

Lakewood Ranch Stewardship District
Proposed Operating Budget for General Fund -
Summary Budget For Operation & Maintenance
October 1, 2019 to September 30, 2020

Category	Full Year 30-Sep-19 Budget	FINAL BUDGET FY2020: Resolution 2019- 36		Increase (Decrease) 2020 Budget vs. 2019 Budget	Estimated Buildout Budget
<u>Sources of Funds:</u>					
Assessments - Platted Land	\$ 2,918,102	\$ 4,326,130	67%	\$ 1,408,028	\$ 9,731,966
Assessments - Un Platted Land	\$ 131,204	\$ 186,747	70%	\$ 55,543	\$ -
Landowner Contribution	\$ 1,956,356	\$ 3,061,056	64%	\$ 1,104,700	\$ -
Other Revenue (Park Rental Fees)	\$ -	\$ 1,000		\$ 1,000	\$ -
Total - Sources of Funds	\$ 5,005,662	\$ 7,574,933	66%	\$ 2,569,271	\$ 9,731,966
<u>Uses of Funds</u>					
<u>Administrative Expenditures:</u>					
Insurance	\$ 8,000	\$ 8,000	100%	\$ -	\$ 20,000
Meeting Advertising	\$ 15,000	\$ 15,000	100%	\$ -	\$ 20,000
Real Estate Taxes	\$ -	\$ -		\$ -	\$ -
Engineering	\$ 70,000	\$ 70,000	100%	\$ -	\$ 75,000
Bond Agent Fees	\$ 30,000	\$ 30,000	100%	\$ -	\$ 75,000
Legal Fees	\$ 100,000	\$ 100,000	100%	\$ -	\$ 125,000
Accounting	\$ 32,000	\$ 32,000	100%	\$ -	\$ 75,000
Lien Book and Tax Roll	\$ 139,000	\$ 150,000	93%	\$ 11,000	\$ 150,000
Annual Audit	\$ 17,000	\$ 17,000	100%	\$ -	\$ 50,000
Trustee	\$ 100,000	\$ 100,000	100%	\$ -	\$ 150,000
Manager	\$ 85,000	\$ 108,000	79%	\$ 23,000	\$ 150,000
Travel and Per Diem	\$ -	\$ -		\$ -	\$ -
Telephone	\$ -	\$ -		\$ -	\$ -
Postage	\$ 1,500	\$ 1,500	100%	\$ -	\$ 2,657
Office Supplies	\$ 1,500	\$ 1,500	100%	\$ -	\$ 10,629
Other Current Charges	\$ 3,810	\$ 3,810	100%	\$ -	\$ 1,500
Dues, Licenses, Subscriptions	\$ 500	\$ 22,000	2%	\$ 21,500	\$ 22,000
Capital Outlay	\$ -	\$ -		\$ -	\$ -
Meeting Room Rent	\$ -	\$ -		\$ -	\$ -
Outside Services; County Administrative Fee	\$ -	\$ -		\$ -	\$ -
Total - Administrative	\$ 603,310	\$ 658,810	92%	\$ 55,500	\$ 926,786
Reserves	\$ -	\$ 152,578	0%	\$ 152,578	\$ 276,375
<u>Maintenance:</u>					
Maintenance Management Fee - allocated at buildout	\$ 268,000	\$ 300,000	89%	\$ 32,000	\$ 500,250
General & Parks Maintenance - allocated at buildout	\$ 254,000	\$ 383,400	66%	\$ 129,400	\$ 959,000
Community Services Admin. Fee	\$ -	\$ 96,240	0%	\$ 96,240	\$ 317,088
Landscape & Irrigation Maintenance - Contracted	\$ 2,367,293	\$ 3,626,086	65%	\$ 1,258,793	\$ 3,908,206
Landscape & Irrigation Repairs - Non-Contracted	\$ 653,941	\$ 901,000	73%	\$ 247,059	\$ 991,000
Irrigation for Master Landscaping	\$ 556,846	\$ 1,016,846	55%	\$ 460,000	\$ 1,166,846
Environmental	\$ 182,300	\$ 241,500	75%	\$ 59,200	\$ 435,500
Utilities	\$ 6,773	\$ 55,273	12%	\$ 48,500	\$ 64,173
Other Maintenance	\$ 113,200	\$ 143,200	79%	\$ 30,000	\$ 186,742
Contingency	\$ -	\$ -		\$ -	\$ -
Total - Maintenance	\$ 4,402,352	\$ 6,763,545	65%	\$ 2,361,193	\$ 8,528,805
Total - Uses of Funds	\$ 5,005,662	\$ 7,574,933	66%	\$ 2,569,271	\$ 9,731,966
Operating Surplus or Deficit	\$ (0)	\$ -		\$ 0	\$ -
<u>Maintenance Expense by Land Area:</u>					
	<u>Budget FY2019</u>	<u>Final Budget FY2020: RES. 2019-36</u>		<u>Increase (Decrease) 2020 Budget vs. 2019 Budget</u>	<u>Estimated Buildout Budget</u>
Southeast Sector	\$1,254,975	\$1,676,873	75%	\$421,899	\$1,720,873
Northwest Sector	\$1,381,650	\$1,795,260	77%	\$413,610	\$1,901,380
Northeast Sector	\$444,242	\$1,365,504	33%	\$921,262	\$1,552,204
Sarasota Sector	\$799,485	\$1,146,268	70%	\$346,783	\$1,578,010
Other / General Maintenance	\$300,000	\$431,640	70%	\$131,640	\$1,042,338
Parks Maintenance	\$222,000	\$348,000	64%	\$126,000	\$734,000
Total	\$4,402,352	\$6,763,545	65%	\$2,361,193	\$8,528,805

Lakewood Ranch Stewardship District
Operations and Maintenance Budget Detail

Acct#	EXPENSES	Budget FY2019	PRELIMINARY Budget FY2020; Resolution 2019-28	FINAL Budget FY2020; Resolution 2019-36	FINAL FY2020 Budget vs. Budget 2019	ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
SE	SOUTHEAST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL								
	<i>Area identified as around Country Club East and Lake Club</i>								
	MASTER LANDSCAPING & IRRIGATION MAINTENANCE CONTRACTS*								
60101	University Parkway from Lorraine to Concession	160,000	350,000	350,000	190,000	119%	350,000	166,000	184,000 110.84%
60102	The Masters Ave.; Lorraine to Players	196,573	204,000	204,000	7,427	4%	204,000	235,888	(31,888) -13.52%
60103	Lorraine Rd - East side	108,150	105,000	105,000	(3,150)	-3%	105,000	129,780	(24,780) -19.09%
60104	Allocation from CDD's for UP and Lorraine medians	20,173	20,173	20,173	-	0%	20,173	24,208	(4,035) -16.67%
60106	Bournside Blvd. from Masters to SR70	80,000	108,000	108,000	28,000	35%	108,000	100,000	8,000 8.00%
60107	Covenant Way	12,978	12,600	12,600	(378)	-3%	12,600	15,574	(2,974) -19.09%
60108	Masters Ave. from Players Dr. to Bournside Blvd.	112,000	110,000	110,000	(2,000)	-2%	110,000	134,400	(24,400) -18.15%
60109	Bournside Blvd. from Masters to University Pkwy.	-	60,000	60,000	60,000	100%	90,000	86,000	4,000 4.65%
	Subtotal Landscape Maintenance Contracts	689,875	969,773	969,773	279,899	41%	999,773	891,850	107,924 12.10%
						58.10%			
SE	NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS								
60200	Irrigation Repairs	55,000	65,000	65,000	10,000	18%	65,000	66,000	(1,000) -1.52%
60210	Plant replacement	92,000	100,000	100,000	8,000	9%	100,000	120,000	(20,000) -16.67%
60215	Mulching	50,000	60,000	60,000	10,000	20%	60,000	60,000	- 0.00%
60230	Tree Trimming	30,000	30,000	30,000	-	0%	30,000	32,000	(2,000) -6.25%
new	Other Landscape Maintenance; Non-Contracted	4,000	8,000	8,000	4,000	100%	12,000	6,000	6,000
	Subtotal Non-Contracted Landscaping	231,000	263,000	263,000	32,000	14%	267,000	284,000	(17,000) -5.99%
						15.52%			
SE	IRRIGATION FOR MASTER LANDSCAPING								
60250	Monthly Meter Charge	10,500	10,500	10,500	-	0%	10,500	12,600	(2,100) -16.67%
60255	Utilization	220,000	320,000	320,000	100,000	45%	320,000	260,000	60,000 23.08%
	Subtotal Irrigation	230,500	330,500	330,500	100,000	43%	330,500	272,600	57,900 21.24%
						19.21%			
SE	ENVIRONMENTAL								
60300	Lake maintenance for the lakes outside communities	4,000	4,000	4,000	-	0%	4,000	12,000	(8,000) -66.67%
60310	General consulting	-	-	-	-	-	-	-	-
60320	Water quality monitoring	-	-	-	-	-	-	-	-
60330	Mitigation monitoring and maintenance	-	-	-	-	-	-	-	-
60340	Littoral Shelf Plantings	-	-	-	-	-	-	-	-
60350	Conservation Areas Exotic Species Removal	60,000	70,000	70,000	10,000	17%	80,000	72,000	8,000 11.11%
	Subtotal Environmental	64,000	74,000	74,000	10,000	16%	84,000	84,000	- 0.00%
						4.88%			
SE	UTILITIES								
60400	FLORIDA POWER & LIGHT	1,000	1,000	1,000	-	0%	1,000	1,200	(200) -16.67%
60410	Manatee County	-	-	-	-	-	-	-	-
	Subtotal Utilities	1,000	1,000	1,000	-	0%	1,000	1,200	(200) -16.67%
						0.06%			
	OTHER MAINTENANCE: SE SECTOR								
60600	Roads and sidewalks	2,000	2,000	2,000	-	0%	2,000	2,400	(400) -16.67%
60610	Stormwater System & Drainage	20,000	20,000	20,000	-	0%	20,000	22,000	(2,000) -9.09%
60611	Storm Damage and Clean Up	-	-	-	-	-	-	-	-
60620	Sanitary Sewer	5,000	5,000	5,000	-	0%	5,000	6,000	(1,000) -16.67%
60630	Street Light Repair	-	-	-	-	-	-	-	-
60640	Hardscapes	10,000	10,000	10,000	-	0%	10,000	12,000	(2,000) -16.67%
60645	Signs	-	-	-	-	-	-	-	-
60650	Miscellaneous Maintenance	1,200	1,200	1,200	-	0%	1,200	1,440	(240) -16.67%
60655	Centralized irrigation system	400	400	400	-	0%	400	480	(80) -16.67%
60660	Waste Management	-	-	-	-	-	-	-	-
	Subtotal	38,600	38,600	38,600	-	0%	38,600	44,320	(5,720) -12.91%
						2.24%			
SE	TOTAL SOUTHEAST SECTOR	1,254,975	1,676,873	1,676,873	421,899	34%	1,720,873	1,577,970	142,904 9.06%

