



Lakewood Ranch Stewardship District

September 2025 O&M and BRU Financial Package

September 30, 2025

PFM Group Consulting LLC

3501 Quadrangle Blvd.

Suite 270

Orlando, FL 32817

407-723-5900



Lakewood Ranch Stewardship District
Summary Income Statement
September 2025

Revenues						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 3,758.54	\$ 76,600.41	\$ (72,841.87)	\$ 334,564.43	\$ 766,004.10	\$ (431,439.67)
East Sector	\$ -	\$ 196,502.42	\$ (196,502.42)	\$ 2,385,286.79	\$ 1,965,024.20	\$ 420,262.59
Northeast Sector	\$ -	\$ 285,837.00	\$ (285,837.00)	\$ 3,665,362.70	\$ 2,858,370.00	\$ 806,992.70
Northwest Sector	\$ -	\$ 274,488.58	\$ (274,488.58)	\$ 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
Southeast	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taylor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 3,758.54	\$ 1,013,995.99	\$ (1,010,237.45)	\$ 11,876,659.85	\$ 10,139,959.90	\$ 1,736,699.95
Expenses						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 750,522.60	\$ 410,253.12	\$ (340,269.48)	\$ 4,618,421.04	\$ 4,102,531.20	\$ (515,889.84)
East Sector	\$ 143,228.67	\$ 135,067.68	\$ (8,160.99)	\$ 2,068,109.87	\$ 1,350,676.80	\$ (717,433.07)
Northeast Sector	\$ 125,454.04	\$ 140,837.92	\$ 15,383.88	\$ 1,289,275.81	\$ 1,408,379.20	\$ 119,103.39
Northwest Sector	\$ 178,315.48	\$ 157,662.42	\$ (20,653.06)	\$ 1,812,072.05	\$ 1,576,624.20	\$ (235,447.85)
SRQ	\$ 254,386.82	\$ 134,383.35	\$ (120,003.47)	\$ 2,678,227.15	\$ 1,343,833.50	\$ (1,334,393.65)
Southeast	\$ 2,200.00	\$ -	\$ (2,200.00)	\$ 2,200.00	\$ -	\$ (2,200.00)
Taylor	\$ 37,961.81	\$ 35,791.64	\$ (2,170.17)	\$ 115,276.73	\$ 357,916.40	\$ 242,639.67
Total Expenses	\$ 1,492,069.42	\$ 1,013,996.13	\$ (478,073.29)	\$ 12,583,582.65	\$ 10,139,961.30	\$ (2,443,621.35)
Income (Loss)	\$ (1,488,310.88)	\$ (0.14)	\$ (532,164.16)	\$ (706,922.80)	\$ (1.40)	\$ 4,180,321.30



Lakewood Ranch Stewardship District
Statement of Financial Position
As of 9/30/2025

	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	\$67,912.01	\$123,949.99	(\$56,037.98)			
Northern Trust-Money Market	554,889.35	1,780,561.08	(1,225,671.73)			
Reserve Account	948,758.99	1,049,028.06	(100,269.07)			
Accounts Receivable	650.04	0.00	650.04			
Prepaid Expense	107,967.60	45,567.37	62,400.23			
Due from BRU	0.00	61,606.79	(61,606.79)			
BRU Operating Account				\$638,225.83	\$915,478.34	(\$277,252.51)
BRU Revenue Account				43,204.19	13,713.63	29,490.56
Accounts Receivable				1,144,026.57	802,477.26	341,549.31
Due from General Fund				0.00	77,103.51	(77,103.51)
Prepaid Expense				1,460.77	1,460.77	0.00
Total Current Assets	<u>\$1,680,177.99</u>	<u>\$3,060,713.29</u>	<u>(\$1,380,535.30)</u>	<u>\$1,826,917.36</u>	<u>\$1,810,233.51</u>	<u>\$16,683.85</u>
Total Assets	<u><u>\$1,680,177.99</u></u>	<u><u>\$3,060,713.29</u></u>	<u><u>(\$1,380,535.30)</u></u>	<u><u>\$1,826,917.36</u></u>	<u><u>\$1,810,233.51</u></u>	<u><u>\$16,683.85</u></u>
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$415,817.75	\$100,987.17	\$314,830.58			
Payroll Tax Liability	90.97	23.25	67.72			
Healthcare Liability	0.00	29,113.84	(29,113.84)			
Reserve Liability	948,758.99	1,049,028.06	(100,269.07)			
Due to Debt Service Funds	0.00	636.30	(636.30)			
Due to BRU Fund	0.00	77,103.51	(77,103.51)			
Accounts Payable				\$352,565.70	\$80,375.47	\$272,190.23
Due to General Fund				0.00	61,606.79	(61,606.79)
Total Current Liabilities	<u>\$1,364,667.71</u>	<u>\$1,256,892.13</u>	<u>\$107,775.58</u>	<u>\$352,565.70</u>	<u>\$141,982.26</u>	<u>\$210,583.44</u>
Total Liabilities	<u><u>\$1,364,667.71</u></u>	<u><u>\$1,256,892.13</u></u>	<u><u>\$107,775.58</u></u>	<u><u>\$352,565.70</u></u>	<u><u>\$141,982.26</u></u>	<u><u>\$210,583.44</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	(706,922.80)	781,388.08	(1,488,310.88)	117,833.98	311,733.57	(193,899.59)
Total Net Assets	<u><u>\$315,510.28</u></u>	<u><u>\$1,803,821.16</u></u>	<u><u>(\$1,488,310.88)</u></u>	<u><u>\$1,474,351.66</u></u>	<u><u>\$1,668,251.25</u></u>	<u><u>(\$193,899.59)</u></u>
Total Liabilities and Net Assets	<u><u>\$1,680,177.99</u></u>	<u><u>\$3,060,713.29</u></u>	<u><u>(\$1,380,535.30)</u></u>	<u><u>\$1,826,917.36</u></u>	<u><u>\$1,810,233.51</u></u>	<u><u>\$16,683.85</u></u>



