**3** Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

**4** Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

*(Applies to accounts maintained outside the U.S.)*

**5** Address (number, street, and apt. or suite no.) See instructions.

Requester's name and address (optional)

**6** City, state, and ZIP code

**7** List account number(s) here (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Social security number**

| | | | – | | – | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

**or**

**Employer identification number**

| | | – | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here** **Signature of U.S. person ▶** **Date ▶**

# General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments**. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See* What is backup withholding, *later.*

VENDOR/CONTRACTOR E-VERIFY AFFIDAVIT

I hereby certify to the City of Winter Springs, a Florida municipal corporation that _____ [insert contractor/vendor company name] does not employ, contract with, or subcontract with an unauthorized alien, and is otherwise in full compliance with, section 448.095, Florida Statutes.

All employees hired on or after January 1, 2021 have had their work authorization status verified through the E-Verify system.

A true and correct copy of _____ [insert contractor/vendor company name] proof of registration in the E-Verify system is attached to this Affidavit.

_____

Print Name: _____

Date: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ (date) by _____ (name of officer or agent, title of officer or agent) of _____ (name of corporation acknowledging) , a _____ (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ (type of identification) as identification.

_____

[Notary Seal] Notary Public

_____

Name typed, printed or stamped

My Commission Expires: _____

SUBCONTRACTOR E-VERIFY AFFIDAVIT

I hereby certify to the City of Winter Springs, a Florida municipal corporation that _____ [insert subcontractor company name] does not employ, contract with, or subcontract with an unauthorized alien, and is otherwise in full compliance with, section 448.095, Florida Statutes.

All employees hired on or after January 1, 2021 have had their work authorization status verified through the E-Verify system.

A true and correct copy of _____ [insert subcontractor company name] proof of registration in the E-Verify system is attached to this Affidavit.

_____

Print Name: _____

Date: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ (date) by _____ (name of officer or agent, title of officer or agent) of _____ (name of corporation acknowledging), a _____ (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ (type of identification) as identification.

_____

[Notary Seal] Notary Public

_____

Name typed, printed or stamped

My Commission Expires: _____

**Bill To:**

City of Winter Springs (Customer)
1126 East SR 434
Winter Springs, FL 32708

**Work Location:**

Florida - State Road 434
1126 East SR 434
Winter Springs, FL 32708

**RLU - Renovate tuscora entrance**

## RLU MULCH OS

Mulch new install brown mulch

| QTY | TYPE | DESCRIPTION | COST |
|---|---|---|---|
| 25.00 | CU YD | Brown Mulch per yard | $1,375.00 |
| | | **Total:** | **$1,375.00** |

## RLU TREE WORK OS

Drop and grind sylvester palms for new planting

| QTY | TYPE | DESCRIPTION | COST |
|---|---|---|---|
| | | Tree Work | $2,400.00 |
| | | **Total:** | **$2,400.00** |

## RECOMMENDED LANDSCAPE UPGRADES

Install new landscape to Islands and entrances

| QTY | TYPE | DESCRIPTION | COST |
|---|---|---|---|
| 125.00 | EACH | 1 gal Asiatic Jasmine | $1,243.75 |
| 40.00 | EACH | 1 gal Society Garlic | $398.00 |
| 2.00 | TON | 3 - 5" Riverjack by Ton | $1,300.00 |
| 10.00 | EACH | 3 gal Apostle Iris | $260.00 |
| 42.00 | EACH | 3 gal Dwarf Camellia | $1,428.00 |
| 80.00 | EACH | 3 gal Ilex Shilling | $1,920.00 |
| 93.00 | EACH | 3 gal Knock Out Rose | $3,069.00 |
| 48.00 | EACH | 3 gal Loropetalum | $1,152.00 |
| 45.00 | EACH | 3 gal Miscanthus | $1,080.00 |
| 18.00 | EACH | 7 gal Podocarpus | $1,242.00 |
| 33.00 | EACH | 7 gal Viburnum OD | $2,277.00 |
| 5.00 | EACH | Crape Myrtle (B&B) | $7,500.00 |
| 1.00 | | Landscape Upgrade Labor | $3,200.00 |
| 5.00 | EACH | Staking Kit (Pro 40) | $475.00 |
| | | **Total:** | **$26,544.75** |

## IRRIGATION REPAIRS & SERVICE

Repair and install new landscape lighting and irrigation to new beds

| QTY | TYPE | DESCRIPTION | COST |
|---|---|---|---|
| 1.00 | | Irrigation Labor | $14,500.00 |
| | | **Total:** | **$14,500.00** |

**Grand Total: $44,819.75**

| _____ | _____ | _____ |
|---|---|---|
| Date | Customer Signature | Printed Name/Title |

Proposal by: Trey Rolquin

This proposal includes the count of material and cost of the anticipated landscape services. The reference to material count and/or service hours, or other units of measure and cost, is merely an estimate of the material(s) or service(s) to be provided. In the event the count of material units or service hours has not been accurately estimated, notice shall be provided with any correction that is necessary.

**Proposed (Optional) services may include pricing that has changed since the start date of a maintenance service contract. Due to market fluctuations in material and service costs, this may exist in the above. We work very diligently to limit any changes in pricing, but at times this is unavoidable.**

BRIGHT ARBOR

Landscape & Lighting

# Tuscora Entrance Renovation

***Integrated Landscape & Architectural Lighting Proposal***


**Jorge Giraldo**
Owner
(954) 865-7578

**Andrew Borgailo**
Sales Manager
(407) 551-9288

# Overview

As members of the community ourselves we first want to say thank you for reviewing our proposal and entrusting us with the task of ensuring our common areas remain beautiful, healthy and most importantly safe.

The Tuscora & SR 434 entrance, exit monument, and median represent a key visual gateway into the community. This proposal has been developed to transform these areas into a cohesive, elevated landscape that enhances identity, improves nighttime visibility, and reduces long-term maintenance requirements.

Our approach integrates both landscape design and architectural lighting as a unified system, ensuring that the site performs equally well during the day and at night. The design prioritizes durability, clarity of form, and year-round visual interest, while maintaining a clean and timeless aesthetic appropriate for a municipal setting.

The scope of work includes the complete renovation of the entrance monument, exit monument, and median, including removal of existing materials where necessary, installation of new plant material, sod reshaping, and the implementation of a professionally designed low-voltage lighting system. Irrigation adjustments will be made as needed to support plant establishment and long-term health.

A key focus of this design is the **strict** use of **exclusively** Florida native and Florida-friendly plants, with approximately 60%+ native species incorporated to meet and exceed project requirements. Plant selections emphasize drought tolerance, reduced maintenance, and seasonal variation to provide consistent visual interest throughout the year without reliance on high-turnover annuals.

All planting layouts have been carefully designed to preserve clear sightlines to monument signage and maintain roadway visibility, ensuring both aesthetic enhancement and public safety. Mature plant sizes and spacing have been considered to prevent obstruction over time.

The lighting system is fully color-customizable through the Luxor control platform, allowing for adjustable color themes to support seasonal displays, community events, or long-term aesthetic preferences. The lighting design has been developed to highlight monument features, enhance depth within the landscape, and improve nighttime visibility through the use of energy-efficient LED fixtures. The system includes uplighting, wash lighting, and path lighting, with coordinated fixture placement and control to create a balanced and refined nighttime presentation.

This proposal reflects a comprehensive, design-forward solution that aligns with the City’s goals of creating a distinctive, low-maintenance, and visually impactful community entrance while ensuring long-term performance and reliability.

