

LAKWOOD RANCH STEWARDSHIP DISTRICT
 FOR OCTOBER 1, 2018 TO SEPTEMBER 30, 2019 DISTRICT OPERATION & MAINTENANCE BUDGET
 BUDGET SUMMARY SCHEDULE SHOWING COST PER UNIT & ASSESSMENT PER UNIT

SOURCES OF FUNDS	2018 ESTIMATE	FINAL BUDGET FY2019; Res. 2018-23	UNITS	AVG. PER UNIT	ESTIMATED BUILDOUT BUDGET	UNITS	AVG. PER UNIT	PRIOR YEAR	CHANGE VS. PRIOR YEAR
ASSESSMENTS - PLATTED PARCELS	\$2,299,431	\$3,006,105	8,706	\$345	\$8,436,704	26,551	\$318	\$326	(\$8)
SE									
NW									
NE									
SRQ									
ASSESSMENTS - UNPLATTED LAND	\$255,467	\$120,106			\$0				
SE									
NW									
NE									
SRQ									
LANDOWNER CONTRIBUTIONS - SMR	\$766,529	\$2,029,756			\$0				
SE									
NW									
NE									
SRQ									
TOTAL SOURCES	\$3,321,427	\$5,155,968	8,706	\$345	\$8,436,704	26,551	\$318	\$326	(\$8)
SE									
NW									
NE									
SRQ									
USES OF FUNDS			Variance	Variance Notes:					
SOUTHEAST SECTOR	\$963,309	\$1,254,975	\$291,666	Masters & Bourneside	1,577,970	4,076	\$387	\$370	\$17
NORTHWEST SECTOR	\$1,272,145	\$1,413,650	\$141,506	44th, 117street, etc.	1,816,841	8,650	\$210	\$183	\$27
NORTHEAST SECTOR	\$198,229	\$412,242	\$214,013	Uihlein Road	1,147,970	9,797	\$117	\$106	\$11
SARASOTA SECTOR	\$682,605	\$799,485	\$116,881	All new	1,729,540	4,027	\$429	\$439	(\$10)
GENERAL MAINTENANCE	\$126,600	\$300,000	\$173,400	O&M Management Fee; LWRD	720,000	26,551	\$27	\$34	(\$7)
PARKS MAINTENANCE	\$87,000	\$222,000	\$135,000	Parks Completed	320,000	26,551	\$12		
GENERAL RESERVES	\$0	\$0	\$0		-	26,551	\$0	\$7	(\$7)
ADMINISTRATIVE	\$481,675	\$603,310	\$121,635	New bonds / more activity	1,124,383	26,551	\$42	\$62	(\$20)
TOTAL USES	\$3,811,562	\$5,005,662	\$1,194,100		\$ 8,436,704	26,551	\$318	\$326	(\$8)
NET ADDITION TO FUND BALANCE	-\$490,136	\$150,305							
USES CHANGE VS PRIOR YEAR		\$1,194,100							
PERCENTAGE CHANGE		31%							
					ASSESSMENT PER UNIT BY SECTOR:				
					SOUTHEAST SECTOR TOTAL		\$469	\$481	(\$12)
					NORTHWEST SECTOR TOTAL		\$292	\$297	(\$5)
					NORTHEAST SECTOR TOTAL		\$199	\$217	(\$18)
					SARASOTA SECTOR TOTAL		\$511	\$550	(\$39)

Current year per unit assessments are the projected amount of the per unit annual assessments at buildout. The per unit annual assessment at buildout is based on estimated EDU's at buildout and acres within the District. Please see detail schedules on both and please note the following:

BUILDOUT AMOUNTS ARE ESTIMATES BASED ON INFORMATION AT THE TIME OF THIS SCHEDULE USING NEW BUDGET YEAR \$.