Lakewood Ranch Stewardship District
Income Statement
For the period of 9/1/2025 Through 9/30/2025

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	\$76,517.12	\$(76,517.12)	\$220,302.15	\$918,205.00	\$(697,902.85)	\$918,205.44	\$697,903.29	24%
Other Revenue	653.47	83.37	570.10	73,880.82	1,000.00	72,880.82	1,000.44	(72,880.38)	7385%
Park Revenue	1,673.29	0.00	1,673.29	10,224.56	0.00	10,224.56	0.00	(10,224.56)	0.0
Net Revenues	\$2,326.76	\$76,600.49	\$(74,273.73)	\$304,407.53	\$919,205.00	\$(614,797.47)	\$919,205.88	\$614,798.35	
General & Administrative Expenses									
Maintenance Management	\$15,000.00	\$15,000.00	\$0.00	\$180,000.00	\$180,000.00	\$0.00	\$180,000.00	\$0.00	100%
Uniforms	1,696.00	333.37	(1,362.63)	3,859.70	4,000.00	140.30	4,000.44	140.74	96%
Job Materials	578.66	666.63	87.97	2,922.05	8,000.00	5,077.95	7,999.56	5,077.51	37%
Phone/Radio	361.17	583.37	222.20	5,006.68	7,000.00	1,993.32	7,000.44	1,993.76	72%
Office Supplies	0.00	250.00	250.00	95.00	3,000.00	2,905.00	3,000.00	2,905.00	3%
Fuel Only	3,070.24	1,550.00	(1,520.24)	18,301.78	18,600.00	298.22	18,600.00	298.22	98%
Equipment	724.81	416.63	(308.18)	93,948.10	5,000.00	(88,948.10)	4,999.56	(88,948.54)	1879%
Tools/Machinery	0.00	4,166.63	4,166.63	0.00	50,000.00	50,000.00	49,999.56	49,999.56	0%
Supplies	16,608.80	3,333.37	(13,275.43)	141,015.87	40,000.00	(101,015.87)	40,000.44	(101,015.43)	353%
Miscellaneous Maintenance	929.17	2,500.00	1,570.83	48,786.34	30,000.00	(18,786.34)	30,000.00	(18,786.34)	163%
Maintenance Yard	0.00	250.00	250.00	0.00	3,000.00	3,000.00	3,000.00	3,000.00	0%
Vehicle R&M	6,530.07	333.37	(6,196.70)	34,088.53	4,000.00	(30,088.53)	4,000.44	(30,088.09)	852%
Vehicle	45,593.50	4,166.63	(41,426.87)	45,635.30	50,000.00	4,364.70	49,999.56	4,364.26	91%
Community Services P&A Admin Fee	340,705.00	28,392.12	(312,312.88)	340,705.00	340,705.00	0.00	340,705.44	0.44	100%
Waste Management	0.00	250.00	250.00	0.00	3,000.00	3,000.00	3,000.00	3,000.00	0%
Bob Gardner Park	65,760.80	29,166.63	(36,594.17)	464,139.07	350,000.00	(114,139.07)	349,999.56	(114,139.51)	133%
James L. Patton Park	11,462.32	11,666.63	204.31	71,311.89	140,000.00	68,688.11	139,999.56	68,687.67	51%
Roger Hill Park	14,500.04	4,166.63	(10,333.41)	59,649.24	50,000.00	(9,649.24)	49,999.56	(9,649.68)	119%
Silver Falls Park	6,189.50	2,291.63	(3,897.87)	26,615.50	27,500.00	884.50	27,499.56	884.06	97%
Waterside Place Park	46,772.55	16,228.00	(30,544.55)	363,902.01	194,736.00	(169,166.01)	194,736.00	(169,166.01)	187%
Town Hall North	6,630.01	8,166.63	1,536.62	54,829.22	98,000.00	43,170.78	97,999.56	43,170.34	56%
Passive Parks (117th)	1,050.00	416.63	(633.37)	3,650.00	5,000.00	1,350.00	4,999.56	1,349.56	73%
University LWR Entrance	4,361.04	12,500.00	8,138.96	82,032.88	150,000.00	67,967.12	150,000.00	67,967.12	55%
Trails (Harmony & Curlew)	6,825.00	4,166.63	(2,658.37)	31,330.00	50,000.00	18,670.00	49,999.56	18,669.56	63%
Tunnel Park	10,500.00	2,083.37	(8,416.63)	10,500.00	25,000.00	14,500.00	25,000.44	14,500.44	42%
CDD Allocation-Univ. Pkwy & Lorraine Row	0.00	2,083.37	2,083.37	22,308.00	25,000.00	2,692.00	25,000.44	2,692.44	89%
GIS Implementation & Maintenance	0.00	29,166.63	29,166.63	0.00	350,000.00	350,000.00	349,999.56	349,999.56	0%
Insurance	0.00	7,083.37	7,083.37	158,700.00	85,000.00	(73,700.00)	85,000.44	(73,699.56)	187%
Supervisor Fees	600.00	1,000.00	400.00	6,400.00	12,000.00	5,600.00	12,000.00	5,600.00	53%
Meeting Advertising	188.12	921.63	733.51	8,647.37	11,060.00	2,412.63	11,059.56	2,412.19	78%



