



Lakewood Ranch Stewardship District

October 2025 O&M and BRU Financial Package

October 31, 2025

PFM Group Consulting LLC

3501 Quadrangle Blvd.

Suite 270

Orlando, FL 32817

407-723-5900



Lakewood Ranch Stewardship District
Summary Income Statement
October 2025

Revenues						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 464.67	\$ 143,184.41	\$ (142,719.74)	\$ 464.67	\$ 143,184.41	\$ (142,719.74)
East Sector	\$ -	\$ 196,502.42	\$ (196,502.42)	\$ -	\$ 196,502.42	\$ (196,502.42)
Northeast Sector	\$ -	\$ 323,096.01	\$ (323,096.01)	\$ -	\$ 323,096.01	\$ (323,096.01)
Northwest Sector	\$ -	\$ 314,407.23	\$ (314,407.23)	\$ -	\$ 314,407.23	\$ (314,407.23)
SRQ	\$ -	\$ 193,255.69	\$ (193,255.69)	\$ -	\$ 193,255.69	\$ (193,255.69)
Southeast	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taylor	\$ -	\$ 95,174.92	\$ (95,174.92)	\$ -	\$ 95,174.92	\$ (95,174.92)
Total Revenue	\$ 464.67	\$ 1,265,620.68	\$ (1,265,156.01)	\$ 464.67	\$ 1,265,620.68	\$ (1,265,156.01)
Expenses						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 553,824.17	\$ 606,417.45	\$ 52,593.28	\$ 553,824.17	\$ 606,417.45	\$ 52,593.28
East Sector	\$ 102,846.25	\$ 137,109.27	\$ 34,263.02	\$ 102,846.25	\$ 137,109.27	\$ 34,263.02
Northeast Sector	\$ 131,944.88	\$ 145,249.36	\$ 13,304.48	\$ 131,944.88	\$ 145,249.36	\$ 13,304.48
Northwest Sector	\$ 148,241.82	\$ 170,771.58	\$ 22,529.76	\$ 148,241.82	\$ 170,771.58	\$ 22,529.76
SRQ	\$ 101,409.14	\$ 147,917.01	\$ 46,507.87	\$ 101,409.14	\$ 147,917.01	\$ 46,507.87
Southeast	\$ -	\$ 9,833.00	\$ 9,833.00	\$ -	\$ 9,833.00	\$ 9,833.00
Taylor	\$ 23,800.50	\$ 59,126.23	\$ 35,325.73	\$ 23,800.50	\$ 59,126.23	\$ 35,325.73
Total Expenses	\$ 1,062,066.76	\$ 1,276,423.90	\$ 214,357.14	\$ 1,062,066.76	\$ 1,276,423.90	\$ 214,357.14
Income (Loss)	\$ (1,061,602.09)	\$ (10,803.22)	\$ (1,050,798.87)	\$ (1,061,602.09)	\$ (10,803.22)	\$ (1,050,798.87)



Lakewood Ranch Stewardship District
Statement of Financial Position
As of 10/31/2025

	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	\$2,225,400.03	\$67,912.01	\$2,157,488.02			
Northern Trust-Money Market	4,986.92	554,889.35	(549,902.43)			
Reserve Account	948,762.68	948,762.68	0.00			
Accounts Receivable	0.00	934.99	(934.99)			
Other Accounts Receivable	0.00	324,150.60	(324,150.60)			
Prepaid Expense	0.00	107,967.60	(107,967.60)			
Due from BRU	23,713.59	0.00	23,713.59			
BRU Operating Account				\$391,691.43	\$638,225.83	(\$246,534.40)
BRU Revenue Account				311,688.27	43,204.19	268,484.08
Accounts Receivable				1,272,037.54	1,144,311.52	127,726.02
Prepaid Expense				0.00	1,460.77	(1,460.77)
Total Current Assets	<u>\$3,202,863.22</u>	<u>\$2,004,617.23</u>	<u>\$1,198,245.99</u>	<u>\$1,975,417.24</u>	<u>\$1,827,202.31</u>	<u>\$148,214.93</u>
Total Assets	<u><u>\$3,202,863.22</u></u>	<u><u>\$2,004,617.23</u></u>	<u><u>\$1,198,245.99</u></u>	<u><u>\$1,975,417.24</u></u>	<u><u>\$1,827,202.31</u></u>	<u><u>\$148,214.93</u></u>
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$825,299.16	\$415,817.75	\$409,481.41			
Payroll Tax Liability	184.99	90.97	94.02			
Reserve Liability	948,762.68	948,758.99	3.69			
Due to Debt Service Funds	1,850,268.96	0.00	1,850,268.96			
Accounts Payable				\$135,412.61	\$352,565.70	(\$217,153.09)
Due to General Fund				23,713.59	0.00	23,713.59
Total Current Liabilities	<u>\$3,624,515.79</u>	<u>\$1,364,667.71</u>	<u>\$2,259,848.08</u>	<u>\$159,126.20</u>	<u>\$352,565.70</u>	<u>(\$193,439.50)</u>
Total Liabilities	<u><u>\$3,624,515.79</u></u>	<u><u>\$1,364,667.71</u></u>	<u><u>\$2,259,848.08</u></u>	<u><u>\$159,126.20</u></u>	<u><u>\$352,565.70</u></u>	<u><u>(\$193,439.50)</u></u>
<u>Net Assets</u>						
Retained Earnings - Prior Year	\$639,949.52	\$1,022,433.08	(\$382,483.56)	\$1,474,636.61	\$1,356,517.68	\$118,118.93
Surplus (Deficit) for the Period	(1,061,602.09)	(382,483.56)	(679,118.53)	341,654.43	118,118.93	223,535.50
Total Net Assets	<u>(\$421,652.57)</u>	<u>\$639,949.52</u>	<u>(\$1,061,602.09)</u>	<u>\$1,816,291.04</u>	<u>\$1,474,636.61</u>	<u>\$341,654.43</u>
Total Liabilities and Net Assets	<u><u>\$3,202,863.22</u></u>	<u><u>\$2,004,617.23</u></u>	<u><u>\$1,198,245.99</u></u>	<u><u>\$1,975,417.24</u></u>	<u><u>\$1,827,202.31</u></u>	<u><u>\$148,214.93</u></u>



