Lakewood Ranch Stewardship District

August 2025 O&M and BRU Financial Package

August 31, 2025

PFM Group Consulting LLC

3501 Quadrangle Blvd.

Suite 270

Orlando, FL 32817

407-723-5900

Lakewood Ranch Stewardship District
Summary Income Statement
August 2025

Revenue

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	$ 4,851.14	$ 76,600.41	$ (71,749.27)	$ 331,442.19	$ 766,004.10	$ (434,561.91)
East Sector	$ 139.33	$ 196,502.42	$ (196,363.09)	$ 2,385,286.79	$ 1,965,024.20	$ 420,262.59
Northeast Sector	$ 203.63	$ 285,837.00	$ (285,633.37)	$ 3,665,362.70	$ 2,858,370.00	$ 806,992.70
Northwest Sector	$ 192.91	$ 274,488.58	$ (274,295.67)	$ 3,300,832.85	$ 2,744,885.80	$ 555,947.05
SRQ	$ -	$ 180,567.58	$ (180,567.58)	$ 2,190,613.08	$ 1,805,675.80	$ 384,937.28
Taylor	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenue	$ 5,387.01	$ 1,013,995.99	$(1,008,608.98)	$ 11,873,537.61	$ 10,139,959.90	$ 1,733,577.71

Expenses

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	$ 283,932.34	$ 410,253.12	$ 126,320.78	$ 3,867,898.44	$ 4,102,531.20	$ 234,632.76
East Sector	$ 107,315.09	$ 135,067.68	$ 27,752.59	$ 1,924,881.20	$ 1,350,676.80	$ (574,204.40)
Northeast Sector	$ 123,822.49	$ 140,837.92	$ 17,015.43	$ 1,163,821.77	$ 1,408,379.20	$ 244,557.43
Northwest Sector	$ 185,575.97	$ 157,662.42	$ (27,913.55)	$ 1,633,756.57	$ 1,576,624.20	$ (57,132.37)
SRQ	$ 315,077.02	$ 134,383.35	$ (180,693.67)	$ 2,423,840.33	$ 1,343,833.50	$(1,080,006.83)
Taylor	$ 19,642.39	$ 35,791.64	$ 16,149.25	$ 77,314.92	$ 357,916.40	$ 280,601.48
Total Expenses	$ 1,035,365.30	$ 1,013,996.13	$ (21,369.17)	$ 11,091,513.23	$ 10,139,961.30	$ (951,551.93)
Income (Loss)	$ (1,029,978.29)	$ (0.14)	$ (987,239.81)	$ 782,024.38	$ (1.40)	$ 2,685,129.64

Lakewood Ranch Stewardship District
Statement of Financial Position
As of 8/31/2025

	General Fund Current Month	General Fund Prior Month	Variance	BRU Fund Current Month	BRU Fund Prior Month	Variance
Assets						
Current Assets						
Northern Trust-Operating Account	$623,949.99	$181,422.22	$442,527.77			
Northern Trust-Money Market	1,780,561.08	2,676,917.46	(896,356.38)			
Reserve Account	549,028.06	1,049,023.68	(499,995.62)			
Prepaid Expense	45,567.37	33,051.28	12,516.09			
Due from BRU	61,606.79	20,495.19	41,111.60			
BRU Operating Account				$915,478.34	$756,095.36	$159,382.98
BRU Revenue Account				13,713.63	195,965.12	(182,251.49)
Accounts Receivable				802,477.26	940,498.46	(138,021.20)
Due from General Fund				77,103.51	82.08	77,021.43
Prepaid Expense				1,460.77	1,460.77	0.00
Total Current Assets	$3,060,713.29	$3,960,909.83	($900,196.54)	$1,810,233.51	$1,894,101.79	($83,868.28)
Total Assets	$3,060,713.29	$3,960,909.83	($900,196.54)	$1,810,233.51	$1,894,101.79	($83,868.28)
Liabilities and Net Assets						
Current Liabilities						
Accounts Payable	$100,987.17	$62,770.34	$38,216.83			
Payroll Tax Liability	23.25	41.06	(17.81)			
Healthcare Liability	29,113.84	14,556.92	14,556.92			
Reserve Liability	1,049,028.06	1,049,023.68	4.38			
Due to BRU Fund	77,103.51	82.08	77,021.43			
Accounts Payable				$80,375.47	$12,400.10	$67,975.37
Due to General Fund				61,606.79	20,495.19	41,111.60
Total Current Liabilities	$1,256,255.83	$1,126,474.08	$129,781.75	$141,982.26	$32,895.29	$109,086.97
Total Liabilities	$1,256,255.83	$1,126,474.08	$129,781.75	$141,982.26	$32,895.29	$109,086.97
Net Assets						
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	782,024.38	1,812,002.67	(1,029,978.29)	311,733.57	504,688.82	(192,955.25)
Total Net Assets	$1,804,457.46	$2,834,435.75	($1,029,978.29)	$1,668,251.25	$1,861,206.50	($192,955.25)
Total Liabilities and Net Assets	$3,060,713.29	$3,960,909.83	($900,196.54)	$1,810,233.51	$1,894,101.79	($83,868.28)

Lakewood Ranch Stewardship District
Income Statement
For the period of 8/1/2025 Through 8/31/2025

