Lakewood Ranch Stewardship District

December 2025 O&M and BRU Financial Package

December 31, 2025

PFM Group Consulting LLC

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407-723-5900

Lakewood Ranch Stewardship District
Summary Income Statement
December 2025

Revenues

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	$ 114,428.63	$ 143,184.41	$ (28,755.78)	$ 115,721.02	$ 429,553.23	$ (313,832.21)
East Sector	$ 2,238,741.11	$ 207,305.98	$ 2,031,435.13	$ 2,260,203.86	$ 621,917.94	$ 1,638,285.92
Northeast Sector	$ 3,504,874.10	$ 323,096.01	$ 3,181,778.09	$ 3,538,467.97	$ 969,288.03	$ 2,569,179.94
Northwest Sector	$ 3,017,433.66	$ 314,407.23	$ 2,703,026.43	$ 3,046,361.72	$ 943,221.69	$ 2,103,140.03
SRQ	$ 1,530,801.01	$ 193,255.69	$ 1,337,545.32	$ 2,009,767.34	$ 579,767.07	$ 1,430,000.27
Southeast	$ -	$ -	$ -	$ -	$ -	$ -
Taylor	$ 973,365.69	$ 95,174.92	$ 878,190.77	$ 982,697.32	$ 285,524.76	$ 697,172.56
Total Revenue	$ 11,379,644.20	$ 1,276,424.24	$ 10,103,219.96	$ 11,953,219.23	$ 3,829,272.72	$ 8,123,946.51

Expenses

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	$ 443,240.71	$ 606,417.45	$ 163,176.74	$ 1,790,253.55	$ 1,819,252.35	$ 28,998.80
East Sector	$ 136,339.45	$ 137,109.27	$ 769.82	$ 327,588.86	$ 411,327.81	$ 83,738.95
Northeast Sector	$ 156,842.54	$ 145,249.36	$ (11,593.18)	$ 380,260.59	$ 435,748.08	$ 55,487.49
Northwest Sector	$ 191,614.14	$ 170,771.58	$ (20,842.56)	$ 492,309.73	$ 512,314.74	$ 20,005.01
SRQ	$ 160,708.88	$ 147,917.01	$ (12,791.87)	$ 380,192.65	$ 443,751.03	$ 63,558.38
Southeast	$ -	$ 9,833.35	$ (9,833.35)	$ -	$ 29,500.05	$ (29,500.05)
Taylor	$ 32,521.45	$ 59,126.23	$ 26,604.78	$ 122,430.25	$ 177,378.69	$ 54,948.44
Total Expenses	$ 1,121,267.17	$ 1,276,424.25	$ 135,490.38	$ 3,493,035.63	$ 3,829,272.75	$ 277,237.02
Income (Loss)	$ 10,258,377.03	$ (0)	$ 10,238,710.34	$ 8,460,183.60	$ (0)	$ 8,401,183.53

Lakewood Ranch Stewardship District
Statement of Financial Position
As of 12/31/2025