Lakewood Ranch Stewardship District
Income Statement
For the period of 10/1/2025 Through 10/31/2025

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
<u>Revenues</u>								
Developer Contributions	\$0.00	\$86,036.08	\$(86,036.08)	\$0.00	\$86,036.08	\$(86,036.08)	\$1,032,433	0%
Central Park Utility Assessments	0.00	2,065.00	(2,065.00)	0.00	2,065.00	(2,065.00)	24,780	0%
Park Revenue	367.10	83.33	283.77	367.10	83.33	283.77	1,000	37%
Carry Forward Revenue	0.00	49,166.67	(49,166.67)	0.00	49,166.67	(49,166.67)	590,000	0%
Transfer from Reserve	0.00	5,000.00	(5,000.00)	0.00	5,000.00	(5,000.00)	60,000	0%
Net Revenues	\$367.10	\$142,351.08	\$(141,983.98)	\$367.10	\$142,351.08	\$(141,983.98)	\$1,708,213	37%
<u>General & Administrative Expenses</u>								
Maintenance Management	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00	\$0.00	\$180,000	8%
Uniforms	0.00	416.67	416.67	0.00	416.67	416.67	5,000	0%
Job Materials	284.34	666.67	382.33	284.34	666.67	382.33	8,000	4%
Phone/Radio	381.27	666.67	285.40	381.27	666.67	285.40	8,000	5%
Office Supplies	2.19	250.00	247.81	2.19	250.00	247.81	3,000	0%
Fuel Only	1,881.71	1,666.67	(215.04)	1,881.71	1,666.67	(215.04)	20,000	9%
Equipment	13,669.00	833.33	(12,835.67)	13,669.00	833.33	(12,835.67)	10,000	137%
Tools/Machinery	0.00	4,166.67	4,166.67	0.00	4,166.67	4,166.67	50,000	0%
Supplies	9,731.60	6,666.67	(3,064.93)	9,731.60	6,666.67	(3,064.93)	80,000	12%
Miscellaneous Maintenance	1,173.28	3,333.33	2,160.05	1,173.28	3,333.33	2,160.05	40,000	3%
Maintenance Yard	0.00	416.67	416.67	0.00	416.67	416.67	5,000	0%
Vehicle R&M	5,148.84	500.00	(4,648.84)	5,148.84	500.00	(4,648.84)	6,000	86%
Vehicle	54,679.00	5,000.00	(49,679.00)	54,679.00	5,000.00	(49,679.00)	60,000	91%
Community Services P&A Admin Fee	0.00	35,415.00	35,415.00	0.00	35,415.00	35,415.00	424,980	0%
Waste Management	0.00	416.67	416.67	0.00	416.67	416.67	5,000	0%
Bob Gardner Park	21,789.76	30,000.00	8,210.24	21,789.76	30,000.00	8,210.24	360,000	6%
James L. Patton Park	2,180.97	10,833.33	8,652.36	2,180.97	10,833.33	8,652.36	130,000	2%
Roger Hill Park	1,316.02	5,000.00	3,683.98	1,316.02	5,000.00	3,683.98	60,000	2%
Silver Falls Park	959.75	2,500.00	1,540.25	959.75	2,500.00	1,540.25	30,000	3%
Waterside Place Park	11,654.96	19,166.67	7,511.71	11,654.96	19,166.67	7,511.71	230,000	5%
Town Hall North	5,826.74	8,166.67	2,339.93	5,826.74	8,166.67	2,339.93	98,000	6%
Passive Parks (117th)	500.00	1,250.00	750.00	500.00	1,250.00	750.00	15,000	3%
University LWR Entrance	1,454.40	12,500.00	11,045.60	1,454.40	12,500.00	11,045.60	150,000	1%
Trails (Harmony & Curlew)	20,550.00	4,166.67	(16,383.33)	20,550.00	4,166.67	(16,383.33)	50,000	41%
Tunnel Park	3,852.00	2,083.33	(1,768.67)	3,852.00	2,083.33	(1,768.67)	25,000	15%



Lakewood Ranch Stewardship District
Income Statement
For the period of 10/1/2025 Through 10/31/2025

