



Lakewood Ranch Stewardship District

November 2025 O&M and BRU Financial Package

November 30, 2025

PFM Group Consulting LLC

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Suite 270

Orlando, FL 32817

407-723-5900



Lakewood Ranch Stewardship District
Summary Income Statement
November 2025

Revenues						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 827.72	\$ 143,184.41	\$ (142,356.69)	\$ 1,292.39	\$ 143,184.41	\$ (141,892.02)
East Sector	\$ -	\$ 207,305.98	\$ (207,305.98)	\$ 21,462.75	\$ 414,611.96	\$ (393,149.21)
Northeast Sector	\$ -	\$ 323,096.01	\$ (323,096.01)	\$ 33,593.87	\$ 646,192.02	\$ (612,598.15)
Northwest Sector	\$ -	\$ 314,407.23	\$ (314,407.23)	\$ 28,928.06	\$ 628,814.46	\$ (599,886.40)
SRQ	\$ 478,966.33	\$ 193,255.69	\$ 285,710.64	\$ 478,966.33	\$ 386,511.38	\$ 92,454.95
Southeast	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taylor	\$ -	\$ 95,174.92	\$ (95,174.92)	\$ 9,331.63	\$ 190,349.84	\$ (181,018.21)
Total Revenue	\$ 479,794.05	\$ 1,276,424.24	\$ (796,630.19)	\$ 573,575.03	\$ 2,409,664.07	\$ (1,836,089.04)
Expenses						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 793,192.36	\$ 606,417.45	\$ (186,774.91)	\$ 1,347,012.84	\$ 1,212,834.90	\$ (134,177.94)
East Sector	\$ 88,403.16	\$ 137,109.27	\$ 48,706.11	\$ 191,249.41	\$ 137,109.27	\$ (54,140.14)
Northeast Sector	\$ 91,473.17	\$ 145,249.36	\$ 53,776.19	\$ 223,418.05	\$ 290,498.72	\$ 67,080.67
Northwest Sector	\$ 152,453.77	\$ 170,771.58	\$ 18,317.81	\$ 300,695.59	\$ 341,543.16	\$ 40,847.57
SRQ	\$ 118,074.63	\$ 147,917.01	\$ 29,842.38	\$ 219,483.77	\$ 295,834.02	\$ 76,350.25
Southeast	\$ -	\$ 9,833.00	\$ 9,833.00	\$ -	\$ 19,666.70	\$ 19,666.70
Taylor	\$ 66,108.30	\$ 59,126.23	\$ (6,982.07)	\$ 89,908.80	\$ 118,252.46	\$ 28,343.66
Total Expenses	\$ 1,309,705.39	\$ 1,276,423.90	\$ (33,281.49)	\$ 2,371,768.46	\$ 2,415,739.23	\$ 43,970.77
Income (Loss)	\$ (829,911.34)	\$ 0.34	\$ (829,911.68)	\$ (1,798,193.43)	\$ (6,075.16)	\$ (1,792,118.27)



Lakewood Ranch Stewardship District
Statement of Financial Position
As of 11/30/2025

	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	\$4,062,967.65	\$2,525,966.69	\$1,537,000.96			
Northern Trust-Money Market	4,987.53	4,986.92	0.61			
Reserve Account	948,766.71	948,762.68	4.03			
Prepaid Expense	369.53	0.00	369.53			
Due from BRU	23,641.34	23,713.59	(72.25)			
BRU Operating Account				\$263,265.60	\$391,691.43	(\$128,425.83)
BRU Revenue Account				116,465.21	311,688.27	(195,223.06)
Accounts Receivable				1,994,855.80	1,272,037.54	722,818.26
Total Current Assets	<u>\$5,040,732.76</u>	<u>\$3,503,429.88</u>	<u>\$1,537,302.88</u>	<u>\$2,374,586.61</u>	<u>\$1,975,417.24</u>	<u>\$399,169.37</u>
Total Assets	<u><u>\$5,040,732.76</u></u>	<u><u>\$3,503,429.88</u></u>	<u><u>\$1,537,302.88</u></u>	<u><u>\$2,374,586.61</u></u>	<u><u>\$1,975,417.24</u></u>	<u><u>\$399,169.37</u></u>
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$4,759,447.45	\$2,675,568.12	\$2,083,879.33			
Payroll Tax Liability	189.78	184.99	4.79			
Reserve Liability	948,766.71	948,762.68	4.03			
Due to Debt Service Funds	490,576.42	207,250.35	283,326.07			
Accounts Payable				\$151,739.81	\$135,412.61	\$16,327.20
Due to General Fund				23,641.34	23,713.59	(72.25)
Total Current Liabilities	<u>\$6,198,980.36</u>	<u>\$3,831,766.14</u>	<u>\$2,367,214.22</u>	<u>\$175,381.15</u>	<u>\$159,126.20</u>	<u>\$16,254.95</u>
Total Liabilities	<u><u>\$6,198,980.36</u></u>	<u><u>\$3,831,766.14</u></u>	<u><u>\$2,367,214.22</u></u>	<u><u>\$175,381.15</u></u>	<u><u>\$159,126.20</u></u>	<u><u>\$16,254.95</u></u>
<u>Net Assets</u>						
Retained Earnings - Prior Year	\$639,945.83	\$639,949.52	(\$3.69)	\$1,474,636.61	\$1,474,636.61	\$0.00
Surplus (Deficit) for the Period	(1,798,193.43)	(968,285.78)	(829,907.65)	724,568.85	341,654.43	382,914.42
Total Net Assets	<u><u>(\$1,158,247.60)</u></u>	<u><u>(\$328,336.26)</u></u>	<u><u>(\$829,911.34)</u></u>	<u><u>\$2,199,205.46</u></u>	<u><u>\$1,816,291.04</u></u>	<u><u>\$382,914.42</u></u>
Total Liabilities and Net Assets	<u><u>\$5,040,732.76</u></u>	<u><u>\$3,503,429.88</u></u>	<u><u>\$1,537,302.88</u></u>	<u><u>\$2,374,586.61</u></u>	<u><u>\$1,975,417.24</u></u>	<u><u>\$399,169.37</u></u>