# Monuments

## Existing Conditions




## Concept Landscape Visualization



**Seasonal Bloom Visualization**




# 365-Day Bloom Calendar

| Season | Primary Blooming Plants |
|---|---|
| Winter | Blue Daze, Society Garlic, Sunshine Mimosa |
| Spring | Blue Daze, Iris, Society Garlic, Blanket Flower, Simpson Stopper |
| Summer | Blue Daze, Iris, Society Garlic, Blanket Flower |
| Fall | Blue Daze, Society Garlic, Blanket Flower, **Muhly Grass (peak)** |

# Monuments

## Diagram Legend

Sunshine Mimosa

Schillings Dwarf

Podocarpus

Muhly Grass

Euro. Fan Palm

Blue Flag Iris

Blue Daze

Lady Palm

Myers Fern

## Entrance Monument



# Monuments

## Diagram Legend

Sunshine Mimosa

Schillings Dwarf

Podocarpus

Muhly Grass

Euro. Fan Palm

Blue Flag Iris

Blue Daze

Lady Palm

Myers Fern

## Exit Monument



# Median

## Existing Conditions



## Existing Conditions



# Median Cont’d

**Existing Conditions**



**Existing Conditions**



# Median

## Diagram Legend

Simpson Stopper

Pink Muhly Grass

Existing Ligustrum

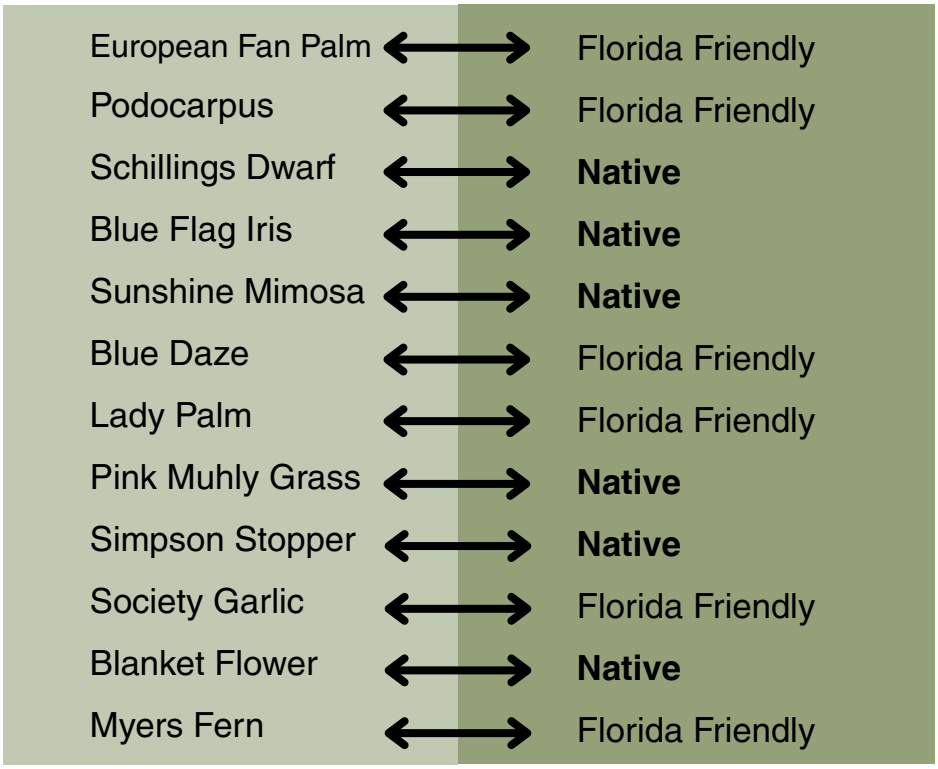
Society Garlic

Blue Daze

Existing Palm



# Plant Palette




| Common Name | Botanical Name | Size | Quantity |
|---|---|---|---|
| Myers Fern | *Asparagus densiflorus* | 3 Gallon | 64 |
| European Fan Palm | *Chamaerops humilis* | 15 Gallon | 4 |
| Podocarpus | *Podocarpus macrophyllus* | 7 Gallon | 30 |
| Schillings Dwarf Holly | *Ilex vomitoria 'Schillings'* | 3 Gallon | 55 |
| Blue Flag Iris | *Iris virginica* | 3 Gallon | 40 |
| Sunshine Mimosa | *Mimosa strigillosa* | 1 Gallon | 36 |
| Blue Daze | *Evolvulus glomeratus* | 1 Gallon | 140 |
| Lady Palm | *Rhapis excelsa* | 7 Gallon | 16 |
| Simpson's Stopper | *Myrcianthes fragrans* | 3 Gallon | 65 |
| Society Garlic | *Tulbaghia violacea* | 1 Gallon | 120 |
| Blanket Flower | *Gaillardia pulchella* | 1 Gallon | 30 |
| Pink Muhly Grass | *Muhlenbergia capillaris* | 3 Gallon | 15 |
| Sod (St. Augustine) | *Stenotaphrum secundatum* | Pallet/SF | 400 SF |

## European Fan Palm (Chamaerops humilis) Link

Native Status: Florida Friendly

Landscape Role: Architectural anchor palm



## Simpson’s Stopper (Myrcianthes fragrans) Link

Native Status: Native

Landscape Role: Formal ground cover and hedging



## Blue Flag Iris (Iris virginica) Link

Native Status: Native

Landscape Role: Evergreen foundation plant



## Pink Muhly Grass (Muhlenbergia capillaris) Link

Native Status: Native

Landscape Role: Seasonal ornamental grass



## Blanket Flower (Gaillardia pulchella) Link

Native Status: Native

Landscape Role: Primary flowering layer



## Podocarpus (Podocarpus macrophyllus) Link

Native Status: Florida  Friendly

Landscape Role: Architectural Hedging



## Lady Palms (Rhapis excelsa) Link

Native Status: Florida Friendly

Landscape Role: Ornamental Palm



## Blue Daze (Evolvulus glomeratus) Link

Native Status: Florida Friendly

Landscape Role: Border flowering plant



## Society Garlic (Tulbaghia violacea) Link

Native Status: Florida Friendly

Landscape Role: Year Round Color



## Myers Fern (Asparagus densiflorus) Link

Native Status: Florida Friendly

Landscape Role: Evergreen Base



## Schillings Dwarf (Ilex vomitoria) Link

Native Status: Native

Landscape Role: Evergreen Base



## Sunshine Mimosa (Mimosa strigillosa) Link

Native Status: Native

Landscape Role: Seasonal Flowering

Ground Cover



# Lighting Overview

The proposed lighting system is designed to enhance the visibility, character, and safety of the Tuscora entrance, exit monument, and median through a cohesive and refined nighttime presentation.The system offers full color customization via the Luxor platform, enabling dynamic lighting scenes that can be adapted for seasons, holidays, or community-specific events. The approach integrates uplighting, wash lighting, and path lighting to create depth, highlight architectural features, and improve wayfinding without producing excessive glare or light spill.

The system utilizes a top of the line energy-efficient, low-voltage LED fixtures by FX Luminaire (FXL), centered around a Luxor control platform that allows for color control, seasonal theming, zoning, dimming, and future adaptability. FXL Luxor systems are the industry leading products for these use cases. Uplights are strategically positioned to emphasize monument signage and vertical elements, while wash lights provide even illumination across walls and planting beds. Path lighting is incorporated where appropriate to define edges and enhance pedestrian and vehicular awareness.

All fixtures are carefully placed to maintain balanced light distribution and preserve the visual integrity of the site. The system is designed with long-term performance in mind, including optimized transformer placement and professional-grade wiring to minimize voltage drop and ensure reliability.

This lighting approach delivers a clean, intentional nighttime environment that strengthens the community entrance identity while remaining efficient, durable, and easy to maintain.

| Fixture Type | Manufacturer | Model | Description | Quantity | Notes |
|---|---|---|---|---|---|
| LED Transformer | FX Luminaire | Luxor 300W | Color-changing smart transformer | 1 | Primary system controller |
| Satellite Transformer | FX Luminaire | Luxor Satellite | Secondary power distribution unit | 1 | Supports extended runs |
| LED Up Light | FX Luminaire | Luxor NP | Color-changing uplight | 18 | Monument + tree uplighting |
| LED Wash Light | FX Luminaire | Luxor PB | Color-changing wash light | 8 | Wall + signage illumination |
| LED Path Light | FX Luminaire | TM Series | Color- changing path light | 6 | Pedestrian + edge definition |
| Low Voltage Wiring | — | 12/2 Direct Burial | Professional-grade landscape wire | 600 LF | Routed per lighting plan |
| Connectors & Accessories | — | — | Waterproof connectors, fittings, etc. | 1 Lot | Installation materials |