Income Statement
For the period of 9/1/2025 Through 9/30/2025

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
Engineering	90,819.75	11,666.63	(79,153.12)	406,437.55	140,000.00	(266,437.55)	139,999.56	(266,437.99)	290%
Bond Agent Fees	3,025.00	1,916.63	(1,108.37)	15,565.00	23,000.00	7,435.00	22,999.56	7,434.56	68%
Arbitrage Report	0.00	416.63	416.63	0.00	5,000.00	5,000.00	4,999.56	4,999.56	0%
Legal Fees	4,116.74	10,416.63	6,299.89	55,244.01	125,000.00	69,755.99	124,999.56	69,755.55	44%
Accounting	9,933.37	9,166.63	(766.74)	104,600.02	110,000.00	5,399.98	109,999.56	5,399.54	95%
Lien Book and Tax Roll	14,000.00	33,291.63	19,291.63	303,000.00	399,500.00	96,500.00	399,499.56	96,499.56	76%
Annual Audit	0.00	2,500.00	2,500.00	30,500.00	30,000.00	(500.00)	30,000.00	(500.00)	102%
Trustee	2,315.01	13,000.00	10,684.99	155,124.23	156,000.00	875.77	156,000.00	875.77	99%
Manager	7,500.00	19,833.37	12,333.37	90,000.00	238,000.00	148,000.00	238,000.44	148,000.44	38%
Postage	178.00	125.00	(53.00)	893.28	1,500.00	606.72	1,500.00	606.72	60%
Office Supplies	0.00	125.00	125.00	0.00	1,500.00	1,500.00	1,500.00	1,500.00	0%
Other Current Charges	284.47	317.50	33.03	5,779.33	3,810.00	(1,969.33)	3,810.00	(1,969.33)	152%
Dues, Licenses, Subscriptions	5,684.52	5,000.00	(684.52)	51,101.79	60,000.00	8,898.21	60,000.00	8,898.21	85%
Payroll & Payroll Tax Expense	75,032.16	97,087.00	22,054.84	976,012.34	1,165,044.00	189,031.66	1,165,044.00	189,031.66	84%
Cell Phone Expense	83.10	83.37	0.27	844.85	1,000.00	155.15	1,000.44	155.59	84%
Healthcare Expense	6,105.26	0.00	(6,105.26)	81,552.93	0.00	(81,552.93)	0.00	(81,552.93)	0%
457B Match Expense	167.88	0.00	(167.88)	8,173.70	0.00	(8,173.70)	0.00	(8,173.70)	0%
Defined Employee Contribution Plan	500.00	3,166.63	2,666.63	2,000.00	38,000.00	36,000.00	37,999.56	35,999.56	5%
Roth Match Expense	534.61	0.00	(534.61)	5,134.76	0.00	(5,134.76)	0.00	(5,134.76)	0%
Re-amortization Schedule Fees	1,625.00	0.00	(1,625.00)	3,125.00	0.00	(3,125.00)	0.00	(3,125.00)	0%
Disclosure	22,250.00	0.00	(22,250.00)	117,000.00	0.00	(117,000.00)	0.00	(117,000.00)	0%
Reserves	(100,269.07)	8,840.13	109,109.20	(72,047.28)	106,082.00	178,129.28	106,081.56	178,128.84	-68%
Total General & Administrative Expenses	\$750,522.60	\$410,252.68	\$(340,269.92)	\$4,618,421.04	\$4,923,037.00	\$304,615.96	\$4,923,032.16	\$304,611.12	
Total Expenses	\$750,522.60	\$410,252.68	\$(340,269.92)	\$4,618,421.04	\$4,923,037.00	\$304,615.96			
Income (Loss) from Operations	\$(748,195.84)	\$(333,652.19)	\$(414,543.65)	\$(4,314,013.51)	\$(4,003,832.00)	\$(310,181.51)			
Other Income (Expense)									
Interest Income	\$1,431.78	\$0.00	\$1,431.78	\$30,156.90	\$0.00	\$30,156.90	0.00	(30,156.90)	0%
Total Other Income (Expense)	\$1,431.78	\$0.00	\$1,431.78	\$30,156.90	\$0.00	\$30,156.90	\$0.00	\$(30,156.90)	
Net Income (Loss)	\$(746,764.06)	\$(333,652.19)	\$(413,111.87)	\$(4,283,856.61)	\$(4,003,832.00)	\$(280,024.61)			



Lakewood Ranch Stewardship District
Income Statement
For the period of 9/1/2025 Through 9/30/2025