	General Fund Current Month	General Fund Prior Month	Variance	BRU Fund Current Month	BRU Fund Prior Month	Variance
Assets						
Current Assets						
Northern Trust-Operating Account	$19,973,840.36	$4,062,967.65	$15,910,872.71			
Northern Trust-Money Market	2,905,982.82	4,987.53	2,900,995.29			
Reserve Account	948,770.61	948,766.71	3.90			
Prepaid Expense	4,923.93	369.53	4,554.40			
Due from BRU	88,054.93	23,641.34	64,413.59			
BRU Operating Account				$279,862.48	$263,265.60	$16,596.88
BRU Revenue Account				646,902.60	116,465.21	530,437.39
Accounts Receivable				1,500,172.16	1,994,855.80	(494,683.64)
Total Current Assets	$23,921,572.65	$5,040,732.76	$18,880,839.89	$2,426,937.24	$2,374,586.61	$52,350.63
Total Assets	$23,921,572.65	$5,040,732.76	$18,880,839.89	$2,426,937.24	$2,374,586.61	$52,350.63
Liabilities and Net Assets						
Current Liabilities						
Accounts Payable	$13,872,484.50	$4,759,447.45	$9,113,037.05			
Payroll Tax Liability	192.01	189.78	2.23			
Reserve Liability	948,766.71	948,766.71	0.00			
Due to Debt Service Funds		490,576.42	(490,576.42)			
Accounts Payable				$65,913.52	$151,739.81	($85,826.29)
Due to General Fund				88,054.93	23,641.34	64,413.59
Total Current Liabilities	$14,821,443.22	$6,198,980.36	$8,622,462.86	$153,968.45	$175,381.15	($21,412.70)
Total Liabilities	$14,821,443.22	$6,198,980.36	$8,622,462.86	$153,968.45	$175,381.15	($21,412.70)
Net Assets						
Retained Earnings - Prior Year	$639,945.83	$639,945.83	$0.00	$1,474,636.61	$1,474,636.61	$0.00
Surplus (Deficit) for the Period	8,460,183.60	(1,798,193.43)	10,258,377.03	798,332.18	724,568.85	73,763.33
Total Net Assets	$9,100,129.43	($1,158,247.60)	$10,258,377.03	$2,272,968.79	$2,199,205.46	$73,763.33
Total Liabilities and Net Assets	$23,921,572.65	$5,040,732.76	$18,880,839.89	$2,426,937.24	$2,374,586.61	$52,350.63

Lakewood Ranch Stewardship District
Income Statement
For the period of 12/1/2025 Through 12/31/2025