# Median Lighting Diagram

## Diagram Legend

FXL LUXOR NP Light

Up-Light Direction

FXL LUXOR PB Wash Light

FXL TM Path Light

Wash Light Focus Area

Path Light



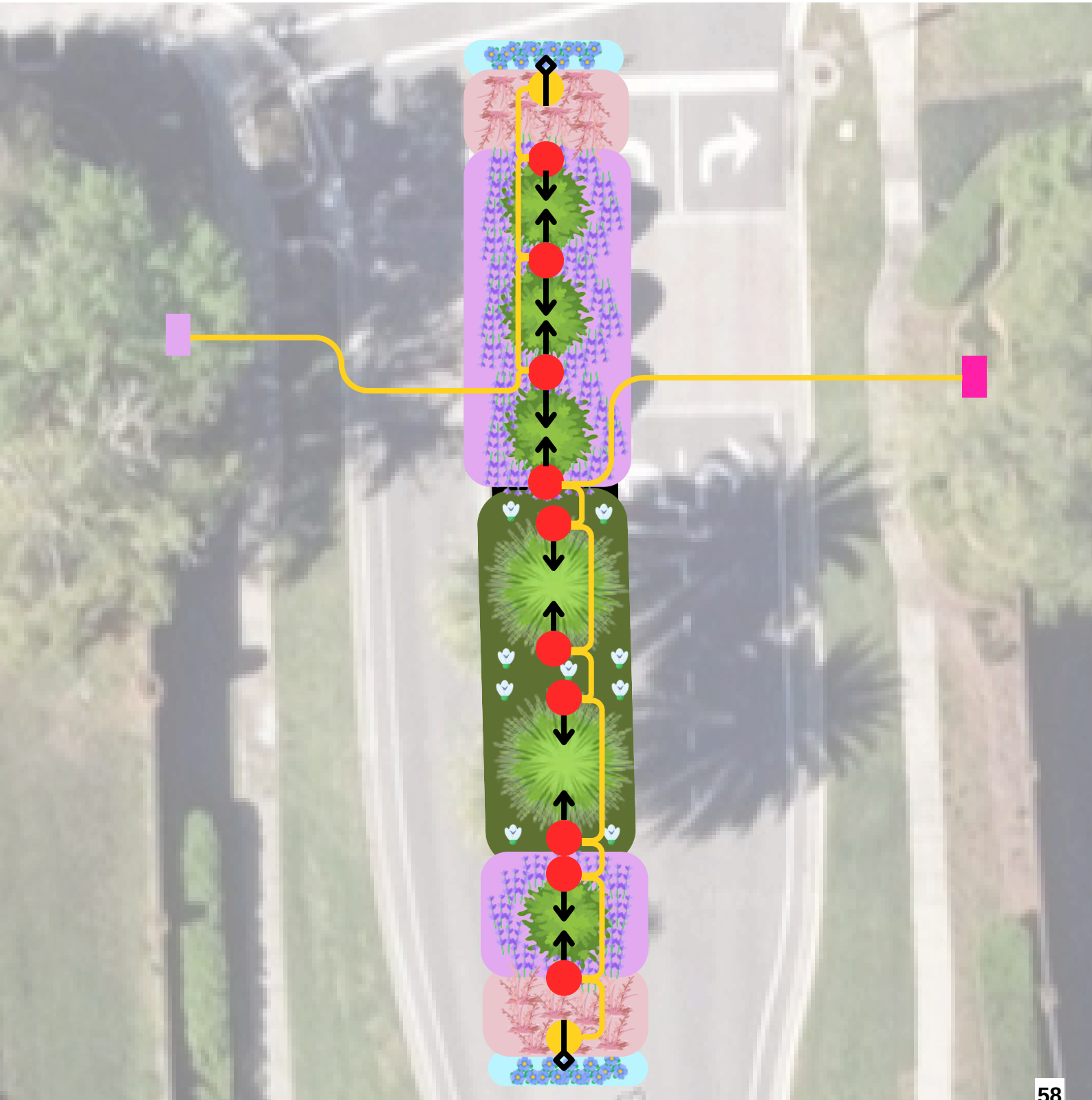
# Median Wiring Diagram

## Diagram Legend

FXL Luxor 300w Transformer

FXL Luxor Satellite Transformer

12/2 Professional Grade Lanscape Wiring



# Monuments Lighting Diagram

## Diagram Legend

FXL LUXOR NP Light

Up-Light Direction

FXL LUXOR PB Wash Light

FXL TM Path Light

Wash Light Focus Area

Path Light



# Exit Monument Wiring Diagram

## Diagram Legend

FXL Luxor 300w Transformer

FXL Luxor Satellite Transformer

12/2 Professional Grade Lanscape Wiring



# Entrance Monument Wiring Diagram

## Diagram Legend

FXL Luxor 300w Transformer

FXL Luxor Satellite Transformer

12/2 Professional Grade Lanscape Wiring



# Lighting Spec Sheet

| Unit | | | |
|---|---|---|---|
| **UNIT NAME** | FXL NP UP-LIGHT | FXL PB WASH LIGHT | FX TM PATH LIGHT |
| **LINK TO SITE** | Link | Link | Link |
| **LUMENS** | 115 - 390 | 125 - 255 | 73 |
| **LM/W** | 21 | 37 | 16 |
| **CCT** | RGBW | RGBW | RGBW |
| **BEAM ANGLE** | 50° | ---- | ---- |
| **MAX CD** | 172 | ---- | 41 |
| **CRI** | 80+ | 83 | 80+ |
| **INPUT VOLT** | 11 to 15 | 11 to 15 | 11 to 15 |
| **MRL L70 (HR)** | 55,000 | 72,000 | 55,000 |

# Quote Breakdown

| Item Name | Description | Qty. | $/Unit | Total |
|---|---|---|---|---|
| Site Prep | Pre-Installation Removal / Clean Up | 1 | $1,500.00 | $1,500.00 |
| Labor | Labor/Time/Machine Work/Clean Up | 1 | $2,865.00 | $2,865.00 |
| Dump Fee | Debris Dump Fee | 1 | $285.00 | $285.00 |
| Myers Fern | 3 Gallon | 64 | $19.50 | $1,248.00 |
| European Fan Palm | 15 Gallon | 4 | $365.00 | $1,460.00 |
| Podocarpus | 7 Gallon / Option 15 Gallon For Wall | 30 | $38.50 | $1,155.00 |
| Schillings Dwarf | 3 Gallon | 55 | $19.50 | $1,072.50 |
| Blue Flag Iris | 3 Gallon | 40 | $26.50 | $1,060.00 |
| Sunshine Mimosa | 1 Gallon | 36 | $12.50 | $450.00 |
| Blue Daze | 1 Gallon | 140 | $9.50 | $1,330.00 |
| Mulch | Mini/Nugget (Rated per Pallet) | 3 | $450.00 | $1,350.00 |
| Sod | St. Augustine Floratam | 400 | $1.25 | $500.00 |
| Irrigation | Irrigation adjustments to existing system will be performed as needed to support plant material and ensure proper coverage. Exact cost TBD | 1 | $0.00 | $0.00 |
| Lady Palm | 7 Gallon | 16 | $165.00 | $2,640.00 |
| Simpson Stopper | 3 Gallon | 65 | $23.50 | $1,527.50 |
| Society Garlic | 1 Gallon | 120 | $9.50 | $1,140.00 |
| Blanket Flower | Behind Blue Daze | 30 | $12.50 | $375.00 |
| Pink Muhly Grass | 3 Gallon | 15 | $23.50 | $352.50 |
| **Landscape Total** | | | | **$20,310.50** |

# Quote Cont'd

| Item Name | Description | Qty. | $/Unit | Total |
|---|---|---|---|---|
| Landscape Total | Landscape Total | 1 | $20,310.50 | $20,310.50 |
| FXL Luxor Transformer | Color changing light system transformer 300W | 1 | $1,569.00 | $1,569.00 |
| FXL Luxor Satellite | Color changing light system secondary booster transformer | 1 | $1,165.00 | $1,165.00 |
| FXL Luxor NP Light | Color Changing Landscape Up-Light | 18 | $463.00 | $8,334.00 |
| FXL Luxor PB Wash | Color Changing Landscape Wash-Light | 8 | $471.00 | $3,768.00 |
| FXL TM Path Light | Single Tempurature Path Light | 6 | $437.00 | $2,622.00 |
| Wiring | Professional Grade Wiring (Rated/Ft) | 600 | $0.50 | $300.00 |
| Consumables | Connectors, Wiring Accessories ETC. | 1 | $135.00 | $135.00 |
| Demolition | Removal of Existing System, Repair of Wall, Intstall Prep | 1 | $2,160.00 | $2,160.00 |
| Labor | Installation of New Lighting System | 1 | $2,754.00 | $2,754.00 |
| Quarterly Service Visit / Lightscape Programming | Quarterly visit to adjust lights according to new growth or pruning and reprogramming of lightscape to seasonal theme as determined by client | 1 | $500.00 | $500.00 |
| Rebate to Service Agreement | Waived fee on the Quarterly Service Visit / Lightscape Programming | 1 | -$500.00 | -$500.00 |
| **Lighting Total** | | | | **$22,807.00** |

| | |
|---|---|
| Landscaping Total | $20,310.50 |
| Lighting Total | $22,807.00 |
| **GRAND TOTAL** | **$43,117.50** |