Lakewood Ranch Stewardship District
Income Statement
For the period of 11/1/2025 Through 11/30/2025

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Developer Contributions	\$0.00	\$86,036.08	\$(86,036.08)	\$0.00	\$172,072.16	\$(172,072.16)	\$1,032,433	0%
Central Park Utility Assessments	0.00	2,065.00	(2,065.00)	0.00	4,130.00	(4,130.00)	24,780	0%
Park Revenue	823.08	83.33	739.75	1,190.18	166.66	1,023.52	1,000	119%
Carry Forward Revenue	0.00	49,166.67	(49,166.67)	0.00	98,333.34	(98,333.34)	590,000	0%
Transfer from Reserve	0.00	5,000.00	(5,000.00)	0.00	10,000.00	(10,000.00)	60,000	0%
Net Revenues	\$823.08	\$142,351.08	\$(141,528.00)	\$1,190.18	\$284,702.16	\$(283,511.98)	\$1,708,213	0%
General & Administrative Expenses								
Maintenance Management	\$15,000.00	\$15,000.00	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$180,000	17%
Uniforms	841.37	416.67	(424.70)	841.37	833.34	(8.03)	5,000	17%
Job Materials	0.00	666.67	666.67	284.34	1,333.34	1,049.00	8,000	4%
Phone/Radio	381.27	666.67	285.40	762.54	1,333.34	570.80	8,000	10%
Office Supplies	165.06	250.00	84.94	167.25	500.00	332.75	3,000	6%
Fuel Only	1,811.27	1,666.67	(144.60)	3,692.98	3,333.34	(359.64)	20,000	18%
Equipment	5,894.00	833.33	(5,060.67)	19,563.00	1,666.66	(17,896.34)	10,000	196%
Tools/Machinery	3,413.26	4,166.67	753.41	3,413.26	8,333.34	4,920.08	50,000	7%
Supplies	13,663.58	6,666.67	(6,996.91)	23,395.18	13,333.34	(10,061.84)	80,000	29%
Miscellaneous Maintenance	1,577.84	3,333.33	1,755.49	2,751.12	6,666.66	3,915.54	40,000	7%
Maintenance Yard	0.00	416.67	416.67	0.00	833.34	833.34	5,000	0%
Vehicle R&M	3,272.16	500.00	(2,772.16)	8,421.00	1,000.00	(7,421.00)	6,000	140%
Vehicle	0.00	5,000.00	5,000.00	54,679.00	10,000.00	(44,679.00)	60,000	91%
Community Services P&A Admin Fee	0.00	35,415.00	35,415.00	0.00	70,830.00	70,830.00	424,980	0%
Waste Management	0.00	416.67	416.67	0.00	833.34	833.34	5,000	0%
Bob Gardner Park	28,407.48	30,000.00	1,592.52	50,197.24	60,000.00	9,802.76	360,000	14%
James L. Patton Park	1,238.17	10,833.33	9,595.16	3,419.14	21,666.66	18,247.52	130,000	3%
Roger Hill Park	720.00	5,000.00	4,280.00	2,036.02	10,000.00	7,963.98	60,000	3%
Silver Falls Park	0.00	2,500.00	2,500.00	959.75	5,000.00	4,040.25	30,000	3%
Waterside Place Park	18,552.85	19,166.67	613.82	30,207.81	38,333.34	8,125.53	230,000	13%
Town Hall North	836.31	8,166.67	7,330.36	6,663.05	16,333.34	9,670.29	98,000	7%
Passive Parks (117th)	0.00	1,250.00	1,250.00	500.00	2,500.00	2,000.00	15,000	3%
University LWR Entrance	6,244.66	12,500.00	6,255.34	7,699.06	25,000.00	17,300.94	150,000	5%
Trails (Harmony & Curlew)	6,060.00	4,166.67	(1,893.33)	26,610.00	8,333.34	(18,276.66)	50,000	53%
Tunnel Park	11,615.00	2,083.33	(9,531.67)	15,467.00	4,166.66	(11,300.34)	25,000	62%
CDD Allocation-Univ. Pkwy & Lorraine Row	0.00	2,083.33	2,083.33	22,352.00	4,166.66	(18,185.34)	25,000	89%
GIS Implementation & Maintenance	0.00	29,166.67	29,166.67	0.00	58,333.34	58,333.34	350,000	0%
LRSD Headquarters Purchase&Debt Service	0.00	65,833.33	65,833.33	0.00	131,666.66	131,666.66	790,000	0%
Insurance	78,616.00	7,083.33	(71,532.67)	161,190.00	14,166.66	(147,023.34)	85,000	190%
Supervisor Fees	400.00	1,000.00	600.00	800.00	2,000.00	1,200.00	12,000	7%
Meeting Advertising	151.04	921.67	770.63	472.42	1,843.34	1,370.92	11,060	4%
Engineering	172,578.67	11,666.67	(160,912.00)	172,578.67	23,333.34	(149,245.33)	140,000	123%
Bond Agent Fees	0.00	11,000.00	11,000.00	9,735.00	22,000.00	12,265.00	132,000	7%
Arbitrage Report	0.00	2,687.50	2,687.50	0.00	5,375.00	5,375.00	32,250	0%
Legal Fees	7,611.98	10,416.67	2,804.69	15,109.34	20,833.34	5,724.00	125,000	12%
Accounting	9,133.33	10,000.00	866.67	18,266.66	20,000.00	1,733.34	120,000	15%
Lien Book and Tax Roll	287,875.00	29,500.00	(258,375.00)	287,875.00	59,000.00	(228,875.00)	354,000	81%
Annual Audit	9,500.00	2,500.00	(7,000.00)	9,500.00	5,000.00	(4,500.00)	30,000	32%
Trustee	4,064.85	13,000.00	8,935.15	100,108.68	26,000.00	(74,108.68)	156,000	64%
Manager	7,500.00	16,666.67	9,166.67	15,000.00	33,333.34	18,333.34	200,000	7%
Postage	82.87	125.00	42.13	82.87	250.00	167.13	1,500	6%
Office Supplies	0.00	125.00	125.00	0.00	250.00	250.00	1,500	0%
Other Current Charges	0.00	416.67	416.67	118.30	833.34	715.04	5,000	2%
Dues, Licenses, Subscriptions	1,796.63	5,000.00	3,203.37	4,844.28	10,000.00	5,155.72	60,000	8%
Payroll & Payroll Tax Expense	86,432.87	130,784.25	44,351.38	218,698.23	261,568.50	42,870.27	1,569,411	14%
Cell Phone Expense	83.10	83.33	0.23	207.75	166.66	(41.09)	1,000	21%
Healthcare Expense	7,089.72	0.00	(7,089.72)	16,747.81	0.00	(16,747.81)	-	0%
457B Match Expense	165.99	0.00	(165.99)	402.74	0.00	(402.74)	-	0%