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
Revenues									
Developer Contributions	$0.00	$76,517.08	$(76,517.08)	$220,302.15	$841,687.88	$(621,385.73)	$918,204.96	$697,902.81	24%
Other Revenue	4.38	83.33	(78.95)	73,227.35	916.63	72,310.72	999.96	(72,227.39)	7323%
Park Revenue	566.84	0.00	566.84	8,551.27	0.00	8,551.27	0.00	(8,551.27)	0.0
Net Revenues	**$571.22**	**$76,600.41**	**$(76,029.19)**	**$302,080.77**	**$842,604.51**	**$(540,523.74)**	**$919,204.92**	**$617,124.15**	
General & Administrative Expenses									
Maintenance Management	$15,000.00	$15,000.00	$0.00	$165,000.00	$165,000.00	$0.00	$180,000.00	$15,000.00	92%
Uniforms	0.00	333.33	333.33	2,163.70	3,666.63	1,502.93	3,999.96	1,836.26	54%
Job Materials	284.34	666.67	382.33	2,343.39	7,333.37	4,989.98	8,000.04	5,656.65	29%
Phone/Radio	361.03	583.33	222.30	4,645.51	6,416.63	1,771.12	6,999.96	2,354.45	66%
Office Supplies	0.00	250.00	250.00	95.00	2,750.00	2,655.00	3,000.00	2,905.00	3%
Fuel Only	1,495.77	1,550.00	54.23	15,231.54	17,050.00	1,818.46	18,600.00	3,368.46	82%
Equipment	1,798.36	416.67	(1,381.69)	93,223.29	4,583.37	(88,639.92)	5,000.04	(88,223.25)	1864%
Tools/Machinery	0.00	4,166.67	4,166.67	0.00	45,833.37	45,833.37	50,000.04	50,000.04	0%
Supplies	23,924.45	3,333.33	(20,591.12)	124,407.07	36,666.63	(87,740.44)	39,999.96	(84,407.11)	311%
Miscellaneous Maintenance	378.22	2,500.00	2,121.78	47,857.17	27,500.00	(20,357.17)	30,000.00	(17,857.17)	160%
Maintenance Yard	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00	3,000.00	0%
Vehicle R&M	770.77	333.33	(437.44)	27,558.46	3,666.63	(23,891.83)	3,999.96	(23,558.50)	689%
Vehicle	(54,679.00)	4,166.67	58,845.67	41.80	45,833.37	45,791.57	50,000.04	49,958.24	0%
Community Services P&A Admin Fee	0.00	28,392.08	28,392.08	0.00	312,312.88	312,312.88	340,704.96	340,704.96	0%
Waste Management	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00	3,000.00	0%
Robert N Gardner Park at L	41,012.39	29,166.67	(11,845.72)	398,378.27	320,833.37	(77,544.90)	350,000.04	(48,378.23)	114%
James L patton Park at Ke	6,629.06	11,666.67	5,037.61	59,849.57	128,333.37	68,483.80	140,000.04	80,150.47	43%
Roger A Hill Park at White	6,801.02	4,166.67	(2,634.35)	45,149.20	45,833.37	684.17	50,000.04	4,850.84	90%
Silver Falls Park	959.75	2,291.67	1,331.92	20,426.00	25,208.37	4,782.37	27,500.04	7,074.04	74%
Waterside Park	46,935.02	16,228.00	(30,707.02)	317,129.46	178,508.00	(138,621.46)	194,736.00	(122,393.46)	163%
Town Hall North	3,477.78	8,166.67	4,688.89	48,199.21	89,833.37	41,634.16	98,000.04	49,800.83	49%
117th Park Project	500.00	416.67	(83.33)	2,600.00	4,583.37	1,983.37	5,000.04	2,400.04	52%
University LWR Entrance	22,715.39	12,500.00	(10,215.39)	77,671.84	137,500.00	59,828.16	150,000.00	72,328.16	52%
Trails (Harmony & Curlew)	0.00	4,166.67	4,166.67	24,505.00	45,833.37	21,328.37	50,000.04	25,495.04	49%
Tunnel Park	0.00	2,083.33	2,083.33	0.00	22,916.63	22,916.63	24,999.96	24,999.96	0%
CDD Allocation-Univ. Pkwy & Lorraine Row	0.00	2,083.33	2,083.33	22,308.00	22,916.63	608.63	24,999.96	2,691.96	89%
GIS Implementation & Maintenance	0.00	29,166.67	29,166.67	0.00	320,833.37	320,833.37	350,000.04	350,000.04	0%
Insurance	0.00	7,083.33	7,083.33	158,700.00	77,916.63	(80,783.37)	84,999.96	(73,700.04)	187%
Supervisor Fees	800.00	1,000.00	200.00	5,800.00	11,000.00	5,200.00	12,000.00	6,200.00	48%

Lakewood Ranch Stewardship District
Income Statement
For the period of 8/1/2025 Through 8/31/2025