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Developer Contributions	$0.00	$86,036.08	$(86,036.08)	$0.00	$258,108.24	$(258,108.24)	$1,032,433	0%
Other Revenue	113,119.26	0.00	113,119.26	113,119.26	0.00	113,119.26	0.00	0%
Central Park Utility Assessments	0.00	2,065.00	(2,065.00)	0.00	6,195.00	(6,195.00)	24,780.00	0%
Park Revenue	310.18	83.33	226.85	1,500.36	249.99	1,250.37	999.96	150%
Carry Forward Revenue	0.00	49,166.67	(49,166.67)	0.00	147,500.01	(147,500.01)	590,000.04	0%
Transfer from Reserve	0.00	5,000.00	(5,000.00)	0.00	15,000.00	(15,000.00)	60,000.00	0%
Net Revenues	**$113,429.44**	**$142,351.08**	**$(28,921.64)**	**$114,619.62**	**$427,053.24**	**$(312,433.62)**	**$1,708,213**	7%
General & Administrative Expenses								
Maintenance Management	$15,000.00	$15,000.00	$0.00	$45,000.00	$45,000.00	$0.00	$180,000	25%
Uniforms	0.00	416.67	416.67	841.37	1,250.01	408.64	5,000	17%
Job Materials	284.34	666.67	382.33	568.68	2,000.01	1,431.33	8,000	7%
Phone/Radio	381.27	666.67	285.40	1,143.81	2,000.01	856.20	8,000	14%
Office Supplies	0.00	250.00	250.00	167.25	750.00	582.75	3,000	6%
Fuel Only	1,778.24	1,666.67	(111.57)	5,471.22	5,000.01	(471.21)	20,000	27%
Equipment	2,418.32	833.33	(1,584.99)	21,981.32	2,499.99	(19,481.33)	10,000	220%
Tools/Machinery	1,166.10	4,166.67	3,000.57	4,579.36	12,500.01	7,920.65	50,000	9%
Supplies	4,100.02	6,666.67	2,566.65	27,495.20	20,000.01	(7,495.19)	80,000	34%
Miscellaneous Maintenance	997.02	3,333.33	2,336.31	3,748.14	9,999.99	6,251.85	40,000	9%
Maintenance Yard	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000	0%
Vehicle R&M	3,229.42	500.00	(2,729.42)	11,650.42	1,500.00	(10,150.42)	6,000	194%
Vehicle	0.00	5,000.00	5,000.00	54,679.00	15,000.00	(39,679.00)	60,000	91%
Community Services P&A Admin Fee	0.00	35,415.00	35,415.00	0.00	106,245.00	106,245.00	424,980	0%
Waste Management	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000	0%
Bob Gardner Park	44,208.73	30,000.00	(14,208.73)	94,405.97	90,000.00	(4,405.97)	360,000	26%
James L. Patton Park	4,475.31	10,833.33	6,358.02	7,894.45	32,499.99	24,605.54	130,000	6%
Roger Hill Park	6,249.02	5,000.00	(1,249.02)	8,285.04	15,000.00	6,714.96	60,000	14%
Silver Falls Park	1,239.75	2,500.00	1,260.25	2,199.50	7,500.00	5,300.50	30,000	7%
Waterside Place Park	22,445.86	19,166.67	(3,279.19)	52,653.67	57,500.01	4,846.34	230,000	23%
Town Hall North	5,913.84	8,166.67	2,252.83	12,576.89	24,500.01	11,923.12	98,000	13%
Passive Parks (117th)	500.00	1,250.00	750.00	1,000.00	3,750.00	2,750.00	15,000	7%
University LWR Entrance	66,542.03	12,500.00	(54,042.03)	74,241.09	37,500.00	(36,741.09)	150,000	49%
Trails (Harmony & Curlew)	2,730.00	4,166.67	1,436.67	29,340.00	12,500.01	(16,839.99)	50,000	59%
Tunnel Park	(3,395.00)	2,083.33	5,478.33	12,072.00	6,249.99	(5,822.01)	25,000	48%
CDD Allocation-Univ. Pkwy & Lorraine Row	0.00	2,083.33	2,083.33	22,352.00	6,249.99	(16,102.01)	25,000	89%
GIS Implementation & Maintenance	0.00	29,166.67	29,166.67	0.00	87,500.01	87,500.01	350,000	0%
LRSD Headquarters Purchase&Debt Service	0.00	65,833.33	65,833.33	0.00	197,499.99	197,499.99	790,000	0%
Insurance	0.00	7,083.33	7,083.33	161,190.00	21,249.99	(139,940.01)	85,000	190%
Supervisor Fees	400.00	1,000.00	600.00	1,200.00	3,000.00	1,800.00	12,000	10%
Meeting Advertising	236.26	921.67	685.41	708.68	2,765.01	2,056.33	11,060	6%
Engineering	8,209.25	11,666.67	3,457.42	180,787.92	35,000.01	(145,787.91)	140,000	129%
Bond Agent Fees	52,750.00	11,000.00	(41,750.00)	62,485.00	33,000.00	(29,485.00)	132,000	47%
Arbitrage Report	0.00	2,687.50	2,687.50	0.00	8,062.50	8,062.50	32,250	0%
Legal Fees	6,217.14	10,416.67	4,199.53	21,326.48	31,250.01	9,923.53	125,000	17%
Accounting	8,333.33	10,000.00	1,666.67	26,599.99	30,000.00	3,400.01	120,000	22%
Lien Book and Tax Roll	13,125.00	29,500.00	16,375.00	301,000.00	88,500.00	(212,500.00)	354,000	85%
Annual Audit	16,500.00	2,500.00	(14,000.00)	26,000.00	7,500.00	(18,500.00)	30,000	87%
Trustee	22,171.91	13,000.00	(9,171.91)	122,280.59	39,000.00	(83,280.59)	156,000	78%
Manager	7,500.00	16,666.67	9,166.67	22,500.00	50,000.01	27,500.01	200,000	11%
Postage	48.87	125.00	76.13	131.74	375.00	243.26	1,500	9%
Office Supplies	0.00	125.00	125.00	0.00	375.00	375.00	1,500	0%
Other Current Charges	0.00	416.67	416.67	118.30	1,250.01	1,131.71	5,000	2%
Dues, Licenses, Subscriptions	1,399.95	5,000.00	3,600.05	6,244.23	15,000.00	8,755.77	60,000	10%

Lakewood Ranch Stewardship District
Income Statement
For the period of 12/1/2025 Through 12/31/2025