Lakewood Ranch Stewardship District
Operations and Maintenance Budget Detail

EXPENSES	Budget FY2019	PRELIMINARY Budget FY2020; Resolution 2019-28	FINAL Budget FY2020; Resolution 2019-36	FINAL FY2020 Budget vs. Budget 2019	ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
Acct#								
NW NORTHWEST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL								
<i>Area identified as to the east of LWR Blvd, north of SR 70, south of SR 64 and west of Lorraine Rd.</i>								
MASTER LANDSCAPING & IRRIGATION MAINTENANCE CONTRACTS*								
60111 White Eagle Blvd from SR 70 to Malachite	23,694	96,000	96,000	72,306	305%	96,000	28,433	67,567 237.64%
60112 Rangeland Pkwy from LWR Blvd to White Eagle	27,093	68,000	68,000	40,907	151%	68,000	32,512	35,488 109.16%
60113 Kent Lake & Lake Bank Maintenance	37,136	37,000	37,000	(136)	0%	37,000	44,563	(7,563) -16.97%
60114 Malachite Road; east of White Eagle	18,120	-	-	(18,120)	-100%	18,120	21,744	(3,624) -16.67%
60115 44th Ave from Rosedale to White Eagle	34,089	85,000	85,000	50,911	149%	84,000	40,907	43,093 105.35%
60116 Malachite Road from LWR Blvd. to White Eagle	12,978	30,000	30,000	17,022	131%	30,000	15,574	14,426 92.63%
60117 White Eagle from Rangeland to 44th Ave	10,296	-	-	(10,296)	-100%	-	12,355	(12,355) -100.00%
60118 Lake Bank mowing	15,450	15,450	15,450	-	0%	15,450	18,540	(3,090) -16.67%
60119 Rangeland Pkwy from White Eagle to Esplanade	9,072	22,800	22,800	13,728	151%	22,800	10,887	11,913 109.43%
60120 LWR Blvd.; SR70 to Malachite	43,436	48,000	48,000	4,564	11%	48,000	52,124	(4,124) -7.91%
60121 LWR Blvd.; Malachite to SR64	81,605	88,000	88,000	6,395	8%	88,000	97,926	(9,926) -10.14%
60132 White Eagle from Malachite to 44th Ave	47,380	42,000	42,000	(5,380)	-11%	42,000	56,856	(14,856) -26.13%
60133 White Eagle from 44th Ave to Gatewood Dr.	164,800	164,800	164,800	-	0%	164,800	197,760	(32,960) -16.67%
60134 White Eagle from Gatewood Dr. to SR64	-	20,000	20,000	20,000		20,000	28,000	(8,000) -28.57%
60135 Silver Palm Blvd.	5,974	7,440	7,440	1,466	25%	7,440	7,169	271 3.78%
60136 Wood Fern Trail	53,560	53,560	53,560	-	0%	53,560	64,272	(10,712) -16.67%
60137 Gatewood Drive	51,500	48,500	48,500	(3,000)	-6%	48,500	61,800	(13,300) -21.52%
60138 44th Ave from White Eagle Blvd. to Indigo	36,050	40,000	40,000	3,950	11%	40,000	43,260	(3,260) -7.54%
60139 44th Ave from Indigo to Lorraine	31,386	14,000	14,000	(17,386)	-55%	14,000	37,663	(23,663) -62.83%
60141 Silver Falls Run	10,421	30,000	30,000	19,579	188%	30,000	12,505	17,495 139.90%
60142 117th Street	86,600	80,000	80,000	(6,600)	-8%	80,000	88,000	(8,000)
60143 Rangeland Pkwy. from Esplanade to Lorraine	-	26,000	26,000	26,000		26,000	80,000	(54,000)
NEW Newhaven Blvd.	-	-	-	-		60,000	-	60,000
Subtotal Landscape Maintenance Contracts	800,640	1,016,550	1,016,550	215,910	27%	1,093,670	1,052,849	40,821 3.88%
						58%		
NW NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS								
60200 Irrigation Repairs	55,000	62,000	62,000	7,000	13%	62,000	75,000	(13,000) -17.33%
60210 Plant replacement	42,000	42,000	42,000	-	0%	42,000	62,000	(20,000) -32.26%
60215 Mulching	98,000	100,000	100,000	2,000	2%	100,000	106,000	(6,000) -5.66%
60230 Tree Trimming	76,000	64,000	64,000	(12,000)	-16%	64,000	104,180	(40,180) -38.57%
Other Landscape Maintenance; Non-Contracted	4,000	8,000	8,000	4,000	100%	12,000	4,800	7,200
Subtotal Non-Contracted Landscaping	275,000	276,000	276,000	1,000	0%	280,000	351,980	(71,980) -20.45%
						15%		
NW IRRIGATION FOR MASTER LANDSCAPING								
60250 Monthly Meter Charge	8,610	8,610	8,610	-	0%	8,610	10,332	(1,722) -16.67%
60255 Utilization	200,000	310,000	310,000	110,000	55%	310,000	250,000	60,000 24.00%
Subtotal Irrigation	208,610	318,610	318,610	110,000	53%	318,610	260,332	58,278 22.39%
						17%		
NW ENVIRONMENTAL								
60300 Lake maintenance for the lakes outside communities	26,000	32,000	32,000	6,000	23%	32,000	28,000	4,000 14.29%
60310 General consulting	-	-	-	-	-	-	-	-
60320 Water quality monitoring	-	-	-	-	-	-	-	-
60330 Mitigation monitoring and maintenance	-	-	-	-	-	-	-	-
60340 Littoral Shelf Plantings	-	-	-	-	-	-	-	-
60350 Conservation Areas Exotic Species Removal	40,000	75,000	75,000	35,000	88%	100,000	46,000	54,000 117.39%
Subtotal Environmental	66,000	107,000	107,000	41,000	62%	132,000	74,000	58,000 78.38%

Lakewood Ranch Stewardship District
Operations and Maintenance Budget Detail

EXPENSES		Budget FY2019	PRELIMINARY Budget FY2020; Resolution 2019-28	FINAL Budget FY2020; Resolution 2019-36	FINAL FY2020 Budget vs. Budget 2019		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
Acct#							7%			
NW	UTILITIES (Estimated via historical usage and projected additional area)									
60400	FLORIDA POWER & LIGHT	1,200	900	900	(300)	-25%	900	1,440	(540)	-37.50%
60410	Manatee County Utilities	-	-	-	-	-	-	-	-	-
60420	PEACE RIVER	2,000	24,000	24,000	22,000	1100%	24,000	2,400	21,600	900.00%
	Subtotal Utilities	3,200	24,900	24,900	21,700	678%	24,900	3,840	21,060	548.44%
	OTHER MAINTENANCE: NW SECTOR						1%			
60600	Roads and sidewalks	-	-	-	-	-	-	-	-	-
60610	Stormwater System & Drainage	14,000	14,000	14,000	-	0%	14,000	20,000	(6,000)	-30.00%
60611	Storm Damage and Clean Up	-	-	-	-	-	-	-	-	-
60620	Sanitary Sewer	1,000	1,000	1,000	-	0%	1,000	2,000	(1,000)	-50.00%
60630	Street Light Repair	-	-	-	-	-	-	-	-	-
60640	Hardscapes	12,000	32,000	32,000	20,000	167%	32,000	12,000	20,000	166.67%
60645	Signs	-	4,000	4,000	4,000	-	4,000	-	4,000	-
60650	Miscellaneous Maintenance	1,200	1,200	1,200	-	0%	1,200	1,440	(240)	-16.67%
60655	Centralized irrigation system	-	-	-	-	-	-	-	-	-
60660	Waste Management	-	-	-	-	-	-	-	-	-
	Subtotal Other Maintenance	28,200	52,200	52,200	24,000	85%	52,200	35,440	16,760	47.29%
							3%			
NW	TOTAL NORTHWEST SECTOR	1,381,650	1,795,260	1,795,260	413,610	30%	1,901,380	1,778,441	122,939	6.91%

