



Lakewood Ranch Stewardship District

July 2025 Debt Service Financial Package

July 31, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd.
Suite 270
Orlando, FL 32817
407-723-5900



Lakewood Ranch Stewardship District
Summary Income Statement
July 2025

Revenue						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 14,334.33	\$ 76,600.41	\$ (62,266.08)	\$ 326,591.05	\$ 766,004.10	\$ (439,413.05)
East Sector	\$ 482.80	\$ 196,502.42	\$ (196,019.62)	\$ 2,385,147.46	\$ 1,965,024.20	\$ 420,123.26
Northeast Sector	\$ 705.63	\$ 285,837.00	\$ (285,131.37)	\$ 3,665,159.07	\$ 2,858,370.00	\$ 806,789.07
Northwest Sector	\$ 668.49	\$ 274,488.58	\$ (273,820.09)	\$ 3,300,639.94	\$ 2,744,885.80	\$ 555,754.14
SRQ	\$ -	\$ 180,567.58	\$ (180,567.58)	\$ 2,190,613.08	\$ 1,805,675.80	\$ 384,937.28
Taylor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 16,191.25	\$ 1,013,995.99	\$ (997,804.74)	\$ 11,868,150.60	\$ 10,139,959.90	\$ 1,728,190.70
Expenses						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 343,879.40	\$ 410,253.12	\$ 66,373.72	\$ 3,583,663.36	\$ 4,102,531.20	\$ 518,867.84
East Sector	\$ 109,246.98	\$ 135,067.68	\$ 25,820.70	\$ 1,817,566.11	\$ 1,350,676.80	\$ (466,889.31)
Northeast Sector	\$ 130,687.09	\$ 140,837.92	\$ 10,150.83	\$ 1,039,999.28	\$ 1,408,379.20	\$ 368,379.92
Northwest Sector	\$ 121,553.50	\$ 157,662.42	\$ 36,108.92	\$ 1,448,180.60	\$ 1,576,624.20	\$ 128,443.60
SRQ	\$ 145,116.94	\$ 134,383.35	\$ (10,733.59)	\$ 2,108,763.31	\$ 1,343,833.50	\$ (764,929.81)
Taylor	\$ 18,354.60	\$ 35,791.64	\$ 17,437.04	\$ 57,672.53	\$ 357,916.40	\$ 300,243.87
Total Expenses	\$ 868,838.51	\$ 1,013,996.13	\$ 145,157.62	\$ 10,055,845.19	\$ 10,139,961.30	\$ 84,116.11
Income (Loss)	\$ (852,647.26)	\$ (0.14)	\$ (1,142,962.36)	\$ 1,812,305.41	\$ (1.40)	\$ 1,644,074.59



Lakewood Ranch Stewardship District
Statement of Financial Position
As of 7/31/2025

	General Fund Current Month	General Fund Prior Month	Variance	BRU Fund Current Month	BRU Fund Prior Month	Variance
<u>Assets</u>						
<u>Current Assets</u>						
Northern Trust-Operating Account	\$181,422.22	\$69,490.92	\$111,931.30			
Northern Trust-Money Market	2,676,917.46	3,661,977.01	(985,059.55)			
Reserve Account	1,049,023.68	1,049,019.36	4.32			
Prepaid Expense	33,051.28	30,220.45	2,830.83			
Due from BRU	20,495.19	16,744.61	3,750.58			
BRU Operating Account				\$756,095.36	\$460,024.94	\$296,070.42
BRU Revenue Account				195,965.12	93,037.29	102,927.83
Accounts Receivable				940,498.46	1,531,417.14	(590,918.68)
Due from General Fund				82.08	0.00	82.08
Prepaid Expense				1,460.77	1,460.77	0.00
Total Current Assets	<u>\$3,960,909.83</u>	<u>\$4,827,452.35</u>	<u>(\$866,542.52)</u>	<u>\$1,894,101.79</u>	<u>\$2,085,940.14</u>	<u>(\$191,838.35)</u>
Total Assets	<u><u>\$3,960,909.83</u></u>	<u><u>\$4,827,452.35</u></u>	<u><u>(\$866,542.52)</u></u>	<u><u>\$1,894,101.79</u></u>	<u><u>\$2,085,940.14</u></u>	<u><u>(\$191,838.35)</u></u>
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$62,770.34	\$57,258.34	\$5,512.00			
Payroll Tax Liability	41.06	119.48	(78.42)			
Healthcare Liability	14,254.18	14,960.47	(706.29)			
Reserve Liability	1,049,023.68	1,049,019.36	4.32			
Due to BRU Fund	82.08	0.00	82.08			
Due to Debt Service Funds	0.00	18,708.95	(18,708.95)			
Accounts Payable				\$12,400.10	\$135,447.74	(\$123,047.64)
Due to General Fund				20,495.19	16,744.61	3,750.58
Total Current Liabilities	<u>\$1,126,171.34</u>	<u>\$1,140,066.60</u>	<u>(\$13,895.26)</u>	<u>\$32,895.29</u>	<u>\$152,192.35</u>	<u>(\$119,297.06)</u>
Total Liabilities	<u><u>\$1,126,171.34</u></u>	<u><u>\$1,140,066.60</u></u>	<u><u>(\$13,895.26)</u></u>	<u><u>\$32,895.29</u></u>	<u><u>\$152,192.35</u></u>	<u><u>(\$119,297.06)</u></u>
<u>Net Assets</u>						
Retained Earnings - Prior Year	\$1,022,433.08	\$1,022,433.08	\$0.00	\$1,356,517.68	\$1,356,517.68	\$0.00
Surplus (Deficit) for the Period	1,812,305.41	2,664,952.67	(852,647.26)	504,688.82	577,230.11	(72,541.29)
Total Net Assets	<u><u>\$2,834,738.49</u></u>	<u><u>\$3,687,385.75</u></u>	<u><u>(\$852,647.26)</u></u>	<u><u>\$1,861,206.50</u></u>	<u><u>\$1,933,747.79</u></u>	<u><u>(\$72,541.29)</u></u>
Total Liabilities and Net Assets	<u><u>\$3,960,909.83</u></u>	<u><u>\$4,827,452.35</u></u>	<u><u>(\$866,542.52)</u></u>	<u><u>\$1,894,101.79</u></u>	<u><u>\$2,085,940.14</u></u>	<u><u>(\$191,838.35)</u></u>