# Proposed Timeline

**Day 1:** Site Demolition, Site Prep

**Day 2:** Site Demolition, Grounds Prep, Initial Line Placement, Landscape Installation

**Day 3:** Landscape Installation, Irrigation Adjusted, Final Touches

**Day 4:** Transformers Installed, Lines Buried

**Day 5:** Lights Installed

**Day 6:** Lights Programmed, Final Touches

# Warranties and Disclosures

## Lighting Warranty and Conditions

**1.** Manufacturer's Warranty (FX Luminaire)

All lighting fixtures and components manufactured by FX Luminaire shall be covered by a ten (10) year limited manufacturer's warranty, subject strictly to the terms, conditions, limitations, and exclusions set forth by the manufacturer. Bright Arbor Outdoor Lighting Inc. makes no independent warranty on behalf of the manufacturer and shall not be liable for manufacturer defects beyond facilitating applicable claims.

**2.** Workmanship Warranty (Bright Arbor Outdoor Lighting Inc.)

Bright Arbor Outdoor Lighting Inc. ("Contractor") warrants that all electrical connections, wiring, and installation work performed under this agreement shall be free from defects in workmanship for the lifetime of the installed system.

**3**. Conditions and Limitations

This workmanship warranty is expressly conditioned upon the following:

- The lighting system has not been altered, modified, repaired, relocated, or otherwise disturbed by any party other than Contractor without prior written authorization from Contractor.
- The system has been operated under normal conditions and maintained in accordance with any provided guidelines.
- No damage has occurred due to misuse, abuse, negligence, vandalism, accident, Acts of God, power surges, or external environmental conditions beyond Contractor's control.

Any violation of the above conditions shall, at Contractor's sole discretion, render this warranty null and void.

**4**. Exclusive Remedy

Upon a valid warranty claim, Contractor shall, at its sole option, repair or replace the defective workmanship at no cost for labor associated with the original scope of work. This remedy shall constitute the sole and exclusive remedy under this warranty.

**5.** Exclusions

This warranty does not cover:

- Normal wear and tear, including but not limited to lamp degradation or color shift.
- Damage resulting from work performed by others.
- Components not installed by Contractor.
- Costs associated with access, restoration, or modifications outside the original installation scope unless otherwise agreed in writing.

**6.** Determination of Coverage

All warranty claims are subject to inspection and approval by Contractor. Determination of cause, coverage, and appropriate remedy shall be made solely at the discretion of Bright Arbor Outdoor Lighting Inc., acting reasonably and in good faith.

## Plant Material Warranty and Conditions

Bright Arbor Outdoor Lighting Inc. warrants that all plant material supplied and installed shall be healthy, viable, and true to name at the time of installation.

No warranty is provided for plant material with respect to damage or loss resulting from, including but not limited to: sod failure, freeze or frost conditions, deer or other wildlife intrusion, insects, disease, drought, overwatering, underwatering, improper maintenance, mechanical damage (including "weed-eater" or equipment damage), pet damage, or any other environmental or site conditions beyond the control of Bright Arbor Outdoor Lighting Inc.

Bright Arbor Outdoor Lighting Inc. shall not be held liable for plant failure or decline occurring after installation due to lack of proper care, adverse weather conditions, Acts of God, or any external factors outside of Contractor's control.

Any deviation from the original approved estimate, including but not limited to plant relocation, substitution, additional materials, or additional labor, shall be documented and reflected in the final invoice.

# ESTIMATE

Date: 4/8/2026

EST-00328

## Tuscora Rd Entryway Enhancement

### Prepared For

City of Winter Springs

kmaddox@winterspringsfl.org

### Scope of Work

This revised proposal outlines the rehabilitation of the Tuscora Road entryway, primarily utilizing Florida native materials. Based on feedback from the Winter Springs community, this version expands upon the original plan by increasing the native plant ratio and incorporating dedicated monument lighting.

While the initial proposal closely mirrored the existing aesthetic of Tuscora Drive's community entrances, this revision prioritizes ecological sustainability and local biodiversity as requested.

| Description | Qty | Unit |
|---|---|---|
| **Demo and Prepartion of Areas** | | |
| Mobilization of Tools and Equipment | 1.00 | ea |
| Foreman | 20.00 | hour |
| Crewman | 60.00 | hour |
| Dump Fees | 1.00 | ea |
| **Demo and Prepartion of Areas Subtotal** | | **$4,770.00** |
| **Material Installations** | | |
| Mobilization of Tools and Equipment | 1.00 | ea |
| Blue My Mind - Blue Daze - 1 Gallon - Installed | 36.00 | ea |
| Liriope - 1 Gallon - Installed | 186.00 | ea |

| Description | Qty | Unit |
|---|---|---|
| Blanket Flower - 1 Gallon - Installed | 200.00 | ea |
| Muhly Grass - 3 Gallon - Installed | 18.00 | ea |
| Schilling - 3 Gallon - Installed | 64.00 | ea |
| Dwarf Firebush - 3 Gallon - Installed | 34.00 | ea |
| Blue Pacific Juniper - 3 Gallon - Installed | 123.00 | ea |
| Loropettalum - 3 Gallon - Installed | 68.00 | ea |
| Coontie Palm - 3 Gallon - Installed | 20.00 | ea |
| Pringle Podocarpus - 3 Gallon - Installed | 12.00 | ea |
| Inkberry Holly - 3 Gallon - Installed | 95.00 | ea |
| Pro 40 Staking Kit | 13.00 | ea |
| Eastern Redbud - 30 Gallon - Installed | 6.00 | ea |
| Yaupon Holly - 30 Gallon - Installed | 7.00 | ea |
| Bahia Sod - Installed | 1600.00 | sf |
| Mulch - Brown Shredded - Installed | 30.00 | ea |
| **Material Installations Subtotal** | | **$29,044.51** |
| **Irrigation Repair and Adjustments** | | |
| Labor - Irrigation | 20.00 | hr |
| Irrigation Parts and Pieces | 1.00 | ea |
| **Irrigation Repair and Adjustments Subtotal** | | **$2,700.00** |
| **Boulders** | | |
| Boulders | 1.00 | CY |
| Foreman | 1.00 | hour |
| Crewman - Enhancement | 1.00 | hour |
| **Boulders Subtotal** | | **$684.30** |
| **Low Voltage Lighting - Alliance Fixtures** | | |
| Foreman - Enhancement | 6.00 | hour |
| Crewman - Enhancement | 18.00 | hour |

| Description | Qty | Unit |
|---|---|---|
| Alliance BL200 | 12.00 | ea |
| Alliance 150w Transformer | 1.00 | ea |
| Low Voltage Wire - Direct Burial - 2 Strand | 500.00 | ln ft |
| Wire Nuts | 24.00 | ea |
| **Low Voltage Lighting - Alliance Fixtures Subtotal** | | **$4,837.99** |

Base Proposal Subtotal: $42,036.80

**Total: $42,036.80**

## Authorization

By signing below, I authorize the work described in this estimate to be performed.

Signature _____ Date _____

Printed Name _____ Title _____

## Terms & Conditions

Thank you for the opportunity to submit this proposal.

Should you approve of this proposal, **please sign and email the approved proposal** to **Contracts@NaturesCareOrlando.com** or **approve via the portal**.

Proposals not received through the portal or the email may be subject to delays.

Proposal pricing is good for 20 days from the date above.

By signing this proposal, I hereby agree to pay all statements and/or invoices within ten (10) days of receipt and interest on any statements and/or invoices not paid with such period at the rate of 1.5 percent (1.5%) per month until paid in full and i further agree to be respoinsible for any all costs and fees, including but not limited to attourneys' fees and court costs as well as administrative costs to collect incurred by Natures Care Orlando, LLC. in collecting any amounts due and owing under this contract.