Lakewood Ranch Stewardship District
Operations and Maintenance Budget Detail

Acct#	EXPENSES	Budget FY2019	PRELIMINARY Budget FY2020; Resolution 2019-28	FINAL Budget FY2020; Resolution 2019-36	FINAL FY2020 Budget vs. Budget 2019		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
NE	NORTHEAST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL									
	<i>Area identified as to the east of Lorraine Rd., north of SR 70, south of SR 64 and west to District boundary.</i>									
	MASTER LANDSCAPING & IRRIGATION MAINTENANCE*									
60119	Post Blvd & SR70 Intersection	24,740	24,740	24,740	-	0%	24,740	29,688	(4,948)	-16.67%
60130	59th Avenue Lorraine Rd to Post Blvd	17,032	17,032	17,032	-	0%	17,032	20,438	(3,406)	-16.67%
60131	NE, State Road 70 & Lorraine	5,830	5,830	5,830	-	0%	5,830	6,996	(1,166)	-16.67%
60132	Uihlein Road; SR70 to 44th Ave.	62,000	173,473	173,473	111,473	180%	173,473	74,400	99,073	133.16%
60133	Lakebank and Swale Mowing	1,200	1,200	1,200	-	0%	1,200	1,400	(200)	
60134	Lorraine Corners	92,000	92,000	92,000	-	0%	92,000	110,400	(18,400)	-16.67%
NEW	Post Blvd. from 59th Ave to Rangeland Pkwy.	-	40,000	40,000	40,000		40,000	-	40,000	
60140	44th Ave from Lorraine to Bourneside	32,000	140,000	140,000	108,000	338%	140,000	38,400	101,600	264.58%
NEW	Uihlein Rd.; 44th Ave. to SR64	-	70,910	70,910	70,910		70,910	-	70,910	
NEW	Rangeland Pkwy.; Uihlein Rd. to Bourneside Blvd.	-	120,000	120,000	120,000		120,000	-	120,000	
NEW	Bourneside Blvd.; SR70 to SR64	-	127,379	127,379	127,379		127,379	-	127,379	
NEW	Rangeland Pkwy.; Lorraine Rd. to Uihlein Rd.	-	84,000	84,000	84,000		84,000	-	84,000	
	Future Roads	60,000	50,000	50,000	(10,000)	-17%	75,000	500,000	(425,000)	-85.00%
	Subtotal Landscape Maintenance Contracts	294,801	946,563	946,563	651,762	221%	971,563	781,722	189,841	24.28%
NE	NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS						63%			
60200	Irrigation Repairs	15,000	46,000	46,000	31,000	207%	46,000	40,000	6,000	15.00%
60210	Plant replacement	10,000	40,000	40,000	30,000	300%	40,000	30,000	10,000	33.33%
60215	Mulching	10,000	34,000	34,000	24,000	240%	34,000	20,000	14,000	70.00%
60230	Tree Trimming	5,500	76,000	76,000	70,500	1282%	76,000	18,000	58,000	322.22%
new	Other Landscape Maintenance; Non-Contracted	2,000	6,000	6,000	4,000	200%	10,000	2,400	7,600	
	Subtotal Non-Contracted Landscaping	42,500	202,000	202,000	159,500	375%	206,000	110,400	95,600	86.59%
NE	IRRIGATION FOR MASTER LANDSCAPING						13%			
60250	Monthly Meter Charge	8,868	8,868	8,868	-	0%	8,868	10,642	(1,774)	-16.67%
60255	Utilization	40,000	150,000	150,000	110,000	275%	200,000	180,000	20,000	11.11%
	Subtotal Irrigation	48,868	158,868	158,868	110,000	225%	208,868	190,642	18,226	9.56%
NE	ENVIRONMENTAL						13%			
60300	Lake maintenance for the lakes outside communities	16,000	16,000	16,000	-	0%	40,000	40,000	-	0.00%
60310	General consulting	-	-	-	-		-	-	-	
60320	Water quality monitoring	-	-	-	-		-	-	-	
60330	Annual Wetland Preservation Area Monitoring	800	800	800	-	0%	800	960	(160)	-16.67%
60340	Littoral Shelf Plantings and Maintenance	1,500	1,500	1,500	-	0%	1,500	1,800	(300)	-16.67%
60350	Conservation Areas Exotic Species Removal	12,000	12,000	12,000	-	0%	80,000	14,400	65,600	455.56%
	Subtotal Environmental	30,300	30,300	30,300	-	0%	122,300	57,160	65,140	113.96%
NE	UTILITIES (Estimated via historical usage and projected additional area)						8%			
60400	FLORIDA POWER & LIGHT	-	-	-	-		900	1,440	(540)	-37.50%
60410	Manatee County	100	100	100	-	0%	100	-	100	
60420	PEACE RIVER	1,273	1,273	1,273	-	0%	1,273	1,528	(255)	-16.68%
	Subtotal Utilities	1,373	1,373	1,373	-	0%	2,273	2,968	(695)	-23.41%
NE	OTHER MAINTENANCE: NE SECTOR						0%			
60600	Roads and sidewalks	-	-	-	-		-	-	-	
60610	Stormwater System & Drainage	12,000	12,000	12,000	-	0%	25,000	25,000	-	0.00%
60611	Storm Damage and Clean Up	-	-	-	-		-	-	-	
60620	Sanitary Sewer	10,000	10,000	10,000	-	0%	10,000	12,000	(2,000)	-16.67%
60630	Street Light Repair	-	-	-	-		-	-	-	
60640	Hardscapes	3,200	3,200	3,200	-	0%	5,000	5,000	-	0.00%
60645	Signs	-	-	-	-		-	-	-	
60650	Miscellaneous Maintenance	1,200	1,200	1,200	-	0%	1,200	1,400	(200)	-14.29%
	Subtotal	26,400	26,400	26,400	-	0%	41,200	43,400	(2,200)	-5.07%
							3%			
	TOTAL EXPENSES NORTHEAST SECTOR	444,242	1,365,504	1,365,504	921,262	207%	1,552,204	1,186,292	365,912	30.85%

Lakewood Ranch Stewardship District
Operations and Maintenance Budget Detail

Acct#	EXPENSES	Budget FY2019	PRELIMINARY Budget FY2020; Resolution 2019-28	FINAL Budget FY2020; Resolution 2019-36	FINAL FY2020 Budget vs. Budget 2019		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
	SARASOTA SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL									
	<i>Area identified as Sarasota County lands within the District</i>									
	SRQ MASTER LANDSCAPING & IRRIGATION REPAIRS CONTRACTS*									
60101	Deer Drive from U.Pkwy. to LWR Blvd.	216,497	160,000	160,000	(56,497)	-26%	160,000	259,796	(99,796)	-38.41%
60102	Lorraine Road from U.Pkwy. to Southern Boundary	172,580	172,000	172,000	(580)	0%	172,000	207,096	(35,096)	-16.95%
60103	LWR Blvd. from Communications Pkwy. to Southern Boundary	151,700	120,000	120,000	(31,700)	-21%	120,000	182,040	(62,040)	-34.08%
60104	Lorraine Road; South Boundary to Fruitville Road	41,200	41,200	41,200	-	0%	41,200	-	41,200	#DIV/0!
	Future Roads	-	200,000	200,000	200,000		350,000	500,000	(150,000)	-30.00%
	Subtotal Landscape Maintenance Contracts	581,977	693,200	693,200	111,224	19%	843,200	1,148,932	(305,732)	-26.61%
							53.43%			
	SRQ NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS									
60200	Irrigation Repairs	20,000	20,000	20,000	-	0%	26,000	65,000	(39,000)	-60.00%
60210	Plant replacement	15,000	30,000	30,000	15,000	100%	40,000	40,000	-	0.00%
60215	Mulching	32,450	60,000	60,000	27,550	85%	80,000	80,000	-	0.00%
60230	Tree Trimming	33,991	40,000	40,000	6,009	18%	80,000	80,000	-	0.00%
	Other Landscape Maintenance; Non-Contracted	4,000	10,000	10,000	6,000	150%	12,000	6,000	6,000	
	Subtotal Non-Contracted Landscaping	105,441	160,000	160,000	54,559	52%	238,000	271,000	(33,000)	-12.18%
							15.08%			
	SRQ IRRIGATION FOR MASTER LANDSCAPING									
60250	Monthly Meter Charge	8,868	8,868	8,868	-	0%	8,868	10,642	(1,774)	-16.67%
60255	Utilization	60,000	200,000	200,000	140,000	233%	300,000	200,000	100,000	50.00%
	Subtotal Irrigation	68,868	208,868	208,868	140,000	203%	308,868	210,642	98,226	46.63%
							19.57%			
	SRQ ENVIRONMENTAL									
60300	Lake maintenance for the lakes outside communities	10,000	12,000	12,000	2,000	20%	20,000	20,000	-	0.00%
60310	General consulting	-	-	-	-	-	-	-	-	-
60320	Water quality monitoring	-	-	-	-	-	-	-	-	-
60330	Mitigation monitoring and maintenance	-	-	-	-	-	-	-	-	-
60340	Littoral Shelf Plantings	-	2,200	2,200	2,200		2,200	-	2,200	
60350	Conservation Areas Exotic Species Removal	12,000	16,000	16,000	4,000	33%	75,000	20,000	55,000	275.00%
	Subtotal Environmental	22,000	30,200	30,200	8,200	37%	97,200	40,000	57,200	143.00%
							6.16%			
	SRQ UTILITIES (Estimated via historical usage and projected additional area)									
60400	FLORIDA POWER & LIGHT	1,200	28,000	28,000	26,800	2233%	34,000	2,000	32,000	1600.00%
60420	Manatee County	-	-	-	-	-	2,000	-	2,000	
	Subtotal Utilities	1,200	28,000	28,000	26,800	2233%	36,000	2,000	34,000	1700.00%
							2.28%			
	SRQ OTHER MAINTENANCE:									
60600	Roads and sidewalks	-	-	-	-	-	-	-	-	-
60610	Stormwater System & Drainage	12,000	12,000	12,000	-	0%	26,000	40,000	(14,000)	-35.00%
60611	Storm Damage and Clean Up	-	-	-	-	-	-	-	-	-
60620	Sanitary Sewer	-	2,000	2,000	2,000		6,000	6,000	-	0.00%
60630	Street Light Repair	-	-	-	-	-	-	-	-	-
60640	Hardscapes and Signs	6,000	10,000	10,000	4,000	67%	20,000	8,225	11,775	143.17%
60650	Miscellaneous Maintenance	2,000	2,000	2,000	-	0%	2,742	2,742	0	0.01%
	Subtotal	20,000	26,000	26,000	6,000	30%	54,742	56,966	(2,224)	-3.90%
							3.47%			
	TOTAL SARASOTA SECTOR	799,485	1,146,268	1,146,268	346,783	43%	1,578,010	1,729,540	(151,530)	-8.76%