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2025 Through 7/31/2025

Fund: (001) General Fund
Sector: (000) Administrative

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
Revenues									
Developer Contributions	\$0.00	\$76,517.08	\$(76,517.08)	\$220,302.15	\$765,170.80	\$(544,868.65)	\$918,204.96	\$697,902.81	24%
Other Revenue	4.32	83.33	(79.01)	73,222.97	833.30	72,389.67	999.96	(72,223.01)	7323%
Park Revenue	1,225.52	0.00	1,225.52	7,984.43	0.00	7,984.43	0.00	(7,984.43)	0%
Net Revenues	\$1,229.84	\$76,600.41	\$(75,370.57)	\$301,509.55	\$766,004.10	\$(464,494.55)	\$919,204.92	\$617,695.37	
General & Administrative Expenses									
Maintenance Management	\$15,000.00	\$15,000.00	\$0.00	\$150,000.00	\$150,000.00	\$0.00	\$180,000.00	\$30,000.00	83%
Uniforms	0.00	333.33	333.33	2,163.70	3,333.30	1,169.60	3,999.96	1,836.26	54%
Job Materials	0.00	666.67	666.67	2,059.05	6,666.70	4,607.65	8,000.04	5,940.99	26%
Phone/Radio	439.81	583.33	143.52	4,284.48	5,833.30	1,548.82	6,999.96	2,715.48	61%
Office Supplies	0.00	250.00	250.00	95.00	2,500.00	2,405.00	3,000.00	2,905.00	3%
Fuel Only	15.68	1,550.00	1,534.32	13,735.77	15,500.00	1,764.23	18,600.00	4,864.23	74%
Equipment	1,092.17	416.67	(675.50)	91,424.93	4,166.70	(87,258.23)	5,000.04	(86,424.89)	1828%
Tools/Machinery	0.00	4,166.67	4,166.67	0.00	41,666.70	41,666.70	50,000.04	50,000.04	0%
Supplies	6,362.99	3,333.33	(3,029.66)	100,482.62	33,333.30	(67,149.32)	39,999.96	(60,482.66)	251%
Miscellaneous Maintenance	543.39	2,500.00	1,956.61	47,478.95	25,000.00	(22,478.95)	30,000.00	(17,478.95)	158%
Maintenance Yard	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00	3,000.00	0%
Vehicle R&M	722.78	333.33	(389.45)	26,787.69	3,333.30	(23,454.39)	3,999.96	(22,787.73)	670%
Vehicle	54,679.00	4,166.67	(50,512.33)	54,720.80	41,666.70	(13,054.10)	50,000.04	(4,720.76)	109%
Community Services P&A Admin Fee	0.00	28,392.08	28,392.08	0.00	283,920.80	283,920.80	340,704.96	340,704.96	0%
Waste Management	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00	3,000.00	0%
Robert N Gardner Park at L	45,696.78	29,166.67	(16,530.11)	357,365.88	291,666.70	(65,699.18)	350,000.04	(7,365.84)	102%
James L patton Park at Ke	6,506.69	11,666.67	5,159.98	53,220.51	116,666.70	63,446.19	140,000.04	86,779.53	38%
Roger A Hill Park at White	3,801.02	4,166.67	365.65	38,348.18	41,666.70	3,318.52	50,000.04	11,651.86	77%
Silver Falls Park	4,139.75	2,291.67	(1,848.08)	19,466.25	22,916.70	3,450.45	27,500.04	8,033.79	71%
Waterside Park	29,809.19	16,228.00	(13,581.19)	270,194.44	162,280.00	(107,914.44)	194,736.00	(75,458.44)	139%
Town Hall North	6,155.84	8,166.67	2,010.83	44,721.43	81,666.70	36,945.27	98,000.04	53,278.61	46%
117th Park Project	500.00	416.67	(83.33)	2,100.00	4,166.70	2,066.70	5,000.04	2,900.04	42%
University LWR Entrance	16,250.00	12,500.00	(3,750.00)	54,956.45	125,000.00	70,043.55	150,000.00	95,043.55	37%
Trails (Harmony & Curlew)	0.00	4,166.67	4,166.67	24,505.00	41,666.70	17,161.70	50,000.04	25,495.04	49%
Tunnel Park	0.00	2,083.33	2,083.33	0.00	20,833.30	20,833.30	24,999.96	24,999.96	0%
CDD Allocation-Univ. Pkwy & Lorraine Row	0.00	2,083.33	2,083.33	22,308.00	20,833.30	(1,474.70)	24,999.96	2,691.96	89%
GIS Implementation & Maintenance	0.00	29,166.67	29,166.67	0.00	291,666.70	291,666.70	350,000.04	350,000.04	0%
Insurance	0.00	7,083.33	7,083.33	158,700.00	70,833.30	(87,866.70)	84,999.96	(73,700.04)	187%