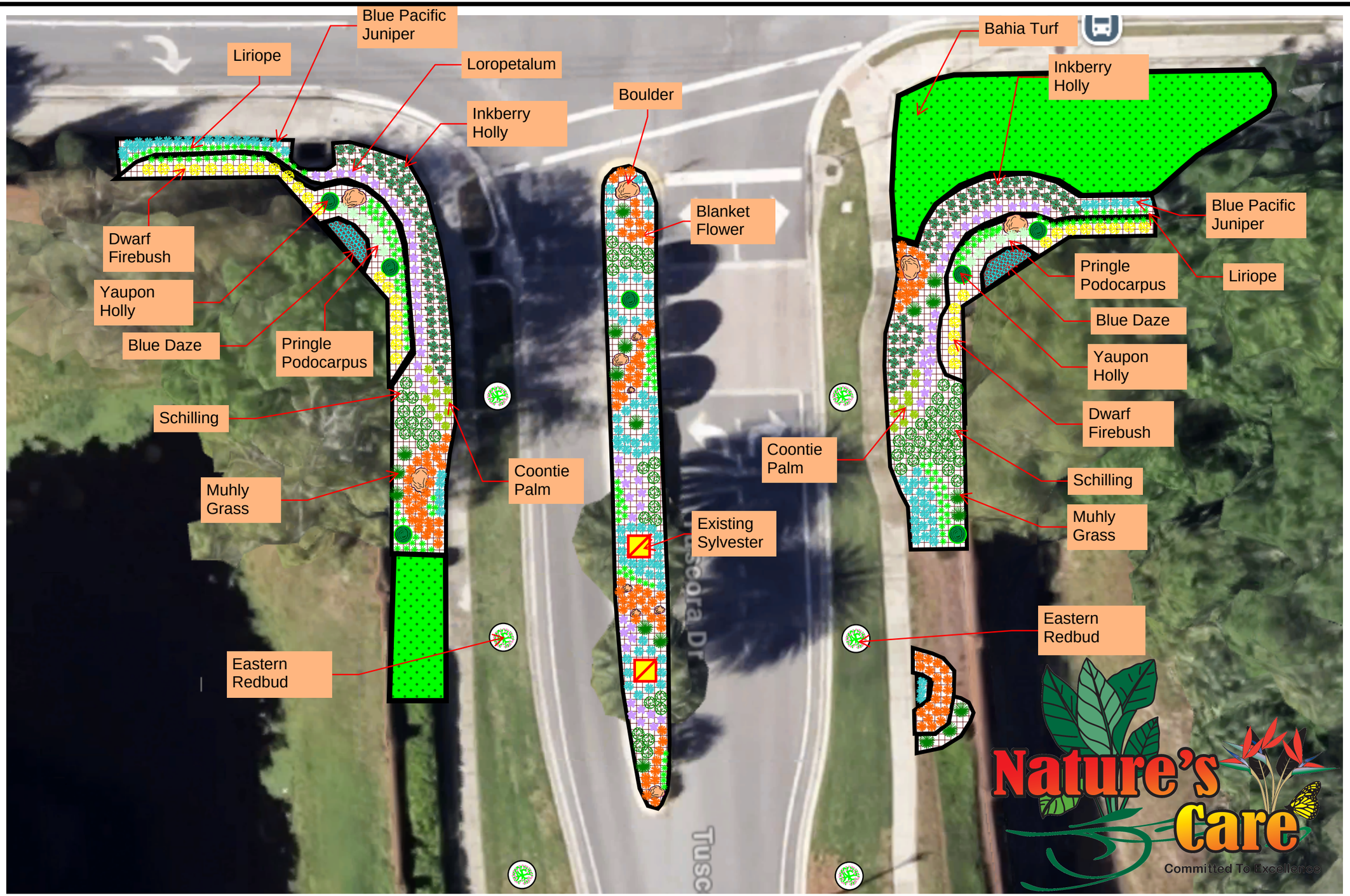
# Tuscora Dr

## Landscape Enhancement

**Contents Enclosed:**

1. Rendering of Wall and Plantings
2. Submittal Booklet of Landscape Materials

**Date Submitted: Monday, February 9, 2026**




| | | | | | |
|---|---|---|---|---|---|
| Sheet:1 of 1 | Project: Tuscora Rd Entryway Enhancement | Date: | Version: | Description: | **Natures Care** |
| | | 02/09/26 | 1 | Initial design and layout | |
| | | 04/13/26 | 2 | Re-design to have more native materials | |
| Date: 02/09/26 | Version: | | | | Landscape Design and Rehabilitation Plan and Renderings |

## ***Pringle Podocarpus***



This fantastic evergreen shrub is a dwarf form, It has small dark green needle-like foliage and a dense habit. Makes an excellent specimen, low hedge, or bonsai plant. carefree durability, rich color, and it's happy anywhere you plant it - sun or shade. This shrub is moderately drought-tolerant once established, and grows slowly to about 3 feet tall, though you can keep it somewhat smaller if you like.

# Blue Pacific Juniper




Juniperus conferta, commonly called shore juniper, is a decumbent evergreen shrub that is native to certain sandy coastal areas of Japan and Sakhalin Island (Russia). It is a dense, low-spreading plant that grows 10-18” tall and spreads by creeping, branched stems over time to 6-8’ wide. It is noted for its attractive, aromatic, awl-shaped, blue-green foliage featuring spiny-pointed blue-green needles (to 5/8” long) in groups of three. Fleshy, blackish, berry-like seed cones acquire a silvery bloom at maturity.

## ***Pink Muhly***




A very beautiful native grass, muhly has pinkish-purple plumes that appear in fall.

As the color fades to pale pink and then beige, the plumes can be removed or left on into winter.

Muhly can reseed but because of its size that usually doesn't present a problem.

This is a small grass, growing only about 3 feet tall overall.

Full to partial sun is best. Cold hardy, salt-tolerant, and an ornamental grass well worth planting in any garden.

# ***Holly Tree Form***



Hollies come in many forms, from large trees to dwarf shrubs. Some make excellent hedges, while others shine alone as accent plants.

There are three common hollies native to Florida: American, Yaupon, and Dahoon, as well as a hybrid of American and Dahoon called ‘East Palatka’ holly. Holly plants have many different leaf shapes and vary in size. The growth forms also can vary from upright to weeping types. All four produce the shiny green leaves and red berries we associate with "Christmas holly."

Holly trees are dioecious, meaning there are both male and female trees. Only the female plants produce berries, which are also a source of food for wildlife.

# ***Eastern Redbud***



- The **Eastern Redbud** (*Cercis canadensis*) is a native deciduous tree prized for its dramatic early-spring color and distinct heart-shaped leaves. It is a favorite for those wanting a "woodland" or "cottage" aesthetic.
- **Growth Habit:** It features a **spreading, vase-shaped canopy** that often develops a multi-trunk or gracefully crooked form as it matures. It provides a soft, organic silhouette rather than a rigid upright one.
- **The Signature Look:** Before its leaves emerge in early spring, the branches (and sometimes the trunk) are covered in **clusters of tiny, neon-pink to lavender pea-like flowers**. In summer, it displays dense, **heart-shaped foliage** that turns a bright, buttery yellow in the fall.
- **Size & Speed:** It is a **moderate grower**, typically reaching **20–30 feet in height** with a similar spread. It stays relatively small and manageable, making it an excellent choice for suburban lots.
- **Light & Hardiness:** It thrives in **full sun to partial shade**. While it is highly cold-hardy, in hotter climates like Florida, it performs best when it receives some afternoon shade to protect its leaves from scorching.
- **Maintenance:** It is generally **low-maintenance**, though it does require leaf raking in the autumn. Because the wood can be somewhat brittle, it should be planted in a spot protected from high winds to prevent branch breakage.

# ***Coontie Palm***



Sometimes called "Coontie Palm," this is not actually a palm but a palm-like cycad plant.

It's one tough cookie - perfect for dry areas, cold tolerant, not choosy as to light - yet it provides an appealing fine-textured look.

These are ideal plants to surround a mailbox, line a walkway, accent a tropical garden bed, or go almost anywhere you can think of.

This small "shrub" grows very slowly to 2-1/2 to 3 feet tall by 3 feet wide. It takes full sun to full shade.

Cold hardy anywhere in South Florida, this little cycad plant is drought-tolerant once established.

# ***Blanket Flower***



Gaillardia, also known as blanket flower, is an easy-to-grow, short-lived perennial with richly colored, daisy-like flowers. The plant forms a slowly spreading mound, and the common name may be a reference to how they can slowly spread and "blanket" an area. The plants grow to about 24 inches in height with about a 20-inch spread. Blanket flowers are fast-growers. If grown from seed, they will bloom in their second year, but plants purchased from nurseries are typically ready to bloom in your garden. This garden favorite puts out large showy blossoms in shades of reds and yellows throughout the warm season months.