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
Meeting Advertising	621.25	921.67	300.42	8,459.25	10,138.37	1,679.12	11,060.04	2,600.79	76%
Engineering	49,898.75	11,666.67	(38,232.08)	315,617.80	128,333.37	(187,284.43)	140,000.04	(175,617.76)	225%
Bond Agent Fees	0.00	1,916.67	1,916.67	12,540.00	21,083.37	8,543.37	23,000.04	10,460.04	55%
Arbitrage Report	0.00	416.67	416.67	0.00	4,583.37	4,583.37	5,000.04	5,000.04	0%
Legal Fees	12,728.72	10,416.67	(2,312.05)	51,127.27	114,583.37	63,456.10	125,000.04	73,872.77	41%
Accounting	9,133.33	9,166.67	33.34	94,666.65	100,833.37	6,166.72	110,000.04	15,333.39	86%
Lien Book and Tax Roll	0.00	33,291.67	33,291.67	289,000.00	366,208.37	77,208.37	399,500.04	110,500.04	72%
Annual Audit	0.00	2,500.00	2,500.00	30,500.00	27,500.00	(3,000.00)	30,000.00	(500.00)	102%
Trustee	4,172.05	13,000.00	8,827.95	152,809.22	143,000.00	(9,809.22)	156,000.00	3,190.78	98%
Manager	7,500.00	19,833.33	12,333.33	82,500.00	218,166.63	135,666.63	237,999.96	155,499.96	35%
Postage	73.30	125.00	51.70	715.28	1,375.00	659.72	1,500.00	784.72	48%
Office Supplies	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00	1,500.00	0%
Other Current Charges	0.00	317.50	317.50	5,494.86	3,492.50	(2,002.36)	3,810.00	(1,684.86)	144%
Dues, Licenses, Subscriptions	1,769.51	5,000.00	3,230.49	45,417.27	55,000.00	9,582.73	60,000.00	14,582.73	76%
Payroll & Payroll Tax Expense	72,080.74	97,087.00	25,006.26	900,980.18	1,067,957.00	166,976.82	1,165,044.00	264,063.82	77%
Cell Phone Expense	83.10	83.33	0.23	761.75	916.63	154.88	999.96	238.21	76%
Healthcare Expense	6,105.26	0.00	(6,105.26)	75,447.67	0.00	(75,447.67)	0.00	(75,447.67)	0%
457B Match Expense	221.31	0.00	(221.31)	8,005.82	0.00	(8,005.82)	0.00	(8,005.82)	0%
Defined Employee Contribution Plan	0.00	3,166.67	3,166.67	1,500.00	34,833.37	33,333.37	38,000.04	36,500.04	4%
Roth Match Expense	376.29	0.00	(376.29)	4,600.15	0.00	(4,600.15)	0.00	(4,600.15)	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	0.00	0.00	0.00	94,750.00	0.00	(94,750.00)	0.00	(94,750.00)	0%
Reserves	4.38	8,840.17	8,835.79	28,221.79	97,241.87	69,020.08	106,082.04	77,860.25	27%
Total General & Administrative Expenses	**$283,932.34**	**$410,253.12**	**$126,320.78**	**$3,867,898.44**	**$4,512,784.32**	**$644,885.88**	**$4,923,037.44**	**$1,055,139.00**	
Total Expenses	**$283,932.34**	**$410,253.12**	**$126,320.78**	**$3,867,898.44**	**$4,512,784.32**	**$644,885.88**			
Income (Loss) from Operations	**$(283,361.12)**	**$(333,652.71)**	**$50,291.59**	**$(3,565,817.67)**	**$(3,670,179.81)**	**$104,362.14**			
Other Income (Expense)									
Interest Income	$4,279.92	$0.00	$4,279.92	$29,361.42	$0.00	$29,361.42	0.00	(29,361.42)	0%
Total Other Income (Expense)	**$4,279.92**	**$0.00**	**$4,279.92**	**$29,361.42**	**$0.00**	**$29,361.42**	**$0.00**	**$(29,361.42)**	
Net Income (Loss)	**$(279,081.20)**	**$(333,652.71)**	**$54,571.51**	**$(3,536,456.25)**	**$(3,670,179.81)**	**$133,723.56**			

Lakewood Ranch Stewardship District
Income Statement
For the period of 8/1/2025 Through 8/31/2025