Lakewood Ranch Stewardship District
Operations and Maintenance Budget Detail

EXPENSES		Budget FY2019	PRELIMINARY Budget FY2020; Resolution 2019-28	FINAL Budget FY2020; Resolution 2019-36	FINAL FY2020 Budget vs. Budget 2019		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
Acct#										
DISTRICT OPERATIONS AND MANAGEMENT APPORTIONED BY EDU'S										
A. PERSONNEL										
60724	Operations and Maintenance Management Fee - LWRD Personnel	268,000	300,000	300,000	32,000	12%	500,250	500,000	250	0.05%
Subtotal		268,000	300,000	300,000	32,000	12%	500,250	500,000	250	0.05%
B. OPERATIONS										
60725	Uniforms	-	2,000	2,000	2,000		5,000	5,079	(79)	-1.56%
60730	Job Materials	6,000	6,000	6,000	-	0%	20,000	20,000	-	0.00%
60735	Phone/Radio	-	-	-	-		12,000	12,000	-	0.00%
60740	Office Supplies	-	-	-	-		5,000	5,000	-	0.00%
60745	Fuel & Oil	12,400	12,400	12,400	-	0%	50,000	50,000	-	0.00%
60750	Equipment	-	-	-	-		10,000	10,000	-	0.00%
60755	Tools/Machinery	500	500	500	-	0%	10,000	10,000	-	0.00%
60760	Supplies	500	500	500	-	0%	10,000	10,000	-	0.00%
60765	Employment Advertising	-	-	-	-		2,000	2,000	-	0.00%
60770	Miscellaneous Maintenance	2,000	2,000	2,000	-	0%	24,000	24,000	-	0.00%
	Maintenance Facility Rent	-	-	-	-		24,000	24,000	-	0.00%
	Vehicle R&M	1,200	1,200	1,200	-	0%	10,000	5,000	5,000	100.00%
	Vehicle Leases	7,800	7,800	7,800	-	0%	36,000	36,000	-	0.00%
	Waste Management	1,600	3,000	3,000	1,400	88%	5,000	5,000	-	0.00%
	Centralized Irrigation System	-	-	-	-		2,000	2,000	-	0.00%
Subtotal		32,000	35,400	35,400	3,400	11%	225,000	220,079	4,921	98.44%
C. COMMUNITY SERVICES PARKS & AMENITIES ADMIN. FEE										
		-	96,240	96,240	96,240		317,088	-	317,088	198.44%
Total Operations and Management		300,000	431,640	431,640	131,640	44%	1,042,338	720,079	322,259	296.94%
PARKS; APPORTIONED BY EDU'S										
60791	Robert N Gardner Park at Lakewood Centre	150,000	276,000	276,000	126,000	84%	264,000	200,000	64,000	32.00%
60792	James L Patton Park at Kent Lake	60,000	60,000	60,000	-	0%	60,000	60,000	-	0.00%
60793	Roger A Hill Park at White Eagle Blvd.	12,000	12,000	12,000	-	0%	60,000	60,000	-	0.00%
NEW	Stewardship District Park at Waterside Place	-	-	-	-		350,000	-	350,000	
Total Parks		222,000	348,000	348,000	126,000	57%	734,000	320,000	414,000	129.38%
TOTAL MAINTENANCE		4,402,352	6,763,545	6,763,545	2,361,193	54%	8,528,805	7,312,321	1,216,484	16.64%
ADMINISTRATIVE										
70000	Insurance	8,000	8,000	8,000	-	0%	20,000	42,517	(22,517)	-52.96%
70010	Meeting Advertising	15,000	15,000	15,000	-	0%	20,000	42,517	(22,517)	-52.96%
70020	Real Estate Taxes	-	-	-	-		-	-	-	
70030	Engineering	70,000	70,000	70,000	-	0%	75,000	75,000	-	0.00%
70040	Bond Agent Fees	30,000	30,000	30,000	-	0%	75,000	75,000	-	0.00%
70050	Legal Fees	100,000	100,000	100,000	-	0%	125,000	125,000	-	0.00%
70060	Accounting	32,000	32,000	32,000	-	0%	75,000	125,000	(50,000)	-40.00%
70065	Lien Book and Tax Roll	139,000	150,000	150,000	11,000	8%	150,000	150,000	-	0.00%
70070	Annual Audit	17,000	17,000	17,000	-	0%	50,000	75,000	(25,000)	-33.33%
70080	Trustee	100,000	100,000	100,000	-	0%	150,000	200,000	(50,000)	-25.00%
70090	Manager	85,000	108,000	108,000	23,000	27%	150,000	200,000	(50,000)	-25.00%
70100	Travel and Per Diem	-	-	-	-		-	-	-	
70110	Telephone	-	-	-	-		-	-	-	
70120	Postage	1,500	1,500	1,500	-	0%	2,657	2,657	-	0.00%
70150	Office Supplies	1,500	1,500	1,500	-	0%	1,500	-	1,500	
70160	Other Current Charges	3,810	3,810	3,810	-	0%	10,629	10,629	-	0.00%
70170	Dues, Licenses, Subscriptions	500	22,000	22,000	21,500	4300%	22,000	1,063	20,937	1969.78%
70180	Capital Outlay	-	-	-	-		-	-	-	
70190	Meeting Room Rent	-	-	-	-		-	-	-	
70200	Outside Services; County Administrative Fee	-	-	-	-		-	-	-	
TOTAL ADMINISTRATIVE		603,310	658,810	658,810	55,500	9%	926,786	1,124,383	(197,596)	-17.57%
RESERVES		-	152,578	152,578	152,578		276,375	200,000	76,375	38.19%
EXPENSES GRAND TOTAL		5,005,662	7,574,933	7,574,933	2,569,271	51%	9,731,966	8,636,704	1,095,262	12.68%

Lakewood Ranch Stewardship District
Operations and Maintenance Budget Detail

EXPENSES	Budget FY2019	PRELIMINARY Budget FY2020; Resolution 2019-28	FINAL Budget FY2020; Resolution 2019-36	FINAL FY2020 Budget vs. Budget 2019		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
REVENUES - % FROM PLATTED LOTS						100%			
ASSESSMENTS FROM PLATTED LOTS ^a	2,918,102	4,326,130	4,326,130	1,408,028	48%	9,731,966	8,636,704	1,095,262	12.68%
ASSESSMENTS FROM UNPLATTED	131,204	186,747	186,747	55,543	42%			-	
LANDOWNER CONTRIBUTIONS (A)	1,956,356	3,062,056	3,061,056	1,104,700	56%			-	
INTEREST INCOME		-	-	-				-	
OTHER INCOME (PARK RENTAL FEES)		-	1,000	1,000				-	
TOTAL	5,005,662	7,574,933	7,574,933	2,569,271	51%	9,731,966	8,636,704	1,095,262	12.68%
OPERATING SURPLUS (DEFICIT)	0	0	0	0		0	0		
				TOTAL CHANGE VS. PRIOR YEAR			1,095,262		

(A) INCLUDES LOTS NOT PLATTED AT BEGINNING OF YEAR AND SOLD TO A THIRD PARTY DURING YEAR.

^aLandscape contracts are inclusive of turf maint., shrub & ornamental tree maint., bed maint., and irrigation system programming and inspection. Contracts are not inclusive of palm and canopy tree pruning, mulch, annuals or irrigation repairs.

ADOPTED AND APPROVED BY RESOLUTION 2019-36 OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT BOARD OF SUPERVISORS WHILE IN REGULAR SESSION WITH A QUORUM PRESENT AND VOTING ON AUGUST 9, 2019

^bBuildout assessments budget includes a cushion to account for county administration and collection fees equating to 3% and up to 4% for discounts aloud.

(B) BUILDOUT AMOUNTS ARE IN CURRENT YEAR \$. FINAL BUILDOUT AMOUNTS MAY BE SIGNIFICANTLY DIFFERENT DUE TO ECONOMIC FACTORS AND PLAN CHANGES

CHAIRMAN/VICE-CHAIRMAN

LAKEWOOD RANCH STEWARDSHIP DISTRICT
 FOR OCTOBER 1, 2019 TO SEPTEMBER 30, 2020 DISTRICT OPERATION & MAINTENANCE BUDGET
 BUDGET SUMMARY SCHEDULE SHOWING COST PER UNIT & ASSESSMENT PER UNIT

	2019 ESTIMATE	PRELIMINARY BUDGET 2020	UNITS	AVG. PER UNIT	ESTIMATED BUILDOUT BUDGET	UNITS	AVG. PER UNIT	PRIOR YEAR	CHANGE VS. PRIOR YEAR
SOURCES OF FUNDS									
ASSESSMENTS - PLATTED PARCELS	\$2,918,102	\$4,326,130	10,937	\$396	\$9,731,966	25,633	\$380	\$326	\$54
SE									
NW									
NE									
SRQ									
ASSESSMENTS - UNPLATTED LAND	\$150,738	\$186,747			\$0				
SE									
NW									
NE									
SRQ									
LANDOWNER CONTRIBUTIONS - SMR	\$2,085,819	\$3,061,056			\$0				
SE									
NW									
NE									
SRQ									
TOTAL SOURCES	\$5,154,659	\$7,573,933	10,937	\$396	\$9,731,966	25,633	\$380	\$326	\$54
SE									
NW									
NE									
SRQ									

USES OF FUNDS			Variance	Variance Notes:					
SOUTHEAST SECTOR	\$1,228,062	\$1,676,873	\$448,811	additional landscaping & irrigation consumption	1,720,873	4,058	\$424	\$387	\$37
NORTHWEST SECTOR	\$1,484,073	\$1,795,260	\$311,187	additional landscaping, irrigation consumption & conservation area maint.	1,901,380	8,638	\$220	\$210	\$10
NORTHEAST SECTOR	\$423,227	\$1,365,504	\$942,277	additional landscaping, irrigation consumption & conservation area maint.	1,552,204	9,409	\$165	\$117	\$48
SARASOTA SECTOR	\$737,583	\$1,146,268	\$408,685	additional landscaping, irrigation consumption & conservation area maint.	1,578,010	3,527	\$447	\$429	\$18
OPERATIONS & MANAGEMENT	\$303,723	\$335,400	\$31,677		725,250	25,633	\$28	\$27	\$1
COMM. SERV. MGMT. FEE	\$0	\$96,240	\$96,240		317,088	25,633	\$12	\$0	\$12
PARKS	\$336,000	\$348,000	\$12,000		734,000	25,633	\$29	\$12	\$17
GENERAL RESERVES	\$0	\$152,578	\$152,578	parks	276,375	25,633	\$11	\$8	\$3
ADMINISTRATIVE	\$641,991	\$658,810	\$16,819		926,786	25,633	\$36	\$42	(\$6)
TOTAL USES	\$5,154,659	\$7,574,933	\$2,420,274		\$ 9,731,966	25,633	\$380	\$325	\$55