# Dwarf Firebush



Firebush is a perennial or semi-woody shrub that is known scientifically as *Hamelia patens.* Gardeners love firebush because it produces flowers from late spring until the first frost, and the bright red flowers attract hummingbirds and butterflies, including the zebra longwing and gulf fritillary butterflies. Song birds also like to feed on the berries.

The plant's mature size will depend on where it is grown. In South Florida it may reach fifteen feet tall, though it can easily be kept to five or eight feet tall. It works well in hedges, mixed borders, or as a stand-alone shrub. In North Florida, it will die back after the first freeze but will re-grow in the spring, making it what some people call a "root-hardy perennial. It is also a great plant because it is heat and drought tolerant once established, can grow in a range of soils, and has no serious insect or disease problems.

# ***Schillings Dwarf***



The symmetrical, dense, rounded form of Schilling's dwarf holly requires infrequent pruning to maintain its 4- to 6-foot height and spread. Ideally suited as a low-growing foundation plant, Schilling's dwarf holly works well as a tall groundcover because it forms a low, dense cover of green foliage when planted in mass. It is often sheared into low hedges in formal gardens, similar to the boxwoods in the early American gardens. The small, dark green leaves have a reddish cast when they are young and no spines. This cultivar of a male plant will produce no berries.

# ***'Ruby' Loropetalum***



Loropetalum Plum or otherwise known as Plum Delight, is a great, midsized shrub. Distinctive plum colored foliage and pink fringy flowers make this shrub stand out. But what makes the Loropetalum a favorite of gardeners and landscape designers is not only its unique visual elements, but also that it is a tough plant with very little pests and it is easy to grow and maintain.

This partial evergreen shrub prefers moist but well-drained soil, but it is very adaptable to less than ideal conditions. It has a fast growth rate so in order to keep it shaped or in a hedge, it needs to be pruned often. Loropetalum grows best in full sun to partial shade. It needs the sun to maintain its dark foliage, a full and dense shape, and bloom well.

For years, Ruby Loropetalum had been the Loropetalum cultivar of choice and was recognized as a fairly low maintenance landscape plant with very little insect of disease problems. However, recently, there have been increasing reports and complaints of unexplained decline on Ruby Loropetalum, especially in central Florida. The Plum cultivar has been a recommendation in place of the Ruby. Plum is less susceptible to leaf blight and also has a skinnier leaf, darker foliage and smaller, darker flowers.

# ***Inkberry Holly***



Inkberry holly (Ilex glabra) is a versatile, native evergreen shrub (Zones 5–9) known for its dark, glossy, spineless leaves and black winter berries. Growing 6–10 feet tall, it thrives in moist, acidic soil and full sun to part shade. Ideal for hedges or as a, it is deer-resistant, supports pollinators, and offers, and, on Plant Addicts, it's described as a great, durable alternative to boxwoods.

**Key Characteristics & Care:**

- **Size:** Typically 6–8 feet tall and 8–10 feet wide, though cultivars like 'Compacta' or 'Shamrock' are smaller (4–5 feet). Can easily be maintained as mid-level hedges.
- **Foliage:** Evergreen, dark green leaves that are smooth and lack the spines typical of other hollies.
- **Light:** Full sun to partial shade.
- **Soil/Water:** Prefers moist to wet, acidic soils. It is tolerant of clay, flooding, and, as noted on Maryland DNR, road salt.
- **Berries:** Dioecious, meaning separate male and female plants are needed. Females produce black berry-like fruits that persist into winter, providing food for birds.
- **Maintenance:** Low maintenance, but can be pruned in late winter to manage growth or increase density.

**Common Uses:**

- Native replacement for boxwood.
- Hedges, privacy screens, or mass plantings.
- Rain gardens or low-lying areas.

# ***Liriope***



Liriope, sometimes called lilyturf, is among our best evergreen ground covers. It multiplies rapidly and requires very little care. It grows well throughout South Carolina.

Most liriopes grow to a height between 10 and 18 inches. *Liriope muscari* generally grows in a clump form and will spread to about 12 to 18 inches wide. *Liriope spicata* spreads rapidly by underground stems (rhizomes) and will cover a wide area.

Liriope can be used as a groundcover under trees and shrubs and as a massed planting on slopes and banks. *Liriope muscari* and its cultivars can also be used as low edging plants along paved areas or in front of foundation plantings.

# ***Bahia Turf***




Bahia is a fast growing hardy grass that can be found all over Florida naturally growing. It takes quickly to new landscape and establishes faster than most other grass. Although Bahia grows fast, it is considered low maintenance as it is extremely hardy. Used primarily in commercial application where irrigation coverage is a concern, Bahia will establish itself in almost any conditions, unlike St. Agustine, Zoysia or others. Don't let the nature of Bahia fool you, it can be a beautiful addition to any lawn or field. Bahia with proper irrigation coverage is thick, lush and vibrant in color. Bahia being as thick as it is also is pretty resilient to new growth of weeds throughout.

Bahia is a warm-season grass. Its most active growth occurs from late spring through the hot summer months. In its proper climate, this perennial grass persists year after year. A naturally deep root system makes Bahia grass very drought tolerant, even in sandy soils common to the Southeast. Bahia can reach blade lengths up to 20 inches, but normally stops out in the 8 to 10 inch range. For a lawn application, mowing once a week in summer season is recommended.

Nature's Care
Committed To Excellence

## ***Chocolate Mulch***



# REGULAR AGENDA ITEM 502

TUSCAWILLA LIGHTING & BEAUTIFICATION DISTRICT ADVISORY COMMITTEE AGENDA | MAY 20, 2026 REGULAR MEETING

## TITLE

Budget 2027 Prep

## SUMMARY

Working session to discuss projections for FY2027 budget.