Lakewood Ranch Stewardship District
Income Statement
For the period of 11/1/2025 Through 11/30/2025

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Defined Employee Contribution Plan	0.00	3,166.67	3,166.67	0.00	6,333.34	6,333.34	38,000	0%
Roth Match Expense	412.00	0.00	(412.00)	1,188.95	0.00	(1,188.95)	-	0%
Reserves	4.03	82,109.00	82,104.97	4.03	164,218.00	164,213.97	985,308	0%
Total General & Administrative Expenses	\$793,192.36	\$606,417.45	\$(186,774.91)	\$1,347,012.84	\$1,212,834.90	\$(134,177.94)	\$7,277,009	19%
Total Expenses	\$793,192.36	\$606,417.45	\$(186,774.91)	\$1,347,012.84	\$1,212,834.90	\$(134,177.94)	\$7,277,009	19%
Income (Loss) from Operations	\$(792,369.28)	\$(464,066.37)	\$(328,302.91)	\$(1,345,822.66)	\$(928,132.74)	\$(417,689.92)	\$(5,568,796)	
Other Income (Expense)								
Interest Income	\$4.64	\$833.33	\$(828.69)	\$102.21	\$1,666.66	\$(1,564.45)	\$10,000	1%
Total Other Income (Expense)	\$4.64	\$833.33	\$(828.69)	\$102.21	\$1,666.66	\$(1,564.45)	\$10,000	1%
Net Income (Loss)	\$(792,364.64)	\$(463,233.04)	\$(329,131.60)	\$(1,345,720.45)	\$(926,466.08)	\$(419,254.37)		



Lakewood Ranch Stewardship District
Income Statement
For the period of 11/1/2025 Through 11/30/2025
Fund: (400) BRU Fund