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

	Current Period			Year To Date			Adopted	Percentage
	Actual	Budget	Variance	Actual	Budget	Variance	FY2026 Budget	Used
CDD Allocation-Univ. Pkwy & Lorraine Row	22,352.00	2,083.33	(20,268.67)	22,352.00	2,083.33	(20,268.67)	25,000	89%
GIS Implementation & Maintenance	0.00	29,166.67	29,166.67	0.00	29,166.67	29,166.67	350,000	0%
LRSD Headquarters Purchase&Debt Service	0.00	65,833.33	65,833.33	0.00	65,833.33	65,833.33	790,000	0%
Insurance	82,574.00	7,083.33	(75,490.67)	82,574.00	7,083.33	(75,490.67)	85,000	97%
Supervisor Fees	400.00	1,000.00	600.00	400.00	1,000.00	600.00	12,000	3%
Meeting Advertising	321.38	921.67	600.29	321.38	921.67	600.29	11,060	3%
Engineering	0.00	11,666.67	11,666.67	0.00	11,666.67	11,666.67	140,000	0%
Bond Agent Fees	9,735.00	11,000.00	1,265.00	9,735.00	11,000.00	1,265.00	132,000	7%
Arbitrage Report	0.00	2,687.50	2,687.50	0.00	2,687.50	2,687.50	32,250	0%
Legal Fees	7,497.36	10,416.67	2,919.31	7,497.36	10,416.67	2,919.31	125,000	6%
Accounting	9,133.33	10,000.00	866.67	9,133.33	10,000.00	866.67	120,000	8%
Lien Book and Tax Roll	0.00	29,500.00	29,500.00	0.00	29,500.00	29,500.00	354,000	0%
Annual Audit	0.00	2,500.00	2,500.00	0.00	2,500.00	2,500.00	30,000	0%
Trustee	96,043.83	13,000.00	(83,043.83)	96,043.83	13,000.00	(83,043.83)	156,000	62%
Manager	7,500.00	16,666.67	9,166.67	7,500.00	16,666.67	9,166.67	200,000	4%
Postage	0.00	125.00	125.00	0.00	125.00	125.00	1,500	0%
Office Supplies	0.00	125.00	125.00	0.00	125.00	125.00	1,500	0%
Other Current Charges	118.30	416.67	298.37	118.30	416.67	298.37	5,000	2%
Dues, Licenses, Subscriptions	3,047.65	5,000.00	1,952.35	3,047.65	5,000.00	1,952.35	60,000	5%
Payroll & Payroll Tax Expense	132,265.36	130,784.25	(1,481.11)	132,265.36	130,784.25	(1,481.11)		8%
Cell Phone Expense	124.65	83.33	(41.32)	124.65	83.33	(41.32)	1,569,411,000	12%
Healthcare Expense	9,658.09	0.00	(9,658.09)	9,658.09	0.00	(9,658.09)	-	0%
457B Match Expense	236.75	0.00	(236.75)	236.75	0.00	(236.75)	-	0%
Defined Employee Contribution Plan	0.00	3,166.67	3,166.67	0.00	3,166.67	3,166.67	38,000	0%
Roth Match Expense	776.95	0.00	(776.95)	776.95	0.00	(776.95)	-	0%
Reserves	3.69	82,109.00	82,105.31	3.69	82,109.00	82,105.31	985,308	0%
Total General & Administrative Expenses	\$553,824.17	\$606,417.45	\$52,593.28	\$553,824.17	\$606,417.45	\$52,593.28	\$7,277,009	747%
Total Expenses	\$553,824.17	\$606,417.45	\$52,593.28	\$553,824.17	\$606,417.45	\$52,593.28	\$7,277,009	747%
Income (Loss) from Operations	\$(553,457.07)	\$(464,066.37)	\$(89,390.70)	\$(553,457.07)	\$(464,066.37)	\$(89,390.70)	\$(5,568,796)	-711%
Other Income (Expense)								
Interest Income	\$97.57	\$833.33	\$(735.76)	\$97.57	\$833.33	\$(735.76)	\$10,000	1%
Total Other Income (Expense)	\$97.57	\$833.33	\$(735.76)	\$97.57	\$833.33	\$(735.76)	\$10,000	1%
Net Income (Loss)	\$(553,359.50)	\$(463,233.04)	\$(90,126.46)	\$(553,359.50)	\$(463,233.04)	\$(90,126.46)	\$(5,558,796)	-710%



Lakewood Ranch Stewardship District
Income Statement
For the period of 10/1/2025 Through 10/31/2025