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted FY2026 Budget	Percentage Used
Payroll & Payroll Tax Expense*	116,901.61	130,784.25	13,882.64	335,599.84	392,352.75	56,752.91	1,569,411	21%
Cell Phone Expense	166.20	83.33	(82.87)	373.95	249.99	(123.96)	1,000	37%
Healthcare Expense	7,949.77	0.00	(7,949.77)	24,697.58	0.00	(24,697.58)	-	0%
457B Match Expense	152.52	0.00	(152.52)	555.26	0.00	(555.26)	-	0%
Defined Employee Contribution Plan	500.00	3,166.67	2,666.67	500.00	9,500.01	9,000.01	38,000	1%
Roth Match Expense	414.63	0.00	(414.63)	1,603.58	0.00	(1,603.58)	-	0%
Reserves	0.00	82,109.00	82,109.00	4.03	246,327.00	246,322.97	985,308	0%
Total General & Administrative Expenses	**$443,240.71**	**$606,417.45**	**$163,176.74**	**$1,790,253.55**	**$1,819,252.35**	**$28,998.80**	**$7,277,009**	25%
Total Expenses	**$443,240.71**	**$606,417.45**	**$163,176.74**	**$1,790,253.55**	**$1,819,252.35**	**$28,998.80**	**$7,277,009**	25%
Income (Loss) from Operations	**$(329,811.27)**	**$(464,066.37)**	**$134,255.10**	**$(1,675,633.93)**	**$(1,392,199.11)**	**$(283,434.82)**	**$(5,568,796)**	
Other Income (Expense)								
Interest Income	$999.19	$833.33	$165.86	$1,101.40	$2,499.99	$(1,398.59)	$10,000	11%
Total Other Income (Expense)	**$999.19**	**$833.33**	**$165.86**	**$1,101.40**	**$2,499.99**	**$(1,398.59)**	**$10,000**	11%
Net Income (Loss)	**$(328,812.08)**	**$(463,233.04)**	**$134,420.96**	**$(1,674,532.53)**	**$(1,389,699.12)**	**$(284,833.41)**		

*Budget for Payroll & Payroll Tax Expense includes Benefits (Healthcare, 457B, Roth)

Lakewood Ranch Stewardship District
Income Statement
For the period of 12/1/2025 Through 12/31/2025