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Revenue	\$1,097,205.74	\$695,221.83	\$401,983.91	\$2,006,139.29	\$1,390,443.66	\$615,695.63	\$8,342,662	24%
Net Revenues	\$1,097,205.74	\$695,221.83	\$401,983.91	\$2,006,139.29	\$1,390,443.66	\$615,695.63	\$8,342,662	24%
General & Administrative Expenses								
Transfer to Debt Service/Construct. Fund	\$155,425.52	\$315,856.67	\$160,431.15	\$310,851.04	\$631,713.34	\$320,862.30	\$3,790,280	8%
FPL	45,582.49	41,666.67	(3,915.82)	92,174.34	83,333.34	(8,841.00)	500,000	18%
Peace River Utilities	37,310.50	41,666.67	4,356.17	44,519.68	83,333.34	38,813.66	500,000	9%
City of Sarasota Utilities	66,811.44	42,250.00	(24,561.44)	66,811.44	84,500.00	17,688.56	507,000	13%
City of Bradenton Utilities	26,120.00	39,000.00	12,880.00	81,480.00	78,000.00	(3,480.00)	468,000	17%
MCUD	0.00	2,500.00	2,500.00	2,415.00	5,000.00	2,585.00	30,000	8%
Maintenance Mgmt - Stewardship O&M	0.00	3,000.00	3,000.00	0.00	6,000.00	6,000.00	36,000	0%
Maintenance Management	0.00	12,500.00	12,500.00	0.00	25,000.00	25,000.00	150,000	0%
Uniforms	0.00	67.42	67.42	0.00	134.84	134.84	809	0%
Job Materials	0.00	0.00	0.00	107.94	0.00	(107.94)	-	0%
Phone/Radio	324.80	435.58	110.78	649.60	871.16	221.56	5,227	12%
Office Supplies	0.00	92.25	92.25	174.25	184.50	10.25	1,107	16%
Fuel Only	1,316.84	959.42	(357.42)	3,239.17	1,918.84	(1,320.33)	11,513	28%
Equipment Repairs (Pumps)	129,821.34	48,902.67	(80,918.67)	209,440.99	97,805.34	(111,635.65)	586,832	36%
Tools/Machinery	0.00	1,325.25	1,325.25	0.00	2,650.50	2,650.50	15,903	0%
Supplies	11.92	2,003.50	1,991.58	2,737.05	4,007.00	1,269.95	24,042	11%
Miscellaneous Maintenance	67,451.93	23,122.08	(44,329.85)	72,455.93	46,244.16	(26,211.77)	277,465	26%
Vehicle R&M	0.00	1,012.92	1,012.92	471.00	2,025.84	1,554.84	12,155	4%
New Customer Meter Connections & Install	0.00	842.75	842.75	0.00	1,685.50	1,685.50	10,113	0%
Customer Meter Replacement & Maintenance	11,678.66	747.92	(10,930.74)	11,678.66	1,495.84	(10,182.82)	8,975	130%
GIS Implementation & Maintenance	0.00	29,166.67	29,166.67	0.00	58,333.34	58,333.34	350,000	0%
Engineering & Consulting	100,359.02	30,636.58	(69,722.44)	115,427.37	61,273.16	(54,154.21)	367,639	31%
Legal Fees	4,699.00	233.00	(4,466.00)	4,939.00	466.00	(4,473.00)	2,796	177%
Accounting & HR Services	16,500.00	15,159.42	(1,340.58)	33,000.00	30,318.84	(2,681.16)	181,913	18%
Annual Audit	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000	0%
Dues, Licenses, Subscriptions & Training	3,424.00	1,675.67	(1,748.33)	111,274.11	3,351.34	(107,922.77)	20,108	553%
Payroll & Payroll Tax Expense	44,345.73	36,760.08	(7,585.65)	110,015.17	73,520.16	(36,495.01)	441,121	25%
Healthcare Expense	2,755.41	2,235.58	(519.83)	6,827.91	4,471.16	(2,356.75)	26,827	25%
457B Match Expense	282.72	0.00	(282.72)	705.79	0.00	(705.79)	-	0%
Defined Employee Contribution Plan	0.00	569.83	569.83	0.00	1,139.66	1,139.66	6,838	0%
Roth Match Expense	70.00	0.00	(70.00)	175.00	0.00	(175.00)	-	0%
Total General & Administrative Expenses	\$714,291.32	\$695,221.93	\$(19,069.39)	\$1,281,570.44	\$1,390,443.86	\$108,873.42	\$8,342,663	15%
Total Expenses	\$714,291.32	\$695,221.93	\$(19,069.39)	\$1,281,570.44	\$1,390,443.86	\$108,873.42	\$8,342,663	15%
Net Income (Loss)	\$382,914.42	\$(0.10)	\$382,914.52	\$724,568.85	\$(0.20)	\$724,569.05		



Lakewood Ranch Stewardship District
Income Statement
For the period of 11/1/2025 Through 11/30/2025