ACTUAL BUILDOUT AMOUNTS MAY BE SIGNIFICANTLY DIFFERENT FROM THE AMOUNTS SHOWN ABOVE DUE TO CHANGES IN LAND PLANS, EDU's, INFLATION

LAKEWOOD RANCH STEWARDSHIP DISTRICT
 ESTIMATED ACRES BY PARCEL BASED ON PROJECTIONS AS OF MAY 2018
 FOR ALLOCATION OF OPERATION & MAINTENANCE ASSESSMENTS ON LAND NOT PLATTED
 FOR OCTOBER 2018 TO SEPTEMBER 2019 DISTRICT OPERATIONS & MAINTENANCE BUDGET

ESTIMATED ACRES BY PARCEL	BUILDOUT ACRES			% OF TOTAL	BUILDOUT BUDGET	PER ACRE ASSESSMENT AMOUNT
	RES	COMM	TOTAL			
SE SECTOR -Manatee County						
LAKE CLUB	728		728	3.41%		285,407
EAST OF LAKE CLUB	909		909	4.26%		356,386
CC EAST	1,164		1,164	5.48%		456,337
CCE GOLF COURSE	350		350	1.64%		137,215
EAST PULTE AGE REST	604		604	2.83%		236,793
REMAINING EAST LAND	157		157	0.74%		61,551
Diocese of Sarasota		83	83	0.39%		32,539
UNIV CORNERS/SMR		30	30	0.14%		11,761
				0.09%		0
SUBTOTAL	3,912	113	4,025	18.87%	1,577,970	392
NW SECTOR						
CENTRAL PARK	355		355	1.66%		201,297
CENTRAL PARK COMM		18	18	0.08%		10,144
Lakewood Center South / NW Sector:						
ESPLANADE	195		195	0.91%		110,696
ESPLANADE - GOLF	400		400	1.88%		227,069
BRIDGEWATER - Lennar Homes	278		278	1.30%		157,813
HARMONY - Mattamy	245		245	1.15%		139,080
LOST CREEK APARTMENTS	24		24	0.11%		13,505
CREEKSIDE APARTMENTS	17		17	0.08%		9,480
LUX APARTMENTS - Davis Development-Parcel J	24		24	0.11%		13,624
NW Sector Parcel "I"	54		54	0.25%		30,654
NW Sector Parcel "F"	14		14	0.07%		8,174
Lakewood Center Parcel "I"	90		90	0.42%		51,090
Lakewood Center Parcel "J"	149		149	0.70%		84,583
Other Multi Family - Hotel - 16J	4		4	0.02%		2,044
Other Commercial Sites - Parcels L to Q	35		35	0.17%		20,096
Other MF Units - Parcel R	44		44	0.21%		24,864
Lakewood Center North 1 - "Commercial Units":						
SENIOR LIFESTYLES - LWCN Lot 1		7	7	0.03%		3,690
LWCN Lot 5		4	4	0.02%		2,486
MOB II - LWCN Lot 6 & 7		3	3	0.01%		1,538
LWCN Lot 8		1	1	0.01%		761
TIDEWELL - LWCN Lot 9		2	2	0.01%		1,414
INTERCOASTAL MEDICAL GROUP - LWCN Lot 10		3	3	0.01%		1,663
Lakewood Center North:						
ARBOR GRANDE - Standard Pacific	100		100	0.47%		58,767
MALLORY PARK - Divosta Homes	150		150	0.70%		85,151
ECHO LAKE APARTMENTS - Home by Towne	21		21	0.10%		11,921
INDIGO - Neal Homes	93		93	0.44%		52,794
SAVANNAH - Meritage Homes	304		304	1.43%		172,572
FUTURE RESIDENTIAL	22		22	0.10%		12,659
FUTURE MULTIFAMILY	31		31	0.14%		17,428
FUTURE COMMERCIAL - Office & Retail		75	75	0.35%		42,575
BUSINESS PARK		182	182	0.85%		103,316
COMMERCE PARK - east of LWRB		144	144	0.69%		81,745
BUSINESS PARK - east of LWRB		113	113	0.53%		64,147
SUBTOTAL	2,648	552	3,201	16.00%	1,816,841	568
NE SECTOR						
COMMERCIAL		797	797	3.74%		158,052
MULTI-FAMILY	181		181	0.75%		31,524
LAKEWOOD NATIONAL / POLO RUN	1,292		1,292	6.05%		252,973
RESIDENTIAL	3,613		3,613	16.94%		707,422
SUBTOTAL	5,086	797	5,883	27.49%	1,147,970	196
SARASOTA						
RESIDENTIAL	5,500		5,500	25.78%		1,154,146
COMMERCIAL		120	120	0.56%		25,181
HERITAGE RANCH		2,259	2,259	10.69%		473,829
HAMLETS	384		384	1.71%		76,383
SUBTOTAL	5,884	2,378	8,262	38.64%	1,729,540	210
ADMINISTRATIVE/GENERAL						
					2,164,383	101 **
Totals	17,490	3,840	21,331	100%	8,436,704	398