Fund: (400) BRU Fund

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date 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	563,889.21	529,743.33	34,145.88	8,130,737.93	5,827,176.63	2,303,561.30	6,356,919.96	(1,773,817.97)	128%
Net Revenues	**$563,889.21**	**$529,743.33**	**$34,145.88**	**$8,142,737.93**	**$5,827,176.63**	**$2,315,561.30**	**$6,356,919.96**	**$(1,785,817.97)**	
General & Administrative Expenses									
Transfer to Debt Service/Construct. Fund	$308,119.83	$0.00	$(308,119.83)	$3,884,620.29	$0.00	$(3,884,620.29)	$0.00	$(3,884,620.29)	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	47,801.73	41,666.67	(6,135.06)	386,554.27	458,333.37	71,779.10	500,000.04	113,445.77	77%
Peace River Utilities	28,368.92	33,333.33	4,964.41	268,067.79	366,666.63	98,598.84	399,999.96	131,932.17	67%
City of Sarasota Utilities	74,355.90	42,250.00	(32,105.90)	492,449.16	464,750.00	(27,699.16)	507,000.00	14,550.84	97%
City of Bradenton Utilities	32,061.20	39,000.00	6,938.80	367,476.40	429,000.00	61,523.60	468,000.00	100,523.60	79%
MCUD	0.00	0.00	0.00	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	33,000.00	33,000.00	36,000.00	36,000.00	0%
Maintenance Management	0.00	12,500.00	12,500.00	0.00	137,500.00	137,500.00	150,000.00	150,000.00	0%
Uniforms	70.00	250.00	180.00	2,096.88	2,750.00	653.12	3,000.00	903.12	70%
Job Materials	0.00	1,666.67	1,666.67	0.00	18,333.37	18,333.37	20,000.04	20,000.04	0%
Phone/Radio	382.06	500.00	117.94	5,122.93	5,500.00	377.07	6,000.00	877.07	85%
Office Supplies	0.00	166.67	166.67	797.43	1,833.37	1,035.94	2,000.04	1,202.61	40%
Fuel Only	1,488.80	1,666.67	177.87	13,072.90	18,333.37	5,260.47	20,000.04	6,927.14	65%
Equipment	20,199.69	33,333.33	13,133.64	530,410.76	366,666.63	(163,744.13)	399,999.96	(130,410.80)	133%
Tools/Machinery	0.00	416.67	416.67	10,096.88	4,583.37	(5,513.51)	5,000.04	(5,096.84)	202%
Supplies	658.52	1,250.00	591.48	27,585.87	13,750.00	(13,835.87)	15,000.00	(12,585.87)	184%
Miscellaneous Maintenance	110,691.98	16,666.67	(94,025.31)	537,593.76	183,333.37	(354,260.39)	200,000.04	(337,593.72)	269%
Vehicle R&M	1,785.61	5,833.33	4,047.72	12,293.42	64,166.63	51,873.21	69,999.96	57,706.54	18%
New Customer Meter Connections & Install	3,047.50	26,833.33	23,785.83	13,735.62	295,166.63	281,431.01	321,999.96	308,264.34	4%
Customer Meter Replacement & Maintenance	2,549.50	8,333.33	5,783.83	11,515.34	91,666.63	80,151.29	99,999.96	88,484.62	12%
Well Plugging	0.00	8,750.00	8,750.00	0.00	96,250.00	96,250.00	105,000.00	105,000.00	0%
GIS Implementation & Maintenance	0.00	25,000.00	25,000.00	0.00	275,000.00	275,000.00	300,000.00	300,000.00	0%
Insurance	0.00	1,290.00	1,290.00	0.00	14,190.00	14,190.00	15,480.00	15,480.00	0%
Engineering	58,897.76	34,166.67	(24,731.09)	439,061.72	375,833.37	(63,228.35)	410,000.04	(29,061.68)	107%
Legal Fees	1,299.50	2,500.00	1,200.50	4,487.50	27,500.00	23,012.50	30,000.00	25,512.50	15%
Accounting	16,500.00	18,333.33	1,833.33	180,000.00	201,666.63	21,666.63	219,999.96	39,999.96	82%
Annual Audit	0.00	833.33	833.33	0.00	9,166.63	9,166.63	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	7,372.28	4,166.67	(3,205.61)	25,698.21	45,833.37	20,135.16	50,000.04	24,301.83	51%
Payroll & Payroll Tax Expense	37,693.33	58,032.92	20,339.59	448,896.01	638,362.12	189,466.11	696,395.04	247,499.03	64%

Lakewood Ranch Stewardship District

Income Statement

For the period of 8/1/2025 Through 8/31/2025

Fund: (400) BRU Fund

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
Cell Phone Expense	0.00	416.67	416.67	0.00	4,583.37	4,583.37	5,000.04	5,000.04	0%
Healthcare Expense	2,710.82	0.00	(2,710.82)	28,349.90	0.00	(28,349.90)	0.00	(28,349.90)	0%
457B Match Expense	719.53	0.00	(719.53)	7,028.96	0.00	(7,028.96)	0.00	(7,028.96)	0%
Roth Match Expense	70.00	0.00	(70.00)	840.00	0.00	(840.00)	0.00	(840.00)	0%
Total General & Administrative Expenses	**$756,844.46**	**$422,156.26**	**$(334,688.20)**	**$7,831,004.36**	**$4,643,718.86**	**$(3,187,285.50)**	**$5,065,875.12**	**$(2,765,129.24)**	
Total Expenses	**$756,844.46**	**$422,156.26**	**$(334,688.20)**	**$7,831,004.36**	**$4,643,718.86**	**$(3,187,285.50)**			
Net Income (Loss)	**$(192,955.25)**	**$107,587.07**	**$(300,542.32)**	**$311,733.57**	**$1,183,457.77**	**$(871,724.20)**			

Lakewood Ranch Stewardship District
Income Statement
For the period of 8/1/2025 Through 8/31/2025

