

Lakewood Ranch Stewardship District
Proposed Operating Budget for General Fund -
Summary Budget For Operation & Maintenance
October 1, 2016 to September 30, 2017

Category	Full Year 30-Sep-16 Budget	Full Year 30-Sep-16 Forecast	Increase (Decrease) Forecast vs. Budget	Full Year 30-Sep-17 Budget	Increase (Decrease) 2017 Budget vs. 2016 Forecast	Estimated Buildout Budget
Sources of Funds:						
Assessments - Platted Land	\$ 927,617	\$ 848,000	\$ (79,617)	\$ 1,216,454	\$ 368,454	\$ 7,947,875
Assessments - Un Platted Land	\$ 120,138	\$ 130,000	\$ 9,862	\$ 195,901	\$ 65,901	\$ -
Landowner Contribution	\$ 710,739	\$ 968,927	\$ 258,188	\$ 1,110,727	\$ 141,800	\$ -
Other Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total - Sources of Funds	\$ 1,758,494	\$ 1,946,927	\$ 188,433	\$ 2,523,082	\$ 576,155	\$ 7,947,875
Uses of Funds						
General & Administrative Expenditures:						
Insurance	\$ 8,250	\$ 8,000	\$ (250)	\$ 8,000	\$ -	\$ 51,082
Meeting Advertising	\$ 8,000	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ 12,383
Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,192
Engineering	\$ 40,000	\$ 50,000	\$ 10,000	\$ 60,000	\$ 10,000	\$ 216,711
Bond Agent Fees	\$ 15,000	\$ 15,000	\$ -	\$ 20,000	\$ 5,000	\$ 61,917
Legal Fees	\$ 70,000	\$ 80,000	\$ 10,000	\$ 90,000	\$ 10,000	\$ 371,504
Accounting	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ 154,793
Lien Book and Tax Roll	\$ 90,000	\$ 90,000	\$ -	\$ 100,000	\$ 10,000	\$ 180,000
Annual Audit	\$ 15,000	\$ 12,000	\$ (3,000)	\$ 15,000	\$ 3,000	\$ 74,301
Trustee	\$ 60,000	\$ 60,000	\$ -	\$ 70,000	\$ 10,000	\$ 309,587
Manager	\$ 60,000	\$ 60,000	\$ -	\$ 70,000	\$ 10,000	\$ 309,587
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,192
Postage	\$ 500	\$ 500	\$ -	\$ 500	\$ -	\$ 3,096
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,192
Office Supplies	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 12,383
Dues, Licenses, Subscriptions	\$ 175	\$ 175	\$ -	\$ 200	\$ 25	\$ 1,486
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Meeting Room Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Services; County Administrative Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total - General & Administrative	\$ 398,925	\$ 415,675	\$ 16,750	\$ 473,700	\$ 58,025	\$ 1,777,406
Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Maintenance:						
Leased Employees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance Management Fee - allocated at buildout	\$ 36,960	\$ 33,600	\$ (3,360)	\$ 75,000	\$ 41,400	\$ -
Misc. Maintenance - allocated at buildout	\$ 3,000	\$ 4,200	\$ 1,200	\$ 4,200	\$ -	\$ -
Master Landscape & Irrigation Repairs - Contracted	\$ 709,909	\$ 948,602	\$ 238,693	\$ 1,253,672	\$ 305,070	\$ 3,600,855
Landscape & Irrigation Repairs - Non-Contracted	\$ 216,000	\$ 219,000	\$ 3,000	\$ 324,100	\$ 105,100	\$ 745,773
Irrigation for Master Landscaping	\$ 273,200	\$ 216,800	\$ (56,400)	\$ 279,110	\$ 62,310	\$ 651,465
Environmental	\$ 57,000	\$ 60,050	\$ 3,050	\$ 63,600	\$ 3,550	\$ 126,273
Utilities	\$ 6,200	\$ 3,500	\$ (2,700)	\$ 2,800	\$ (700)	\$ 4,704
Other Maintenance	\$ 57,300	\$ 45,500	\$ (11,800)	\$ 46,900	\$ 1,400	\$ 841,398
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total - Maintenance	\$ 1,359,569	\$ 1,531,252	\$ 171,683	\$ 2,049,382	\$ 518,130	\$ 5,970,469
Total - Uses of Funds	\$ 1,758,494	\$ 1,946,927	\$ 188,433	\$ 2,523,082	\$ 576,155	\$ 7,947,875
Operating Surplus or Deficit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance Expense by Land Area:						
	Full Year 30-Sep-16 Budget	Full Year 30-Sep-16 Forecast	Increase (Decrease) Forecast vs. Budget	Full Year 30-Sep-17 Budget	Increase (Decrease) 2017 Budget vs. 2016 Forecast	Estimated Buildout Budget
Southeast Sector	\$771,300	\$783,694	\$12,394	\$827,848	\$44,155	\$1,187,917
Northwest Sector	\$474,509	\$650,559	\$176,050	\$1,081,454	\$430,895	\$1,668,523
Northeast Sector	\$73,800	\$59,199	-\$14,601	\$60,879	\$1,680	\$1,200,388
Sarasota Sector	\$0	\$0	\$0	\$0	\$0	\$1,913,641
Other / General Maintenance	\$39,960	\$37,800	-\$2,160	\$79,200	\$41,400	\$0
Total	\$1,359,569	\$1,531,252	\$171,683	\$2,049,382	\$518,130	\$5,970,469