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2025 Through 7/31/2025

Fund: (001) General Fund
Sector: (000) Administrative

	Current Period			Year To Date			Adopted	Budget	Percentage
	Actual	Budget	Variance	Actual	Budget	Variance	Budget FY25	Remaining	Used
Supervisor Fees	200.00	1,000.00	800.00	5,000.00	10,000.00	5,000.00	12,000.00	7,000.00	42%
Meeting Advertising	0.00	921.67	921.67	7,838.00	9,216.70	1,378.70	11,060.04	3,222.04	71%
Engineering	34,433.25	11,666.67	(22,766.58)	265,719.05	116,666.70	(149,052.35)	140,000.04	(125,719.01)	190%
Bond Agent Fees	0.00	1,916.67	1,916.67	12,540.00	19,166.70	6,626.70	23,000.04	10,460.04	55%
Arbitrage Report	0.00	416.67	416.67	0.00	4,166.70	4,166.70	5,000.04	5,000.04	0%
Legal Fees	0.00	10,416.67	10,416.67	38,398.55	104,166.70	65,768.15	125,000.04	86,601.49	31%
Accounting	8,333.33	9,166.67	833.34	85,533.32	91,666.70	6,133.38	110,000.04	24,466.72	78%
Lien Book and Tax Roll	0.00	33,291.67	33,291.67	289,000.00	332,916.70	43,916.70	399,500.04	110,500.04	72%
Annual Audit	0.00	2,500.00	2,500.00	30,500.00	25,000.00	(5,500.00)	30,000.00	(500.00)	102%
Trustee	1,415.42	13,000.00	11,584.58	148,637.17	130,000.00	(18,637.17)	156,000.00	7,362.83	95%
Manager	7,500.00	19,833.33	12,333.33	75,000.00	198,333.30	123,333.30	237,999.96	162,999.96	32%
Postage	40.33	125.00	84.67	641.98	1,250.00	608.02	1,500.00	858.02	43%
Office Supplies	0.00	125.00	125.00	0.00	1,250.00	1,250.00	1,500.00	1,500.00	0%
Other Current Charges	75.61	317.50	241.89	5,494.86	3,175.00	(2,319.86)	3,810.00	(1,684.86)	144%
Dues, Licenses, Subscriptions	2,494.90	5,000.00	2,505.10	43,647.76	50,000.00	6,352.24	60,000.00	16,352.24	73%
Payroll & Payroll Tax Expense	68,689.34	97,087.00	28,397.66	828,899.44	970,870.00	141,970.56	1,165,044.00	336,144.56	71%
Cell Phone Expense	83.10	83.33	0.23	678.65	833.30	154.65	999.96	321.31	68%
Healthcare Expense	5,802.52	0.00	(5,802.52)	69,039.67	0.00	(69,039.67)	0.00	(69,039.67)	0%
457B Match Expense	639.71	0.00	(639.71)	7,784.51	0.00	(7,784.51)	0.00	(7,784.51)	0%
Defined Employee Contribution Plan	0.00	3,166.67	3,166.67	1,500.00	31,666.70	30,166.70	38,000.04	36,500.04	4%
Roth Match Expense	202.48	0.00	(202.48)	4,223.86	0.00	(4,223.86)	0.00	(4,223.86)	0%
Re-amortization Schedule Fees	0.00	0.00	0.00	1,500.00	0.00	(1,500.00)	0.00	(1,500.00)	0%
Disclosure	22,250.00	0.00	(22,250.00)	94,750.00	0.00	(94,750.00)	0.00	(94,750.00)	0%
Reserves	4.32	8,840.17	8,835.85	28,217.41	88,401.70	60,184.29	106,082.04	77,864.63	27%
Total General & Administrative Expenses	\$343,879.40	\$410,253.12	\$66,373.72	\$3,583,663.36	\$4,102,531.20	\$518,867.84	\$4,923,037.44	\$1,339,374.08	
Total Expenses	\$343,879.40	\$410,253.12	\$66,373.72	\$3,583,663.36	\$4,102,531.20	\$518,867.84			
Income (Loss) from Operations	\$(342,649.56)	\$(333,652.71)	\$(8,996.85)	\$(3,282,153.81)	\$(3,336,527.10)	\$54,373.29			
Other Income (Expense)									
Interest Income	\$13,104.49	\$0.00	\$13,104.49	\$25,081.50	\$0.00	\$25,081.50			
Total Other Income (Expense)	\$13,104.49	\$0.00	\$13,104.49	\$25,081.50	\$0.00	\$25,081.50			
Net Income (Loss)	\$(329,545.07)	\$(333,652.71)	\$4,107.64	\$(3,257,072.31)	\$(3,336,527.10)	\$79,454.79			



