



Lakewood Ranch Stewardship District

TO: District Board of Supervisors and Staff
FROM: Louis Lawman
DATE: June 7, 2019
SUBJECT: Preliminary Operating Budget for the Fiscal Year Ending 9/30/2020

Please find attached hereto, the Proposed Preliminary Operating Budget for the 2019-2020 fiscal year and updated projected budget at build-out.

1. Expenses during the 2020 year in the amount of \$7,574,933 reflect an increase by 51% over the prior year. Significant contributors to the increase include:
 - Landscape maintenance of additional areas accounts for around 57% of the increase,
 - Irrigation consumption reflects approximately 17% of the increase,
 - New expenses over prior years including Community Services Admin Fee for the new Town Hall North resource and an allocation to Reserves comprise around 12% of the overall increase. A schedule of the Reserves is on pages 13 and 14 of the budget package.
2. Revenues during the 2020 year have been calculated to meet expenses. Detail as to the sources of revenue compared to the prior year is as follows:
 - Assessment revenue from platted lots is expected to increase by 53% driven by an increase in lots platted at May 30th. Assessment revenue represents 58% of the total of all sources of revenue in the 2020 year; which percentage is roughly the same as last year.
 - Revenue from un-platted land is expected to increase by 57%. This source of revenue represents 3% of the total of all revenue sources.
 - Landowner revenue is expected to increase by 52%. As with last year, Landowner revenue represents 39% of the total of all sources of revenue in the 2020 year.
3. The updated build-out budget projection reflects an overall increase in expenses by around 12.5% over that of the prior year. Assessments per Equivalent Dwelling Unit (EDU) by sector based upon build-out are as follows:
 - SE Sector - \$578 (increase from prior estimate by \$63)
 - NW Sector - \$360 (increase from prior estimate by \$42)
 - NE Sector - \$301 (increase from prior estimate by \$69)
 - SRQ Sector - \$519 (increase from prior estimate by \$15)

Thank you for your attention and consideration.

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	PRELIMINARY BUDGET FY2020		Increase (Decrease) 2020 Budget vs. 2019 Budget	Estimated Buildout Budget
<u>Sources of Funds:</u>					
Assessments - Platted Land	\$ 2,918,102	\$ 4,153,085	70%	\$ 1,234,983	\$ 9,731,966
Assessments - Un Platted Land	\$ 131,204	\$ 186,747	70%	\$ 55,543	\$ -
Landowner Contribution	\$ 1,956,356	\$ 3,235,102	60%	\$ 1,278,746	\$ -
Other Revenue	\$ -	\$ -		\$ -	\$ -
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>					
	Budget FY2019	PrelimBudget FY2020; RES. 2019-		Increase (Decrease) 2020 Budget vs. 2019 Budget	Estimated Buildout Budget
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