Fund: (400) BRU Fund

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
<u>Revenues</u>								
Revenue	\$908,933.55	\$695,221.83	\$213,711.72	\$908,933.55	\$695,221.83	\$213,711.72	\$8,342,662	11%
Net Revenues	\$908,933.55	\$695,221.83	\$213,711.72	\$908,933.55	\$695,221.83	\$213,711.72	\$8,342,662	11%
<u>General & Administrative Expenses</u>								
Transfer to Debt Service/Construct. Fund	\$155,425.52	\$315,856.67	\$160,431.15	\$155,425.52	\$315,856.67	\$160,431.15	\$3,790,280	4%
FPL	46,591.85	41,666.67	(4,925.18)	46,591.85	41,666.67	(4,925.18)	500,000	9%
Peace River Utilities	7,209.18	41,666.67	34,457.49	7,209.18	41,666.67	34,457.49	500,000	1%
City of Sarasota Utilities	0.00	42,250.00	42,250.00	0.00	42,250.00	42,250.00	507,000	0%
City of Bradenton Utilities	55,360.00	39,000.00	(16,360.00)	55,360.00	39,000.00	(16,360.00)	468,000	12%
MCUD	2,415.00	2,500.00	85.00	2,415.00	2,500.00	85.00	30,000	8%
Maintenance Mgmt - Stewardship O&M	0.00	3,000.00	3,000.00	0.00	3,000.00	3,000.00	36,000	0%
Maintenance Management	0.00	12,500.00	12,500.00	0.00	12,500.00	12,500.00	150,000	0%
Uniforms	0.00	67.42	67.42	0.00	67.42	67.42	809	0%
Job Materials	107.94	0.00	(107.94)	107.94	0.00	(107.94)	0	0%
Phone/Radio	324.80	435.58	110.78	324.80	435.58	110.78	5,227	6%
Office Supplies	174.25	92.25	(82.00)	174.25	92.25	(82.00)	1,107	16%
Fuel Only	1,922.33	959.42	(962.91)	1,922.33	959.42	(962.91)	11,513	17%
Equipment Repairs (Pumps)	79,619.65	48,902.67	(30,716.98)	79,619.65	48,902.67	(30,716.98)	586,832	14%
Tools/Machinery	0.00	1,325.25	1,325.25	0.00	1,325.25	1,325.25	15,903	0%
Supplies	2,725.13	2,003.50	(721.63)	2,725.13	2,003.50	(721.63)	24,042	11%
Miscellaneous Maintenance	5,004.00	23,122.08	18,118.08	5,004.00	23,122.08	18,118.08	277,464	2%
Vehicle R&M	471.00	1,012.92	541.92	471.00	1,012.92	541.92	12,155	4%
New Customer Meter Connections & Install	0.00	842.75	842.75	0.00	842.75	842.75	10,113	0%
Customer Meter Replacement & Maintenance	0.00	747.92	747.92	0.00	747.92	747.92	8,975	0%
GIS Implementation & Maintenance	0.00	29,166.67	29,166.67	0.00	29,166.67	29,166.67	350,000	0%
Engineering & Consulting	15,068.35	30,636.58	15,568.23	15,068.35	30,636.58	15,568.23	367,639	4%
Legal Fees	240.00	233.00	(7.00)	240.00	233.00	(7.00)	2,796	9%
Accounting & HR Services	16,500.00	15,159.42	(1,340.58)	16,500.00	15,159.42	(1,340.58)	181,913	9%
Annual Audit	0.00	833.33	833.33	0.00	833.33	833.33	10,000	0%
Dues, Licenses, Subscriptions & Training	107,850.11	1,675.67	(106,174.44)	107,850.11	1,675.67	(106,174.44)	20,108	536%



Lakewood Ranch Stewardship District
Income Statement
For the period of 10/1/2025 Through 10/31/2025

Fund: (400) BRU Fund

	Current Period			Year To Date			Adopted	Percentage
	Actual	Budget	Variance	Actual	Budget	Variance	FY2026 Budget	Used
Payroll & Payroll Tax Expense	65,669.44	36,760.08	(28,909.36)	65,669.44	36,760.08	(28,909.36)	441,121	15%
Healthcare Expense	4,072.50	2,235.58	(1,836.92)	4,072.50	2,235.58	(1,836.92)	26,827	15%
457B Match Expense	423.07	0.00	(423.07)	423.07	0.00	(423.07)	0	0%
Defined Employee Contribution Plan	0.00	569.83	569.83	0.00	569.83	569.83	6,838	0%
Roth Match Expense	105.00	0.00	(105.00)	105.00	0.00	(105.00)	0	0%
Total General & Administrative Expenses	\$567,279.12	\$695,221.93	\$127,942.81	\$567,279.12	\$695,221.93	\$127,942.81	\$8,342,662	692%
Total Expenses	\$567,279.12	\$695,221.93	\$127,942.81	\$567,279.12	\$695,221.93	\$127,942.81	\$8,342,662	692%
Net Income (Loss)	\$341,654.43	\$(0.10)	\$341,654.53	\$341,654.43	\$(0.10)	\$341,654.53	\$(0)	-681%



Lakewood Ranch Stewardship District
Income Statement
For the period of 10/1/2025 Through 10/31/2025