## FUNDING SOURCE

## RECOMMENDATION

Discuss projections for FY2027 budget

**Special Assessment - TLBD Maintenance 160**
**Financial Forecast**

| | | | 25% | | 21% | | 1% | | 0% | | 2% | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4375.84 | Legal Maximum: $220 | $128 | $160 | | $193 | | $195 | | $195 | | $198 | |
| **Account** | **Description** | **2025 Actual** | **2026 Adopted** | **Detail** | **2027** | **Detail** | **2028** | **Detail** | **2029** | **Detail** | **2030** | **Detail** |
| | **Revenues:** | | | | | | | | | | | |
| | Charges for Services | 542,988 | 672,129 | | 810,756 | | 819,157 | | 819,157 | | 831,760 | |
| | Interest / Other Earnings | 16,833 | 1,800 | | 2,500 | | 2,500 | | 2,500 | | 2,500 | |
| | Misc Private Contribution / Donations | | | | | | | | | | | |
| | Settlement Insurance Proceeds | 48,427 | | | | | | | | | | |
| | **Total Revenues** | 608,248 | 673,929 | | 813,256 | | 821,657 | | 821,657 | | 834,260 | |
| | **Expenditures:** | | | | | | | | | | | |
| 530340 | Other Svcs | | 3,360 | | 4,032 | | 4,838 | | 5,806 | | 5,806 | |
| | *Tax Collector Revenue Collection Fee* | | | *3,360* | | *4,032* | | *4,838* | | *5,806* | | *5,806* |
| 530341 | Other Svcs - Contract / Administrative | 27,446 | 5,500 | | 5,500 | | 5,665 | | 5,665 | | 5,835 | |
| | *NBS* | | | *5,500* | | *5,500* | | *5,665* | | *5,665* | | *5,835* |
| 530341-008 | Other Svcs - Contract / Administrative Overhead | 58,926 | 58,926 | | 58,926 | | 58,926 | | 58,926 | | 58,926 | |
| | *Includes Insurance, Finance Admin, UB Admin* | | | *58,926* | | *58,926* | | *58,926* | | *58,926* | | *58,926* |
| 540430 | Utilities | 62,791 | 74,340 | | 80,766 | | 83,189 | | 84,852 | | 86,549 | |
| | *Water - zone 3 WSB/Tuskawilla* | | | *29,280* | | *32,969* | | *33,958* | | *34,638* | | *35,330* |
| | *Water - zone 3 Sem Co-Deer Rn, Howell Crk* | | | *660* | | *743* | | *765* | | *781* | | *796* |
| | *Water - zone 4 incr* | | | *10,200* | | *11,485* | | *11,830* | | *12,066* | | *12,308* |
| | *Duke Energy Monument lights* | | | *34,200* | | *35,568* | | *36,635* | | *37,368* | | *38,115* |
| 540434 | Streetlights | 203,461 | 243,396 | | 245,830 | | 248,288 | | 250,771 | | 253,279 | |
| | *Duke Streetlights - TLBD Accounts Decorative Poles/Fixtures* | | | *243,396* | | *245,830* | | *248,288* | | *250,771* | | *253,279* |
| 545210-001 | R&M Infra - Stormwater Ponds (Fountain Maintenance) | 23,540 | 21,496 | | 61,496 | | 61,794 | | 61,794 | | 62,097 | |
| | *Fountain Maint. (2 fountains)* | | | *14,880* | | *14,880* | | *15,178* | | *15,178* | | *15,481* |
| | *Pump repairs* | | | *1,560* | | *1,560* | | *1,560* | | *1,560* | | *1,560* |
| | *Additional fountain repairs, ie bulbs, wiring* | | | *5,056* | | *5,056* | | *5,056* | | *5,056* | | *5,056* |
| | *North Fountain Rehab Commitment* | | | | | *40,000* | | *40,000* | | *40,000* | | *40,000* |
| 545270 | R&M Infra - Grounds | 153,954 | 254,735 | | 325,735 | | 278,515 | | 287,908 | | 283,328 | |
| | *Replacement Plantings* | | | *19,304* | | *19,304* | | *19,304* | | *19,304* | | *19,304* |
| | *Tree Services -Triming, Removal, Stump Grinding etc.* | | | *14,000* | | *14,000* | | *14,000* | | *14,000* | | *14,000* |
| | *Landscape Irrigation Repairs* | | | *5,000* | | *5,000* | | *5,000* | | *5,000* | | *5,000* |
| | *Annual Mulching - mini pine bark* | | | *34,650* | | *34,650* | | *34,650* | | *34,650* | | *34,650* |
| | *Monthly Landscape Maint. - Contract ( Nature's Care)* | | | *92,669* | | *92,669* | | *95,449* | | *98,312* | | *101,262* |
| | *Seasonal Flower rotation* | | | *7,632* | | *7,632* | | *7,632* | | *7,632* | | *7,632* |
| | *Irrigation Monthly Inspections* | | | *6,480* | | *6,480* | | *6,480* | | *6,480* | | *6,480* |
| | *Fungicide (FY 27) Every 2 Years* | | | | | *19,000* | | | | *19,570* | | |
| | *Fertilizer (FY 27) Every 2 Years* | | | | | *32,000* | | | | *32,960* | | |
| | *Releveling Base in Medians* | | | | | *10,000* | | *10,000* | | *10,000* | | *10,000* |
| | *Assessment District Rehab (Plantings, Electric, Median)* | | | *75,000* | | *85,000* | | *86,000* | | *40,000* | | *85,000* |
| 545270-004 | R&M Infra - Grounds Signs / Walls | 458 | 500 | | 500 | | 500 | | 500 | | 500 | |
| | *Flags for TLBD Entrance* | | | *500* | | *500* | | *500* | | *500* | | 500 |
| 550520 | Operating | | | | | | | | 50,000 | | | |
| | *Decorative Street Sign Refurbishment* | | | | | | | | | *50,000* | | |
| 560650 | Construction in Progress | 249,546 | | | | | | | | | | |
| | *North Fountain Rehab* | | | | | | | | | | | |
| | **Total Expenditures** | **780,121** | **662,253** | | **782,784** | | **741,715** | | **806,223** | | **756,320** | |
| | Excess (Deficiency) of Revenues Over (Under) Expenditures | (171,873) | 11,676 | | 30,471 | | 79,943 | | 15,435 | | 77,940 | |
| | Fund Balance, Beginning of Year | 336,097 | 164,224 | | 175,900 | | 206,371 | | 286,314 | | 301,749 | |
| | Fund Balance, End of Year | $ 164,224 | $ 175,900 | | $ 206,371 | | $ 286,314 | | $ 301,749 | | $ 379,688 | |
| | *Estimated Cash Balance Needed for 25% of Operating* | *132,644* | *165,563* | | *195,696* | | *185,429* | | *201,556* | | *189,080* | |

**Special Assessment - TLBD Maintenance 160** | **Re-worked Version** | Bids can go out in late Sept F27 Early Oct for the fountain rehab