EXPENSES	Budget FY2019	YTD 3/31/2019	Forecast 9/30/2019	Variance vs. Budget	Preliminary Budget FY2020	Prelim. FY2020 Budget vs. Budget 2019		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
Acct#					100%			100%			
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	52,500	160,000	-	350,000	190,000	119%	350,000	166,000	184,000	110.84%
60102 The Masters Ave.; Lorraine to Players	196,573	104,475	204,000	7,427	204,000	7,427	4%	204,000	235,888	(31,888)	-13.52%
60103 Lorraine Rd - East side	108,150	52,500	105,000	(3,150)	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	16,632	16,632	(3,541)	20,173	-	0%	20,173	24,208	(4,035)	-16.67%
60106 Bournside Blvd. from Masters to SR70	80,000	-	20,000	(60,000)	108,000	28,000	35%	108,000	100,000	8,000	8.00%
60107 Covenant Way	12,978	6,720	12,600	(378)	12,600	(378)	-3%	12,600	15,574	(2,974)	-19.09%
60108 Masters Ave. from Players Dr. to Bournside Blvd.	112,000	55,018	109,112	(2,888)	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		90,000	86,000	4,000	4.65%
Subtotal Landscape Maintenance Contracts	689,875	287,845	627,344	(62,531)	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	24,081	65,000	10,000	65,000	10,000	18%	65,000	66,000	(1,000)	-1.52%
60210 Plant replacement	92,000	48,563	92,000	-	100,000	8,000	9%	100,000	120,000	(20,000)	-16.67%
60215 Mulching	50,000	50,373	52,000	2,000	60,000	10,000	20%	60,000	60,000	-	0.00%
60230 Tree Trimming	30,000	16,843	30,000	-	30,000	-	0%	30,000	32,000	(2,000)	-6.25%
new Other Landscape Maintenance; Non-Contracted	4,000	2,090	4,000	-	8,000	4,000	100%	12,000	6,000	6,000	
Subtotal Non-Contracted Landscaping	231,000	141,950	243,000	12,000	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	4,310	10,500	-	10,500	-	0%	10,500	12,600	(2,100)	-16.67%
60255 Utilization	220,000	126,476	250,000	30,000	320,000	100,000	45%	320,000	260,000	60,000	23.08%
Subtotal Irrigation	230,500	130,786	260,500	30,000	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	29,850	60,000	-	70,000	10,000	17%	80,000	72,000	8,000	11.11%
Subtotal Environmental	64,000	29,850	64,000	-	74,000	10,000	16%	84,000	84,000	-	0.00%
								4.88%			
SE UTILITIES											
60400 FLORIDA POWER & LIGHT	1,000	380	800	(200)	1,000	-	0%	1,000	1,200	(200)	-16.67%
60410 Manatee County	-	-	-	-	-	-	-	-	-	-	-
Subtotal Utilities	1,000	380	800	(200)	1,000	-	0%	1,000	1,200	(200)	-16.67%
OTHER MAINTENANCE: SE SECTOR								0.06%			
60600 Roads and sidewalks	2,000	-	-	(2,000)	2,000	-	0%	2,000	2,400	(400)	-16.67%
60610 Stormwater System & Drainage	20,000	5,100	20,000	-	20,000	-	0%	20,000	22,000	(2,000)	-9.09%
60611 Storm Damage and Clean Up	-	-	-	-	-	-	-	-	-	-	-
60620 Sanitary Sewer	5,000	-	500	(4,500)	5,000	-	0%	5,000	6,000	(1,000)	-16.67%
60630 Street Light Repair	-	-	-	-	-	-	-	-	-	-	-
60640 Hardscapes	10,000	6,635	10,000	-	10,000	-	0%	10,000	12,000	(2,000)	-16.67%
60645 Signs	-	318	318	318	-	-	-	-	-	-	-
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	12,053	32,418	(6,182)	38,600	-	0%	38,600	44,320	(5,720)	-12.91%
								2.24%			
SE TOTAL SOUTHEAST SECTOR	1,254,975	602,864	1,228,062	(26,913)	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	YTD 3/31/2019	Forecast 9/30/2019	Variance vs. Budget	Preliminary Budget FY2020	Prelim. FY2020 Budget vs. Budget 2019		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
Acct#					100%			100%			
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	13,801	27,603	3,909	96,000	72,306	305%	96,000	28,433	67,567	237.64%