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - East	\$0.00	\$206,630.44	\$(206,630.44)	\$0.00	\$206,630.44	\$(206,630.44)	\$2,479,565	0%
Assessments (Unplatted Lots) - East	0.00	675.54	(675.54)	0.00	675.54	(675.54)	8,106	0%
Net Revenues	\$0.00	\$207,305.98	\$(207,305.98)	\$0.00	\$207,305.98	\$(207,305.98)	\$2,487,672	0%
General & Administrative Expenses								
University Pkwy Lorraine to Concession	\$16,250.00	\$12,496.00	\$(3,754.00)	\$16,250.00	\$12,496.00	\$(3,754.00)	\$149,952	11%
The Masters Ave;Lorraine to Players	16,000.00	16,480.00	480.00	16,000.00	16,480.00	480.00	197,760	8%
Lorraine Rd - East Side	9,131.67	10,300.00	1,168.33	9,131.67	10,300.00	1,168.33	123,600	7%
Bournside Blvd. from Masters to SR70	4,290.47	4,549.17	258.70	4,290.47	4,549.17	258.70	54,590	8%
Masters Ave fr. Players Dr to Bournside	9,251.00	9,788.08	537.08	9,251.00	9,788.08	537.08	117,457	8%
Bournside Blvd from Masters to Uni. Pwy	4,980.00	7,725.00	2,745.00	4,980.00	7,725.00	2,745.00	92,700	5%
Irrigation Repairs	7,802.25	5,416.67	(2,385.58)	7,802.25	5,416.67	(2,385.58)	65,000	12%
Plant replacement	3,365.00	8,750.00	5,385.00	3,365.00	8,750.00	5,385.00	105,000	3%
Mulching	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	60,000	0%
Tree Trimming	7,770.00	2,583.33	(5,186.67)	7,770.00	2,583.33	(5,186.67)	31,000	25%
Other Landscape Maint., NC, Contingency	3,315.00	6,666.67	3,351.67	3,315.00	6,666.67	3,351.67	80,000	4%
Irrigation - Monthly Meter Charge	0.00	766.00	766.00	0.00	766.00	766.00	9,192	0%
Irrigation - Utilization	0.00	26,666.67	26,666.67	0.00	26,666.67	26,666.67	320,000	0%
Lake Maint. (Outside Communities)	1,150.00	2,500.00	1,350.00	1,150.00	2,500.00	1,350.00	30,000	4%
Aquatic Plantings	0.00	833.33	833.33	0.00	833.33	833.33	10,000	0%
Conservation Areas Exotic Sps Maint.	19,425.00	6,666.67	(12,758.33)	19,425.00	6,666.67	(12,758.33)	80,000	24%
FPL	115.86	171.67	55.81	115.86	171.67	55.81	2,060	6%
Roads and Sidewalks	0.00	166.67	166.67	0.00	166.67	166.67	2,000	0%
Stormwater System & Drainage	0.00	2,500.00	2,500.00	0.00	2,500.00	2,500.00	30,000	0%
Storm Damage and Clean Up	0.00	2,500.00	2,500.00	0.00	2,500.00	2,500.00	30,000	0%
Sanitary Sewer	0.00	416.67	416.67	0.00	416.67	416.67	5,000	0%
Hardscapes	0.00	1,666.67	1,666.67	0.00	1,666.67	1,666.67	20,000	0%
Signs	0.00	2,083.33	2,083.33	0.00	2,083.33	2,083.33	25,000	0%
Miscellaneous Maintenance	0.00	416.67	416.67	0.00	416.67	416.67	5,000	0%
Total General & Administrative Expenses	\$102,846.25	\$137,109.27	\$34,263.02	\$102,846.25	\$137,109.27	\$34,263.02	\$1,645,311	126%
Total Expenses	\$102,846.25	\$137,109.27	\$34,263.02	\$102,846.25	\$137,109.27	\$34,263.02	\$1,645,311	126%
Net Income (Loss)	\$(102,846.25)	\$70,196.71	\$(173,042.96)	\$(102,846.25)	\$70,196.71	\$(173,042.96)	\$842,361	-126%



Lakewood Ranch Stewardship District
Income Statement
For the period of 10/1/2025 Through 10/31/2025

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - Northeast	\$0.00	\$322,119.28	\$(322,119.28)	\$0.00	\$322,119.28	\$(322,119.28)	\$3,865,431	0%
Assessments (Unplatted Lots) - Northeast	0.00	976.73	(976.73)	0.00	976.73	(976.73)	11,721	0%
Net Revenues	\$0.00	\$323,096.01	\$(323,096.01)	\$0.00	\$323,096.01	\$(323,096.01)	\$3,877,152	0%
General & Administrative Expenses								
Post Blvd & SR70 Intersection	\$2,062.00	\$2,916.67	\$854.67	\$2,062.00	\$2,916.67	\$854.67	\$35,000	6%
59th Ave-Lorraine to Post Blvb	500.00	516.67	16.67	500.00	516.67	16.67	6,200	8%
Uihlein Road	11,900.00	13,166.67	1,266.67	11,900.00	13,166.67	1,266.67	158,000	8%
Lorraine Corners	7,665.00	7,833.33	168.33	7,665.00	7,833.33	168.33	94,000	8%
Academic/Lighterwood Trail	3,860.00	3,750.00	(110.00)	3,860.00	3,750.00	(110.00)	45,000	9%
44th Ave from Lorraine to Bourneside	13,461.00	12,916.67	(544.33)	13,461.00	12,916.67	(544.33)	155,000	9%
Post Blvd. from 59th Ave to Rangeland	2,216.08	3,333.33	1,117.25	2,216.08	3,333.33	1,117.25	40,000	6%
Uihlein Rd.; 44th Ave. to SR64	0.00	4,166.67	4,166.67	0.00	4,166.67	4,166.67	50,000	0%
Rangeland Pkwy; Uihlein to Bourneside	4,125.00	10,000.00	5,875.00	4,125.00	10,000.00	5,875.00	120,000	3%
Bourneside Blvd; Rangeland to SR64	10,240.00	11,250.00	1,010.00	10,240.00	11,250.00	1,010.00	135,000	8%
Rangeland Pkwy; Lorraine to Uihlein	6,940.00	7,000.00	60.00	6,940.00	7,000.00	60.00	84,000	8%
Irrigation Repairs	10,275.97	4,166.67	(6,109.30)	10,275.97	4,166.67	(6,109.30)	50,000	21%
Plant Replacement	2,092.00	5,250.00	3,158.00	2,092.00	5,250.00	3,158.00	63,000	3%
Mulching	0.00	7,000.00	7,000.00	0.00	7,000.00	7,000.00	84,000	0%
Tree Trimming	23,100.00	4,200.00	(18,900.00)	23,100.00	4,200.00	(18,900.00)	50,400	46%
Other Landscape Maint., NC, Contingency	2,027.50	6,916.67	4,889.17	2,027.50	6,916.67	4,889.17	83,000	2%
Irrigation - Monthly Meter Charge	0.00	766.00	766.00	0.00	766.00	766.00	9,192	0%
Irrigation - Utilization	0.00	16,666.67	16,666.67	0.00	16,666.67	16,666.67	200,000	0%
Lake Maint. (Outside Communities)	6,720.52	3,333.33	(3,387.19)	6,720.52	3,333.33	(3,387.19)	40,000	17%
Aquatic Plantings	0.00	833.33	833.33	0.00	833.33	833.33	10,000	0%