Fund: (001) General Fund
Sector: (0NE) Northeast Sector

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
Revenues									
Assessments - Northeast	$203.63	$285,837.00	$(285,633.37)	$3,665,362.70	$3,144,207.00	$521,155.70	$3,430,044.00	$(235,318.70)	107%
Net Revenues	**$203.63**	**$285,837.00**	**$(285,633.37)**	**$3,665,362.70**	**$3,144,207.00**	**$521,155.70**	**$3,430,044.00**	**$(235,318.70)**	
General & Administrative Expenses									
Post Blvd & SR70 Intersecti	$2,062.00	$2,062.00	$0.00	$22,682.00	$22,682.00	$0.00	$24,744.00	$2,062.00	92%
59th Ave-Lorraine to Post B	500.00	500.00	0.00	5,500.00	5,500.00	0.00	6,000.00	500.00	92%
NE, State Road 70 & Lorraine	0.00	485.83	485.83	0.00	5,344.13	5,344.13	5,829.96	5,829.96	0%
Uihlein Road	11,900.00	12,083.33	183.33	130,900.00	132,916.63	2,016.63	144,999.96	14,099.96	90%
Lakebank and Swale Mowi	0.00	666.67	666.67	0.00	7,333.37	7,333.37	8,000.04	8,000.04	0%
Lorraine Corners	7,665.00	7,833.33	168.33	84,315.00	86,166.63	1,851.63	93,999.96	9,684.96	90%
Academic/Lighterwood	3,860.00	3,750.00	(110.00)	42,460.00	41,250.00	(1,210.00)	45,000.00	2,540.00	94%
44th Ave from Lorraine to B	13,461.00	11,666.67	(1,794.33)	148,071.00	128,333.37	(19,737.63)	140,000.04	(8,070.96)	106%
Post Blvd. from 59th Ave to	2,216.08	3,333.33	1,117.25	24,376.88	36,666.63	12,289.75	39,999.96	15,623.08	61%
Uihlein Rd.; 44th Ave. to SR64	0.00	5,909.17	5,909.17	0.00	65,000.87	65,000.87	70,910.04	70,910.04	0%
Rangeland Pkwy.; Uihlein	4,125.00	10,000.00	5,875.00	45,375.00	110,000.00	64,625.00	120,000.00	74,625.00	38%
Bourneside NE Sector	10,240.00	10,614.92	374.92	112,640.00	116,764.12	4,124.12	127,379.04	14,739.04	88%
Rangeland Pkwy.; Lorraine	6,940.00	7,000.00	60.00	76,340.00	77,000.00	660.00	84,000.00	7,660.00	91%
Irrigation Repairs - NE	3,741.75	4,025.00	283.25	80,461.46	44,275.00	(36,186.46)	48,300.00	(32,161.46)	167%
Plant Replacement - NE	758.00	5,250.00	4,492.00	56,695.17	57,750.00	1,054.83	63,000.00	6,304.83	90%
Mulching - NE	0.00	7,000.00	7,000.00	0.00	77,000.00	77,000.00	84,000.00	84,000.00	0%
Tree Trimming - NE	0.00	4,200.00	4,200.00	24,570.00	46,200.00	21,630.00	50,400.00	25,830.00	49%
Other Landscape Maintena - NE	22,595.62	6,916.67	(15,678.95)	38,716.99	76,083.37	37,366.38	83,000.04	44,283.05	47%
Irrigation-Mthly. Meter Char - NE	788.82	766.00	(22.82)	7,853.22	8,426.00	572.78	9,192.00	1,338.78	85%
Irrigation - Utilization - NE	10,295.24	16,666.67	6,371.43	112,957.90	183,333.37	70,375.47	200,000.04	87,042.14	56%
Lake maint.- lakes outside com. - NE	10,320.52	2,916.67	(7,403.85)	77,700.20	32,083.37	(45,616.83)	35,000.04	(42,700.16)	222%
Littoral Shelf Plantings - NE	0.00	833.33	833.33	0.00	9,166.63	9,166.63	9,999.96	9,999.96	0%
Conservation areas - NE	3,764.00	6,250.00	2,486.00	16,567.00	68,750.00	52,183.00	75,000.00	58,433.00	22%
Manatee County	0.00	8.33	8.33	0.00	91.63	91.63	99.96	99.96	0%
Peace River Utilities - NE	267.82	2,083.33	1,815.51	3,937.83	22,916.63	18,978.80	24,999.96	21,062.13	16%
Drainage Maintenance - NE	5,760.00	2,500.00	(3,260.00)	21,754.90	27,500.00	5,745.10	30,000.00	8,245.10	73%
Storm Damage and Clean Up - NE	0.00	2,500.00	2,500.00	20,689.62	27,500.00	6,810.38	30,000.00	9,310.38	69%
Sanitary Sewer - NE	200.00	416.67	216.67	2,325.00	4,583.37	2,258.37	5,000.04	2,675.04	46%
Hardscapes - NE	2,337.64	833.33	(1,504.31)	5,444.02	9,166.63	3,722.61	9,999.96	4,555.94	54%

Lakewood Ranch Stewardship District

Income Statement

For the period of 8/1/2025 Through 8/31/2025

Fund: (001) General Fund

Sector: (0NE) Northeast Sector

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
Signs - NE	24.00	1,666.67	1,642.67	1,488.58	18,333.37	16,844.79	20,000.04	18,511.46	7%
Miscellaneous Maintenance - NE	0.00	100.00	100.00	0.00	1,100.00	1,100.00	1,200.00	1,200.00	0%
Total General & Administrative Expenses	**$123,822.49**	**$140,837.92**	**$17,015.43**	**$1,163,821.77**	**$1,549,217.12**	**$385,395.35**	**$1,690,055.04**	**$526,233.27**	
Total Expenses	**$123,822.49**	**$140,837.92**	**$17,015.43**	**$1,163,821.77**	**$1,549,217.12**	**$385,395.35**			
Net Income (Loss)	**$(123,618.86)**	**$144,999.08**	**$(268,617.94)**	**$2,501,540.93**	**$1,594,989.88**	**$906,551.05**			