Fund: (400) BRU Fund

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted Budget FY25	Budget Remaining	Percentage Used
<u>Revenues</u>									
Other Revenue	\$0.00	\$0.00	\$0.00	\$12,000.00	\$0.00	\$12,000.00	\$0.00	\$(12,000.00)	0%
Revenue	727,122.70	529,743.37	197,379.33	8,857,860.63	6,356,920.00	2,500,940.63	6,356,920.44	(2,500,940.19)	139%
Net Revenues	\$727,122.70	\$529,743.37	\$197,379.33	\$8,869,860.63	\$6,356,920.00	\$2,512,940.63	\$6,356,920.44	\$(2,512,940.19)	
<u>General & Administrative Expenses</u>									
Transfer to Debt Service/Construct. Fund	\$152,508.86	\$0.00	\$(152,508.86)	\$4,037,129.15	\$0.00	\$(4,037,129.15)	\$0.00	\$(4,037,129.15)	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	36,809.21	41,666.63	4,857.42	423,363.48	500,000.00	76,636.52	499,999.56	76,636.08	85%
Peace River Utilities	52,521.02	33,333.37	(19,187.65)	320,588.81	400,000.00	79,411.19	400,000.44	79,411.63	80%
City of Sarasota Utilities	117,054.34	42,250.00	(74,804.34)	609,503.50	507,000.00	(102,503.50)	507,000.00	(102,503.50)	120%
City of Bradenton Utilities	32,874.00	39,000.00	6,126.00	400,350.40	468,000.00	67,649.60	468,000.00	67,649.60	86%
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	36,000.00	36,000.00	36,000.00	36,000.00	0%
Maintenance Management	0.00	12,500.00	12,500.00	0.00	150,000.00	150,000.00	150,000.00	150,000.00	0%
Uniforms	0.00	250.00	250.00	2,096.88	3,000.00	903.12	3,000.00	903.12	70%
Job Materials	0.00	1,666.63	1,666.63	0.00	20,000.00	20,000.00	19,999.56	19,999.56	0%
Phone/Radio	1,028.95	500.00	(528.95)	6,151.88	6,000.00	(151.88)	6,000.00	(151.88)	103%
Office Supplies	0.00	166.63	166.63	797.43	2,000.00	1,202.57	1,999.56	1,202.13	40%
Fuel Only	3,324.74	1,666.63	(1,658.11)	16,397.64	20,000.00	3,602.36	19,999.56	3,601.92	82%
Equipment Repairs (Pumps)	164,427.77	33,333.37	(131,094.40)	694,838.53	400,000.00	(294,838.53)	400,000.44	(294,838.09)	174%
Tools/Machinery	0.00	416.63	416.63	10,096.88	5,000.00	(5,096.88)	4,999.56	(5,097.32)	202%
Supplies	3,453.45	1,250.00	(2,203.45)	31,039.32	15,000.00	(16,039.32)	15,000.00	(16,039.32)	207%
Miscellaneous Maintenance	184,684.09	16,666.63	(168,017.46)	722,277.85	200,000.00	(522,277.85)	199,999.56	(522,278.29)	361%
Vehicle R&M	4,407.26	5,833.37	1,426.11	16,700.68	70,000.00	53,299.32	70,000.44	53,299.76	24%
New Customer Meter Connections & Install	0.00	26,833.37	26,833.37	13,735.62	322,000.00	308,264.38	322,000.44	308,264.82	4%
Customer Meter Replacement & Maintenance	0.00	8,333.37	8,333.37	11,515.34	100,000.00	88,484.66	100,000.44	88,485.10	12%
Well Plugging	0.00	8,750.00	8,750.00	0.00	105,000.00	105,000.00	105,000.00	105,000.00	0%
GIS Implementation & Maintenance	0.00	25,000.00	25,000.00	0.00	300,000.00	300,000.00	300,000.00	300,000.00	0%
Insurance	0.00	1,290.00	1,290.00	0.00	15,480.00	15,480.00	15,480.00	15,480.00	0%
Engineering & Consulting	85,048.45	34,166.63	(50,881.82)	524,110.17	410,000.00	(114,110.17)	409,999.56	(114,110.61)	128%
Legal Fees	200.00	2,500.00	2,300.00	4,687.50	30,000.00	25,312.50	30,000.00	25,312.50	16%
Accounting & HR Services	18,000.00	18,333.37	333.37	198,000.00	220,000.00	22,000.00	220,000.44	22,000.44	90%
Annual Audit	0.00	833.37	833.37	0.00	10,000.00	10,000.00	10,000.44	10,000.44	0%
Travel and Entertainment	0.00	0.00	0.00	137.81	0.00	(137.81)	0.00	(137.81)	0%
Dues, Licenses, Subscriptions & Training	17,950.38	4,166.63	(13,783.75)	43,648.59	50,000.00	6,351.41	49,999.56	6,350.97	87%
Payroll & Payroll Tax Expense	43,381.43	58,032.88	14,651.45	492,277.44	696,395.00	204,117.56	696,394.56	204,117.12	71%



Lakewood Ranch Stewardship District
Income Statement
For the period of 9/1/2025 Through 9/30/2025

Fund: (400) BRU Fund

	Current Period			Year To Date			Adopted	Budget	Percentage
	Actual	Budget	Variance	Actual	Budget	Variance	Budget FY25	Remaining	Used
Cell Phone Expense	0.00	416.63	416.63	0.00	5,000.00	5,000.00	4,999.56	4,999.56	0%
Healthcare Expense	2,710.82	0.00	(2,710.82)	31,060.72	0.00	(31,060.72)	0.00	(31,060.72)	0%
457B Match Expense	567.52	0.00	(567.52)	7,596.48	0.00	(7,596.48)	0.00	(7,596.48)	0%
Roth Match Expense	70.00	0.00	(70.00)	910.00	0.00	(910.00)	0.00	(910.00)	0%
Total General & Administrative Expenses	\$921,022.29	\$422,156.14	\$(498,866.15)	\$8,752,026.65	\$5,065,875.00	\$(3,686,151.65)	\$5,065,873.68	\$(3,686,152.97)	
Total Expenses	\$921,022.29	\$422,156.14	\$(498,866.15)	\$8,752,026.65	\$5,065,875.00	\$(3,686,151.65)			
Net Income (Loss)	\$(193,899.59)	\$107,587.23	\$(301,486.82)	\$117,833.98	\$1,291,045.00	\$(1,173,211.02)			



Lakewood Ranch Stewardship District
Income Statement
For the period of 9/1/2025 Through 9/30/2025