NET ADDITION TO FUND BALANCE	\$0	-\$1,000							
USES CHANGE VS PRIOR YEAR		\$2,420,274							
PERCENTAGE CHANGE		47%							

NET ASSESSMENT PER UNIT BY SECTOR:				
SOUTHEAST SECTOR TOTAL	\$540	\$476	\$64	12%
NORTHWEST SECTOR TOTAL	\$336	\$299	\$37	12%
NORTHEAST SECTOR TOTAL	\$281	\$206	\$75	32%
SARASOTA SECTOR TOTAL	\$564	\$519	\$45	8%

AVG. PER UNIT	PRIOR YEAR
7% GROSS UP:	7% GROSS UP:
\$578	\$515
\$360	\$318
\$301	\$232
\$603	\$589

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

LAKWOOD RANCH STEWARDSHIP DISTRICT
 ESTIMATED EDU'S BY COMMUNITY AND ALLOCATION OF OPERATIONS & MAINTENANCE BUDGET - BASED ON PROJECTIONS AS OF MAY 2019
 FOR OCTOBER 2019 TO SEPTEMBER 2020 DISTRICT OPERATIONS & MAINTENANCE BUDGET

Billable	PROJECTED BUILDOUT EDU'S				% OF TOTAL	PLATTED AS OF MAY 2019 BUDGET YEAR EDU'S				% OF TOTAL	WIN SECTOR %	ASSESSMENTS				
	AS OF MAY 2019					RES UNITS	RES-EDU	COMM	TOTAL			PER EDU	REVENUE TOTAL	PRIOR YEAR	VAR	
	RES UNITS	RES-EDU	COMM	TOTAL												
SECTOR																
490	LAKE CLUB - SF - Phase 1 & 2	328	328	328	1.28%	328	328	328	328	3.00%	11%	177,217				
	LAKE CLUB - SF - Phase 3 (Stock)	68	68	68	0.27%	68	68	68	68	0.62%	2%	36,740				
	LAKE CLUB - SF - Phase 4 - Stock Development - Genoa	312	312	312	1.22%	104	104	104	104	0.95%	4%	58,191				
	CC EAST - SF	1,260	1,260	1,260	4.92%	1,260	1,260	1,260	1,260	11.52%	45%	680,714				
	CC EAST - MF - "Clubside"	92	46	46	0.18%	92	46	46	46	0.42%	2%	24,854				
	CCE EAST GOLF COURSE		18	18	0.07%		18	18	18	0.16%	1%	9,725				
640	DEL WEBER - Pulte Homes	1,300	1,300	1,300	5.07%	855	855	855	855	7.82%	30%	461,954				
328	Tot Brothers	450	450	450	1.76%	151	151	151	151	1.38%	5%	81,585				
328	Diocece of Sarasota - Catholic School Site 83 acres		40	40	0.16%		40	40	40	0.00%	0%	0				
	SMR Building	12	12	12	0.05%		12	12	12	0.11%	0%	6,484				
NE Corner of Lorraine & Upkay																
	North American Properties - ID #58801559 - 60,320 sq ft		24	24	0.09%		24	24	24	0.22%	1%	13,036				
	North American Properties - ID #58801459 - 18,350 sq ft		7	7	0.03%		7	7	7	0.06%	0%	3,663				
	PROFESSIONAL RESOURCE DEV. - ID #58800979 - 4,000 sq ft		2	2	0.01%		2	2	2	0.01%	0%	854				
1.32	North American Properties - ID #58801509 - vacant 1.32 acres		2	2	0.01%		2	2	2	0.00%	0%	0				
	REMAINING EAST LAND - (East of Boum)	150	150	170	0.66%		0	0	0	0.00%	0%	0				
	Triangle Parcel - SW corner of Masters & Bourmside		20	20	0.08%		0	0	0	0.00%	0%	0				
SUBTOTAL																
		3,960	3,914	144	4,058	15.83%	2,858	2,812	63	2,875	26.28%	100%	\$540	\$1,533,088	\$1,161,428	\$391,663
NW SECTOR																
	CENTRAL PARK	826	826	826	3.22%	826	826	826	826	7.55%	15%	277,830				
	CENTRAL PARK COMM		60	60	0.23%		0	0	0	0.00%	0%	0				
Lakewood Center South / NW Sector:																
	ESPLANADE - SF	1,024	1,024	1,024	3.99%	1,024	1,024	1,024	1,024	9.36%	19%	344,429				
	ESPLANADE - MF (Townhomes)	176	88	88	0.34%	176	88	88	88	0.80%	2%	29,599				
	BRIDGEWATER - Lennox Homes	275	275	275	1.07%	275	275	275	275	2.51%	5%	102,468				
	HARMONY - SF	142	142	142	0.55%	142	142	142	142	1.30%	3%	47,763				
	HARMONY - MF (Townhomes)	535	268	268	1.04%	535	268	268	268	2.45%	5%	89,975				
	LOST CREEK APARTMENTS	272	136	136	0.53%	272	136	136	136	1.24%	2%	45,744				
	CREEKVIEW APARTMENTS	256	128	128	0.50%	256	128	128	128	1.17%	2%	43,864				
	LUX APARTMENTS - Davis Development Parcel J	237	119	119	0.46%	237	119	119	119	1.08%	2%	39,888				
	Palisades (DR Horton)	150	150	150	0.59%	150	150	150	150	1.37%	3%	50,463				
	NW Sector Parcel "P"		8	8	0.03%		0	0	0	0.00%	0%	0				
	NW Sector Parcel "K"		4	4	0.02%		0	0	0	0.00%	0%	0				
	Other Commercial Sites - Parcels L to Q		32	32	0.12%		0	0	0	0.00%	0%	0				
	Parcel "P" - off of 44th	76	76	76	0.30%		0	0	0	0.00%	0%	0				
	Parcel "H" - Hargland & Lorraine		10	10	0.04%		0	0	0	0.00%	0%	0				
CORE (within LWSs)																
0.98	The Green @ LWR - Lot 1 - ID #583207059		2.00	2.00	0.01%		0	0	0	0.00%	0%	0				
	The Green @ LWR - Lot 2 - ID #583207100		2.00	2.00	0.01%		0	0	0	0.00%	0%	0				
	The Green @ LWR - Lot 3 - ID #583207159		2.85	2.85	0.01%		3	3	3	0.03%	0%	959				
0.71	The Green @ LWR - Lot 4 - ID #583207209		2.00	2.00	0.01%		0	0	0	0.00%	0%	0				
	The Green @ LWR - Lot 5 - ID #583207259		1.65	1.65	0.01%		0	0	0	0.00%	0%	0				
1.09	The Green @ LWR - Lot 6 - ID #583207309		3.00	3.00	0.01%		0	0	0	0.00%	0%	0				
1.46	The Green @ LWR - Lot 7 - ID #583207359		3.00	3.00	0.01%		0	0	0	0.00%	0%	0				
	The Green - Lots 8 & 9 are Parking Lots															
	The Green @ LWR - Lot 10 - ID #583207409		17.73	17.73	0.07%		18	18	18	0.16%	0%	5,964				
	The Green @ LWR - Lot 11 - ID #583207459		9.62	9.62	0.04%		10	10	10	0.09%	0%	3,236				
	The Green @ LWR - Lot 12 - ID #583207509		13.59	13.59	0.05%		14	14	14	0.12%	0%	4,571				
	Tavblock (Apartments) - ID #583207459	250	125	125	0.49%	250	125	125	125	1.14%	2%	42,045				
	Bridgeway Lodging (Marriott) - ID #583206209		22.00	22.00	0.09%		22	22	22	0.20%	0%	7,401				
	LWR MOB (Optimal Outcomes) - ID #583204509		20.00	20.00	0.08%		20	20	20	0.18%	0%	6,727				
187	CORE remaining 187 acres		800	800	3.12%		0	0	0	0.00%	0%	0				
Lakewood Center North - "Commercial Units"																
	SHI # SLD Lakewood Ranch - Unit 1 - ID #583206959		43.54	43.54	0.17%		0	44	44	0.40%	1%	14,644				
	LWON Lot 5		30.00	30.00	0.12%		0	0	0	0.00%	0%	0				
	Rangeland MOB 11 - Units 6 & 7 - ID #583206179		9.88	9.88	0.04%		0	10	10	0.09%	0%	3,223				
1.34	LANDRO LLC - Unit 8 - ID #583206209		20.00	20.00	0.08%		0	0	0	0.00%	0%	0				
	SCATA Realstate - Unit 9 - ID #583206309		8.95	8.95	0.03%		0	9	9	0.08%	0%	3,011				
	Rangeland MOB - Unit 10 - ID #583206359		9.84	9.84	0.04%		0	10	10	0.09%	0%	3,308				
Lakewood Center North:																
100	ARBOR GRANDE - Standard Pacific - SF	183	183	183	0.71%	183	183	183	183	1.67%	3%	61,553				
	ARBOR GRANDE - Standard Pacific - MF	122	61	61	0.24%	122	61	61	61	0.56%	1%	20,518				
190	MALLORY PARK - Diocece Homes - SF	328	328	328	1.28%	307	307	307	307	2.81%	5%	103,267				
	MALLORY PARK - Diocece Homes - MF	108	54	54	0.21%	24	12	12	12	0.11%	0%	4,036				
21	ECHO LAKE APARTMENTS - Home by Towne	360	180	180	0.70%	360	180	180	180	1.65%	3%	60,544				
93	INDIGO - Neal Homes	590	590	590	2.30%	590	590	590	590	5.39%	11%	198,460				
304	SUNVAUGHN - Mortgage Homes	475	475	475	1.85%	361	361	361	361	3.30%	7%	121,425				
74.4	Woodleaf Hammock - Homes by Towne - SF	103	103	103	0.40%	91	91	91	91	0.83%	2%	30,608				
	Woodleaf Hammock - Homes by Towne - MF	150	75	75	0.29%	78	39	39	39	0.36%	1%	13,118				
68	Future Parcel - NW corner of Lorraine & 44th - 65 acres	200	200	200	0.78%		0	0	0	0.00%	0%	0				
	Parcel "U" - North of Woodleaf Trl - Apartments	300	150	150	0.59%		0	0	0	0.00%	0%	0				
	Parcel "U" - South of Woodleaf Trl - Apartments	500	250	250	0.98%		0	0	0	0.00%	0%	0				
	Parcel "U" - South of Woodleaf Trl		60	60	0.23%		0	0	0	0.00%	0%	0				
	NW Corner of 44th & White Eagle - Apartments	240	120	120	0.47%		0	0	0	0.00%	0%	0				
	Parcel "FP" - SE corner of 117th and SR64 - Retail		66	66	0.26%		0	0	0	0.00%	0%	0				
	Parcel GG, HH, II, JJ, KK, LL - 252,500 Sq Ft - includes future public		101	101	0.39%		0	0	0	0.00%	0%	0				
	Parcel GG, HH, II, JJ, KK, LL - Apartments on White Eagle	250	125	125	0.49%		0	0	0	0.00%	0%	0				
Business Park & Commerce Park:																
Harold Properties																
85.5	Building 1 - ID #567813029		24	24	0.09%		24	24	24	0.22%	0%	8,182				
	Building 2 - ID #567810859		24	24	0.09%		24	24	24	0.22%	0%	8,182				
	Building 3 - ID #567813159		24	24	0.09%		24	24	24	0.22%	0%	8,182				
	Building 4 - ID #567813029		24	24	0.09%		24	24	24	0.22%	0%	8,182				
	Building 5 - ID #567813059		40	40	0.16%		40	40	40	0.37%	1%	13,491				
	Building 6 - ID #567810909		40	40	0.16%		40	40	40	0.37%	1%	13,491				
Business Park																
	Convey Self Storage - ID #579102909		36	36	0.14%		36	36	36	0.33%	1%	12,035				
1.32	Ungabungawaga - ID #579102409		4	4	0.02%		4	4	4	0.03%	0%	740				
1.4	Sorrentino - ID #579102709		4	4	0.02%		0	0	0	0.00%	0%	0				
2.99	KW Realty - ID #579101259		4	4	0.02%		0	0	0	0.00%	0%	0				
	FUTURE Parcels		800	800	3.12%		0	0	0	0.00%	0%	0				
SUBTOTAL																
		8,128	6,290	2,388	8,638	33.70%	6,259	5,194	373	5,477	50.88%	100%	\$338	\$1,842,101	\$1,469,581	\$432,520
NE SECTOR																
42.92	LAKWOOD NATIONAL - Lennar Homes	1,576	1,576	1,576	6.15%	1,576	1,576	1,576	1,576	14.41%	85%	443,175				
	POLO RUN - Lennar Homes	423	423	423	1.65%	212	212	212	212	1.94%	11%	59,615				
990	Taylor Morrison	1,685	1,685	1,685	6.57%					0.00%	0%	0				
290																