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	\$413,260.88	\$(413,260.88)	\$2,479,565	0%
Assessments (Unplatted Lots) - East	0.00	675.54	(675.54)	21,462.75	1,351.08	20,111.67	8,106	265%
Net Revenues	\$0.00	\$207,305.98	\$(207,305.98)	\$21,462.75	\$414,611.96	\$(393,149.21)	\$2,487,672	1%
General & Administrative Expenses								
University Pkwy Lorraine to Concession	\$0.00	\$12,496.00	\$12,496.00	\$16,250.00	\$24,992.00	\$8,742.00	\$149,952	11%
The Masters Ave,Lorraine to Players	16,000.00	16,480.00	480.00	32,000.00	32,960.00	960.00	197,760	16%
Lorraine Rd - East Side	19,008.67	10,300.00	(8,708.67)	28,140.34	20,600.00	(7,540.34)	123,600	23%
Bournside Blvd. from Masters to SR70	4,290.47	4,549.17	258.70	8,580.94	9,098.34	517.40	54,590	16%
Masters Ave fr. Players Dr to Bournside	9,251.00	9,788.08	537.08	18,502.00	19,576.16	1,074.16	117,457	16%
Bournside Blvd from Masters to Uni. Pwy	4,980.00	7,725.00	2,745.00	9,960.00	15,450.00	5,490.00	92,700	11%
Irrigation Repairs	323.27	5,416.67	5,093.40	8,125.52	10,833.34	2,707.82	65,000	13%
Plant replacement	0.00	8,750.00	8,750.00	3,365.00	17,500.00	14,135.00	105,000	3%
Mulching	0.00	5,000.00	5,000.00	0.00	10,000.00	10,000.00	60,000	0%
Tree Trimming	0.00	2,583.33	2,583.33	7,770.00	5,166.66	(2,603.34)	31,000	25%
Other Landscape Maint., NC, Contingency	400.00	6,666.67	6,266.67	3,715.00	13,333.34	9,618.34	80,000	5%
Irrigation - Monthly Meter Charge	788.82	766.00	(22.82)	788.82	1,532.00	743.18	9,192	9%
Irrigation - Utilization	31,569.94	26,666.67	(4,903.27)	31,569.94	53,333.34	21,763.40	320,000	10%
Lake Maint. (Outside Communities)	0.00	2,500.00	2,500.00	1,150.00	5,000.00	3,850.00	30,000	4%
Aquatic Plantings	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000	0%
Conservation Areas Exotic Sps Maint.	0.00	6,666.67	6,666.67	19,425.00	13,333.34	(6,091.66)	80,000	24%
FPL	110.99	171.67	60.68	226.85	343.34	116.49	2,060	11%
Roads and Sidewalks	0.00	166.67	166.67	0.00	333.34	333.34	2,000	0%
Stormwater System & Drainage	1,680.00	2,500.00	820.00	1,680.00	5,000.00	3,320.00	30,000	6%
Storm Damage and Clean Up	0.00	2,500.00	2,500.00	0.00	5,000.00	5,000.00	30,000	0%
Sanitary Sewer	0.00	416.67	416.67	0.00	833.34	833.34	5,000	0%
Hardscapes	0.00	1,666.67	1,666.67	0.00	3,333.34	3,333.34	20,000	0%
Signs	0.00	2,083.33	2,083.33	0.00	4,166.66	4,166.66	25,000	0%
Miscellaneous Maintenance	0.00	416.67	416.67	0.00	833.34	833.34	5,000	0%
Total General & Administrative Expenses	\$88,403.16	\$137,109.27	\$48,706.11	\$191,249.41	\$274,218.54	\$82,969.13	\$1,645,311	12%
Total Expenses	\$88,403.16	\$137,109.27	\$48,706.11	\$191,249.41	\$274,218.54	\$82,969.13	\$1,645,311	12%
Net Income (Loss)	\$(88,403.16)	\$70,196.71	\$(158,599.87)	\$(169,786.66)	\$140,393.42	\$(310,180.08)		



Lakewood Ranch Stewardship District
Income Statement
For the period of 11/1/2025 Through 11/30/2025