60112 Rangeland Pkwy form LWR Blvd to White Eagle	27,093	19,408	34,004	6,911	68,000	40,907	151%	68,000	32,512	35,488	109.16%
60113 Kent Lake & Lake Bank Maintenance	37,136	18,030	36,054	(1,082)	37,000	(136)	0%	37,000	44,563	(7,563)	-16.97%
60114 Malachite Road; east of White Eagle	18,120	8,796	17,592	(528)	-	(18,120)	-100%	18,120	21,744	(3,624)	-16.67%
60115 44th Ave from Rosedale to White Eagle	34,089	18,283	42,082	7,993	85,000	50,911	149%	84,000	40,907	43,093	105.35%
60116 Malachite Road from LWR Blvd. to White Eagle	12,978	7,547	15,094	2,116	30,000	17,022	131%	30,000	15,574	14,426	92.63%
60117 White Eagle from Rangeland to 44th Ave	10,296	5,984	11,967	1,671	-	(10,296)	-100%	-	12,355	(12,355)	-100.00%
60118 Lake Bank mowing	15,450	7,500	15,000	(450)	15,450	-	0%	15,450	18,540	(3,090)	-16.67%
60119 Rangeland Pkwy from White Eagle to Esplanade	9,072	15,804	22,800	13,728	22,800	13,728	151%	22,800	10,887	11,913	109.43%
60120 LWR Blvd.; SR70 to Malachite	43,436	23,394	46,791	3,355	48,000	4,564	11%	48,000	52,124	(4,124)	-7.91%
60121 LWR Blvd.; Malachite to SR64	81,605	43,958	87,908	6,303	88,000	6,395	8%	88,000	97,926	(9,926)	-10.14%
60132 White Eagle from Malachite to 44th Ave	47,380	20,614	41,712	(5,668)	42,000	(5,380)	-11%	42,000	56,856	(14,856)	-26.13%
60133 White Eagle from 44th Ave to Gatewood Dr.	164,800	80,841	161,688	(3,112)	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	28,000	(8,000)	-28.57%
60135 Silver Palm Blvd.	5,974	4,029	7,440	1,466	7,440	1,466	25%	7,440	7,169	271	3.78%
60136 Wood Fern Trail	53,560	24,953	49,908	(3,652)	53,560	-	0%	53,560	64,272	(10,712)	-16.67%
60137 Gatewood Drive	51,500	24,245	48,492	(3,008)	48,500	(3,000)	-6%	48,500	61,800	(13,300)	-21.52%
60138 44th Ave from White Eagle Blvd. to Indigo	36,050	15,020	36,060	10	40,000	3,950	11%	40,000	43,260	(3,260)	-7.54%
60139 44th Ave from Indigo to Lorraine	31,386	5,751	13,800	(17,586)	14,000	(17,386)	-55%	14,000	37,663	(23,663)	-62.83%
60141 Silver Falls Run	10,421	12,430	28,950	18,529	30,000	19,579	188%	30,000	12,505	17,495	139.90%
60142 117th Street	86,600	36,486	79,788	(6,812)	80,000	(6,600)	-8%	80,000	88,000	(8,000)	
60143 Rangeland Pkwy. from Esplanade to Lorraine	-	-	-	-	26,000	26,000		26,000	80,000	(54,000)	
NEW Newhaven Blvd.	-	-	-	-	-	-		60,000	-	60,000	
Subtotal Landscape Maintenance Contracts	800,640	406,874	824,733	24,093	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	35,090	60,000	5,000	62,000	7,000	13%	62,000	75,000	(13,000)	-17.33%
60210 Plant replacement	42,000	28,742	42,000	-	42,000	-	0%	42,000	62,000	(20,000)	-32.26%
60215 Mulching	98,000	69,462	98,000	-	100,000	2,000	2%	100,000	106,000	(6,000)	-5.66%
60230 Tree Trimming	76,000	23,143	60,000	(16,000)	64,000	(12,000)	-16%	64,000	104,180	(40,180)	-38.57%
Other Landscape Maintenance; Non-Contracted	4,000	3,914	6,000	2,000	8,000	4,000	100%	12,000	4,800	7,200	
Subtotal Non-Contracted Landscaping	275,000	160,351	266,000	(9,000)	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	4,310	8,610	-	8,610	-	0%	8,610	10,332	(1,722)	-16.67%
60255 Utilization	200,000	115,322	250,000	50,000	310,000	110,000	55%	310,000	250,000	60,000	24.00%
Subtotal Irrigation	208,610	119,632	258,610	50,000	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	12,576	26,000	-	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	-	2,560	-	-	-	-	-	-	-	-	-
60350 Conservation Areas Exotic Species Removal	40,000	24,197	48,000	8,000	75,000	35,000	88%	100,000	46,000	54,000	117.39%
Subtotal Environmental	66,000	39,333	74,000	8,000	107,000	41,000	62%	132,000	74,000	58,000	78.38%