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 (Platted Lots) - East	\$0.00	\$196,502.38	\$(196,502.38)	\$2,385,286.79	\$2,358,029.00	\$27,257.79	\$2,358,028.56	\$(27,258.23)	101%
Net Revenues	\$0.00	\$196,502.38	\$(196,502.38)	\$2,385,286.79	\$2,358,029.00	\$27,257.79	\$2,358,028.56	\$(27,258.23)	
General & Administrative Expenses									
University Pkwy Lorraine to Concession	\$32,500.00	\$12,132.00	\$(20,368.00)	\$180,165.00	\$145,584.00	\$(34,581.00)	\$145,584.00	\$(34,581.00)	124%
The Masters Ave;Lorraine to Players	16,000.00	16,000.00	0.00	192,000.00	192,000.00	0.00	192,000.00	0.00	100%
Lorraine Rd - East Side	9,131.67	10,000.00	868.33	109,580.04	120,000.00	10,419.96	120,000.00	10,419.96	91%
Bournside Blvd. from Masters to SR70	4,290.47	4,416.63	126.16	51,485.64	53,000.00	1,514.36	52,999.56	1,513.92	97%
Masters Ave fr. Players Dr to Bournside	9,251.00	9,503.00	252.00	111,012.00	114,036.00	3,024.00	114,036.00	3,024.00	97%
Bournside Blvd from Masters to Uni. Pwy	4,980.00	7,500.00	2,520.00	59,760.00	90,000.00	30,240.00	90,000.00	30,240.00	66%
Irrigation Repairs	7,478.76	5,416.63	(2,062.13)	34,989.43	65,000.00	30,010.57	64,999.56	30,010.13	54%
Plant replacement	7,375.00	8,750.00	1,375.00	70,076.80	105,000.00	34,923.20	105,000.00	34,923.20	67%
Mulching	0.00	7,250.00	7,250.00	0.00	87,000.00	87,000.00	87,000.00	87,000.00	0%
Tree Trimming	2,050.00	2,583.37	533.37	34,270.00	31,000.00	(3,270.00)	31,000.44	(3,269.56)	111%
Other Landscape Maint., NC, Contingency	2,570.00	5,000.00	2,430.00	66,144.26	60,000.00	(6,144.26)	60,000.00	(6,144.26)	110%
Irrigation - Monthly Meter Charge	1,577.64	766.00	(811.64)	9,430.86	9,192.00	(238.86)	9,192.00	(238.86)	103%
Irrigation - Utilization	38,495.62	26,666.63	(11,828.99)	311,226.68	320,000.00	8,773.32	319,999.56	8,772.88	97%
Lake Maint. (Outside Communities)	2,300.00	2,500.00	200.00	15,450.00	30,000.00	14,550.00	30,000.00	14,550.00	52%
Aquatic Plantings	0.00	833.37	833.37	0.00	10,000.00	10,000.00	10,000.44	10,000.44	0%
Conservation Areas Exotic Sps Maint.	1,250.00	6,666.63	5,416.63	63,750.00	80,000.00	16,250.00	79,999.56	16,249.56	80%
FPL	171.01	166.63	(4.38)	2,019.23	2,000.00	(19.23)	1,999.56	(19.67)	101%
Roads and Sidewalks	0.00	166.63	166.63	0.00	2,000.00	2,000.00	1,999.56	1,999.56	0%
Stormwater System & Drainage	850.00	2,083.37	1,233.37	636,419.68	25,000.00	(611,419.68)	25,000.44	(611,419.24)	2546%
Storm Damage and Clean Up	0.00	2,083.37	2,083.37	84,213.00	25,000.00	(59,213.00)	25,000.44	(59,212.56)	337%
Sanitary Sewer	0.00	416.63	416.63	0.00	5,000.00	5,000.00	4,999.56	4,999.56	0%
Hardscapes	2,957.50	1,666.63	(1,290.87)	35,092.25	20,000.00	(15,092.25)	19,999.56	(15,092.69)	175%
Signs	0.00	2,083.37	2,083.37	1,025.00	25,000.00	23,975.00	25,000.44	23,975.44	4%
Miscellaneous Maintenance	0.00	416.63	416.63	0.00	5,000.00	5,000.00	4,999.56	4,999.56	0%
Total General & Administrative Expenses	\$143,228.67	\$135,067.52	\$(8,161.15)	\$2,068,109.87	\$1,620,812.00	\$(447,297.87)	\$1,620,810.24	\$(447,299.63)	
Total Expenses	\$143,228.67	\$135,067.52	\$(8,161.15)	\$2,068,109.87	\$1,620,812.00	\$(447,297.87)			
Net Income (Loss)	\$(143,228.67)	\$61,434.86	\$(204,663.53)	\$317,176.92	\$737,217.00	\$(420,040.08)			



Lakewood Ranch Stewardship District
Income Statement
For the period of 9/1/2025 Through 9/30/2025