Fund: (001) General Fund
Sector: (ONE) 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	\$644,238.56	\$(644,238.56)	\$3,865,431	0%
Assessments (Unplatted Lots) - Northeast	0.00	976.73	(976.73)	33,593.87	1,953.46	31,640.41	11,721	287%
Net Revenues	\$0.00	\$323,096.01	\$(323,096.01)	\$33,593.87	\$646,192.02	\$(612,598.15)	\$3,877,152	1%
General & Administrative Expenses								
Post Blvd & SR70 Intersection	\$2,062.00	\$2,916.67	\$854.67	\$4,124.00	\$5,833.34	\$1,709.34	\$35,000	12%
59th Ave-Lorraine to Post Blvb	500.00	516.67	16.67	1,000.00	1,033.34	33.34	6,200	16%
Uihlein Road	11,900.00	13,166.67	1,266.67	23,800.00	26,333.34	2,533.34	158,000	15%
Lorraine Corners	7,665.00	7,833.33	168.33	15,330.00	15,666.66	336.66	94,000	16%
Academic/Lighterwood Trail	3,860.00	3,750.00	(110.00)	7,720.00	7,500.00	(220.00)	45,000	17%
44th Ave from Lorraine to Bourneside	13,461.00	12,916.67	(544.33)	26,922.00	25,833.34	(1,088.66)	155,000	17%
Post Blvd. from 59th Ave to Rangeland	2,216.08	3,333.33	1,117.25	4,432.16	6,666.66	2,234.50	40,000	11%
Uihlein Rd.; 44th Ave. to SR64	0.00	4,166.67	4,166.67	0.00	8,333.34	8,333.34	50,000	0%
Rangeland Pkwy; Uihlein to Bourneside	4,125.00	10,000.00	5,875.00	8,250.00	20,000.00	11,750.00	120,000	7%
Bourneside Blvd; Rangeland to SR64	10,240.00	11,250.00	1,010.00	20,480.00	22,500.00	2,020.00	135,000	15%
Rangeland Pkwy; Lorraine to Uihlein	6,940.00	7,000.00	60.00	13,880.00	14,000.00	120.00	84,000	17%
Irrigation Repairs	1,414.60	4,166.67	2,752.07	11,690.57	8,333.34	(3,357.23)	50,000	23%
Plant Replacement	7,424.74	5,250.00	(2,174.74)	9,516.74	10,500.00	983.26	63,000	15%
Mulching	0.00	7,000.00	7,000.00	0.00	14,000.00	14,000.00	84,000	0%
Tree Trimming	0.00	4,200.00	4,200.00	23,100.00	8,400.00	(14,700.00)	50,400	46%
Other Landscape Maint., NC, Contingency	4,964.00	6,916.67	1,952.67	6,991.50	13,833.34	6,841.84	83,000	8%
Irrigation - Monthly Meter Charge	788.82	766.00	(22.82)	788.82	1,532.00	743.18	9,192	9%
Irrigation - Utilization	13,075.42	16,666.67	3,591.25	13,075.42	33,333.34	20,257.92	200,000	7%
Lake Maint. (Outside Communities)	0.00	3,333.33	3,333.33	6,720.52	6,666.66	(53.86)	40,000	17%
Aquatic Plantings	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000	0%
Conservation Areas Exotic Sps Removal	0.00	6,666.67	6,666.67	1,632.00	13,333.34	11,701.34	80,000	2%
Peace River Utilities	92.26	1,250.00	1,157.74	270.52	2,500.00	2,229.48	15,000	2%
Stormwater System & Drainage	0.00	4,166.67	4,166.67	22,450.00	8,333.34	(14,116.66)	50,000	45%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	8,333.34	8,333.34	50,000	0%
Sanitary Sewer	25.00	416.67	391.67	524.55	833.34	308.79	5,000	10%
Hardscapes	719.25	833.33	114.08	719.25	1,666.66	947.41	10,000	7%
Signs	0.00	1,666.67	1,666.67	0.00	3,333.34	3,333.34	20,000	0%
Miscellaneous Maintenance - NE	0.00	100.00	100.00	0.00	200.00	200.00	1,200	0%
Total General & Administrative Expenses	\$91,473.17	\$145,249.36	\$53,776.19	\$223,418.05	\$290,498.72	\$67,080.67	\$1,742,992	13%
Total Expenses	\$91,473.17	\$145,249.36	\$53,776.19	\$223,418.05	\$290,498.72	\$67,080.67	\$1,742,992	13%
Net Income (Loss)	\$(91,473.17)	\$177,846.65	\$(269,319.82)	\$(189,824.18)	\$355,693.30	\$(545,517.48)		



Lakewood Ranch Stewardship District
Income Statement
For the period of 11/1/2025 Through 11/30/2025

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - Northwest	\$0.00	\$312,789.08	\$(312,789.08)	\$0.00	\$625,578.16	\$(625,578.16)	\$3,753,469	0%
Assessments (Unplatted Lots) - Northwest	0.00	1,618.15	(1,618.15)	28,928.06	3,236.30	25,691.76	19,418	149%
Net Revenues	\$0.00	\$314,407.23	\$(314,407.23)	\$28,928.06	\$628,814.46	\$(599,886.40)	\$3,772,887	1%
General & Administrative Expenses								
Kent Lake & Lake Bank Ma	\$0.00	\$5,000.00	\$5,000.00	\$16,460.00	\$10,000.00	\$(6,460.00)	\$60,000	27%
Lake Bank mowing	0.00	2,833.33	2,833.33	0.00	5,666.66	5,666.66	34,000	0%
Rangeland-WhiteEagle to	4,069.50	0.00	(4,069.50)	8,139.00	0.00	(8,139.00)	-	0%
Silver Falls	4,756.25	3,333.33	(1,422.92)	9,512.50	6,666.66	(2,845.84)	40,000	24%
NW Sector East Landscape Contract	18,971.05	23,585.33	4,614.28	37,942.10	47,170.66	9,228.56	283,024	13%
NW Sector West Landscape Contract	20,865.66	24,298.58	3,432.92	41,731.32	48,597.16	6,865.84	291,583	14%
Crossland Trail	0.00	2,750.00	2,750.00	0.00	5,500.00	5,500.00	33,000	0%
Newhaven Blvd.	3,033.07	2,916.67	(116.40)	6,066.14	5,833.34	(232.80)	35,000	17%
Irrigation Repairs	30,675.05	10,833.33	(19,841.72)	33,877.29	21,666.66	(12,210.63)	130,000	26%
Plant Replacement	32,554.21	7,000.00	(25,554.21)	38,574.21	14,000.00	(24,574.21)	84,000	46%
Mulching	0.00	8,750.00	8,750.00	0.00	17,500.00	17,500.00	105,000	0%
Tree Trimming	0.00	6,250.00	6,250.00	52,220.00	12,500.00	(39,720.00)	75,000	70%
Other Landscape Maint., NC, Contingency	500.00	10,416.67	9,916.67	4,496.25	20,833.34	16,337.09	125,000	4%
Irrigation - Utilization	788.82	766.00	(22.82)	788.82	1,532.00	743.18	9,192	9%
Irrigation - Utilization - NW	28,785.82	25,833.33	(2,952.49)	28,785.82	51,666.66	22,880.84	310,000	9%
Lake Maint. (Outside Communities)	2,506.00	4,166.67	1,660.67	7,354.38	8,333.34	978.96	50,000	15%
Aquatic Plantings	0.00	1,250.00	1,250.00	0.00	2,500.00	2,500.00	15,000	0%
Conservation Areas Exotic Sps Maint.	1,900.00	6,666.67	4,766.67	11,550.00	13,333.34	1,783.34	80,000	14%
FPL	53.34	75.00	21.66	80.28	150.00	69.72	900	9%
Peace River Utilities	0.00	2,000.00	2,000.00	122.48	4,000.00	3,877.52	24,000	1%
Central Park Utility Turnover	0.00	4,130.00	4,130.00	0.00	8,260.00	8,260.00	49,560	0%
Stormwater System & Drainage	1,450.00	4,166.67	2,716.67	1,450.00	8,333.34	6,883.34	50,000	3%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	8,333.34	8,333.34	50,000	0%
Sanitary Sewer	0.00	1,666.67	1,666.67	0.00	3,333.34	3,333.34	20,000	0%
Hardscapes	1,545.00	3,333.33	1,788.33	1,545.00	6,666.66	5,121.66	40,000	4%
Signs	0.00	3,333.33	3,333.33	0.00	6,666.66	6,666.66	40,000	0%
Miscellaneous Maintenance	0.00	1,250.00	1,250.00	0.00	2,500.00	2,500.00	15,000	0%
Total General & Administrative Expenses	\$152,453.77	\$170,771.58	\$18,317.81	\$300,695.59	\$341,543.16	\$40,847.57	\$2,049,259	15%
Total Expenses	\$152,453.77	\$170,771.58	\$18,317.81	\$300,695.59	\$341,543.16	\$40,847.57	\$2,049,259	15%
Net Income (Loss)	\$(152,453.77)	\$143,635.65	\$(296,089.42)	\$(271,767.53)	\$287,271.30	\$(559,038.83)		