LAKWOOD RANCH STEWARDSHIP DISTRICT
 ESTIMATED ACRES BY PARCEL BASED ON PROJECTIONS AS OF MAY 2019
 FOR ALLOCATION OF OPERATION & MAINTENANCE ASSESSMENTS ON LAND NOT PLATTED
 FOR OCTOBER 2019 TO SEPTEMBER 2020 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%		311,254
EAST OF LAKE CLUB	909		909	4.26%		388,639
CC EAST	1,164		1,164	5.46%		497,664
CCGOLF COURSE	350		350	1.64%		149,641
EAST PULTE AGE REST	604		604	2.83%		258,238
REMAINING EAST LAND	157		157	0.74%		67,125
Diocese of Sarasota		83	83	0.39%		35,486
UNIV CORNERS/SMR		30	30	0.14%		12,826
				0.00%		0
SUBTOTAL	3,912	113	4,025	18.87%	1,720,873	428
NW SECTOR						
CENTRAL PARK	355		355	1.66%		210,663
CENTRAL PARK COMM		18	18	0.08%		10,616
<i>Lakewood Center South / NW Sector:</i>						
ESPLANADE	195		195	0.91%		115,847
ESPLANADE - GOLF	400		400	1.88%		237,635
BRIDGEWATER - Lennar Homes	278		278	1.30%		165,156
HARMONY - Mattamy	245		245	1.15%		145,551
LOST CREEK APARTMENTS	24		24	0.11%		14,133
CREEKSIDE APARTMENTS	17		17	0.08%		9,921
LUX APARTMENTS - Davis Development-Parcel J	24		24	0.11%		14,258
NW Sector Parcel "I"	54		54	0.25%		32,081
NW Sector Parcel "M"	14		14	0.07%		8,555
Lakewood Center Parcel "T"	90		90	0.42%		53,468
Lakewood Center Parcel "J"	149		149	0.70%		88,519
Other Multi Family - Hotel - I&J	4		4	0.02%		2,139
Other Commercial Sites - Parcels L to Q	35		35	0.17%		21,031
Other MF Units - Parcel R	44		44	0.21%		26,021
<i>Lakewood Center North 1 - "Commercial Units"</i>						
SENIOR LIFESTYLES - LWCN Lot 1		7	7	0.03%		3,862
LWCN Lot 5		4	4	0.02%		2,602
MOB II - LWCN Lot 6 & 7		3	3	0.01%		1,610
LWCN Lot 8		1	1	0.01%		796
TIDEWELL - LWCN Lot 9		2	2	0.01%		1,479
INTERCOASTAL MEDICAL GROUP - LWCN Lot 10		3	3	0.01%		1,741
<i>Lakewood Center North:</i>						
ARBOR GRANDE - Standard Pacific	100		100	0.47%		59,409
MALLORY PARK - Divosta Homes	150		150	0.70%		89,113
ECHO LAKE APARTMENTS - Home by Towne	21		21	0.10%		12,476
INDIGO - Neal Homes	93		93	0.44%		55,250
SAVANNAH - Meritage Homes	304		304	1.43%		180,602
FUTURE RESIDENTIAL	22		22	0.10%		13,248
FUTURE MULTIFAMILY	31		31	0.14%		18,238
FUTURE COMMERCIAL - Office & Retail		75	75	0.35%		44,556
BUSINESS PARK		182	182	0.85%		108,124
COMMERCE PARK -east of LWRB		144	144	0.68%		85,548
BUSINESS PARK -east of LWRB		113	113	0.53%		67,132
SUBTOTAL	2,648	552	3,201	15.00%	1,901,380	594
NE SECTOR						
COMMERCIAL		797	797	3.74%		211,002
MULTI-FAMILY	161		161	0.75%		42,624
LAKWOOD NATIONAL / POLO RUN	1,292		1,292	6.06%		342,051
RESIDENTIAL	3,613		3,613	16.94%		956,526
SUBTOTAL	5,066	797	5,863	27.49%	1,552,204	265
SARASOTA						
RESIDENTIAL	5,500		5,500	25.78%		1,053,028
COMMERCIAL		120	120	0.57%		22,975
HERITAGE RANCH		2,258	2,258	10.59%		432,316
HAMLETS	364		364	1.71%		69,691
SUBTOTAL	5,864	2,378	8,242	38.64%	1,578,010	191
ADMINISTRATIVE/GENERAL					2,979,499	140 **
Totals	17,490	3,840	21,331	100%	9,731,966	456

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 acres
 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

Unplatted Acreage Contributions	# of Acres	# of Total EDU	Unit Per Acre	# of Platted EDU	EDU Not Platted	Per Acre Assessment	Assessment Amount
Land Owners					Divided by Unit Per Acre to Equal Acres to Bill On	** Equal to 50% of the Admin per acre buildout	
Southeast Sector:							
Stock Development (Lake Club Ph 4)	450.00	312	0.69	104	300.00	\$70	\$20,952
Pulte Homes (Del Webb)	643.00	1,300	2.02	855	220.10	\$70	\$15,732
Toll Brothers (The Isles at LWR)	339.00	450	1.33	151	225.25	\$70	\$15,732
Diocese of Sarasota - Catholic School Site	83.00	40	0.48	0	83.00	\$70	\$5,797
North American Properties - ID 588601509	1.32	2	1.21	0	1.32	\$70	\$92
							\$57,945
Northwest Sector:							
Central Park Commercial Land	17.87	60	3.36	0	17.87	\$70	\$1,248
The Green @ LWR - Lot 1 - ID #583207059	0.95	2	2.11	0	.95	\$70	\$66
The Green @ LWR - Lot 2 - ID #583207109	0.75	2	2.56	0	.78	\$70	\$54
The Green @ LWR - Lot 4 - ID #583207209	0.71	2	2.82	0	.71	\$70	\$50
The Green @ LWR - Lot 6 - ID #583207309	1.09	3	2.75	0	1.09	\$70	\$76
The Green @ LWR - Lot 7 - ID #583207359	1.46	3	2.05	0	1.46	\$70	\$102
JADRO LLC - Unit 8 - ID #583206259	1.34	20	14.93	0	1.34	\$70	\$94
MALLORY PARK - Divosta Homes	150.00	382	2.55	319	24.74	\$70	\$1,728
SAVANNAH - Meritage Homes	304.00	475	1.56	361	72.96	\$70	\$5,096
Woodleaf Hammock - Homes by Towne	74.40	178	2.39	130	20.06	\$70	\$1,401
Ungabungawungga - ID #579102409	1.32	4	3.03	0	1.32	\$70	\$92
Sorrentino - ID# 579102709	1.40	4	2.86	0	1.40	\$70	\$98
KW Realty - ID#579101259	2.99	4	1.34	0	2.99	\$70	\$209
							\$10,314
Northeast Sector:							
LAKWOOD NATIONAL / POLO RUN - Lennar Homes	1,292.00	1,999	1.55	1,788	136.37	\$70	\$9,525
Taylor Morrison	992.00	1,685	1.70	0	992.00	\$70	\$69,283
CRESSWIND - Kotler	250.00	651	2.60	0	250.00	\$70	\$17,460
SOLERA - DR Horton	278.00	675	2.43	0	278.00	\$70	\$19,416
Publix + 3 outparcels - ID# 582200609	16.94	100	5.90	0	16.94	\$70	\$1,183
JK Investment - ID #582202159	2.54	30	11.81	0	2.54	\$70	\$177
TB SR70 LLC - ID #582202219	0.87	30	34.68	0	.87	\$70	\$60
TB SR70 LLC - ID #582202239	1.14	30	26.41	0	1.14	\$70	\$79
							\$117,184
Sarasota:							
DD Waterside, LLC (Davis Apts) - ID #0193010004	8.58	104	12.12	0	8.58	\$70	\$599
DD Waterside, LLC (Davis Apts) - ID #0193010005	5.09	50	9.83	0	5.09	\$70	\$355
Sarasota Property Owner LLC (Ryan AL) -ID# 0183030001	5.01	86	17.17	0	5.01	\$70	\$350
							\$1,305
Total Non-SMR					2,673.88		\$186,747