Income Statement
For the period of 8/1/2025 Through 8/31/2025

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
Revenues									
Assessments - Northwest	$192.91	$274,488.58	$(274,295.67)	$3,300,832.85	$3,019,374.38	$281,458.47	$3,293,862.96	$(6,969.89)	100%
Net Revenues	**$192.91**	**$274,488.58**	**$(274,295.67)**	**$3,300,832.85**	**$3,019,374.38**	**$281,458.47**	**$3,293,862.96**	**$(6,969.89)**	
General & Administrative Expenses									
Kent Lake & Lake Bank Ma	$16,460.00	$5,000.00	$(11,460.00)	$163,340.00	$55,000.00	$(108,340.00)	$60,000.00	$(103,340.00)	272%
Lake Bank mowing	0.00	2,833.33	2,833.33	0.00	31,166.63	31,166.63	33,999.96	33,999.96	0%
Rangeland-WhiteEagle to	4,069.50	0.00	(4,069.50)	36,625.50	0.00	(36,625.50)	0.00	(36,625.50)	0%
Silver Falls	4,756.25	166.67	(4,589.58)	52,318.75	1,833.37	(50,485.38)	2,000.04	(50,318.71)	2616%
NW Sector East Landscape Contract	18,971.05	23,585.33	4,614.28	212,751.05	259,438.63	46,687.58	283,023.96	70,272.91	75%
NW Sector West Landscape Contract	20,865.66	24,298.58	3,432.92	240,741.76	267,284.38	26,542.62	291,582.96	50,841.20	83%
Crossland Trail	0.00	2,750.00	2,750.00	0.00	30,250.00	30,250.00	33,000.00	33,000.00	0%
Newhaven Blvd.	3,033.07	1,666.67	(1,366.40)	33,363.77	18,333.37	(15,030.40)	20,000.04	(13,363.73)	167%
Irrigation Repairs - NW	13,148.54	7,000.00	(6,148.54)	151,138.17	77,000.00	(74,138.17)	84,000.00	(67,138.17)	180%
Plant Replacement - NW	35,194.00	7,000.00	(28,194.00)	42,680.96	77,000.00	34,319.04	84,000.00	41,319.04	51%
Mulching - NW	0.00	8,750.00	8,750.00	300.00	96,250.00	95,950.00	105,000.00	104,700.00	0%
Tree Trimming - NW	2,600.00	7,000.00	4,400.00	54,175.00	77,000.00	22,825.00	84,000.00	29,825.00	64%
Other Landscape Maintena - NW	3,296.25	12,687.50	9,391.25	22,610.00	139,562.50	116,952.50	152,250.00	129,640.00	15%
Irrigation-Mthly Meter Char - NW	788.82	766.00	(22.82)	7,853.22	8,426.00	572.78	9,192.00	1,338.78	85%
Irrigation - Utilization - NW	22,665.18	25,833.33	3,168.15	248,679.19	284,166.63	35,487.44	309,999.96	61,320.77	80%
Lake maint.-lakes outside com. - NW	11,008.38	2,916.67	(8,091.71)	73,268.80	32,083.37	(41,185.43)	35,000.04	(38,268.76)	209%
Littoral Shelf Plantings	0.00	1,250.00	1,250.00	0.00	13,750.00	13,750.00	15,000.00	15,000.00	0%
Conservation areas - NW	10,400.00	8,333.33	(2,066.67)	43,000.00	91,666.63	48,666.63	99,999.96	56,999.96	43%
FPL - NW	80.19	75.00	(5.19)	559.18	825.00	265.82	900.00	340.82	62%
Peace River Utilities - NW	121.46	2,000.00	1,878.54	2,469.70	22,000.00	19,530.30	24,000.00	21,530.30	10%
Drainage Maintenance - NW	14,550.00	2,500.00	(12,050.00)	151,890.33	27,500.00	(124,390.33)	30,000.00	(121,890.33)	506%
Storm Damage and Clean Up	0.00	2,500.00	2,500.00	33,340.60	27,500.00	(5,840.60)	30,000.00	(3,340.60)	111%
Sanitary Sewer - NW	0.00	4,166.67	4,166.67	20,568.14	45,833.37	25,265.23	50,000.04	29,431.90	41%
Hardscapes - NW	3,567.62	2,500.00	(1,067.62)	11,737.58	27,500.00	15,762.42	30,000.00	18,262.42	39%
Signs - NW	0.00	1,666.67	1,666.67	30,344.87	18,333.37	(12,011.50)	20,000.04	(10,344.83)	152%
Miscellaneous Maintenance - NW	0.00	416.67	416.67	0.00	4,583.37	4,583.37	5,000.04	5,000.04	0%
Total General & Administrative Expenses	**$185,575.97**	**$157,662.42**	**$(27,913.55)**	**$1,633,756.57**	**$1,734,286.62**	**$100,530.05**	**$1,891,949.04**	**$258,192.47**	
Total Expenses	**$185,575.97**	**$157,662.42**	**$(27,913.55)**	**$1,633,756.57**	**$1,734,286.62**	**$100,530.05**			
Net Income (Loss)	**$(185,383.06)**	**$116,826.16**	**$(302,209.22)**	**$1,667,076.28**	**$1,285,087.76**	**$381,988.52**			

Lakewood Ranch Stewardship District
Income Statement
For the period of 8/1/2025 Through 8/31/2025