Lakewood Ranch Stewardship District
Income Statement
For the period of 10/1/2025 Through 10/31/2025

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

	Current Period			Year To Date			Adopted	Percentage
	Actual	Budget	Variance	Actual	Budget	Variance	FY2026 Budget	Used
Conservation Areas Exotic Sps Removal	1,632.00	6,666.67	5,034.67	1,632.00	6,666.67	5,034.67	80,000	2%
Peace River Utilities	178.26	1,250.00	1,071.74	178.26	1,250.00	1,071.74	15,000	1%
Stormwater System & Drainage	22,450.00	4,166.67	(18,283.33)	22,450.00	4,166.67	(18,283.33)	50,000	45%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	4,166.67	4,166.67	50,000	0%
Sanitary Sewer	499.55	416.67	(82.88)	499.55	416.67	(82.88)	5,000	10%
Hardscapes	0.00	833.33	833.33	0.00	833.33	833.33	10,000	0%
Signs	0.00	1,666.67	1,666.67	0.00	1,666.67	1,666.67	20,000	0%
Miscellaneous Maintenance -NE	0.00	100.00	100.00	0.00	100.00	100.00	1,200	0%
Total General & Administrative Expenses	\$131,944.88	\$145,249.36	\$13,304.48	\$131,944.88	\$145,249.36	\$13,304.48	\$1,742,992	219%
Total Expenses	\$131,944.88	\$145,249.36	\$13,304.48	\$131,944.88	\$145,249.36	\$13,304.48	\$1,742,992	219%
Net Income (Loss)	\$(131,944.88)	\$177,846.65	\$(309,791.53)	\$(131,944.88)	\$177,846.65	\$(309,791.53)	\$2,134,160	-219%



Lakewood Ranch Stewardship District
Income Statement
For the period of 10/1/2025 Through 10/31/2025

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
<u>Revenues</u>								
Assessments (Platted Lots) - Northwest	\$0.00	\$312,789.08	\$(312,789.08)	\$0.00	\$312,789.08	\$(312,789.08)	\$3,753,469	0%
Assessments (Unplatted Lots) - Northwest	0.00	1,618.15	(1,618.15)	0.00	1,618.15	(1,618.15)	19,418	0%
Net Revenues	\$0.00	\$314,407.23	\$(314,407.23)	\$0.00	\$314,407.23	\$(314,407.23)	\$3,772,887	0%
<u>General & Administrative Expenses</u>								
Kent Lake & Lake Bank Ma	\$16,460.00	\$5,000.00	\$(11,460.00)	\$16,460.00	\$5,000.00	\$(11,460.00)	\$60,000	27%
Lake Bank mowing	0.00	2,833.33	2,833.33	0.00	2,833.33	2,833.33	34,000	0%
Rangeland-WhiteEagle to	4,069.50	0.00	(4,069.50)	4,069.50	0.00	(4,069.50)	-	0%
Silver Falls	4,756.25	3,333.33	(1,422.92)	4,756.25	3,333.33	(1,422.92)	40,000	12%
NW Sector East Landscape Contract	18,971.05	23,585.33	4,614.28	18,971.05	23,585.33	4,614.28	283,024	7%
NW Sector West Landscape Contract	20,865.66	24,298.58	3,432.92	20,865.66	24,298.58	3,432.92	291,583	7%
Crossland Trail	0.00	2,750.00	2,750.00	0.00	2,750.00	2,750.00	33,000	0%
Newhaven Blvd.	3,033.07	2,916.67	(116.40)	3,033.07	2,916.67	(116.40)	35,000	9%
Irrigation Repairs	3,202.24	10,833.33	7,631.09	3,202.24	10,833.33	7,631.09	130,000	2%
Plant Replacement	6,020.00	7,000.00	980.00	6,020.00	7,000.00	980.00	84,000	7%
Mulching	0.00	8,750.00	8,750.00	0.00	8,750.00	8,750.00	105,000	0%
Tree Trimming	52,220.00	6,250.00	(45,970.00)	52,220.00	6,250.00	(45,970.00)	75,000	70%
Other Landscape Maint., NC, Contingency	3,996.25	10,416.67	6,420.42	3,996.25	10,416.67	6,420.42	125,000	3%
Irrigation - Utilization	0.00	766.00	766.00	0.00	766.00	766.00	9,192	0%
Irrigation - Utilization - NW	0.00	25,833.33	25,833.33	0.00	25,833.33	25,833.33	310,000	0%
Lake Maint. (Outside Communities)	4,848.38	4,166.67	(681.71)	4,848.38	4,166.67	(681.71)	50,000	10%
Aquatic Plantings	0.00	1,250.00	1,250.00	0.00	1,250.00	1,250.00	15,000	0%
Conservation Areas Exotic Sps Maint.	9,650.00	6,666.67	(2,983.33)	9,650.00	6,666.67	(2,983.33)	80,000	12%
FPL	26.94	75.00	48.06	26.94	75.00	48.06	900	3%
Peace River Utilities	122.48	2,000.00	1,877.52	122.48	2,000.00	1,877.52	24,000	1%
Central Park Utility Turnover	0.00	4,130.00	4,130.00	0.00	4,130.00	4,130.00	49,560	0%
Stormwater System & Drainage	0.00	4,166.67	4,166.67	0.00	4,166.67	4,166.67	50,000	0%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	4,166.67	4,166.67	50,000	0%
Sanitary Sewer	0.00	1,666.67	1,666.67	0.00	1,666.67	1,666.67	20,000	0%
Hardscapes	0.00	3,333.33	3,333.33	0.00	3,333.33	3,333.33	40,000	0%