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Projected General Maintenance & Administration Cost at Buildout - Shared Expenses Per EDU

	Projected Build-Out Budget	EQUIVALENT DWELLING UNITS (EDU'S)								2019/2020 Budget	SE		NW		NE		SRQ	
		SE Sector Build-Out		NW Sector Build-Out		NE Sector Build-Out		SRQ Sector Build-Out			Total Build-Out		SE	NW	NE	SRQ		
		4,058	8,638	9,409	3,527	25,633	100%											
OPERATIONAL EXPENSES		16%	Per Unit	34%	Per Unit	37%	Per Unit	14%	Per Unit	100%								
A. Field Staff Payroll; Subtotal	500,250	79,199	\$19.52	168,582	\$19.52	183,636	\$19.52	68,834	\$19.52	500,250	300,000	47,496	\$17	101,099	\$18	110,126	41,280	
B. Other Operational Expenses																		
Uniforms	5,000	792	\$0	1,685	\$0	1,835	\$0	688	\$0	5,001	2,000	317		674		734	275	
Job Materials	20,000	3,166	\$1	6,740	\$1	7,342	\$1	2,752	\$1	20,002	6,000	950		2,022		2,203	826	
Phone/Radio	12,000	1,900	\$0	4,044	\$0	4,405	\$0	1,651	\$0	12,001								
Office Supplies	5,000	792	\$0	1,685	\$0	1,835	\$0	688	\$0	5,001								
Fuel & Oil	50,000	7,916	\$2	16,850	\$2	18,354	\$2	6,880	\$2	50,006	12,400	1,963		4,179		4,552	1,706	
Equipment	10,000	1,583	\$0	3,370	\$0	3,671	\$0	1,376	\$0	10,001								
Tools/Machinery	10,000	1,583	\$0	3,370	\$0	3,671	\$0	1,376	\$0	10,001	500	79		168		184	69	
Supplies	10,000	1,583	\$0	3,370	\$0	3,671	\$0	1,376	\$0	10,001	500	79		168		184	69	
Employment Advertising	2,000	317	\$0	674	\$0	734	\$0	275	\$0	2,000								
Miscellaneous Maintenance	24,000	3,800	\$1	8,088	\$1	8,810	\$1	3,302	\$1	24,003	2,000	317		674		734	275	
Maintenance Facility Rent	24,000	3,800	\$1	8,088	\$1	8,810	\$1	3,302	\$1	24,003								
Vehicle R&M	10,000	1,583	\$0	3,370	\$0	3,671	\$0	1,376	\$0	10,001	1,200	190		404		441	165	
Vehicles	36,000	5,699	\$1	12,132	\$1	13,215	\$1	4,954	\$1	36,004	7,800	1,235		2,629		2,863	1,073	
Waste Management	5,000	792	\$0	1,685	\$0	1,835	\$0	688	\$0	5,001	3,000	475		1,011		1,101	413	
Centralized Irrigation System	2,000	317	\$0	674	\$0	734	\$0	275	\$0	2,000								
TOTAL OPERATIONAL EXPENSES	225,000	35,622	\$28	75,824	\$28	82,595	\$28	30,960	\$28	225,026	35,400	5,604	\$17	11,930	\$18	12,995	\$0	4,871
Parks Maintenance	734,000	116,206	\$29	247,354	\$29	269,442	\$29	100,997	\$29	734,000	348,000	55,095		117,274		127,746		47,884
Community Services Mgmt. Fee	317,088									317,088	96,240	15,237		32,432		35,329		13,242
ALL TOTAL	1,776,338	231,026	\$77	491,760	\$76	535,673	\$76	200,791	\$76	1,459,276	779,640	123,432		262,735		286,196		107,277
ADMINISTRATIVE																		
Insurance	20,000	3,166		6,740		7,342		2,752		20,000	8,000	1,267		2,696		2,937		1,101
Meeting Advertising	20,000	3,166		6,740		7,342		2,752		20,000	15,000	2,375		5,055		5,506		2,064
Real Estate Taxes	-	-		-		-		-		-	-	-		-		-		-
Engineering	75,000	11,874		25,275		27,532		10,320		75,000	70,000	11,082		23,590		25,696		9,632
Bond Agent Fees	75,000	11,874		25,275		27,532		10,320		75,000	30,000	4,750		10,110		11,013		4,128
Legal Fees	125,000	19,790		42,124		45,886		17,200		125,000	100,000	15,832		33,700		36,709		13,760
Accounting	75,000	11,874		25,275		27,532		10,320		75,000	32,000	5,066		10,784		11,747		4,403
Lien Book and Tax Roll	150,000	23,748		50,549		55,063		20,640		150,000	150,000	23,748		50,549		55,063		20,640
Annual Audit	50,000	7,916		16,850		18,354		6,880		50,000	17,000	2,691		5,729		6,240		2,339
Trustee	150,000	23,748		50,549		55,063		20,640		150,000	100,000	15,832		33,700		36,709		13,760
Manager	250,000	39,580		84,249		91,772		34,400		250,000	108,000	17,098		36,395		39,645		14,861
Travel and Per Diem	-	-		-		-		-		-	-	-		-		-		-
Telephone	-	-		-		-		-		-	-	-		-		-		-
Postage	2,657	421		895		975		366		2,657	1,500	237		505		551		206
Office Supplies	-	-		-		-		-		-	1,500	237		505		551		206
Other Current Charges	10,629	1,683		3,582		3,902		1,463		10,629	3,810	603		1,284		1,399		524
Dues, Licenses, Subscriptions	1,063	168		358		390		146		1,063	22,000	3,483		7,414		8,076		3,027
Capital Outlay	-	-		-		-		-		-	-	-		-		-		-
Meeting Room Rent	-	-		-		-		-		-	-	-		-		-		-
Outside Services: County Administrative Fee	-	-		-		-		-		-	-	-		-		-		-
TOTAL ADMINISTRATIVE	1,004,349	159,007	\$39	338,461	\$39	368,684	\$39	138,197	\$39	1,004,349	658,810	104,302		222,016		241,841		90,651
Capital Improvement Reserves	276,375	43,755	\$11	93,137	\$11	101,454	\$11	38,029	\$11		152,578	24,156	\$6	51,418	\$6	56,010	\$6	20,995
ALL TOTAL SHARED EXPENSES	3,057,062	433,789	\$127	923,358	\$126	1,005,810	\$126	377,017	\$126	2,463,626	1,591,028	251,889		536,169		584,047		218,923

Parks and Facilities Capital Improvement Reserves		
Original Construction Cost:		Useful Life in Years
A Bob Gardner Community Park		
1 Pavilions (2)	\$ 387,986	30
2 Boardwalks (2)	\$ 49,300	20
3 Parking Lot	\$ 25,000	15
	\$ 462,286	
B James L Patton Community Park		
1 Pavilion (1)	\$ 213,916	30
2 Bridges (4)	\$ 159,000	20
3 Parking Lot	\$ 25,000	15
	\$ 397,916	
C Roger Hill Park		
Pavilion	\$ 150,000	30
D Future Park: NE Sector		
Pavilion	\$ 225,000	30
E Stormwater System		
	\$ 2,000,000	50
F District Park at Waterside Place		
	\$ 500,000	30

Assets Reserves										
G Vehicles:	User:	EST. Cost	Useful Life in Years	Annual Depr.	Replacement Year 1	Replacement Year 2	Replacement Year 3	Replacement Year 4	Replacement Year 4	Replacement Year 4
Truck 1	Louis Lawman	\$ 45,000	5	\$ 9,000	2023	2028	2034	2039	2044	2044
Truck 2	Larry Neale	\$ 40,000	5	\$ 8,000	2020	2025	2031	2036	2041	2041
Truck 3	Garrett Hardy	\$ 40,000	5	\$ 8,000	2021	2026	2032	2037	2042	2042
Truck 4	David DelValle	\$ 40,000	5	\$ 8,000	2024	2029	2035	2040	2045	2045
Truck 5	Future	\$ 40,000	5	\$ 8,000	2025	2030	2036	2041	2046	2046
		\$ 205,000		\$ 41,000						
H Equipment:										
Off-Road 1		\$ 15,000	5	\$ 3,000	2025	2030	2036	2041	2046	2046
Off-Road 2		\$ 15,000	5	\$ 3,000	2025	2030	2036	2041	2046	2046
Mower		\$ 8,000	5	\$ 1,600	2023	2028	2034	2039	2044	2044
Other		\$ 5,000	5	\$ 1,000	2021	2026	2032	2037	2042	2042
		\$ 43,000		\$ 8,600						
ALL TOTAL		\$ 248,000		\$ 49,600						