**Financial Forecast**

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 25% | | 21% | | 4% | | 0% | | 0% | | 0% | | 0% | | |
| 4375.84 | Legal Maximum: $220 | $128 | $160 | *$32* | $193 | *$33* | $200 | *$7* | $200 | | $200 | | $200 | | $200 | | |
| **Account** | **Description** | **2025 Actual** | **2026 Adopted** | **Detail** | **2027** | **Detail** | **2028** | **Detail** | **2029** | **Detail** | **2030** | **Detail** | **2031** | **Detail** | **2032** | **Detail** | |
| | **Revenues:** | | | | | | | | | | | | | | | | |
| | Charges for Services | 542,988 | 672,129 | | 810,756 | | 840,161 | | 840,161 | | 840,161 | | 840,161 | | 840,161 | | |
| | Interest / Other Earnings | 16,833 | 1,800 | | 2,500 | | 2,500 | | 2,500 | | 2,500 | | ##### ###### | | ##### ###### | | |
| | Misc Private Contribution / Donations | | | | | | | | | | | | | | | | |
| | Settlement Insurance Proceeds | 48,427 | | | | | | | | | | | | | | | |
| | **Total Revenues** | 608,248 | 673,929 | | 813,256 | | 842,661 | | 842,661 | | 842,661 | | 842,661 | | 842,661 | | |
| | **Expenditures:** | | | | | | | | | | | | | | | | |
| 530340 | Other Svcs | | 3,360 | | 4,032 | | 4,838 | | 5,806 | | 5,806 | | 5,806 | | 5,806 | | |
| | *Tax Collector Revenue Collection Fee* | | | *3,360* | | *4,032* | | *4,838* | | *5,806* | | *5,806* | | *5,806* | | *5,806* | |
| 530341 | Other Svcs - Contract / Administrative | 27,446 | 5,500 | | 5,500 | | 5,665 | | 5,665 | | 5,835 | | 5,835 | | 5,835 | | |
| | *NBS* | | | *5,500* | | *5,500* | | *5,665* | | *5,665* | | *5,835* | | *5,835* | | *5,835* | |
| 530341-008 | Other Svcs - Contract / Administrative Overhead | 58,926 | 58,926 | | 58,926 | | 58,926 | | 58,926 | | 58,926 | | 58,926 | | 58,926 | | |
| | *Includes Insurance, Finance Admin, UB Admin* | | | *58,926* | | *58,926* | | *58,926* | | *58,926* | | *58,926* | | *58,926* | | *58,926* | |
| 540430 | Utilities | 62,791 | 74,340 | | 80,766 | | 83,189 | | 84,852 | | 86,549 | | 86,549 | | 86,549 | | |
| | *Water - zone 3 WSB/Tuskawilla* | | | *29,280* | | *32,969* | | *33,958* | | *34,638* | | *35,330* | | *35,330* | | *35,330* | |
| | *Water - zone 3 Sem Co-Deer Rn, Howell Crk* | | | *660* | | *743* | | *765* | | *781* | | *796* | | *796* | | *796* | |
| | *Water - zone 4 incr* | | | *10,200* | | *11,485* | | *11,830* | | *12,066* | | *12,308* | | *12,308* | | *12,308* | |
| | *Duke Energy Monument lights* | | | *34,200* | | *35,568* | | *36,635* | | *37,368* | | *38,115* | | *38,115* | | *38,115* | |
| 540434 | Streetlights | 203,461 | 243,396 | | 245,830 | | 248,288 | | 250,771 | | 253,279 | | 253,279 | | 253,279 | | |
| | *Duke Streetlights - TLBD Accounts Decorative Poles/Fixtures* | | | *243,396* | | *245,830* | | *248,288* | | *250,771* | | *253,279* | | *253,279* | | *253,279* | |
| 545210-001 | R&M Infra - Stormwater Ponds (Fountain Maintenance) | 23,540 | 21,496 | | 21,496 | | 197,794 | | 21,794 | | 22,097 | | 22,097 | | 22,097 | | |
| | *Fountain Maint. (2 fountains)* | | | *14,880* | | *14,880* | | *15,178* | | *15,178* | | *15,481* | | *15,481* | | *15,481* | |
| | *Pump repairs* | | | *1,560* | | *1,560* | | *1,560* | | *1,560* | | *1,560* | | *1,560* | | *1,560* | |
| | *Additional fountain repairs, ie bulbs, wiring* | | | *5,056* | | *5,056* | | *5,056* | | *5,056* | | *5,056* | | *5,056* | | *5,056* | |
| | ***North Fountain Rehab Commitment*** | | | | | - | | ***176,000*** | | | | | | | | | |
| 545270 | R&M Infra - Grounds | 153,954 | 317,735 | | 340,535 | | 251,515 | | 414,908 | | 396,328 | | 253,896 | | 204,495 | | |
| | *Replacement Plantings* | | | *19,304* | | *19,304* | | *19,304* | | *19,304* | | *19,304* | | *19,304* | | *19,304* | |
| | *Tree Services -Triming, Removal, Stump Grinding etc.* | | | *14,000* | | *14,000* | | *14,000* | | *14,000* | | *14,000* | | *14,000* | | *14,000* | |
| | *Landscape Irrigation Repairs* | | | *5,000* | | *5,000* | | *5,000* | | *5,000* | | *5,000* | | *5,000* | | *5,000* | |
| | *Annual Mulching - mini pine bark* | | | *34,650* | | *34,650* | | *34,650* | | *34,650* | | *34,650* | | *34,650* | | *34,650* | |
| | *Monthly Landscape Maint. - Contract ( Nature's Care)* | | | *92,669* | | *92,669* | | *95,449* | | *98,312* | | *101,262* | | *104,300* | | *107,429* | |
| | *Seasonal Flower rotation* | | | *7,632* | | *7,632* | | *7,632* | | *7,632* | | *7,632* | | *7,632* | | *7,632* | |
| | *Irrigation Monthly Inspections* | | | *6,480* | | *6,480* | | *6,480* | | *6,480* | | *6,480* | | *6,480* | | *6,480* | |
| | *Fungicide (FY 27) Every 2 Years* | | | | | *19,000* | | | | *19,570* | | | | *19,570* | | - | |
| | *Fertilizer (FY 27) Every 2 Years* | | | | | *32,000* | | | | *32,960* | | | | *32,960* | | - | |
| | *Releveling Base in Medians* | | | | | *10,000* | | *10,000* | | *10,000* | | *10,000* | | *10,000* | | *10,000* | |
| | ***Assessment District Rehab (Plantings, Electric, Median)*** | | | ***138,000*** | | ***99,800*** | | ***59,000*** | | ***167,000*** | | ***198,000*** | | - | | - | |
| 545270-004 | R&M Infra - Grounds Signs / Walls | 458 | 500 | | 500 | | 500 | | 500 | | 500 | | 500 | | 500 | | |
| | *Flags for TLBD Entrance* | | | *500* | | *500* | | *500* | | *500* | | *500* | | *500* | | *500* | |
| 550520 | Operating | | | | | | | | - | | 50,000 | | | | | | |
| | ***Decorative Street Sign Refurbishment*** | | | | | | | | | - | | **50,000** | | | | | |
| 560650 | Construction in Progress | 249,546 | | | | | | | | | | | - | | - | | |
| | ***North Fountain Rehab*** | | | | | | | - | | | | | | - | | - | |
| | **Total Expenditures** | **780,121** | **725,253** | | **757,584** | | **850,715** | | **843,223** | | **879,320** | | **686,888** | | **637,487** | | |
| | Excess (Deficiency) of Revenues Over (Under) Expenditures | (171,873) | (51,324) | | 55,671 | | (8,053) | | (561) | | (36,659) | | 155,773 | | 205,174 | | |
| | Fund Balance, Beginning of Year | 336,097 | 164,224 | | 112,900 | | 168,571 | | 160,518 | | 159,957 | | 123,298 | | 279,071 | | |
| | Fund Balance, End of Year | $ 164,224 | $ 112,900 | | $ 168,571 | | $ 160,518 | | $ 159,957 | | $ 123,298 | | $ 279,071 | | $ 484,245 | | |
| ***Future*** | *Estimated Cash Balance Needed for 25% of Operating* | *132,644* | *146,813* | | *164,446* | | *153,929* | | *169,056* | | *219,830* | | *171,722* | | *159,372* | | |
| | *Later in the year once a year with part of carryover balance* | *Sufficient* | *Not Sufficient* | | *Sufficient* | | *Sufficient* | | *Not Sufficient* | | *Not Sufficient* | | *Sufficient* | | *Sufficient* | | |
| | ***Reno Budget for each year*** | | ***138,000*** | | ***99,800*** | | ***235,000*** | | ***167,000*** | | ***248,000*** | | - | | - | | |
| | BAU Expense Projections- Needed | *780,121* | *587,253* | | *657,784* | | *615,715* | | *676,223* | | *631,320* | | *686,888* | | *637,487* | | |
| | **Total Expenditures- row 50 above** | | **725,253** | | **757,584** | | **850,715** | | **843,223** | | **879,320** | | **686,888** | | **637,487** | | |
| ***Rank*** | ***Projects: Approved projects on Jan 21, 2026*** | | | | | | | | | | | | | | | | |
| 2.8 | 2. Main Entrance Lighting | | | 19,000 | | | | | | | | | | | | | |
| 2.4 | 1. Tuscora Renovation | | | 49,000 | | | | | | | | | | | | | |
| 2.4 | 4. Median #1 | | | 14,000 | | | | | | | | | | | | | |
| 2.6 | 3. Fountain (Reserve or not to reserve) | | | | | | | ***176,000*** | | | | | | | | | |
| 2 | 6. Median 3 & 4 | | | 23,000 | | | | | | | | | | | | | |
| 2 | 7. Median 2 | | | 15,000 | | | | | | | | | | | | | |
| 1.2 | 8. Median 21 | | | | | | | | | | | 9,000 | | | | | |
| 2 | 9. Median 5 | | | | | 48,000 | | | | | | | | | | | |
| 1.8 | 10. Small Monuments | | | 18,000 | | | | | | | | | | | | | |
| 1.8 | 11.Median 11 | | | | | | | ***32,000*** | | | | | | | | | |
| 1.4 | 12. Median 6 | | | | | 21,000 | | | | | | | | | | | |
| 1.4 | 13.Median 18 | | | | | | | ***27,000*** | | | | | | | | | |
| 1.4 | 14. Median 23 | | | | | | | | | 13,000 | | | | | | | |
| 1.4 | 17. Decorative Street Signs | | | | | | | | | | | 50,000 | | | | | |
| 1.2 | 15.Median 8 | | | | | 27,000 | | | | | | | | | | | |
| 1.2 | 16. Median 9 | | | | | | | | | 42,000 | | | | | | | |
| 1 | 17. Median 7 | | | | | 3,800 | | | | | | | | | | | |
| 1.2 | 18. Median 14 | | | | | | | | | 58,000 | | | | | | | |
| 1.2 | 19. Median 16 | | | | | | | | | | | 16,000 | | | | | |
| 1.2 | 20.Median 17 | | | | | | | | | 54,000 | | | | | | | |
| 1.2 | 21. Median 22 | | | | | | | | | | | 11,000 | | | | | |
| 1 | 22. Median 10 | | | | | | | | | | | 27,000 | | | | | |
| 1 | 23. Median 12 | | | | | | | | | | | 13,000 | | | | | |
| 1 | 24. Median 13 | | | | | | | | | | | 38,000 | | | | | |
| 1 | 25. Median 15 | | | | | | | | | | | 48,000 | | | | | |
| 1 | 26. Median 19 | | | | | | | | | | | 19,000 | | | | | |
| 1 | 27. Median 20 | | | | | | | | | | | 17,000 | | | | | |
| | ***Row 43 Above- Project Rehab- 5 Years to complete Fy26-FY30*** | | | ***$ 138,000*** | | ***$ 99,800*** | | ***$ 235,000*** | | ***$ 167,000*** | | ***$ 248,000*** | | | | | |
| | Operating Balance Carryover- Use this in 2026 for Reno | | 57,014 | | | | | | | | | | | | | | |
| | Est Fund Balance TBLB Model | | 5,690 | | 61,361 | | 53,308 | | 52,747 | | 16,088 | | | | | | |