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
<u>Revenues</u>									
Assessments (Platted Lots) - Northeast	\$0.00	\$285,837.00	\$(285,837.00)	\$3,665,362.70	\$3,430,044.00	\$235,318.70	\$3,430,044.00	\$(235,318.70)	107%
Net Revenues	\$0.00	\$285,837.00	\$(285,837.00)	\$3,665,362.70	\$3,430,044.00	\$235,318.70	\$3,430,044.00	\$(235,318.70)	
<u>General & Administrative Expenses</u>									
Post Blvd & SR70 Intersection	\$2,062.00	\$2,062.00	\$0.00	\$24,744.00	\$24,744.00	\$0.00	\$24,744.00	\$0.00	100%
59th Ave-Lorraine to Post Blvb	500.00	500.00	0.00	6,000.00	6,000.00	0.00	6,000.00	0.00	100%
NE, State Road 70 & Lorraine	0.00	485.87	485.87	0.00	5,830.00	5,830.00	5,830.44	5,830.44	0%
Uihlein Road	11,900.00	12,083.37	183.37	142,800.00	145,000.00	2,200.00	145,000.44	2,200.44	98%
Lakebank and Swale Mowing	0.00	666.63	666.63	0.00	8,000.00	8,000.00	7,999.56	7,999.56	0%
Lorraine Corners	7,665.00	7,833.37	168.37	91,980.00	94,000.00	2,020.00	94,000.44	2,020.44	98%
Academic/Lighterwood Trail	3,860.00	3,750.00	(110.00)	46,320.00	45,000.00	(1,320.00)	45,000.00	(1,320.00)	103%
44th Ave from Lorraine to Bourneside	13,461.00	11,666.63	(1,794.37)	161,532.00	140,000.00	(21,532.00)	139,999.56	(21,532.44)	115%
Post Blvd. from 59th Ave to Rangeland	2,216.08	3,333.37	1,117.29	26,592.96	40,000.00	13,407.04	40,000.44	13,407.48	66%
Uihlein Rd.; 44th Ave. to SR64	0.00	5,909.13	5,909.13	0.00	70,910.00	70,910.00	70,909.56	70,909.56	0%
Rangeland Pkwy; Uihlein to Bourneside	4,125.00	10,000.00	5,875.00	49,500.00	120,000.00	70,500.00	120,000.00	70,500.00	41%
Bourneside Blvd; Rangeland to SR64	9,082.00	10,614.88	1,532.88	121,722.00	127,379.00	5,657.00	127,378.56	5,656.56	96%
Rangeland Pkwy; Lorraine to Uihlein	6,940.00	7,000.00	60.00	83,280.00	84,000.00	720.00	84,000.00	720.00	99%
Irrigation Repairs	12,471.09	4,025.00	(8,446.09)	92,932.55	48,300.00	(44,632.55)	48,300.00	(44,632.55)	192%
Plant Replacement	0.00	5,250.00	5,250.00	56,695.17	63,000.00	6,304.83	63,000.00	6,304.83	90%
Mulching	0.00	7,000.00	7,000.00	0.00	84,000.00	84,000.00	84,000.00	84,000.00	0%
Tree Trimming	0.00	4,200.00	4,200.00	24,570.00	50,400.00	25,830.00	50,400.00	25,830.00	49%
Other Landscape Maint., NC, Contingency	6,226.25	6,916.63	690.38	44,943.24	83,000.00	38,056.76	82,999.56	38,056.32	54%
Irrigation - Monthly Meter Charge	1,577.64	766.00	(811.64)	9,430.86	9,192.00	(238.86)	9,192.00	(238.86)	103%
Irrigation - Utilization	15,943.86	16,666.63	722.77	128,901.76	200,000.00	71,098.24	199,999.56	71,097.80	64%
Lake Maint. (Outside Communities)	15,025.04	2,916.63	(12,108.41)	92,725.24	35,000.00	(57,725.24)	34,999.56	(57,725.68)	265%
Aquatic Plantings	0.00	833.37	833.37	0.00	10,000.00	10,000.00	10,000.44	10,000.44	0%
Conservation Areas Exotic Sps Removal	2,025.00	6,250.00	4,225.00	18,592.00	75,000.00	56,408.00	75,000.00	56,408.00	25%
Manatee County Utilities	0.00	8.37	8.37	0.00	100.00	100.00	100.44	100.44	0%
Peace River Utilities	506.09	2,083.37	1,577.28	4,443.92	25,000.00	20,556.08	25,000.44	20,556.52	18%
Stormwater System & Drainage	6,450.00	2,500.00	(3,950.00)	28,204.90	30,000.00	1,795.10	30,000.00	1,795.10	94%
Storm Damage and Clean Up	0.00	2,500.00	2,500.00	20,689.62	30,000.00	9,310.38	30,000.00	9,310.38	69%
Sanitary Sewer	673.10	416.63	(256.47)	2,998.10	5,000.00	2,001.90	4,999.56	2,001.46	60%
Hardscapes	2,744.89	833.37	(1,911.52)	8,188.91	10,000.00	1,811.09	10,000.44	1,811.53	82%
Signs	0.00	1,666.63	1,666.63	1,488.58	20,000.00	18,511.42	19,999.56	18,510.98	7%



Lakewood Ranch Stewardship District
Income Statement
For the period of 9/1/2025 Through 9/30/2025

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
Miscellaneous Maintenance - NE	0.00	100.00	100.00	0.00	1,200.00	1,200.00	1,200.00	1,200.00	0%
Total General & Administrative Expenses	\$125,454.04	\$140,837.88	\$15,383.84	\$1,289,275.81	\$1,690,055.00	\$400,779.19	\$1,690,054.56	\$400,778.75	
Total Expenses	\$125,454.04	\$140,837.88	\$15,383.84	\$1,289,275.81	\$1,690,055.00	\$400,779.19			
Net Income (Loss)	\$(125,454.04)	\$144,999.12	\$(270,453.16)	\$2,376,086.89	\$1,739,989.00	\$636,097.89			



Lakewood Ranch Stewardship District
Income Statement
For the period of 9/1/2025 Through 9/30/2025