Lakewood Ranch Stewardship District
Parks/Facilities/Assets Reserves

FY YEAR ENDING:	2020			2021			2022		2023			2024			2025			2026		
	increase	draw	balance	increase	draw	balance	increase	balance	increase	draw	balance	increase	draw	balance	increase	draw	balance	increase	draw	balance
A1	12,933		12,933	13,192		26,124	13,455	39,580	13,724		53,304	13,999		67,303	14,279		81,582	14,565		96,147
A2	2,465		2,465	2,514		4,979	2,565	7,544	2,616		10,160	2,668		12,828	2,722		15,550	2,776		18,326
A3	1,667		1,667	1,700		3,367	1,734	5,101	1,769		6,869	1,804		8,673	1,840		10,514	1,877		12,390
B1	7,131		7,131	7,273		14,404	7,419	21,822	7,567		29,389	7,718		37,108	7,873		44,980	8,030		53,010
B2	7,950		7,950	8,109		16,059	8,271	24,330	8,437		32,767	8,605		41,372	8,777		50,150	8,953		59,103
B3	1,667		1,667	1,700		3,367	1,734	5,101	1,769		6,869	1,804		8,673	1,840		10,514	1,877		12,390
C	5,000		5,000	5,100		10,100	5,202	15,302	5,306		20,608	5,412		26,020	5,520		31,541	5,631		37,171
D	7,500		7,500	7,650		15,150	7,803	22,953	7,959		30,912	8,118		39,030	8,281		47,311	8,446		55,757
E	40,000		40,000	40,800		80,800	41,616	122,416	42,448		164,864	43,297		208,162	44,163		252,325	45,046		297,371
F	16,667		16,667	17,000		33,667	17,340	51,007	17,687		68,693	18,041		86,734	18,401		105,135	18,769		123,905
G	41,000	(40,000)	1,000	41,820	(40,000)	2,820	42,656	45,476	43,510	(45,000)	43,986	44,380	(40,000)	48,366	45,267	(80,000)	13,633	46,173	(40,000)	19,806
H	8,600		8,600	8,772	(5,000)	12,372	8,947	21,319	9,126	(8,000)	22,446	9,309		31,755	9,495	(30,000)	11,250	9,685	(5,000)	15,935
TOTAL	152,578	(40,000)	112,578	155,630	(45,000)	223,208	158,743	381,951	161,917	(53,000)	490,868	165,156	(40,000)	616,024	168,459	(110,000)	674,483	171,828	(45,000)	801,311
year	1			2			3		4			5			6			7		

FY YEAR ENDING:	2027		2028		2029		2030		2031		2032		2033	
	increase	balance	increase	draw	balance	increase	draw	balance	increase	draw	balance	increase	draw	balance
A1	14,856	111,002	15,153		126,155	15,456		141,611	15,765		157,376	16,080		173,457
A2	2,832	21,157	2,888		24,045	2,946		26,991	3,005		29,996	3,065		33,061
A3	1,914	14,305	1,953		16,258	1,992		18,250	2,032		20,281	2,072		22,353
B1	8,191	61,201	8,355		69,556	8,522		78,077	8,692		86,769	8,866		95,635
B2	9,132	68,235	9,315		77,549	9,501		87,050	9,691		96,741	9,885		106,626
B3	1,914	14,305	1,953		16,258	1,992		18,250	2,032		20,281	2,072		22,353
C	5,743	42,915	5,858		48,773	5,975		54,749	6,095		60,844	6,217		67,060
D	8,615	64,372	8,787		73,160	8,963		82,123	9,142		91,265	9,325		100,591
E	45,947	343,319	46,866		390,185	47,804		478,004	48,760		526,764	49,735		576,499
F	19,145	143,049	19,528		162,577	19,918		182,495	20,317		202,812	20,723		223,535
G	47,096	66,902	48,038	(45,000)	69,940	48,999	(40,000)	78,939	49,979	(40,000)	88,917	50,978	(40,000)	98,916
H	9,879	25,814	10,076	(8,000)	27,890	10,278		38,168	10,483	(30,000)	18,651	10,693		29,344
TOTAL	175,265	976,576	178,770	(53,000)	1,102,346	182,345	(40,000)	691,929	185,992	(70,000)	807,921	189,712	(40,000)	957,633
year	8		9		10		11		12		13		14	

FY YEAR ENDING:	2034		2035		2036		2037		2038		2039		2040							
	increase	draw	balance	increase	draw	balance	increase	draw	balance	increase	draw	balance	increase	draw						
A1	17,065		223,653	17,406		241,059	17,754		258,813	18,109		276,923	18,471		295,394					
A2	3,253		42,628	3,318		45,946	3,384		49,330	3,452		52,781	3,521		56,302					
A3	2,199		28,822	2,243	(30,000)	1,065	2,288		3,353	2,334		5,687	2,380		8,068					
B1	9,409		123,311	9,597		132,908	9,789		142,697	9,984		152,681	10,184		162,865					
B2	10,490		137,483	10,700		148,182	10,914		159,096	11,132		170,228	11,355		181,582					
B3	2,199		28,822	2,243	(30,000)	1,065	2,288		3,353	2,334		5,687	2,380		8,068					
C	6,597		86,467	6,729		93,196	6,864		100,060	7,001		107,062	7,141		114,203					
D	9,896		129,701	10,094		139,795	10,296		150,091	10,502		160,592	10,712		171,304					
E	52,779		301,552	53,835		355,386	54,911		410,298	56,010		466,307	57,130		523,437					
F	21,991		125,646	22,431		148,078	22,880		170,957	23,337		194,295	23,804		218,099					
G	54,099	(45,000)	174,030	55,181	(40,000)	189,211	56,284	(40,000)	205,495	57,410	(40,000)	222,905	58,558	281,463	59,729	(45,000)	296,192			
H	11,348	(8,000)	49,723	11,574		61,298	11,806	(30,000)	43,104	12,042	(5,000)	50,146	12,283	62,429	12,529	(8,000)	66,957			
TOTAL	201,324	(53,000)	1,451,840	205,350	(100,000)	1,557,190	209,457	(70,000)	1,696,647	213,647	(45,000)	1,865,294	217,920	2,083,214	222,278	(53,000)	2,252,492	226,723	(300,375)	2,178,840
year	15		16		17		18		19		20		21							

Lakewood Ranch Stewardship District
Parks/Facilities/Assets Reserves

	2041			2042			2043		2044			2045			2046			2047			2048	
	increase	draw	balance	increase	draw	balance	increase	balance	increase	draw	balance	increase	draw	balance	increase	draw	balance	increase	draw	balance	increase	balance
A1	19,602		353,054	19,994		373,048	20,394	393,442	20,802		414,244	21,218		435,461	21,642		457,103	22,075		479,178	22,516	501,695
A2	3,736		5,667	3,811		9,478	3,887	13,365	3,965		17,330	4,044		21,374	4,125		25,499	4,207		29,706	4,292	33,998
A3	2,526		15,498	2,577		18,075	2,628	20,703	2,681		23,384	2,734		26,118	2,789		28,907	2,845		31,752	2,902	34,654
B1	10,808		194,656	11,024		205,680	11,244	216,924	11,469		228,393	11,698		240,092	11,932		252,024	12,171		264,195	12,414	276,609
B2	12,050		18,277	12,291		30,567	12,536	43,104	12,787		55,891	13,043		68,934	13,304		82,237	13,570		95,807	13,841	109,648
B3	2,526		15,498	2,577		18,075	2,628	20,703	2,681		23,384	2,734		26,118	2,789		28,907	2,845		31,752	2,902	34,654
C	7,578		136,495	7,730		144,225	7,884	152,109	8,042		160,151	8,203		168,355	8,367		176,722	8,534		185,256	8,705	193,961
D	11,367		204,742	11,595		216,337	11,827	228,164	12,063		240,227	12,305		252,532	12,551		265,082	12,802		277,884	13,058	290,942
E	60,627		701,774	61,839		763,613	63,076	826,689	64,337		891,027	65,624		956,651	66,937		1,023,588	68,275		1,091,863	69,641	1,161,504
F	25,261		292,406	25,766		318,172	26,282	344,454	26,807		371,261	27,343		398,605	27,890		426,495	28,448		454,943	29,017	483,960
G	62,142	(80,000)	299,258	63,385	(40,000)	322,643	64,653	387,296	65,946	(45,000)	408,242	67,265	(40,000)	435,507	68,610	(40,000)	464,117	69,982	(40,000)	494,100	71,382	565,482
H	13,035	(30,000)	62,771	13,295	(5,000)	71,067	13,561	84,628	13,833	(8,000)	90,461	14,109		104,570	14,391	(30,000)	88,961	14,679	(5,000)	98,640	14,973	113,613
TOTAL	231,258	(110,000)	2,300,098	235,883	(45,000)	2,490,981	240,601	2,731,582	245,413	(53,000)	2,923,995	250,321	(40,000)	3,134,316	255,327	(70,000)	3,319,643	260,434	(45,000)	3,535,077	265,643	3,800,720
year	22			23			24		25			26			27			28			29	

	2049			2050		
	increase	draw	balance	increase	draw	balance
A1	22,967		524,662	23,426	(543,180)	4,907
A2	4,377		38,375	4,465		42,840
A3	2,960		37,613	3,019	(35,000)	5,632
B1	12,663		289,272	12,916	(299,482)	2,706
B2	14,118		123,766	14,400		138,167
B3	2,960		37,613	3,019	(35,000)	5,632
C	8,879		202,840	9,057	(210,000)	1,897
D	13,319		304,261	13,585	(315,000)	2,846
E	71,034		1,232,538	72,454		1,304,992
F	29,597		513,558	30,189	(520,000)	23,747
G	72,810	(45,000)	593,291	74,266	(40,000)	627,557
H	15,272	(8,000)	120,885	15,578		136,463
TOTAL	270,956	(53,000)	4,018,675	276,375	#####	2,297,387
year	30			31		

Stewardship District Payroll Projection At Buildout

Position	Total Cost
Operations Director	\$ 128,000
Construction/Public Works Manager	\$ 83,200
Maintenance Manager	\$ 79,950
Park Services Lead	\$ 43,050
Park Services/Maint. Tech	\$ 36,900
Park Services/Maint. Tech	\$ 36,900
Park Services/Maint. Tech	\$ 36,900
Administrative Assit.	\$ 55,350
	\$ 500,250