Fund: (400) BRU Fund

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Revenue	$836,124.21	$695,221.83	$140,902.38	$2,842,263.50	$2,085,665.49	$756,598.01	$8,342,662	34%
Net Revenues	**$836,124.21**	**$695,221.83**	**$140,902.38**	**$2,842,263.50**	**$2,085,665.49**	**$756,598.01**	**$8,342,662**	34%
General & Administrative Expenses								
Transfer to Debt Service/Construct. Fund	$200,370.46	$315,856.67	$115,486.21	$511,221.50	$947,570.01	$436,348.51	$3,790,280	13%
FPL	41,126.18	41,666.67	540.49	133,300.52	125,000.01	(8,300.51)	500,000	27%
Peace River Utilities	42,410.46	41,666.67	(743.79)	86,930.14	125,000.01	38,069.87	500,000	17%
City of Sarasota Utilities	63,725.20	42,250.00	(21,475.20)	130,536.64	126,750.00	(3,786.64)	507,000	26%
City of Bradenton Utilities	50,904.00	39,000.00	(11,904.00)	132,384.00	117,000.00	(15,384.00)	468,000	28%
MCUD	7,165.62	2,500.00	(4,665.62)	9,580.62	7,500.00	(2,080.62)	30,000	32%
Maintenance Mgmt - Stewardship O&M	0.00	3,000.00	3,000.00	0.00	9,000.00	9,000.00	36,000	0%
Maintenance Management	0.00	12,500.00	12,500.00	0.00	37,500.00	37,500.00	150,000	0%
Uniforms	2,795.83	67.42	(2,728.41)	2,795.83	202.26	(2,593.57)	809	346%
Job Materials	0.00	0.00	0.00	107.94	0.00	(107.94)	0	0%
Phone/Radio	324.80	435.58	110.78	974.40	1,306.74	332.34	5,227	19%
Office Supplies	25.98	92.25	66.27	200.23	276.75	76.52	1,107	18%
Fuel Only	1,684.63	959.42	(725.21)	4,923.80	2,878.26	(2,045.54)	11,513	43%
Equipment Repairs (Pumps)	15,183.92	48,902.67	33,718.75	224,624.91	146,708.01	(77,916.90)	586,832	38%
Tools/Machinery	35.96	1,325.25	1,289.29	35.96	3,975.75	3,939.79	15,903	0%
Supplies	6,170.03	2,003.50	(4,166.53)	8,907.08	6,010.50	(2,896.58)	24,042	37%
Miscellaneous Maintenance	97,207.00	23,122.08	(74,084.92)	169,662.93	69,366.24	(100,296.69)	277,465	61%
Vehicle R&M	558.11	1,012.92	454.81	1,029.11	3,038.76	2,009.65	12,155	8%
New Customer Meter Connections & Install	6,592.36	842.75	(5,749.61)	15,756.73	2,528.25	(13,228.48)	10,113	156%
Customer Meter Replacement & Maintenance	5,610.21	747.92	(4,862.29)	8,124.50	2,243.76	(5,880.74)	8,975	91%
GIS Implementation & Maintenance	0.00	29,166.67	29,166.67	0.00	87,500.01	87,500.01	350,000	0%
Engineering & Consulting	134,873.64	30,636.58	(104,237.06)	250,301.01	91,909.74	(158,391.27)	367,639	68%
Legal Fees	1,885.50	233.00	(1,652.50)	6,824.50	699.00	(6,125.50)	2,796	244%
Accounting & HR Services	15,000.00	15,159.42	159.42	48,000.00	45,478.26	(2,521.74)	181,913	26%
Annual Audit	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000	0%
Dues, Licenses, Subscriptions & Training	4,297.40	1,675.67	(2,621.73)	115,571.51	5,027.01	(110,544.50)	20,108	575%
Payroll & Payroll Tax Expense*	61,032.60	36,760.08	(24,272.52)	171,047.77	110,280.24	(60,767.53)	441,121	39%
Healthcare Expense	3,034.13	2,235.58	(798.55)	9,862.04	6,706.74	(3,155.30)	26,827	37%
457B Match Expense	276.86	0.00	(276.86)	982.65	0.00	(982.65)	0	0%
Defined Employee Contribution Plan	0.00	569.83	569.83	0.00	1,709.49	1,709.49	6,838	0%
Roth Match Expense	70.00	0.00	(70.00)	245.00	0.00	(245.00)	0	0%
Total General & Administrative Expenses	**$762,360.88**	**$695,221.93**	**$(67,138.95)**	**$2,043,931.32**	**$2,085,665.79**	**$41,734.47**	**$8,342,663**	24%
Total Expenses	**$762,360.88**	**$695,221.93**	**$(67,138.95)**	**$2,043,931.32**	**$2,085,665.79**	**$41,734.47**	**$8,342,663**	24%
Net Income (Loss)	**$73,763.33**	**$(0.10)**	**$73,763.43**	**$798,332.18**	**$(0.30)**	**$798,332.48**		

*Budget for Payroll & Payroll Tax Expense includes Benefits (Healthcare, 457B, Roth)

Lakewood Ranch Stewardship District
Income Statement
For the period of 12/1/2025 Through 12/31/2025