Lakewood Ranch Stewardship District
Operations and Maintenance Budget Detail

<u>EXPENSES</u>		Budget FY2019	YTD 3/31/2019	Forecast 9/30/2019	Variance vs. Budget	Preliminary Budget FY2020	Prelim. FY2020 Budget vs. Budget 2019		<u>ESTIMATED BUILDOUT (B)</u>	<i>Prior Buildout Estimate</i>	\$ Change	% Change
Acct#						100%			100% 7%			
NW	UTILITIES (Estimated via historical usage and projected additional area)											
60400	FLORIDA POWER & LIGHT	1,200	417	1,200	-	900	(300)	-25%	900	1,440	(540)	-37.50%
60410	Manatee County Utilities	-	-	-	-	-	-	-	-	-	-	-
60420	PEACE RIVER	2,000	11,063	23,000	21,000	24,000	22,000	1100%	24,000	2,400	21,600	900.00%
	Subtotal Utilities	3,200	11,480	24,200	21,000	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	6,292	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	10,340	20,000	8,000	32,000	20,000	167%	32,000	12,000	20,000	166.67%
60645	Signs	-	1,330	1,330	1,330	4,000	4,000	-	4,000	-	4,000	-
60650	Miscellaneous Maintenance	1,200	465	1,200	-	1,200	-	0%	1,200	1,440	(240)	-16.67%
60655	Centralized irrigation system	-	-	-	-	-	-	-	-	-	-	-
60660	Waste Management	-	-	-	-	-	-	-	-	-	-	-
	Subtotal Other Maintenance	28,200	18,427	36,530	8,330	52,200	24,000	85%	52,200	35,440	16,760	47.29%
									3%			
NW	TOTAL NORTHWEST SECTOR	1,381,650	756,097	1,484,073	102,423	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**

EXPENSES	Budget FY2019	YTD 3/31/2019	Forecast 9/30/2019	Variance vs. Budget	Preliminary Budget FY2020	Prelim. FY2020 Budget vs. Budget 2019		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
Acct#					100%			100%			
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	12,827	25,656	916	24,740	-	0%	24,740	29,688	(4,948)	-16.67%
60130 59th Avenue Lorraine Rd to Post Blvd	17,032	3,769	7,538	(9,493)	17,032	-	0%	17,032	20,438	(3,406)	-16.67%
60131 NE, State Road 70 & Lorraine	5,830	-	5,830	0	5,830	-	0%	5,830	6,996	(1,166)	-16.67%
60132 Uihlein Road; SR70 to 44th Ave.	62,000	29,399	98,400	36,400	173,473	111,473	180%	173,473	74,400	99,073	133.16%
60133 Lakebank and Swale Mowing	1,200	600	1,200	-	1,200	-	0%	1,200	1,400	(200)	
60134 Lorraine Corners	92,000	46,145	92,135	135	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	
60140 44th Ave from Lorraine to Bourneside	32,000	-	-	(32,000)	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	
NEW Rangeland Pkwy.; Uihlein Rd. to Bourneside Blvd.	-	-	-	-	120,000	120,000		120,000	-	120,000	
NEW Bourneside Blvd.; SR70 to SR64	-	-	-	-	127,379	127,379		127,379	-	127,379	
NEW Rangeland Pkwy.; Lorraine Rd. to Uihlein Rd.	-	-	-	-	84,000	84,000		84,000	-	84,000	
NEW Future Roads	60,000	-	-	(60,000)	50,000	(10,000)	-17%	75,000	500,000	(425,000)	-85.00%
Subtotal Landscape Maintenance Contracts	294,801	92,740	230,759	(64,042)	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	9,024	15,000	-	46,000	31,000	207%	46,000	40,000	6,000	15.00%
60210 Plant replacement	10,000	12,806	14,000	4,000	40,000	30,000	300%	40,000	30,000	10,000	33.33%
60215 Mulching	10,000	15,730	16,000	6,000	34,000	24,000	240%	34,000	20,000	14,000	70.00%
60230 Tree Trimming	5,500	408	1,800	(3,700)	76,000	70,500	1282%	76,000	18,000	58,000	322.22%
new Other Landscape Maintenance; Non-Contracted	2,000	-	-	(2,000)	6,000	4,000	200%	10,000	2,400	7,600	
Subtotal Non-Contracted Landscaping	42,500	37,968	46,800	4,300	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	4,310	8,868	-	8,868	-	0%	8,868	10,642	(1,774)	-16.67%
60255 Utilization	40,000	52,383	90,000	50,000	150,000	110,000	275%	200,000	180,000	20,000	11.11%
Subtotal Irrigation	48,868	56,693	98,868	50,000	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	6,000	14,000	(2,000)	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	4,050	8,000	(4,000)	12,000	-	0%	80,000	14,400	65,600	455.56%
Subtotal Environmental	30,300	10,050	22,000	(8,300)	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	1,122	2,400	1,127	1,273	-	0%	1,273	1,528	(255)	-16.68%
Subtotal Utilities	1,373	1,122	2,400	1,027	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	3,000	12,000	-	12,000	-	0%	25,000	25,000	-	0.00%
60611 Storm Damage and Clean Up	-	-	-	-	-	-		-	-	-	
60620 Sanitary Sewer	10,000	900	6,000	(4,000)	10,000	-	0%	10,000	12,000	(2,000)	-16.67%
60630 Street Light Repair	-	-	-	-	-	-		-	-	-	
60640 Hardscapes	3,200	1,058	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	4,958	22,400	(4,000)	26,400	-	0%	41,200	43,400	(2,200)	-5.07%
TOTAL EXPENSES NORTHEAST SECTOR	444,242	203,531	423,227	(21,015)	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**