Lakewood Ranch Stewardship District
Income Statement
For the period of 10/1/2025 Through 10/31/2025

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

	Current Period			Year To Date			Adopted	Percentage
	Actual	Budget	Variance	Actual	Budget	Variance	FY2026 Budget	Used
Signs	0.00	3,333.33	3,333.33	0.00	3,333.33	3,333.33	40,000	0%
Miscellaneous Maintenance	0.00	1,250.00	1,250.00	0.00	1,250.00	1,250.00	15,000	0%
Total General & Administrative Expenses	\$148,241.82	\$170,771.58	\$22,529.76	\$148,241.82	\$170,771.58	\$22,529.76	\$2,049,259	170%
Total Expenses	\$148,241.82	\$170,771.58	\$22,529.76	\$148,241.82	\$170,771.58	\$22,529.76	\$2,049,259	170%
Net Income (Loss)	\$(148,241.82)	\$143,635.65	\$(291,877.47)	\$(148,241.82)	\$143,635.65	\$(291,877.47)	\$1,723,628	-170%



Lakewood Ranch Stewardship District
Income Statement
For the period of 10/1/2025 Through 10/31/2025

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
<u>Revenues</u>								
Assessments (Platted Lots) - Sarasota	\$0.00	\$193,210.41	\$(193,210.41)	\$0.00	\$193,210.41	\$(193,210.41)	\$2,318,525	0%
Assessments (Unplatted Lots) - Sarasota	0.00	45.28	(45.28)	0.00	45.28	(45.28)	543	0%
Net Revenues	\$0.00	\$193,255.69	\$(193,255.69)	\$0.00	\$193,255.69	\$(193,255.69)	\$2,319,068	0%
<u>General & Administrative Expenses</u>								
Deer Drive from U. Pkwy to LWR Blvd	\$11,279.41	\$11,666.67	\$387.26	\$11,279.41	\$11,666.67	\$387.26	\$140,000	8%
Lorraine Rd; Uni. Pkwy to S. Boundary	0.00	14,042.00	14,042.00	0.00	14,042.00	14,042.00	168,504	0%
LWR Blvd; Comm Pkwy to S. Boundary	9,877.00	10,250.00	373.00	9,877.00	10,250.00	373.00	123,000	8%
Lorraine Rd; S. Boundary to FruitvilleRd	6,586.22	7,500.00	913.78	6,586.22	7,500.00	913.78	90,000	7%
Blythe Ave. Cannon St. and Lucent Pl.	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00	30,000	8%
Blue Lake Road	0.00	12,500.00	12,500.00	0.00	12,500.00	12,500.00	150,000	0%
Pine Warbler Place	690.00	1,000.00	310.00	690.00	1,000.00	310.00	12,000	6%
Irrigation Repairs	4,943.54	5,833.33	889.79	4,943.54	5,833.33	889.79	70,000	7%
Plant Replacement	23,760.30	8,333.33	(15,426.97)	23,760.30	8,333.33	(15,426.97)	100,000	24%
Mulching	0.00	6,666.67	6,666.67	0.00	6,666.67	6,666.67	80,000	0%
Tree Trimming	17,990.00	5,000.00	(12,990.00)	17,990.00	5,000.00	(12,990.00)	60,000	30%
Other Landscape Maint., NC, Contingency	4,814.80	8,333.33	3,518.53	4,814.80	8,333.33	3,518.53	100,000	5%
Irrigation - Utilization	0.00	791.67	791.67	0.00	791.67	791.67	9,500	0%
Irrigation - Utilization - SRQ	0.00	18,333.33	18,333.33	0.00	18,333.33	18,333.33	220,000	0%
Lake Maint. (Outside Communities)	150.00	4,166.67	4,016.67	150.00	4,166.67	4,016.67	50,000	0%
Aquatic Plantings	0.00	500.00	500.00	0.00	500.00	500.00	6,000	0%
Conservation Areas Exotic Sps Maint.	4,300.00	6,666.67	2,366.67	4,300.00	6,666.67	2,366.67	80,000	5%
FPL	1,338.98	2,916.67	1,577.69	1,338.98	2,916.67	1,577.69	35,000	4%
Stormwater System & Drainage	0.00	4,166.67	4,166.67	0.00	4,166.67	4,166.67	50,000	0%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	4,166.67	4,166.67	50,000	0%
Sanitary Sewer	0.00	500.00	500.00	0.00	500.00	500.00	6,000	0%
Water Taxi - Operation, Maint & Ins.	11,716.89	4,166.67	(7,550.22)	11,716.89	4,166.67	(7,550.22)	50,000	23%
Hardscapes	0.00	3,333.33	3,333.33	0.00	3,333.33	3,333.33	40,000	0%



Lakewood Ranch Stewardship District
Income Statement
For the period of 10/1/2025 Through 10/31/2025