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - East	$2,238,741.11	$206,630.44	$2,032,110.67	$2,260,203.86	$619,891.32	$1,640,312.54	$2,479,565	91%
Assessments (Unplatted Lots) - East	0.00	675.54	(675.54)	0.00	2,026.62	(2,026.62)	8,106	0%
Net Revenues	**$2,238,741.11**	**$207,305.98**	**$2,031,435.13**	**$2,260,203.86**	**$621,917.94**	**$1,638,285.92**	**$2,487,672**	**91%**
General & Administrative Expenses								
University Pkwy Lorriane to Concession	$16,250.00	$12,496.00	$(3,754.00)	$32,500.00	$37,488.00	$4,988.00	$149,952	22%
The Masters Ave;Lorraine to Players	16,000.00	16,480.00	480.00	48,000.00	49,440.00	1,440.00	197,760	24%
Lorraine Rd - East Side	9,131.67	10,300.00	1,168.33	37,272.01	30,900.00	(6,372.01)	123,600	30%
Bournside Blvd. from Masters to SR70	4,290.47	4,549.17	258.70	12,871.41	13,647.51	776.10	54,590	24%
Masters Ave fr. Players Dr to Bourneside	9,251.00	9,788.08	537.08	27,753.00	29,364.24	1,611.24	117,457	24%
Bourneside Blvd from Masters to Uni. Pwy	4,980.00	7,725.00	2,745.00	14,940.00	23,175.00	8,235.00	92,700	16%
Irrigation Repairs	3,121.37	5,416.67	2,295.30	11,246.89	16,250.01	5,003.12	65,000	17%
Plant replacement	1,820.00	8,750.00	6,930.00	5,185.00	26,250.00	21,065.00	105,000	5%
Mulching	0.00	5,000.00	5,000.00	0.00	15,000.00	15,000.00	60,000	0%
Tree Trimming	0.00	2,583.33	2,583.33	7,770.00	7,749.99	(20.01)	31,000	25%
Other Landscape Maint., NC, Contingency	1,160.00	6,666.67	5,506.67	4,875.00	20,000.01	15,125.01	80,000	6%
Irrigation - Monthly Meter Charge	788.82	766.00	(22.82)	1,577.64	2,298.00	720.36	9,192	17%
Irrigation - Utilization	65,987.64	26,666.67	(39,320.97)	97,557.58	80,000.01	(17,557.57)	320,000	30%
Lake Maint. (Outside Communities)	1,150.00	2,500.00	1,350.00	2,300.00	7,500.00	5,200.00	30,000	8%
Aquatic Plantings	950.00	833.33	(116.67)	950.00	2,499.99	1,549.99	10,000	10%
Conservation Areas Exotic Sps Maint.	0.00	6,666.67	6,666.67	19,425.00	20,000.01	575.01	80,000	24%
FPL	273.88	171.67	(102.21)	500.73	515.01	14.28	2,060	24%
Roads and Sidewalks	0.00	166.67	166.67	0.00	500.01	500.01	2,000	0%
Stormwater System & Drainage	850.00	2,500.00	1,650.00	2,530.00	7,500.00	4,970.00	30,000	8%
Storm Damage and Clean Up	0.00	2,500.00	2,500.00	0.00	7,500.00	7,500.00	30,000	0%
Sanitary Sewer	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000	0%
Hardscapes	0.00	1,666.67	1,666.67	0.00	5,000.01	5,000.01	20,000	0%
Signs	0.00	2,083.33	2,083.33	0.00	6,249.99	6,249.99	25,000	0%
Miscellaneous Maintenance	334.60	416.67	82.07	334.60	1,250.01	915.41	5,000	7%
Total General & Administrative Expenses	**$136,339.45**	**$137,109.27**	**$769.82**	**$327,588.86**	**$411,327.81**	**$83,738.95**	**$1,645,311**	**20%**
Total Expenses	**$136,339.45**	**$137,109.27**	**$769.82**	**$327,588.86**	**$411,327.81**	**$83,738.95**	**$1,645,311**	**20%**
Net Income (Loss)	**$2,102,401.66**	**$70,196.71**	**$2,032,204.95**	**$1,932,615.00**	**$210,590.13**	**$1,722,024.87**		

Lakewood Ranch Stewardship District
Income Statement
For the period of 12/1/2025 Through 12/31/2025