EXPENSES	Budget FY2019	YTD 3/31/2019	Forecast 9/30/2019	Variance vs. Budget	Preliminary Budget FY2020	Prelim. FY2020 Budget vs. Budget 2019		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
Acct#					100%			100%			
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	68,678	136,354	(80,143)	160,000	(56,497)	-26%	160,000	259,796	(99,796) -38.41%
60102	Lorraine Road from U.Pkwy. to Southern Boundary	172,580	85,722	169,976	(2,604)	172,000	(580)	0%	172,000	207,096	(35,096) -16.95%
60103	LWR Blvd. from Communications Pkwy. to Southern Boundary	151,700	60,108	119,370	(32,330)	120,000	(31,700)	-21%	120,000	182,040	(62,040) -34.08%
60104	Lorraine Road; South Boundary to Fruitville Road	41,200	20,562	41,124	(76)	41,200	-	0%	41,200	-	41,200 #DIV/0!
	Future Roads	-	-	-	-	200,000	200,000		350,000	500,000	(150,000) -30.00%
	Subtotal Landscape Maintenance Contracts	581,977	235,070	466,824	(115,153)	693,200	111,224	19%	843,200	1,148,932	(305,732) -26.61%
SRQ	NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS										
60200	Irrigation Repairs	20,000	1,983	20,000	-	20,000	-	0%	26,000	65,000	(39,000) -60.00%
60210	Plant replacement	15,000	7,038	15,000	-	30,000	15,000	100%	40,000	40,000	- 0.00%
60215	Mulching	32,450	39,394	42,000	9,550	60,000	27,550	85%	80,000	80,000	- 0.00%
60230	Tree Trimming	33,991	-	33,991	-	40,000	6,009	18%	80,000	80,000	- 0.00%
	Other Landscape Maintenance; Non-Contracted	4,000	5,310	5,400	1,400	10,000	6,000	150%	12,000	6,000	6,000
	Subtotal Non-Contracted Landscaping	105,441	53,725	116,391	10,950	160,000	54,559	52%	238,000	271,000	(33,000) -12.18%
SRQ	IRRIGATION FOR MASTER LANDSCAPING										
60250	Monthly Meter Charge	8,868	4,310	8,868	-	8,868	-	0%	8,868	10,642	(1,774) -16.67%
60255	Utilization	60,000	39,636	80,000	20,000	200,000	140,000	233%	300,000	200,000	100,000 50.00%
	Subtotal Irrigation	68,868	43,946	88,868	20,000	208,868	140,000	203%	308,868	210,642	98,226 46.63%
SRQ	ENVIRONMENTAL										
60300	Lake maintenance for the lakes outside communities	10,000	5,700	12,000	2,000	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
60350	Conservation Areas Exotic Species Removal	12,000	8,040	12,000	-	16,000	4,000	33%	75,000	20,000	55,000 275.00%
	Subtotal Environmental	22,000	13,740	24,000	2,000	30,200	8,200	37%	97,200	40,000	57,200 143.00%
SRQ	UTILITIES (Estimated via historical usage and projected additional area)										
60400	FLORIDA POWER & LIGHT	1,200	13,951	27,500	26,300	28,000	26,800	2233%	34,000	2,000	32,000 1600.00%
60420	Manatee County	-	-	-	-	-	-	-	2,000	-	2,000
	Subtotal Utilities	1,200	13,951	27,500	26,300	28,000	26,800	2233%	36,000	2,000	34,000 1700.00%
SRQ	OTHER MAINTENANCE:										
60600	Roads and sidewalks	-	-	-	-	-	-	-	-	-	-
60610	Stormwater System & Drainage	12,000	-	8,000	(4,000)	12,000	-	0%	26,000	40,000	(14,000) -35.00%
60611	Storm Damage and Clean Up	-	-	-	-	-	-	-	-	-	-
60620	Sanitary Sewer	-	-	-	-	2,000	2,000	-	6,000	6,000	- 0.00%
60630	Street Light Repair	-	-	-	-	-	-	-	-	-	-
60640	Hardscapes and Signs	6,000	1,519	4,000	(2,000)	10,000	4,000	67%	20,000	8,225	11,775 143.17%
60650	Miscellaneous Maintenance	2,000	215	2,000	-	2,000	-	0%	2,742	2,742	0 0.01%
	Subtotal	20,000	1,734	14,000	(6,000)	26,000	6,000	30%	54,742	56,966	(2,224) -3.90%
								3.47%			
	TOTAL SARASOTA SECTOR	799,485	362,166	737,583	(61,903)	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	YTD 3/31/2019	Forecast 9/30/2019	Variance vs. Budget	Preliminary Budget FY2020	Prelim. FY2020 Budget vs. Budget 2019		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
Acct#					100%			100% 100.00%			
DISTRICT OPERATIONS AND MANAGEMENT APPORTIONED BY EDU'S											
A. PERSONNEL											
60724	Operations and Maintenance Management Fee - LWRD Personnel	268,000	147,507	297,510	29,510	300,000	32,000	12%	500,250	500,000	250 0.05%
	Subtotal	268,000	147,507	297,510	29,510	300,000	32,000	12%	500,250	500,000	250 0.05%
B. OPERATIONS											
60725	Uniforms	-	605	2,000	2,000	2,000	2,000		5,000	5,079	(79) -1.56%
60730	Job Materials	6,000	722	1,000	(5,000)	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	97	100	(12,300)	12,400	-	0%	50,000	50,000	- 0.00%
60750	Equipment	-	591	600	600	-	-		10,000	10,000	- 0.00%
60755	Tools/Machinery	500	353	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	1,720	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	13	13	(1,587)	3,000	1,400	88%	5,000	5,000	- 0.00%
	Centralized Irrigation System	-	-	-	-	-	-		2,000	2,000	- 0.00%
	Subtotal	32,000	4,102	6,213	(25,787)	35,400	3,400	11%	225,000	220,079	4,921 98.44%
C. COMMUNITY SERVICES PARKS & AMENITIES ADMIN. FEE											
		-	-	-	-	96,240	96,240		317,088	-	317,088 198.44%
	Total Operations and Management	300,000	151,609	303,723	3,723	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	141,669	264,000	114,000	276,000	126,000	84%	264,000	200,000	64,000 32.00%
60792	James L Patton Park at Kent Lake	60,000	53,088	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	194,756	336,000	114,000	348,000	126,000	57%	734,000	320,000	414,000 129.38%
	TOTAL MAINTENANCE	4,402,352	2,271,023	4,512,668	110,316	6,763,545	2,361,193	54%	8,528,805	7,312,321	1,216,484 16.64%
ADMINISTRATIVE											
70000	Insurance	8,000	7,500	7,500	(500)	8,000	-	0%	20,000	42,517	(22,517) -52.96%
70010	Meeting Advertising	15,000	4,669	15,000	-	15,000	-	0%	20,000	42,517	(22,517) -52.96%
70020	Real Estate Taxes	-	-	-	-	-	-		-	-	-
70030	Engineering	70,000	32,291	64,000	(6,000)	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	42,283	90,000	(10,000)	100,000	-	0%	125,000	125,000	- 0.00%
70060	Accounting	32,000	11,005	30,000	(2,000)	32,000	-	0%	75,000	125,000	(50,000) -40.00%
70065	Lien Book and Tax Roll	139,000	31,000	150,000	11,000	150,000	11,000	8%	150,000	150,000	- 0.00%
70070	Annual Audit	17,000	10,000	10,000	(7,000)	17,000	-	0%	50,000	75,000	(25,000) -33.33%
70080	Trustee	100,000	25,175	70,000	(30,000)	100,000	-	0%	150,000	200,000	(50,000) -25.00%
70090	Manager	85,000	111,776	174,776	89,776	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	323	500	(1,000)	1,500	-	0%	1,500	-	1,500
70160	Other Current Charges	3,810	39	40	(3,770)	3,810	-	0%	10,629	10,629	- 0.00%
70170	Dues, Licenses, Subscriptions	500	175	175	(325)	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	276,236	641,991	38,681	658,810	55,500	9%	926,786	1,124,383	(197,596) -17.57%
	RESERVES	-	-	-	-	152,578	152,578		200,000	76,375	38,199%
	EXPENSES GRAND TOTAL	5,005,662	2,547,259	5,154,659	148,997	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**