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2025 Through 7/31/2025

Fund: (400) BRU Fund

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
Revenues									
Other Revenue	\$0.00	\$0.00	\$0.00	\$12,000.00	\$0.00	\$12,000.00	\$0.00	\$(12,000.00)	0%
Revenue	581,310.08	529,743.33	51,566.75	7,566,848.72	5,297,433.30	2,269,415.42	6,356,919.96	(1,209,928.76)	119%
Net Revenues	\$581,310.08	\$529,743.33	\$51,566.75	\$7,578,848.72	\$5,297,433.30	\$2,281,415.42	\$6,356,919.96	\$(1,221,928.76)	
General & Administrative Expenses									
Transfer to Debt Service/Construct. Fund	\$240,337.04	\$0.00	\$(240,337.04)	\$3,576,500.46	\$0.00	\$(3,576,500.46)	\$0.00	\$(3,576,500.46)	0%
Transfer to General Fund	0.00	0.00	0.00	96,153.25	0.00	(96,153.25)	0.00	(96,153.25)	0%
FPL	12,944.60	41,666.67	28,722.07	338,752.54	416,666.70	77,914.16	500,000.04	161,247.50	68%
Peace River Utilities	26,541.70	33,333.33	6,791.63	239,698.87	333,333.30	93,634.43	399,999.96	160,301.09	60%
City of Sarasota Utilities	106,779.33	42,250.00	(64,529.33)	418,093.26	422,500.00	4,406.74	507,000.00	88,906.74	82%
City of Bradenton Utilities	0.00	39,000.00	39,000.00	335,415.20	390,000.00	54,584.80	468,000.00	132,584.80	72%
MCUD	4,578.00	0.00	(4,578.00)	36,861.30	0.00	(36,861.30)	0.00	(36,861.30)	0%
Maintenance Mgmt - Stewardship O&M	0.00	3,000.00	3,000.00	0.00	30,000.00	30,000.00	36,000.00	36,000.00	0%
Maintenance Management	0.00	12,500.00	12,500.00	0.00	125,000.00	125,000.00	150,000.00	150,000.00	0%
Uniforms	155.57	250.00	94.43	2,026.88	2,500.00	473.12	3,000.00	973.12	68%
Job Materials	0.00	1,666.67	1,666.67	0.00	16,666.70	16,666.70	20,000.04	20,000.04	0%
Phone/Radio	473.97	500.00	26.03	4,740.87	5,000.00	259.13	6,000.00	1,259.13	79%
Office Supplies	45.00	166.67	121.67	797.43	1,666.70	869.27	2,000.04	1,202.61	40%
Fuel Only	1,538.94	1,666.67	127.73	11,584.10	16,666.70	5,082.60	20,000.04	8,415.94	58%
Equipment	40,823.86	33,333.33	(7,490.53)	510,211.07	333,333.30	(176,877.77)	399,999.96	(110,211.11)	128%
Tools/Machinery	0.00	416.67	416.67	10,096.88	4,166.70	(5,930.18)	5,000.04	(5,096.84)	202%
Supplies	3,125.05	1,250.00	(1,875.05)	26,927.35	12,500.00	(14,427.35)	15,000.00	(11,927.35)	180%
Miscellaneous Maintenance	89,358.50	16,666.67	(72,691.83)	426,901.78	166,666.70	(260,235.08)	200,000.04	(226,901.74)	213%
Vehicle R&M	426.09	5,833.33	5,407.24	10,507.81	58,333.30	47,825.49	69,999.96	59,492.15	15%
New Customer Meter Connections & Install	0.00	26,833.33	26,833.33	10,688.12	268,333.30	257,645.18	321,999.96	311,311.84	3%
Customer Meter Replacement & Maintenance	0.00	8,333.33	8,333.33	8,965.84	83,333.30	74,367.46	99,999.96	91,034.12	9%
Well Plugging	0.00	8,750.00	8,750.00	0.00	87,500.00	87,500.00	105,000.00	105,000.00	0%
GIS Implementation & Maintenance	0.00	25,000.00	25,000.00	0.00	250,000.00	250,000.00	300,000.00	300,000.00	0%
Insurance	0.00	1,290.00	1,290.00	0.00	12,900.00	12,900.00	15,480.00	15,480.00	0%
Engineering	69,754.72	34,166.67	(35,588.05)	380,163.96	341,666.70	(38,497.26)	410,000.04	29,836.08	93%
Legal Fees	0.00	2,500.00	2,500.00	3,188.00	25,000.00	21,812.00	30,000.00	26,812.00	11%
Accounting	15,000.00	18,333.33	3,333.33	163,500.00	183,333.30	19,833.30	219,999.96	56,499.96	74%
Annual Audit	0.00	833.33	833.33	0.00	8,333.30	8,333.30	9,999.96	9,999.96	0%
Travel and Entertainment	0.00	0.00	0.00	137.81	0.00	(137.81)	0.00	(137.81)	0%
Dues, Licenses, Subscriptions	1,090.10	4,166.67	3,076.57	18,325.93	41,666.70	23,340.77	50,000.04	31,674.11	37%



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2025 Through 7/31/2025

Fund: (400) BRU Fund

	Current Period			Year To Date			Adopted	Budget	Percentage
	Actual	Budget	Variance	Actual	Budget	Variance	Budget FY25	Remaining	Used
Payroll & Payroll Tax Expense	37,390.45	58,032.92	20,642.47	411,202.68	580,329.20	169,126.52	696,395.04	285,192.36	59%
Cell Phone Expense	0.00	416.67	416.67	0.00	4,166.70	4,166.70	5,000.04	5,000.04	0%
Healthcare Expense	2,710.82	0.00	(2,710.82)	25,639.08	0.00	(25,639.08)	0.00	(25,639.08)	0%
457B Match Expense	707.63	0.00	(707.63)	6,309.43	0.00	(6,309.43)	0.00	(6,309.43)	0%
Roth Match Expense	70.00	0.00	(70.00)	770.00	0.00	(770.00)	0.00	(770.00)	0%
Total General & Administrative Expenses	\$653,851.37	\$422,156.26	\$(231,695.11)	\$7,074,159.90	\$4,221,562.60	\$(2,852,597.30)	\$5,065,875.12	\$(2,008,284.78)	
Total Expenses	\$653,851.37	\$422,156.26	\$(231,695.11)	\$7,074,159.90	\$4,221,562.60	\$(2,852,597.30)			
Net Income (Loss)	\$(72,541.29)	\$107,587.07	\$(180,128.36)	\$504,688.82	\$1,075,870.70	\$(571,181.88)			