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - Northeast	$3,504,116.51	$322,119.28	$3,181,997.23	$3,537,710.38	$966,357.84	$2,571,352.54	$3,865,431	92%
Assessments (Unplatted Lots) - Northeast	757.59	976.73	(219.14)	757.59	2,930.19	(2,172.60)	11,721	6%
Net Revenues	**$3,504,874.10**	**$323,096.01**	**$3,181,778.09**	**$3,538,467.97**	**$969,288.03**	**$2,569,179.94**	**$3,877,152**	**91%**
General & Administrative Expenses								
Post Blvd & SR70 Intersection	$2,062.00	$2,916.67	$854.67	$6,186.00	$8,750.01	$2,564.01	$35,000	18%
59th Ave-Lorraine to Post Blvb	500.00	516.67	16.67	1,500.00	1,550.01	50.01	6,200	24%
Uihlein Road	11,900.00	13,166.67	1,266.67	35,700.00	39,500.01	3,800.01	158,000	23%
Lorraine Corners	7,665.00	7,833.33	168.33	22,995.00	23,499.99	504.99	94,000	24%
Academic/Lighterwood Trail	3,860.00	3,750.00	(110.00)	11,580.00	11,250.00	(330.00)	45,000	26%
44th Ave from Lorraine to Bourneside	13,461.00	12,916.67	(544.33)	40,383.00	38,750.01	(1,632.99)	155,000	26%
Post Blvd. from 59th Ave to Rangeland	2,216.08	3,333.33	1,117.25	6,648.24	9,999.99	3,351.75	40,000	17%
Uihlein Rd.; 44th Ave. to SR64	0.00	4,166.67	4,166.67	0.00	12,500.01	12,500.01	50,000	0%
Rangeland Pkwy; Uihlein to Bourneside	4,125.00	10,000.00	5,875.00	12,375.00	30,000.00	17,625.00	120,000	10%
Bourneside Blvd; Rangeland to SR64	10,819.00	11,250.00	431.00	31,299.00	33,750.00	2,451.00	135,000	23%
Rangeland Pkwy; Lorraine to Uihlein	6,940.00	7,000.00	60.00	20,820.00	21,000.00	180.00	84,000	25%
Irrigation Repairs	3,821.27	4,166.67	345.40	15,511.84	12,500.01	(3,011.83)	50,000	31%
Plant Replacement	7,048.00	5,250.00	(1,798.00)	16,564.74	15,750.00	(814.74)	63,000	26%
Mulching	34,540.00	7,000.00	(27,540.00)	34,540.00	21,000.00	(13,540.00)	84,000	41%
Tree Trimming	9,200.00	4,200.00	(5,000.00)	32,300.00	12,600.00	(19,700.00)	50,400	64%
Other Landscape Maint., NC, Contingency	285.00	6,916.67	6,631.67	7,276.50	20,750.01	13,473.51	83,000	9%
Irrigation - Monthly Meter Charge	788.82	766.00	(22.82)	1,577.64	2,298.00	720.36	9,192	17%
Irrigation - Utilization	27,330.31	16,666.67	(10,663.64)	40,405.73	50,000.01	9,594.28	200,000	20%
Lake Maint. (Outside Communities)	8,736.52	3,333.33	(5,403.19)	15,457.04	9,999.99	(5,457.05)	40,000	39%
Aquatic Plantings	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000	0%
Conservation Areas Exotic Sps Removal	0.00	6,666.67	6,666.67	1,632.00	20,000.01	18,368.01	80,000	2%
Peace River Utilities	325.42	1,250.00	924.58	595.94	3,750.00	3,154.06	15,000	4%
Stormwater System & Drainage	0.00	4,166.67	4,166.67	22,450.00	12,500.01	(9,949.99)	50,000	45%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	12,500.01	12,500.01	50,000	0%
Sanitary Sewer	596.89	416.67	(180.22)	1,121.44	1,250.01	128.57	5,000	22%
Hardscapes	622.23	833.33	211.10	1,341.48	2,499.99	1,158.51	10,000	13%
Signs	0.00	1,666.67	1,666.67	0.00	5,000.01	5,000.01	20,000	0%
Miscellaneous Maintenance - NE	0.00	100.00	100.00	0.00	300.00	300.00	1,200	0%
Total General & Administrative Expenses	**$156,842.54**	**$145,249.36**	**$(11,593.18)**	**$380,260.59**	**$435,748.08**	**$55,487.49**	**$1,742,992**	**22%**
Total Expenses	**$156,842.54**	**$145,249.36**	**$(11,593.18)**	**$380,260.59**	**$435,748.08**	**$55,487.49**	**$1,742,992**	**22%**
Net Income (Loss)	**$3,348,031.56**	**$177,846.65**	**$3,170,184.91**	**$3,158,207.38**	**$533,539.95**	**$2,624,667.43**		