Lakewood Ranch Stewardship District
Income Statement
For the period of 11/1/2025 Through 11/30/2025

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - Sarasota	\$478,966.33	\$193,210.41	\$285,755.92	\$478,966.33	\$386,420.82	\$92,545.51	\$2,318,525	21%
Assessments (Unplatted Lots) - Sarasota	0.00	45.28	(45.28)	0.00	90.56	(90.56)	543	0%
Net Revenues	\$478,966.33	\$193,255.69	\$285,710.64	\$478,966.33	\$386,511.38	\$92,454.95	\$2,319,068	21%
General & Administrative Expenses								
Deer Drive from U. Pkwy to LWR Blvd	\$11,279.41	\$11,666.67	\$387.26	\$22,558.82	\$23,333.34	\$774.52	\$140,000	16%
Lorraine Rd; Uni. Pkwy to S. Boundary	0.00	14,042.00	14,042.00	0.00	28,084.00	28,084.00	168,504	0%
LWR Blvd; Comm Pkwy to S. Boundary	0.00	10,250.00	10,250.00	9,877.00	20,500.00	10,623.00	123,000	8%
Lorraine Rd; S. Boundary to FruitvilleRd	6,586.22	7,500.00	913.78	13,172.44	15,000.00	1,827.56	90,000	15%
Blythe Ave. Cannon St. and Lucent Pl.	2,500.00	2,500.00	0.00	5,000.00	5,000.00	0.00	30,000	17%
Blue Lake Road	7,272.00	12,500.00	5,228.00	7,272.00	25,000.00	17,728.00	150,000	5%
Pine Warbler Place	690.00	1,000.00	310.00	1,380.00	2,000.00	620.00	12,000	12%
Irrigation Repairs	3,887.60	5,833.33	1,945.73	8,831.14	11,666.66	2,835.52	70,000	13%
Plant Replacement	10,685.00	8,333.33	(2,351.67)	34,445.30	16,666.66	(17,778.64)	100,000	34%
Mulching	0.00	6,666.67	6,666.67	0.00	13,333.34	13,333.34	80,000	0%
Tree Trimming	0.00	5,000.00	5,000.00	17,990.00	10,000.00	(7,990.00)	60,000	30%
Other Landscape Maint., NC, Contingency	501.05	8,333.33	7,832.28	5,315.85	16,666.66	11,350.81	100,000	5%
Irrigation - Utilization	788.82	791.67	2.85	788.82	1,583.34	794.52	9,500	8%
Irrigation - Utilization - SRQ	9,893.57	18,333.33	8,439.76	9,893.57	36,666.66	26,773.09	220,000	4%
Lake Maint. (Outside Communities)	864.00	4,166.67	3,302.67	1,014.00	8,333.34	7,319.34	50,000	2%
Aquatic Plantings	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000	0%
Conservation Areas Exotic Sps Maint.	0.00	6,666.67	6,666.67	4,300.00	13,333.34	9,033.34	80,000	5%
FPL	2,306.50	2,916.67	610.17	3,645.48	5,833.34	2,187.86	35,000	10%
Stormwater System & Drainage	38,122.50	4,166.67	(33,955.83)	38,122.50	8,333.34	(29,789.16)	50,000	76%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	8,333.34	8,333.34	50,000	0%
Sanitary Sewer	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000	0%
Water Taxi - Operation, Maint & Ins.	624.49	4,166.67	3,542.18	12,341.38	8,333.34	(4,008.04)	50,000	25%
Hardscapes	22,073.47	3,333.33	(18,740.14)	22,073.47	6,666.66	(15,406.81)	40,000	55%
Signs	0.00	3,333.33	3,333.33	1,462.00	6,666.66	5,204.66	40,000	4%
Miscellaneous Maintenance	0.00	1,250.00	1,250.00	0.00	2,500.00	2,500.00	15,000	0%
Total General & Administrative Expenses	\$118,074.63	\$147,917.01	\$29,842.38	\$219,483.77	\$295,834.02	\$76,350.25	\$1,775,004	12%
Total Expenses	\$118,074.63	\$147,917.01	\$29,842.38	\$219,483.77	\$295,834.02	\$76,350.25	\$1,775,004	12%
Net Income (Loss)	\$360,891.70	\$45,338.68	\$315,553.02	\$259,482.56	\$90,677.36	\$168,805.20		