<u>EXPENSES</u>	Budget FY2019	YTD 3/31/2019	Forecast 9/30/2019	Variance vs. Budget	Preliminary Budget FY2020	Prelim. FY2020 Budget vs. Budget 2019		<u>ESTIMATED BUILDOUT (B)</u>	<i>Prior Buildout Estimate</i>	\$ Change	% Change
					100%			100%			
REVENUES - % FROM PLATTED LOTS								100%			
ASSESSMENTS FROM PLATTED LOTS ^b	2,918,102	2,881,453	2,918,102	-	4,153,085	1,234,983	42%	9,731,966	8,636,704	1,095,262	12.68%
ASSESSMENTS FROM UNPLATTED	131,204	150,738	150,738	19,534	186,747	55,543	42%			-	
LANDOWNER CONTRIBUTIONS (A)	1,956,356	470,000	2,085,819	129,463	3,235,102	1,278,746	65%			-	
INTEREST INCOME		-	-	-	-	-				-	
OTHER INCOME		-	-	-	-	-				-	
TOTAL	5,005,662	3,502,191	5,154,659	148,997	7,574,933	2,569,271	51%	9,731,966	8,636,704	1,095,262	12.68%
OPERATING SURPLUS (DEFICIT)	0	954,932	0	0	0	TOTAL CHANGE VS. PRIOR YEAR		0	0		