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	$1,986,243.38	$204,369.70	$2,166,810.96	$(23,802.12)	101%
Net Revenues	**$0.00**	**$180,567.58**	**$(180,567.58)**	**$2,190,613.08**	**$1,986,243.38**	**$204,369.70**	**$2,166,810.96**	**$(23,802.12)**	
General & Administrative Expenses									
Deer Drive	$11,279.41	$11,279.00	$(0.41)	$124,073.51	$124,069.00	$(4.51)	$135,348.00	$11,274.49	92%
Lorraine Road; University P	0.00	14,042.00	14,042.00	0.00	154,462.00	154,462.00	168,504.00	168,504.00	0%
LWR Blvd; Comm Blvd to D	9,877.00	9,877.00	0.00	108,647.00	108,647.00	0.00	118,524.00	9,877.00	92%
Lorraine Rd;South Boundar	6,586.22	6,586.00	(0.22)	72,448.42	72,446.00	(2.42)	79,032.00	6,583.58	92%
Blythe Ave. CAnnon St. and Lucent Pl.	0.00	2,250.00	2,250.00	22,006.00	24,750.00	2,744.00	27,000.00	4,994.00	82%
Blue Lake Road	15,395.00	12,500.00	(2,895.00)	73,745.00	137,500.00	63,755.00	150,000.00	76,255.00	49%
Pine Warbler Place	690.00	1,000.00	310.00	7,469.50	11,000.00	3,530.50	12,000.00	4,530.50	62%
Irrigation Repairs - SRQ	5,909.40	4,033.33	(1,876.07)	62,249.33	44,366.63	(17,882.70)	48,399.96	(13,849.37)	129%
Plant Replacement - SRQ	0.00	8,066.67	8,066.67	64,031.00	88,733.37	24,702.37	96,800.04	32,769.04	66%
Mulching - SRQ	0.00	6,050.00	6,050.00	5,130.00	66,550.00	61,420.00	72,600.00	67,470.00	7%
Tree Trimming - SRQ	0.00	4,033.33	4,033.33	32,925.00	44,366.63	11,441.63	48,399.96	15,474.96	68%
Other Landscape Maintena - SRQ	7,314.80	8,066.67	751.87	32,891.55	88,733.37	55,841.82	96,800.04	63,908.49	34%
Irrigation-Mthly Meter Char - SRQ	788.82	766.00	(22.82)	7,853.22	8,426.00	572.78	9,192.00	1,338.78	85%
Irrigation - Utilization - SRQ	7,789.93	18,333.33	10,543.40	85,470.06	201,666.63	116,196.57	219,999.96	134,529.90	39%
Lake maint.-lakes outside com. - SRQ	2,275.00	4,166.67	1,891.67	39,663.71	45,833.37	6,169.66	50,000.04	10,336.33	79%
Littoral Shelf Plantings - SRQ	0.00	500.00	500.00	0.00	5,500.00	5,500.00	6,000.00	6,000.00	0%
Conservation areas - SRQ	650.00	6,666.67	6,016.67	11,400.00	73,333.37	61,933.37	80,000.04	68,600.04	14%
FPL - SRQ	3,599.01	2,916.67	(682.34)	29,706.09	32,083.37	2,377.28	35,000.04	5,293.95	85%
Stormwater System & Drainage - SRQ	31,155.00	2,500.00	(28,655.00)	186,423.58	27,500.00	(158,923.58)	30,000.00	(156,423.58)	621%
Storm Damage and Clean Up - SRQ	204,524.76	2,500.00	(202,024.76)	1,370,601.06	27,500.00	(1,343,101.06)	30,000.00	(1,340,601.06)	4569%
Sanitary Sewer - SRQ	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.04	2,000.04	0%
Water Taxi - Operation, Maint & Ins.	624.49	4,166.67	3,542.18	31,298.59	45,833.37	14,534.78	50,000.04	18,701.45	63%
Hardscapes - SRQ	6,618.18	2,083.33	(4,534.85)	42,533.71	22,916.63	(19,617.08)	24,999.96	(17,533.75)	170%
Signs - SRQ	0.00	1,666.67	1,666.67	13,274.00	18,333.37	5,059.37	20,000.04	6,726.04	66%
Miscellaneous Maintenance - SRQ	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.04	2,000.04	0%
Total General & Administrative Expenses	**$315,077.02**	**$134,383.35**	**$(180,693.67)**	**$2,423,840.33**	**$1,478,216.85**	**$(945,623.48)**	**$1,612,600.20**	**$(811,240.13)**	
Total Expenses	**$315,077.02**	**$134,383.35**	**$(180,693.67)**	**$2,423,840.33**	**$1,478,216.85**	**$(945,623.48)**			
Net Income (Loss)	**$(315,077.02)**	**$46,184.23**	**$(361,261.25)**	**$(233,227.25)**	**$508,026.53**	**$(741,253.78)**			

Lakewood Ranch Stewardship District

Income Statement

For the period of 8/1/2025 Through 8/31/2025

Fund: (001) General Fund

Sector: (TAY) Taylor Sector

	Current Period			Year To Date					
	Actual	Budget	Variance	Actual	Budget	Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
General & Administrative Expenses									
Rangeland - East of Bournesdie	$0.00	$8,333.33	$8,333.33	$0.00	$91,666.63	$91,666.63	$99,999.96	$99,999.96	0%
44th Ave. East - East of Bourneside	12,025.00	8,333.33	(3,691.67)	31,075.00	91,666.63	60,591.63	99,999.96	68,924.96	31%
Irrigation Repairs	1,214.89	2,500.00	1,285.11	34,714.06	27,500.00	(7,214.06)	30,000.00	(4,714.06)	116%
Plant Replacement	0.00	833.33	833.33	0.00	9,166.63	9,166.63	9,999.96	9,999.96	0%
Tree Trimming	0.00	833.33	833.33	0.00	9,166.63	9,166.63	9,999.96	9,999.96	0%
Other Landscape Maintenace	6,402.50	1,666.67	(4,735.83)	10,302.50	18,333.37	8,030.87	20,000.04	9,697.54	52%
Monthly Meter Change	0.00	791.67	791.67	0.00	8,708.37	8,708.37	9,500.04	9,500.04	0%
Utilization	0.00	8,333.33	8,333.33	0.00	91,666.63	91,666.63	99,999.96	99,999.96	0%
Conservation/Preserve Areas Exotic Sp.	0.00	833.33	833.33	0.00	9,166.63	9,166.63	9,999.96	9,999.96	0%
Peace River	0.00	833.33	833.33	0.00	9,166.63	9,166.63	9,999.96	9,999.96	0%
Stormwater System & Drainage	0.00	833.33	833.33	0.00	9,166.63	9,166.63	9,999.96	9,999.96	0%
Storm Damage and Clean Up	0.00	833.33	833.33	0.00	9,166.63	9,166.63	9,999.96	9,999.96	0%
Signs	0.00	833.33	833.33	1,223.36	9,166.63	7,943.27	9,999.96	8,776.60	12%
Total General & Administrative Expenses	**$19,642.39**	**$35,791.64**	**$16,149.25**	**$77,314.92**	**$393,708.04**	**$316,393.12**	**$429,499.68**	**$352,184.76**	
Total Expenses	**$19,642.39**	**$35,791.64**	**$16,149.25**	**$77,314.92**	**$393,708.04**	**$316,393.12**			
Net Income (Loss)	**$(19,642.39)**	**$(35,791.64)**	**$16,149.25**	**$(77,314.92)**	**$(393,708.04)**	**$316,393.12**			