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2025 Through 7/31/2025

Fund: (001) General Fund
Sector: (00E) East Sector

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
Revenues									
Assessments - East	\$482.80	\$196,502.42	\$(196,019.62)	\$2,385,147.46	\$1,965,024.20	\$420,123.26	\$2,358,029.04	\$(27,118.42)	101%
Net Revenues	\$482.80	\$196,502.42	\$(196,019.62)	\$2,385,147.46	\$1,965,024.20	\$420,123.26	\$2,358,029.04	\$(27,118.42)	
General & Administrative Expenses									
University Pkwy Lorraine to Concession	\$0.00	\$12,132.00	\$12,132.00	\$131,415.00	\$121,320.00	\$(10,095.00)	\$145,584.00	\$14,169.00	90%
The Masters Ave;Lorraine to Players	16,000.00	16,000.00	0.00	160,000.00	160,000.00	0.00	192,000.00	32,000.00	83%
Lorraine Rd - East Side	9,131.67	10,000.00	868.33	91,316.70	100,000.00	8,683.30	120,000.00	28,683.30	76%
Bournside Blvd. from Masters to SR70	4,290.47	4,416.67	126.20	42,904.70	44,166.70	1,262.00	53,000.04	10,095.34	81%
Masters Ave fr. Players Dr to Bournside	9,251.00	9,503.00	252.00	92,510.00	95,030.00	2,520.00	114,036.00	21,526.00	81%
Bournside Blvd from Masters	4,980.00	7,500.00	2,520.00	49,800.00	75,000.00	25,200.00	90,000.00	40,200.00	55%
Irrigation Repairs	(2,602.30)	5,416.67	8,018.97	26,634.73	54,166.70	27,531.97	65,000.04	38,365.31	41%
Plant replacement - 00E	4,125.00	8,750.00	4,625.00	62,126.80	87,500.00	25,373.20	105,000.00	42,873.20	59%
Mulching - 00E	0.00	7,250.00	7,250.00	0.00	72,500.00	72,500.00	87,000.00	87,000.00	0%
Tree Trimming - 00E	0.00	2,583.33	2,583.33	32,220.00	25,833.30	(6,386.70)	30,999.96	(1,220.04)	104%
Other Landscape Maint., NC Contingency	23,600.00	5,000.00	(18,600.00)	60,354.88	50,000.00	(10,354.88)	60,000.00	(354.88)	101%
Monthly Meter Charge	788.82	766.00	(22.82)	7,064.40	7,660.00	595.60	9,192.00	2,127.60	77%
Utilization	29,198.25	26,666.67	(2,531.58)	247,873.74	266,666.70	18,792.96	320,000.04	72,126.30	77%
Lake Maint. (Outside Communities)	1,150.00	2,500.00	1,350.00	12,000.00	25,000.00	13,000.00	30,000.00	18,000.00	40%
Littoral Shelf Plantings - E	0.00	833.33	833.33	0.00	8,333.30	8,333.30	9,999.96	9,999.96	0%
Conservation Areas Exotic Sps Removal	0.00	6,666.67	6,666.67	47,575.00	66,666.70	19,091.70	80,000.04	32,425.04	59%
FPL - E	145.32	166.67	21.35	1,677.73	1,666.70	(11.03)	2,000.04	322.31	84%
Roads and Sidewalks - E	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.04	2,000.04	0%
Stormwater System & Drainage - E	4,525.00	2,083.33	(2,441.67)	634,719.68	20,833.30	(613,886.38)	24,999.96	(609,719.72)	2539%
Storm Damage and Clean Up - E	0.00	2,083.33	2,083.33	84,213.00	20,833.30	(63,379.70)	24,999.96	(59,213.04)	337%
Sanitary Sewer	0.00	416.67	416.67	0.00	4,166.70	4,166.70	5,000.04	5,000.04	0%
Hardscapes	4,663.75	1,666.67	(2,997.08)	32,134.75	16,666.70	(15,468.05)	20,000.04	(12,134.71)	161%
Signs	0.00	2,083.33	2,083.33	1,025.00	20,833.30	19,808.30	24,999.96	23,974.96	4%
Miscellaneous Maintenance - E	0.00	416.67	416.67	0.00	4,166.70	4,166.70	5,000.04	5,000.04	0%
Total General & Administrative Expenses	\$109,246.98	\$135,067.68	\$25,820.70	\$1,817,566.11	\$1,350,676.80	\$(466,889.31)	\$1,620,812.16	\$(196,753.95)	
Total Expenses	\$109,246.98	\$135,067.68	\$25,820.70	\$1,817,566.11	\$1,350,676.80	\$(466,889.31)			
Net Income (Loss)	\$(108,764.18)	\$61,434.74	\$(170,198.92)	\$567,581.35	\$614,347.40	\$(46,766.05)			