Lakewood Ranch Stewardship District
Income Statement
For the period of 11/1/2025 Through 11/30/2025

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	\$8,333.34	\$8,333.34	\$50,000	0%
Irrigation Repairs	0.00	166.67	166.67	0.00	333.34	333.34	2,000	0%
Plant Replacement	0.00	166.67	166.67	0.00	333.34	333.34	2,000	0%
Irrigation - Monthly Meter Charge	0.00	166.67	166.67	0.00	333.34	333.34	2,000	0%
Irrigation - Utilization	0.00	4,166.67	4,166.67	0.00	8,333.34	8,333.34	50,000	0%
Peace River Utilities	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000	0%
Signs	0.00	166.67	166.67	0.00	333.34	333.34	2,000	0%
Total General & Administrative Expenses	\$0.00	\$9,833.35	\$9,833.35	\$0.00	\$19,666.70	\$19,666.70	\$118,000	0%
Total Expenses		\$9,833.35	\$9,833.35		\$19,666.70	\$19,666.70	\$118,000	0%
Net Income (Loss)	\$0.00	\$(9,833.35)	\$9,833.35	\$0.00	\$(19,666.70)	\$19,666.70		



Lakewood Ranch Stewardship District
Income Statement
For the period of 11/1/2025 Through 11/30/2025

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - Taylor	\$0.00	\$86,205.25	\$(86,205.25)	\$0.00	\$172,410.50	\$(172,410.50)	\$1,034,463	0%
Assessments (Unplatted Lots) - Taylor	0.00	8,969.67	(8,969.67)	9,331.63	17,939.34	(8,607.71)	107,636	9%
Net Revenues	\$0.00	\$95,174.92	\$(95,174.92)	\$9,331.63	\$190,349.84	\$(181,018.21)	\$1,142,099	1%
General & Administrative Expenses								
Rangeland - East of Bourneside	\$5,700.00	\$8,333.33	\$2,633.33	\$11,400.00	\$16,666.66	\$5,266.66	\$100,000	11%
44th Ave. East - East of Bourneside	9,750.00	8,333.33	(1,416.67)	21,060.00	16,666.66	(4,393.34)	100,000	21%
Bourneside - SR 64 to Rangeland RAB	0.00	10,833.33	10,833.33	0.00	21,666.66	21,666.66	130,000	0%
Taylor Landscape Berm	0.00	1.25	1.25	0.00	2.50	2.50	15	0%
Irrigation Repairs	3,905.50	2,500.00	(1,405.50)	7,131.00	5,000.00	(2,131.00)	30,000	24%
Plant Replacement	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000	0%
Mulching	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000	0%
Tree Trimming	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000	0%
Other Landscape Maint., NC, Contingency	46,752.80	1,666.67	(45,086.13)	50,317.80	3,333.34	(46,984.46)	20,000	252%
Irrigation - Monthly Meter Charge	0.00	791.67	791.67	0.00	1,583.34	1,583.34	9,500	0%
Irrigation - Utilization	0.00	16,666.67	16,666.67	0.00	33,333.34	33,333.34	200,000	0%
Conservation Areas Exotic Sps Maint.	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000	0%
Peace River Utilities	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000	0%
Stormwater System & Drainage	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000	0%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	8,333.34	8,333.34	50,000	0%
Signs	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000	0%
Total General & Administrative Expenses	\$66,108.30	\$59,126.23	\$(6,982.07)	\$89,908.80	\$118,252.46	\$28,343.66	\$709,515	13%
Total Expenses	\$66,108.30	\$59,126.23	\$(6,982.07)	\$89,908.80	\$118,252.46	\$28,343.66		
Net Income (Loss)	\$(66,108.30)	\$36,048.69	\$(102,156.99)	\$(80,577.17)	\$72,097.38	\$(152,674.55)		