Lakewood Ranch Stewardship District
Income Statement
For the period of 8/1/2025 Through 8/31/2025

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
Revenues									
Assessments - East	$139.33	$196,502.42	$(196,363.09)	$2,385,286.79	$2,161,526.62	$223,760.17	$2,358,029.04	$(27,257.75)	101%
Net Revenues	**$139.33**	**$196,502.42**	**$(196,363.09)**	**$2,385,286.79**	**$2,161,526.62**	**$223,760.17**	**$2,358,029.04**	**$(27,257.75)**	
General & Administrative Expenses									
University Pkwy Lorriane to Concession	$16,250.00	$12,132.00	$(4,118.00)	$147,665.00	$133,452.00	$(14,213.00)	$145,584.00	$(2,081.00)	101%
The Masters Ave;Lorraine to Players	16,000.00	16,000.00	0.00	176,000.00	176,000.00	0.00	192,000.00	16,000.00	92%
Lorraine Rd - East Side	9,131.67	10,000.00	868.33	100,448.37	110,000.00	9,551.63	120,000.00	19,551.63	84%
Bournside Blvd. from Masters to SR70	4,290.47	4,416.67	126.20	47,195.17	48,583.37	1,388.20	53,000.04	5,804.87	89%
Masters Ave fr. Players Dr to Bourneside	9,251.00	9,503.00	252.00	101,761.00	104,533.00	2,772.00	114,036.00	12,275.00	89%
Bourneside Blvd from Masters	4,980.00	7,500.00	2,520.00	54,780.00	82,500.00	27,720.00	90,000.00	35,220.00	61%
Irrigation Repairs	875.94	5,416.67	4,540.73	27,510.67	59,583.37	32,072.70	65,000.04	37,489.37	42%
Plant replacement - 00E	575.00	8,750.00	8,175.00	62,701.80	96,250.00	33,548.20	105,000.00	42,298.20	60%
Mulching - 00E	0.00	7,250.00	7,250.00	0.00	79,750.00	79,750.00	87,000.00	87,000.00	0%
Tree Trimming - 00E	0.00	2,583.33	2,583.33	32,220.00	28,416.63	(3,803.37)	30,999.96	(1,220.04)	104%
Other Landscape Maint., NC Contigency	3,219.38	5,000.00	1,780.62	63,574.26	55,000.00	(8,574.26)	60,000.00	(3,574.26)	106%
Monthly Meter Charge	788.82	766.00	(22.82)	7,853.22	8,426.00	572.78	9,192.00	1,338.78	85%
Utilization	24,857.32	26,666.67	1,809.35	272,731.06	293,333.37	20,602.31	320,000.04	47,268.98	85%
Lake Maint. (Outside Communities)	1,150.00	2,500.00	1,350.00	13,150.00	27,500.00	14,350.00	30,000.00	16,850.00	44%
Littoral Shelf Plantings - E	0.00	833.33	833.33	0.00	9,166.63	9,166.63	9,999.96	9,999.96	0%
Conservation Areas Exotic Sps Removal	14,925.00	6,666.67	(8,258.33)	62,500.00	73,333.37	10,833.37	80,000.04	17,500.04	78%
FPL - E	170.49	166.67	(3.82)	1,848.22	1,833.37	(14.85)	2,000.04	151.82	92%
Roads and Sidewalks - E	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.04	2,000.04	0%
Stormwater System & Drainage - E	850.00	2,083.33	1,233.33	635,569.68	22,916.63	(612,653.05)	24,999.96	(610,569.72)	2542%
Storm Damage and Clean Up - E	0.00	2,083.33	2,083.33	84,213.00	22,916.63	(61,296.37)	24,999.96	(59,213.04)	337%
Sanitary Sewer	0.00	416.67	416.67	0.00	4,583.37	4,583.37	5,000.04	5,000.04	0%
Hardscapes	0.00	1,666.67	1,666.67	32,134.75	18,333.37	(13,801.38)	20,000.04	(12,134.71)	161%
Signs	0.00	2,083.33	2,083.33	1,025.00	22,916.63	21,891.63	24,999.96	23,974.96	4%
Miscellaneous Maintenance - E	0.00	416.67	416.67	0.00	4,583.37	4,583.37	5,000.04	5,000.04	0%
Total General & Administrative Expenses	**$107,315.09**	**$135,067.68**	**$27,752.59**	**$1,924,881.20**	**$1,485,744.48**	**$(439,136.72)**	**$1,620,812.16**	**$(304,069.04)**	
Total Expenses	**$107,315.09**	**$135,067.68**	**$27,752.59**	**$1,924,881.20**	**$1,485,744.48**	**$(439,136.72)**			
Net Income (Loss)	**$(107,175.76)**	**$61,434.74**	**$(168,610.50)**	**$460,405.59**	**$675,782.14**	**$(215,376.55)**			