(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.

^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

ADOPTED AND APPROVED BY RESOLUTION 2019-28 OF THE LAKEWOOD RANCH
STEWARDSHIP DISTRICT BOARD OF SUPERVISORS WHILE IN REGULAR SESSION WITH A
QUORUM PRESENT AND VOTING ON JUNE 7, 2019

BY: _____
CHAIRMAN/VICE-CHAIRMAN

LAKWOOD 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	\$4,153,085	10,937	\$380	\$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	\$3,235,102			\$0				
SE									
NW									
NE									
SRQ									
TOTAL SOURCES	\$5,154,659	\$7,574,933	10,937	\$380	\$9,731,966	25,633	\$380	\$326	\$54
SE									
NW									
NE									
SRQ									

			Variance	Variance Notes:						
USES OF FUNDS										
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 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%
NET ADDITION TO FUND BALANCE	\$0	\$0								
USES CHANGE VS PRIOR YEAR		\$2,420,274								
PERCENTAGE CHANGE		47%								

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 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
CCCE GOLF 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	# of Acres	# of Total EDU	Unit Per Acre	# of Platted EDU	EDU Not Platted	Per Acre Assessment	Assessment Amount
Unplatted Acreage Contributions					Divided by	** Equal to 50% of the	
Land Owners					Unit Per Acre to	Admin per acre buildout	
					Equal Acres to Bill On		
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
Ungabungawunga - 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
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)	27,876	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)	242,379	24,766		267,145
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	12,779		79,737
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