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 (Platted Lots) - Northwest	\$0.00	\$274,488.62	\$(274,488.62)	\$3,300,832.85	\$3,293,863.00	\$6,969.85	\$3,293,863.44	\$(6,969.41)	100%
Net Revenues	\$0.00	\$274,488.62	\$(274,488.62)	\$3,300,832.85	\$3,293,863.00	\$6,969.85	\$3,293,863.44	\$(6,969.41)	
General & Administrative Expenses									
Kent Lake & Lake Bank Ma	\$32,920.00	\$5,000.00	\$(27,920.00)	\$196,260.00	\$60,000.00	\$(136,260.00)	\$60,000.00	\$(136,260.00)	327%
Lake Bank mowing	0.00	2,833.37	2,833.37	0.00	34,000.00	34,000.00	34,000.44	34,000.44	0%
Rangeland-WhiteEagle to	4,069.50	0.00	(4,069.50)	40,695.00	0.00	(40,695.00)	0.00	(40,695.00)	0%
Silver Falls	4,756.25	166.63	(4,589.62)	57,075.00	2,000.00	(55,075.00)	1,999.56	(55,075.44)	2854%
NW Sector East Landscape Contract	18,971.05	23,585.37	4,614.32	231,722.10	283,024.00	51,301.90	283,024.44	51,302.34	82%
NW Sector West Landscape Contract	20,865.66	24,298.62	3,432.96	261,607.42	291,583.00	29,975.58	291,583.44	29,976.02	90%
Crossland Trail	0.00	2,750.00	2,750.00	0.00	33,000.00	33,000.00	33,000.00	33,000.00	0%
Newhaven Blvd.	3,033.07	1,666.63	(1,366.44)	36,396.84	20,000.00	(16,396.84)	19,999.56	(16,397.28)	182%
Irrigation Repairs	1,862.84	7,000.00	5,137.16	153,001.01	84,000.00	(69,001.01)	84,000.00	(69,001.01)	182%
Plant Replacement	0.00	7,000.00	7,000.00	42,680.96	84,000.00	41,319.04	84,000.00	41,319.04	51%
Mulching	0.00	8,750.00	8,750.00	300.00	105,000.00	104,700.00	105,000.00	104,700.00	0%
Tree Trimming	0.00	7,000.00	7,000.00	54,175.00	84,000.00	29,825.00	84,000.00	29,825.00	64%
Other Landscape Maint., NC, Contingency	3,000.00	12,687.50	9,687.50	25,610.00	152,250.00	126,640.00	152,250.00	126,640.00	17%
Irrigation - Utilization	1,577.64	766.00	(811.64)	9,430.86	9,192.00	(238.86)	9,192.00	(238.86)	103%
Irrigation - Utilization - NW	35,100.73	25,833.37	(9,267.36)	283,779.92	310,000.00	26,220.08	310,000.44	26,220.52	92%
Lake Maint. (Outside Communities)	17,213.76	2,916.63	(14,297.13)	90,482.56	35,000.00	(55,482.56)	34,999.56	(55,483.00)	259%
Aquatic Plantings	0.00	1,250.00	1,250.00	0.00	15,000.00	15,000.00	15,000.00	15,000.00	0%
Conservation Areas Exotic Sps Maint.	10,100.00	8,333.37	(1,766.63)	53,100.00	100,000.00	46,900.00	100,000.44	46,900.44	53%
FPL	79.67	75.00	(4.67)	638.85	900.00	261.15	900.00	261.15	71%
Peace River Utilities	238.93	2,000.00	1,761.07	2,708.63	24,000.00	21,291.37	24,000.00	21,291.37	11%
Stormwater System & Drainage	23,025.00	2,500.00	(20,525.00)	174,915.33	30,000.00	(144,915.33)	30,000.00	(144,915.33)	583%
Storm Damage and Clean Up	0.00	2,500.00	2,500.00	33,340.60	30,000.00	(3,340.60)	30,000.00	(3,340.60)	111%
Sanitary Sewer	0.00	4,166.63	4,166.63	20,568.14	50,000.00	29,431.86	49,999.56	29,431.42	41%
Hardscapes	1,501.38	2,500.00	998.62	13,238.96	30,000.00	16,761.04	30,000.00	16,761.04	44%
Signs	0.00	1,666.63	1,666.63	30,344.87	20,000.00	(10,344.87)	19,999.56	(10,345.31)	152%
Miscellaneous Maintenance	0.00	416.63	416.63	0.00	5,000.00	5,000.00	4,999.56	4,999.56	0%
Total General & Administrative Expenses	\$178,315.48	\$157,662.38	\$(20,653.10)	\$1,812,072.05	\$1,891,949.00	\$79,876.95	\$1,891,948.56	\$79,876.51	
Total Expenses	\$178,315.48	\$157,662.38	\$(20,653.10)	\$1,812,072.05	\$1,891,949.00	\$79,876.95			
Net Income (Loss)	\$(178,315.48)	\$116,826.24	\$(295,141.72)	\$1,488,760.80	\$1,401,914.00	\$86,846.80			



Lakewood Ranch Stewardship District
Income Statement
For the period of 9/1/2025 Through 9/30/2025