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2025 Through 7/31/2025

Fund: (001) General Fund
Sector: (ONE) Northeast Sector

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
Revenues									
Assessments - Northeast	\$705.63	\$285,837.00	\$(285,131.37)	\$3,665,159.07	\$2,858,370.00	\$806,789.07	\$3,430,044.00	\$(235,115.07)	107%
Net Revenues	\$705.63	\$285,837.00	\$(285,131.37)	\$3,665,159.07	\$2,858,370.00	\$806,789.07	\$3,430,044.00	\$(235,115.07)	
General & Administrative Expenses									
Post Blvd & SR70 Intersection	\$2,062.00	\$2,062.00	\$0.00	\$20,620.00	\$20,620.00	\$0.00	\$24,744.00	\$4,124.00	83%
59th Ave-Lorraine to Post B	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00	1,000.00	83%
NE, State Road 70 & Lorraine	0.00	485.83	485.83	0.00	4,858.30	4,858.30	5,829.96	5,829.96	0%
Uihlein Road	11,900.00	12,083.33	183.33	119,000.00	120,833.30	1,833.30	144,999.96	25,999.96	82%
Lakebank and Swale Mowi	0.00	666.67	666.67	0.00	6,666.70	6,666.70	8,000.04	8,000.04	0%
Lorraine Corners	7,665.00	7,833.33	168.33	76,650.00	78,333.30	1,683.30	93,999.96	17,349.96	82%
Academic/Lighterwood	3,860.00	3,750.00	(110.00)	38,600.00	37,500.00	(1,100.00)	45,000.00	6,400.00	86%
44th Ave from Lorraine to B	13,461.00	11,666.67	(1,794.33)	134,610.00	116,666.70	(17,943.30)	140,000.04	5,390.04	96%
Post Blvd. from 59th Ave to	2,216.08	3,333.33	1,117.25	22,160.80	33,333.30	11,172.50	39,999.96	17,839.16	55%
Uihlein Rd.; 44th Ave. to SR64	0.00	5,909.17	5,909.17	0.00	59,091.70	59,091.70	70,910.04	70,910.04	0%
Rangeland Pkwy.; Uihlein	8,250.00	10,000.00	1,750.00	41,250.00	100,000.00	58,750.00	120,000.00	78,750.00	34%
Bourneside NE Sector	10,240.00	10,614.92	374.92	102,400.00	106,149.20	3,749.20	127,379.04	24,979.04	80%
Rangeland Pkwy.; Lorraine	6,940.00	7,000.00	60.00	69,400.00	70,000.00	600.00	84,000.00	14,600.00	83%
Irrigation Repairs - NE	2,332.50	4,025.00	1,692.50	76,719.71	40,250.00	(36,469.71)	48,300.00	(28,419.71)	159%
Plant Replacement - NE	35,003.19	5,250.00	(29,753.19)	55,937.17	52,500.00	(3,437.17)	63,000.00	7,062.83	89%
Mulching - NE	0.00	7,000.00	7,000.00	0.00	70,000.00	70,000.00	84,000.00	84,000.00	0%
Tree Trimming - NE	0.00	4,200.00	4,200.00	24,570.00	42,000.00	17,430.00	50,400.00	25,830.00	49%
Other Landscape Maintena - NE	0.00	6,916.67	6,916.67	16,121.37	69,166.70	53,045.33	83,000.04	66,878.67	19%
Irrigation-Mthly. Meter Char - NE	788.82	766.00	(22.82)	7,064.40	7,660.00	595.60	9,192.00	2,127.60	77%
Irrigation - Utilization - NE	12,093.13	16,666.67	4,573.54	102,662.66	166,666.70	64,004.04	200,000.04	97,337.38	51%
Lake maint.- lakes outside com. - NE	6,720.52	2,916.67	(3,803.85)	67,379.68	29,166.70	(38,212.98)	35,000.04	(32,379.64)	193%
Littoral Shelf Plantings - NE	0.00	833.33	833.33	0.00	8,333.30	8,333.30	9,999.96	9,999.96	0%
Conservation areas - NE	2,075.00	6,250.00	4,175.00	12,803.00	62,500.00	49,697.00	75,000.00	62,197.00	17%
Manatee County	0.00	8.33	8.33	0.00	83.30	83.30	99.96	99.96	0%
Peace River Utilities - NE	267.35	2,083.33	1,815.98	3,670.01	20,833.30	17,163.29	24,999.96	21,329.95	15%
Drainage Maintenance - NE	4,112.50	2,500.00	(1,612.50)	15,994.90	25,000.00	9,005.10	30,000.00	14,005.10	53%
Storm Damage and Clean Up - NE	0.00	2,500.00	2,500.00	20,689.62	25,000.00	4,310.38	30,000.00	9,310.38	69%
Sanitary Sewer - NE	200.00	416.67	216.67	2,125.00	4,166.70	2,041.70	5,000.04	2,875.04	42%
Hardscapes - NE	0.00	833.33	833.33	3,106.38	8,333.30	5,226.92	9,999.96	6,893.58	31%



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2025 Through 7/31/2025

Fund: (001) General Fund
Sector: (ONE) Northeast Sector

	Current Period			Year To Date			Adopted	Budget	Percentage
	Actual	Budget	Variance	Actual	Budget	Variance	Budget FY25	Remaining	Used
Signs - NE	0.00	1,666.67	1,666.67	1,464.58	16,666.70	15,202.12	20,000.04	18,535.46	7%
Miscellaneous Maintenance - NE	0.00	100.00	100.00	0.00	1,000.00	1,000.00	1,200.00	1,200.00	0%
Total General & Administrative Expenses	\$130,687.09	\$140,837.92	\$10,150.83	\$1,039,999.28	\$1,408,379.20	\$368,379.92	\$1,690,055.04	\$650,055.76	
Total Expenses	\$130,687.09	\$140,837.92	\$10,150.83	\$1,039,999.28	\$1,408,379.20	\$368,379.92			
Net Income (Loss)	\$ (129,981.46)	\$144,999.08	\$ (274,980.54)	\$2,625,159.79	\$1,449,990.80	\$1,175,168.99			