Wetland Systems Not Assessed - benefit all 1,724
 TOTAL DISTRICT ACRES PER BOND VALIDATION 23,055

NOTE:

CC East is Country Club East consisting of the original 851 acres plus 178 acres "Ritz Option" and 135 acre "Triangle parcel = 1,164
 NE Sector - land east of Lorraine Road and north of State Road 70 - East North @ 3,401 acres & East South at 2,462 acres = 5,863
 Sarasota - the 8,242 acres of Sarasota land is per Sarasota County Tax ID #s when District was formed

The District charges the Land Owner an annual per acre assessment for the undeveloped land equal to 50% of the Administrative per acre buildout budget.

Land Owner Contribution Summary	# of Acres	# of Total EDU	Unit Per Acre	# of Platted EDU	EDU Not Platted Divided by	Per Acre Assessment	Assessment Amount
Unplatted Acreage Contributions					Unit Per Acre to Equal Acres to Bill On	** Equal to 50% of the Admin per acre buildout	
Southwest Sector:							
Stock Development (Lake Club Ph 4)	450.00	304	0.68	0	450	\$51	\$22,830
Pulte Homes (Del Webb)	643.00	1,300	2.02	707	293	\$51	\$14,881
Toil Brothers (The Isles at LWR)	339.00	450	1.33	0	339	\$51	\$17,199
Diocese of Sarasota - Catholic School Site	83.00	40	0.48	0	83	\$51	\$4,211
UNIV CORNERS (North American Properties)	20.00	60	3.00	0	20	\$51	\$1,015
							\$60,136
Northwest Sector:							
Central Park Commercial Land	17.87	60	3.36	0	18	\$51	\$907
Esplanade - Taylor Morrison	400.00	1,112	2.78	1,038	27	\$51	\$1,350
HARMONY - Mattamy Homes	245.00	410	1.67	291	71	\$51	\$3,612
Palasadas - DR Horton	53.22	140	2.63	0	53	\$51	\$2,700
Tavistock	42.00	212	5.05	87	25	\$51	\$1,255
Mercedes Medical	5.00	20	4.00	0	5	\$51	\$254
Optimal Outcomes	5.00	20	4.00	0	5	\$51	\$254
MALLORY PARK - Divosta Homes	150.00	382	2.55	277	41	\$51	\$2,092
SAVANNAH - Meritage Homes	304.00	475	1.56	236	153	\$51	\$7,760
Woodleaf Hammock - Homes by Towne	74.40	183	2.46	0	74	\$51	\$3,775
							\$23,959
Northeast Sector:							
LAKEWOOD NATIONAL / POLO RUN - Lennar Homes	1,292.00	2,000	1.55	977	661	\$51	\$33,528
Lorraine NE Corners - Publix	16.94	100	5.90	0	17	\$51	\$859
Bayside Pet Resort	2.68	6	2.19	0	3	\$51	\$136
Big Jim Self Storage	6.52	69	10.61	0	7	\$51	\$331
							\$34,388
Sarasota:							
Davis Development Apartments	25.00	145	5.80	0	25	\$51	\$1,268
Ryan Company - Assisted Living Facility	7.00	86	12.29	0	7	\$51	\$355
							\$1,624
Total Non-SMR					2,377		\$120,106

LAKEWOOD RANCH STEWARDSHIP DISTRICT
 Projected General Maintenance & Administration Cost at Buildout - Shared Expenses Per EDU