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

	Current Period			Year To Date			Adopted FY2026	Percentage
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Used
Signs	1,462.00	3,333.33	1,871.33	1,462.00	3,333.33	1,871.33	40,000	4%
Miscellaneous Maintenance	0.00	1,250.00	1,250.00	0.00	1,250.00	1,250.00	15,000	0%
Total General & Administrative Expenses	\$101,409.14	\$147,917.01	\$46,507.87	\$101,409.14	\$147,917.01	\$46,507.87	\$1,775,004	140%
Total Expenses	\$101,409.14	\$147,917.01	\$46,507.87	\$101,409.14	\$147,917.01	\$46,507.87	\$1,775,004	140%
Net Income (Loss)	\$(101,409.14)	\$45,338.68	\$(146,747.82)	\$(101,409.14)	\$45,338.68	\$(146,747.82)	\$544,064	-140%



Lakewood Ranch Stewardship District
Income Statement
For the period of 10/1/2025 Through 10/31/2025

Fund: (001) General Fund
Sector: (0SE) Southeast Sector

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
<u>General & Administrative Expenses</u>								
Bourneside - University to Fruitville	\$0.00	\$4,166.67	\$4,166.67	\$0.00	\$4,166.67	\$4,166.67	\$50,000	0%
Irrigation Repairs	0.00	166.67	166.67	0.00	166.67	166.67	2,000	0%
Plant Replacement	0.00	166.67	166.67	0.00	166.67	166.67	2,000	0%
Irrigation - Monthly Meter Charge	0.00	166.67	166.67	0.00	166.67	166.67	2,000	0%
Irrigation - Utilization	0.00	4,166.67	4,166.67	0.00	4,166.67	4,166.67	50,000	0%
Peace River Utilities	0.00	833.33	833.33	0.00	833.33	833.33	10,000	0%
Signs	0.00	166.67	166.67	0.00	166.67	166.67	2,000	0%
Total General & Administrative Expenses	\$0.00	\$9,833.35	\$9,833.35	\$0.00	\$9,833.35	\$9,833.35	\$118,000	0%
Total Expenses		\$9,833.35	\$9,833.35		\$9,833.35	\$9,833.35	\$118,000	0%
Net Income (Loss)	\$0.00	\$(9,833.35)	\$9,833.35	\$0.00	\$(9,833.35)	\$9,833.35	\$118,000	0%



Lakewood Ranch Stewardship District
Income Statement
For the period of 10/1/2025 Through 10/31/2025

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
<u>Revenues</u>								
Assessments (Platted Lots) - Taylor	\$0.00	\$86,205.25	\$(86,205.25)	\$0.00	\$86,205.25	\$(86,205.25)	\$1,034,463	0%
Assessments (Unplatted Lots) - Taylor	0.00	8,969.67	(8,969.67)	0.00	8,969.67	(8,969.67)	107,636	0%
Net Revenues	\$0.00	\$95,174.92	\$(95,174.92)	\$0.00	\$95,174.92	\$(95,174.92)	\$1,142,099	0%
<u>General & Administrative Expenses</u>								
Rangeland - East of Bourneside	\$5,700.00	\$8,333.33	\$2,633.33	\$5,700.00	\$8,333.33	\$2,633.33	\$100,000	6%
44th Ave. East - East of Bourneside	11,310.00	8,333.33	(2,976.67)	11,310.00	8,333.33	(2,976.67)	100,000	11%
Bourneside - SR 64 to Rangeland RAB	0.00	10,833.33	10,833.33	0.00	10,833.33	10,833.33	130,000	0%
Taylor Landscape Berm	0.00	1.25	1.25	0.00	1.25	1.25	15	0%
Irrigation Repairs	3,225.50	2,500.00	(725.50)	3,225.50	2,500.00	(725.50)	30,000	11%
Plant Replacement	0.00	833.33	833.33	0.00	833.33	833.33	10,000	0%
Mulching	0.00	833.33	833.33	0.00	833.33	833.33	10,000	0%
Tree Trimming	0.00	833.33	833.33	0.00	833.33	833.33	10,000	0%
Other Landscape Maint., NC, Contingency	3,565.00	1,666.67	(1,898.33)	3,565.00	1,666.67	(1,898.33)	20,000	18%
Irrigation - Monthly Meter Charge	0.00	791.67	791.67	0.00	791.67	791.67	9,500	0%
Irrigation - Utilization	0.00	16,666.67	16,666.67	0.00	16,666.67	16,666.67	200,000	0%
Conservation Areas Exotic Sps Maint.	0.00	833.33	833.33	0.00	833.33	833.33	10,000	0%
Peace River Utilities	0.00	833.33	833.33	0.00	833.33	833.33	10,000	0%
Stormwater System & Drainage	0.00	833.33	833.33	0.00	833.33	833.33	10,000	0%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	4,166.67	4,166.67	50,000	0%
Signs	0.00	833.33	833.33	0.00	833.33	833.33	10,000	0%
Total General & Administrative Expenses	\$23,800.50	\$59,126.23	\$35,325.73	\$23,800.50	\$59,126.23	\$35,325.73	\$709,515	46%
Total Expenses	\$23,800.50	\$59,126.23	\$35,325.73	\$23,800.50	\$59,126.23	\$35,325.73	\$709,515	46%
Net Income (Loss)	\$(23,800.50)	\$36,048.69	\$(59,849.19)	\$(23,800.50)	\$36,048.69	\$(59,849.19)	\$432,584	-46%