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
<u>Revenues</u>									
Assessments (Platted Lots) - Sarasota	\$0.00	\$180,567.62	\$(180,567.62)	\$2,190,613.08	\$2,166,811.00	\$23,802.08	\$2,166,811.44	\$(23,801.64)	101%
Net Revenues	\$0.00	\$180,567.62	\$(180,567.62)	\$2,190,613.08	\$2,166,811.00	\$23,802.08	\$2,166,811.44	\$(23,801.64)	
<u>General & Administrative Expenses</u>									
Deer Drive from U. Pkwy to LWR Blvd	\$11,279.41	\$11,279.00	\$(0.41)	\$135,352.92	\$135,348.00	\$(4.92)	\$135,348.00	\$(4.92)	100%
Lorraine Rd; Uni. Pkwy to S. Boundary	0.00	14,042.00	14,042.00	0.00	168,504.00	168,504.00	168,504.00	168,504.00	0%
LWR Blvd; Comm Pkwy to S. Boundary	9,877.00	9,877.00	0.00	118,524.00	118,524.00	0.00	118,524.00	0.00	100%
Lorraine Rd; S. Boundary to FruitvilleRd	6,586.22	6,586.00	(0.22)	79,034.64	79,032.00	(2.64)	79,032.00	(2.64)	100%
Blythe Ave. Cannon St. and Lucent Pl.	2,500.00	2,250.00	(250.00)	24,506.00	27,000.00	2,494.00	27,000.00	2,494.00	91%
Blue Lake Road	54,945.00	12,500.00	(42,445.00)	128,690.00	150,000.00	21,310.00	150,000.00	21,310.00	86%
Pine Warbler Place	690.00	1,000.00	310.00	8,159.50	12,000.00	3,840.50	12,000.00	3,840.50	68%
Irrigation Repairs	7,891.54	4,033.37	(3,858.17)	70,140.87	48,400.00	(21,740.87)	48,400.44	(21,740.43)	145%
Plant Replacement	10,041.38	8,066.63	(1,974.75)	74,072.38	96,800.00	22,727.62	96,799.56	22,727.18	77%
Mulching	0.00	6,050.00	6,050.00	5,130.00	72,600.00	67,470.00	72,600.00	67,470.00	7%
Tree Trimming	3,250.00	4,033.37	783.37	36,175.00	48,400.00	12,225.00	48,400.44	12,225.44	75%
Other Landscape Maint., NC, Contingency	501.05	8,066.63	7,565.58	33,392.60	96,800.00	63,407.40	96,799.56	63,406.96	34%
Irrigation - Utilization	1,577.64	766.00	(811.64)	9,430.86	9,192.00	(238.86)	9,192.00	(238.86)	103%
Irrigation - Utilization - SRQ	12,063.99	18,333.37	6,269.38	97,534.05	220,000.00	122,465.95	220,000.44	122,466.39	44%
Lake Maint. (Outside Communities)	11,404.00	4,166.63	(7,237.37)	51,067.71	50,000.00	(1,067.71)	49,999.56	(1,068.15)	102%
Aquatic Plantings	0.00	500.00	500.00	0.00	6,000.00	6,000.00	6,000.00	6,000.00	0%
Conservation Areas Exotic Sps Maint.	0.00	6,666.63	6,666.63	11,400.00	80,000.00	68,600.00	79,999.56	68,599.56	14%
FPL	3,281.24	2,916.63	(364.61)	32,987.33	35,000.00	2,012.67	34,999.56	2,012.23	94%
Stormwater System & Drainage	90,442.15	2,500.00	(87,942.15)	276,865.73	30,000.00	(246,865.73)	30,000.00	(246,865.73)	923%
Storm Damage and Clean Up	21,755.69	2,500.00	(19,255.69)	1,392,356.75	30,000.00	(1,362,356.75)	30,000.00	(1,362,356.75)	4641%
Sanitary Sewer	0.00	166.63	166.63	0.00	2,000.00	2,000.00	1,999.56	1,999.56	0%
Water Taxi - Operation, Maint & Ins.	1,959.26	4,166.63	2,207.37	33,257.85	50,000.00	16,742.15	49,999.56	16,741.71	67%
Hardscapes	4,341.25	2,083.37	(2,257.88)	46,874.96	25,000.00	(21,874.96)	25,000.44	(21,874.52)	187%
Signs	0.00	1,666.63	1,666.63	13,274.00	20,000.00	6,726.00	19,999.56	6,725.56	66%
Miscellaneous Maintenance	0.00	166.63	166.63	0.00	2,000.00	2,000.00	1,999.56	1,999.56	0%
Total General & Administrative Expenses	\$254,386.82	\$134,383.15	\$(120,003.67)	\$2,678,227.15	\$1,612,600.00	\$(1,065,627.15)	\$1,612,597.80	\$(1,065,629.35)	
Total Expenses	\$254,386.82	\$134,383.15	\$(120,003.67)	\$2,678,227.15	\$1,612,600.00	\$(1,065,627.15)			
Net Income (Loss)	\$(254,386.82)	\$46,184.47	\$(300,571.29)	\$(487,614.07)	\$554,211.00	\$(1,041,825.07)			



Lakewood Ranch Stewardship District
Income Statement
For the period of 9/1/2025 Through 9/30/2025

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 Bourneside	\$5,700.00	\$8,333.37	\$2,633.37	\$5,700.00	\$100,000.00	\$94,300.00	\$100,000.44	\$94,300.44	6%
44th Ave. East - East of Bourneside	13,585.00	8,333.37	(5,251.63)	44,660.00	100,000.00	55,340.00	100,000.44	55,340.44	45%
Irrigation Repairs	14,079.31	2,500.00	(11,579.31)	48,793.37	30,000.00	(18,793.37)	30,000.00	(18,793.37)	163%
Plant Replacement	0.00	833.37	833.37	0.00	10,000.00	10,000.00	10,000.44	10,000.44	0%
Tree Trimming	0.00	833.37	833.37	0.00	10,000.00	10,000.00	10,000.44	10,000.44	0%
Other Landscape Maint., NC, Contingency	2,437.50	1,666.63	(770.87)	12,740.00	20,000.00	7,260.00	19,999.56	7,259.56	64%
Irrigation - Monthly Meter Charge	0.00	791.63	791.63	0.00	9,500.00	9,500.00	9,499.56	9,499.56	0%
Irrigation - Utilization	0.00	8,333.37	8,333.37	0.00	100,000.00	100,000.00	100,000.44	100,000.44	0%
Lake Maintenance (Outside of Comm.)	2,160.00	0.00	(2,160.00)	2,160.00	0.00	(2,160.00)	0.00	(2,160.00)	0%
Conservation Areas Exotic Sps Maint.	0.00	833.37	833.37	0.00	10,000.00	10,000.00	10,000.44	10,000.44	0%
Peace River Utilities	0.00	833.37	833.37	0.00	10,000.00	10,000.00	10,000.44	10,000.44	0%
Stormwater System & Drainage	0.00	833.37	833.37	0.00	10,000.00	10,000.00	10,000.44	10,000.44	0%
Storm Damage and Clean Up	0.00	833.37	833.37	0.00	10,000.00	10,000.00	10,000.44	10,000.44	0%
Signs	0.00	833.37	833.37	1,223.36	10,000.00	8,776.64	10,000.44	8,777.08	12%
Total General & Administrative Expenses	<u>\$37,961.81</u>	<u>\$35,791.96</u>	<u>\$(2,169.85)</u>	<u>\$115,276.73</u>	<u>\$429,500.00</u>	<u>\$314,223.27</u>	<u>\$419,503.08</u>	<u>\$305,449.71</u>	
Total Expenses	<u>\$37,961.81</u>	<u>\$35,791.96</u>	<u>\$(2,169.85)</u>	<u>\$115,276.73</u>	<u>\$429,500.00</u>	<u>\$314,223.27</u>			
Net Income (Loss)	<u>\$(37,961.81)</u>	<u>\$(35,791.96)</u>	<u>\$(2,169.85)</u>	<u>\$(115,276.73)</u>	<u>\$(429,500.00)</u>	<u>\$314,223.27</u>			