	Projected Build-Out Budget	EQUIVALENT DWELLING UNITS (EDU'S)								2018-2019 Budget	SE	NW	NE	SRQ
		SE Sector		NW Sector		NE Sector		SRQ Sector						
		4,076		8,650		9,797		4,027						
		15%	Per Unit	33%	Per Unit	37%	Per Unit	15%	Per Unit					
Field Staff Payroll; Subtotal	500,000	76,759	\$18.83	162,905	\$18.83	184,499	\$18.83	75,837	\$18.83	268,000	41,143	87,317	98,891	40,648
Uniforms	5,000	768	\$0	1,629	\$0	1,845	\$0	758	\$0					
Job Materials	20,000	3,070	\$1	6,516	\$1	7,380	\$1	3,033	\$1	6,000	921	1,955	2,214	910
Phone/Radio	12,000	1,842	\$0	3,910	\$0	4,428	\$0	1,820	\$0					
Office Supplies	5,000	768	\$0	1,629	\$0	1,845	\$0	758	\$0					
Fuel & Oil	50,000	7,676	\$2	16,291	\$2	18,450	\$2	7,584	\$2	12,400	1,904	4,040	4,576	1,881
Equipment	10,000	1,535	\$0	3,258	\$0	3,690	\$0	1,517	\$0					
Tools/Machinery	10,000	1,535	\$0	3,258	\$0	3,690	\$0	1,517	\$0	500	77	163	184	76
Supplies	10,000	1,535	\$0	3,258	\$0	3,690	\$0	1,517	\$0	500	77	163	184	76
Employment Advertising	2,000	307	\$0	652	\$0	738	\$0	303	\$0					
Miscellaneous Maintenance	24,000	3,684	\$1	7,819	\$1	8,856	\$1	3,640	\$1	2,000	307	652	738	303
Maintenance Facility Rent	24,000	3,684	\$1	7,819	\$1	8,856	\$1	3,640	\$1					
Vehicle R&M	5,000	768	\$0	1,629	\$0	1,845	\$0	758	\$0	1,200	184	391	443	182
Vehicle Leases	36,000	5,527	\$1	11,729	\$1	13,284	\$1	5,460	\$1	7,800	1,197	2,541	2,878	1,183
Waste Management	5,000	768	\$0	1,629	\$0	1,845	\$0	758	\$0	1,600	246	521	590	243
Centralized Irrigation System	2,000	307	\$0	652	\$0	738	\$0	303	\$0					
Subtotal	220,000	33,774	\$8	71,678	\$8	81,179	\$8	33,368	\$8	32,000	4,913	10,426	11,808	4,854
Parks	320,000	49,126	\$12	104,259	\$12	118,079	\$12	48,535	\$12	222,000	34,081	72,330	81,917	33,671
ALL TOTAL	1,040,000	159,660	\$39	338,843	\$39	383,757	\$39	157,740	\$39	522,000	80,137	170,073	192,617	79,173
ADMINISTRATIVE														
Insurance	42,517	6,527		13,852		15,689		6,449		8,000	1,228	2,606	2,952	1,213
Meeting Advertising	42,517	6,527		13,852		15,689		6,449		15,000	2,303	4,887	5,535	2,275
Real Estate Taxes	-	-		-		-		-		-	-	-	-	-
Engineering	75,000	11,514		24,436		27,675		11,375		70,000	10,746	22,807	25,830	10,617
Bond Agent Fees	75,000	11,514		24,436		27,675		11,375		30,000	4,606	9,774	11,070	4,550
Legal Fees	125,000	19,190		40,726		46,125		18,959		100,000	15,352	32,581	36,900	15,167
Accounting	125,000	19,190		40,726		46,125		18,959		32,000	4,913	10,426	11,808	4,854
Lien Book and Tax Roll	150,000	23,028		48,872		55,350		22,751		139,000	21,339	45,288	51,291	21,083
Annual Audit	75,000	11,514		24,436		27,675		11,375		17,000	2,610	5,539	6,273	2,578
Trustee	200,000	30,704		65,162		73,799		30,335		100,000	15,352	32,581	36,900	15,167
Manager	200,000	30,704		65,162		73,799		30,335		85,000	13,049	27,694	31,365	12,892
Travel and Per Diem	-	-		-		-		-		-	-	-	-	-
Telephone	-	-		-		-		-		-	-	-	-	-
Postage	2,657	408		866		981		403		1,500	230	489	553	228
Office Supplies	-	-		-		-		-		1,500	230	489	553	228
Other Current Charges	10,629	1,632		3,463		3,922		1,612		3,810	585	1,241	1,406	578
Dues, Licenses, Subscriptions	1,063	163		346		392		161		500	77	163	184	76
Capital Outlay	-	-		-		-		-		-	-	-	-	-
Meeting Room Rent	-	-		-		-		-		-	-	-	-	-
Outside Services; County Administrative Fee	-	-		-		-		-		-	-	-	-	-
TOTAL ADMINISTRATIVE	1,124,383	172,614	\$42	366,336	\$42	414,894	\$42	170,539	\$42	603,310	92,619	196,565	222,620	91,506