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2025 Through 7/31/2025

Fund: (001) General Fund
Sector: (0NW) Northwest Sector

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
Revenues									
Assessments - Northwest	\$668.49	\$274,488.58	\$(273,820.09)	\$3,300,639.94	\$2,744,885.80	\$555,754.14	\$3,293,862.96	\$(6,776.98)	100%
Net Revenues	\$668.49	\$274,488.58	\$(273,820.09)	\$3,300,639.94	\$2,744,885.80	\$555,754.14	\$3,293,862.96	\$(6,776.98)	
General & Administrative Expenses									
Kent Lake & Lake Bank Ma	\$16,460.00	\$5,000.00	\$(11,460.00)	\$146,880.00	\$50,000.00	\$(96,880.00)	\$60,000.00	\$(86,880.00)	245%
Lake Bank mowing	0.00	2,833.33	2,833.33	0.00	28,333.30	28,333.30	33,999.96	33,999.96	0%
Rangeland-WhiteEagle to	4,069.50	0.00	(4,069.50)	32,556.00	0.00	(32,556.00)	0.00	(32,556.00)	0%
Silver Falls	4,756.25	166.67	(4,589.58)	47,562.50	1,666.70	(45,895.80)	2,000.04	(45,562.46)	2378%
NW Sector East Landscape Contract	18,971.05	23,585.33	4,614.28	193,780.00	235,853.30	42,073.30	283,023.96	89,243.96	68%
NW Sector West Landscape Contract	20,865.66	24,298.58	3,432.92	219,876.10	242,985.80	23,109.70	291,582.96	71,706.86	75%
Crossland Trail	0.00	2,750.00	2,750.00	0.00	27,500.00	27,500.00	33,000.00	33,000.00	0%
Newhaven Blvd.	3,033.07	1,666.67	(1,366.40)	30,330.70	16,666.70	(13,664.00)	20,000.04	(10,330.66)	152%
Irrigation Repairs - NW	6,171.84	7,000.00	828.16	137,989.63	70,000.00	(67,989.63)	84,000.00	(53,989.63)	164%
Plant Replacement - NW	280.00	7,000.00	6,720.00	7,486.96	70,000.00	62,513.04	84,000.00	76,513.04	9%
Mulching - NW	0.00	8,750.00	8,750.00	300.00	87,500.00	87,200.00	105,000.00	104,700.00	0%
Tree Trimming - NW	0.00	7,000.00	7,000.00	51,575.00	70,000.00	18,425.00	84,000.00	32,425.00	61%
Other Landscape Maintena - NW	1,500.00	12,687.50	11,187.50	19,313.75	126,875.00	107,561.25	152,250.00	132,936.25	13%
Irrigation-Mthly Meter Char - NW	788.82	766.00	(22.82)	7,064.40	7,660.00	595.60	9,192.00	2,127.60	77%
Irrigation - Utilization - NW	26,623.28	25,833.33	(789.95)	226,014.01	258,333.30	32,319.29	309,999.96	83,985.95	73%
Lake maint.-lakes outside com. - NW	4,848.38	2,916.67	(1,931.71)	62,260.42	29,166.70	(33,093.72)	35,000.04	(27,260.38)	178%
Littoral Shelf Plantings	0.00	1,250.00	1,250.00	0.00	12,500.00	12,500.00	15,000.00	15,000.00	0%
Conservation areas - NW	5,000.00	8,333.33	3,333.33	32,600.00	83,333.30	50,733.30	99,999.96	67,399.96	33%
FPL - NW	26.44	75.00	48.56	478.99	750.00	271.01	900.00	421.01	53%
Peace River Utilities - NW	120.46	2,000.00	1,879.54	2,348.24	20,000.00	17,651.76	24,000.00	21,651.76	10%
Drainage Maintenance - NW	6,300.00	2,500.00	(3,800.00)	137,340.33	25,000.00	(112,340.33)	30,000.00	(107,340.33)	458%
Storm Damage and Clean Up	0.00	2,500.00	2,500.00	33,340.60	25,000.00	(8,340.60)	30,000.00	(3,340.60)	111%
Sanitary Sewer - NW	0.00	4,166.67	4,166.67	20,568.14	41,666.70	21,098.56	50,000.04	29,431.90	41%
Hardscapes - NW	1,738.75	2,500.00	761.25	8,169.96	25,000.00	16,830.04	30,000.00	21,830.04	27%
Signs - NW	0.00	1,666.67	1,666.67	30,344.87	16,666.70	(13,678.17)	20,000.04	(10,344.83)	152%
Miscellaneous Maintenance - NW	0.00	416.67	416.67	0.00	4,166.70	4,166.70	5,000.04	5,000.04	0%
Total General & Administrative Expenses	\$121,553.50	\$157,662.42	\$36,108.92	\$1,448,180.60	\$1,576,624.20	\$128,443.60	\$1,891,949.04	\$443,768.44	
Total Expenses	\$121,553.50	\$157,662.42	\$36,108.92	\$1,448,180.60	\$1,576,624.20	\$128,443.60			
Net Income (Loss)	\$(120,885.01)	\$116,826.16	\$(237,711.17)	\$1,852,459.34	\$1,168,261.60	\$684,197.74			



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2025 Through 7/31/2025

Fund: (001) General Fund
Sector: (SRQ) Sarasota Sector

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
Revenues									
Assessments - Sarasota	\$0.00	\$180,567.58	\$(180,567.58)	\$2,190,613.08	\$1,805,675.80	\$384,937.28	\$2,166,810.96	\$(23,802.12)	101%
Net Revenues	\$0.00	\$180,567.58	\$(180,567.58)	\$2,190,613.08	\$1,805,675.80	\$384,937.28	\$2,166,810.96	\$(23,802.12)	
General & Administrative Expenses									
Deer Drive	\$11,279.41	\$11,279.00	\$(0.41)	\$112,794.10	\$112,790.00	\$(4.10)	\$135,348.00	\$22,553.90	83%
Lorraine Road; University P	0.00	14,042.00	14,042.00	0.00	140,420.00	140,420.00	168,504.00	168,504.00	0%
LWR Blvd; Comm Blvd to D	9,877.00	9,877.00	0.00	98,770.00	98,770.00	0.00	118,524.00	19,754.00	0%
Lorraine Rd;South Boundar	6,586.22	6,586.00	(0.22)	65,862.20	65,860.00	(2.20)	79,032.00	13,169.80	100%
Blythe Ave. CAnnon St. and Lucent Pl.	0.00	2,250.00	2,250.00	22,006.00	22,500.00	494.00	27,000.00	4,994.00	200%
Blue Lake Road	4,535.00	12,500.00	7,965.00	58,350.00	125,000.00	66,650.00	150,000.00	91,650.00	300%
Pine Warbler Place	690.00	1,000.00	310.00	6,779.50	10,000.00	3,220.50	12,000.00	5,220.50	400%
Irrigation Repairs - SRQ	1,722.50	4,033.33	2,310.83	56,339.93	40,333.30	(16,006.63)	48,399.96	(7,939.97)	500%
Plant Replacement - SRQ	38,610.00	8,066.67	(30,543.33)	64,031.00	80,666.70	16,635.70	96,800.04	32,769.04	600%
Mulching - SRQ	0.00	6,050.00	6,050.00	5,130.00	60,500.00	55,370.00	72,600.00	67,470.00	700%
Tree Trimming - SRQ	0.00	4,033.33	4,033.33	32,925.00	40,333.30	7,408.30	48,399.96	15,474.96	800%
Other Landscape Maintena - SRQ	3,001.05	8,066.67	5,065.62	25,576.75	80,666.70	55,089.95	96,800.04	71,223.29	900%
Irrigation-Mthly Meter Char - SRQ	788.82	766.00	(22.82)	7,064.40	7,660.00	595.60	9,192.00	2,127.60	1000%
Irrigation - Utilization - SRQ	9,150.32	18,333.33	9,183.01	77,680.13	183,333.30	105,653.17	219,999.96	142,319.83	1100%
Lake maint.-lakes outside com. - SRQ	9,008.00	4,166.67	(4,841.33)	37,388.71	41,666.70	4,277.99	50,000.04	12,611.33	1200%
Littoral Shelf Plantings - SRQ	0.00	500.00	500.00	0.00	5,000.00	5,000.00	6,000.00	6,000.00	1300%
Conservation areas - SRQ	0.00	6,666.67	6,666.67	10,750.00	66,666.70	55,916.70	80,000.04	69,250.04	1400%
FPL - SRQ	668.49	2,916.67	2,248.18	26,107.08	29,166.70	3,059.62	35,000.04	8,892.96	1500%
Stormwater System & Drainage - SRQ	0.00	2,500.00	2,500.00	155,268.58	25,000.00	(130,268.58)	30,000.00	(125,268.58)	1600%
Storm Damage and Clean Up - SRQ	48,201.89	2,500.00	(45,701.89)	1,166,076.30	25,000.00	(1,141,076.30)	30,000.00	(1,136,076.30)	1700%
Sanitary Sewer - SRQ	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.04	2,000.04	1800%
Water Taxi - Operation, Maint & Ins.	624.49	4,166.67	3,542.18	30,674.10	41,666.70	10,992.60	50,000.04	19,325.94	1900%
Hardscapes - SRQ	373.75	2,083.33	1,709.58	35,915.53	20,833.30	(15,082.23)	24,999.96	(10,915.57)	2000%
Signs - SRQ	0.00	1,666.67	1,666.67	13,274.00	16,666.70	3,392.70	20,000.04	6,726.04	2100%
Miscellaneous Maintenance - SRQ	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.04	2,000.04	2200%
Total General & Administrative Expenses	\$145,116.94	\$134,383.35	\$(10,733.59)	\$2,108,763.31	\$1,343,833.50	\$(764,929.81)	\$1,612,600.20	\$(496,163.11)	
Total Expenses	\$145,116.94	\$134,383.35	\$(10,733.59)	\$2,108,763.31	\$1,343,833.50	\$(764,929.81)			
Net Income (Loss)	\$(145,116.94)	\$46,184.23	\$(191,301.17)	\$81,849.77	\$461,842.30	\$(379,992.53)			



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2025 Through 7/31/2025

Fund: (001) General Fund
Sector: (TAY) Taylor Sector

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
<u>General & Administrative Expenses</u>									
Rangeland - East of Bourmesdie	\$0.00	\$8,333.33	\$8,333.33	\$0.00	\$83,333.30	\$83,333.30	\$99,999.96	\$99,999.96	0%
44th Ave. East - East of Bourneside	9,750.00	8,333.33	(1,416.67)	19,050.00	83,333.30	64,283.30	99,999.96	80,949.96	19%
Irrigation Repairs	8,604.60	2,500.00	(6,104.60)	33,499.17	25,000.00	(8,499.17)	30,000.00	(3,499.17)	0%
Plant Replacement	0.00	833.33	833.33	0.00	8,333.30	8,333.30	9,999.96	9,999.96	0%
Tree Trimming	0.00	833.33	833.33	0.00	8,333.30	8,333.30	9,999.96	9,999.96	0%
Other Landscape Maintenace	0.00	1,666.67	1,666.67	3,900.00	16,666.70	12,766.70	20,000.04	16,100.04	19%
Monthly Meter Change	0.00	791.67	791.67	0.00	7,916.70	7,916.70	9,500.04	9,500.04	0%
Utilization	0.00	8,333.33	8,333.33	0.00	83,333.30	83,333.30	99,999.96	99,999.96	0%
Conservation/Preserve Areas Exotic Sp.	0.00	833.33	833.33	0.00	8,333.30	8,333.30	9,999.96	9,999.96	0%
Peace River	0.00	833.33	833.33	0.00	8,333.30	8,333.30	9,999.96	9,999.96	0%
Stormwater System & Drainage	0.00	833.33	833.33	0.00	8,333.30	8,333.30	9,999.96	9,999.96	0%
Storm Damage and Clean Up	0.00	833.33	833.33	0.00	8,333.30	8,333.30	9,999.96	9,999.96	0%
Signs	0.00	833.33	833.33	1,223.36	8,333.30	7,109.94	9,999.96	8,776.60	12%
Total General & Administrative Expenses	\$18,354.60	\$35,791.64	\$17,437.04	\$57,672.53	\$357,916.40	\$300,243.87	\$429,499.68	\$371,827.15	
Total Expenses	\$18,354.60	\$35,791.64	\$17,437.04	\$57,672.53	\$357,916.40	\$300,243.87			
Net Income (Loss)	\$(18,354.60)	\$(35,791.64)	\$17,437.04	\$(57,672.53)	\$(357,916.40)	\$300,243.87			