Lakewood Ranch Stewardship District
Income Statement
For the period of 12/1/2025 Through 12/31/2025

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - Northwest	$3,017,433.66	$312,789.08	$2,704,644.58	$3,046,361.72	$938,367.24	$2,107,994.48	$3,753,469	81%
Assessments (Unplatted Lots) - Northwest	0.00	1,618.15	(1,618.15)	0.00	4,854.45	(4,854.45)	19,418	0%
Net Revenues	**$3,017,433.66**	**$314,407.23**	**$2,703,026.43**	**$3,046,361.72**	**$943,221.69**	**$2,103,140.03**	**$3,772,887**	81%
General & Administrative Expenses								
Kent Lake & Lake Bank Ma	$16,460.00	$5,000.00	$(11,460.00)	$32,920.00	$15,000.00	$(17,920.00)	$60,000	55%
Lake Bank mowing	0.00	2,833.33	2,833.33	0.00	8,499.99	8,499.99	34,000	0%
Rangeland-WhiteEagle to	4,069.50	0.00	(4,069.50)	12,208.50	0.00	(12,208.50)	-	0%
Silver Falls	4,756.25	3,333.33	(1,422.92)	14,268.75	9,999.99	(4,268.76)	40,000	36%
NW Sector East Landscape Contract	18,971.05	23,585.33	4,614.28	56,913.15	70,755.99	13,842.84	283,024	20%
NW Sector West Landscape Contract	20,865.66	24,298.58	3,432.92	62,596.98	72,895.74	10,298.76	291,583	21%
Crossland Trail	0.00	2,750.00	2,750.00	0.00	8,250.00	8,250.00	33,000	0%
Newhaven Blvd.	3,033.07	2,916.67	(116.40)	9,099.21	8,750.01	(349.20)	35,000	26%
Irrigation Repairs	6,346.45	10,833.33	4,486.88	40,223.74	32,499.99	(7,723.75)	130,000	31%
Plant Replacement	3,779.00	7,000.00	3,221.00	42,353.21	21,000.00	(21,353.21)	84,000	50%
Mulching	0.00	8,750.00	8,750.00	0.00	26,250.00	26,250.00	105,000	0%
Tree Trimming	1,380.00	6,250.00	4,870.00	53,600.00	18,750.00	(34,850.00)	75,000	71%
Other Landscape Maint., NC, Contingency	4,600.00	10,416.67	5,816.67	9,096.25	31,250.01	22,153.76	125,000	7%
Irrigation - Utilization	788.82	766.00	(22.82)	1,577.64	2,298.00	720.36	9,192	17%
Irrigation - Utilization - NW	60,168.26	25,833.33	(34,334.93)	88,954.08	77,499.99	(11,454.09)	310,000	29%
Lake Maint. (Outside Communities)	9,254.38	4,166.67	(5,087.71)	16,608.76	12,500.01	(4,108.75)	50,000	33%
Aquatic Plantings	0.00	1,250.00	1,250.00	0.00	3,750.00	3,750.00	15,000	0%
Conservation Areas Exotic Sps Maint.	11,915.00	6,666.67	(5,248.33)	23,465.00	20,000.01	(3,464.99)	80,000	29%
FPL	53.60	75.00	21.40	133.88	225.00	91.12	900	15%
Peace River Utilities	242.69	2,000.00	1,757.31	365.17	6,000.00	5,634.83	24,000	2%
Central Park Utility Turnover	0.00	4,130.00	4,130.00	0.00	12,390.00	12,390.00	49,560	0%
Stormwater System & Drainage	6,885.00	4,166.67	(2,718.33)	8,335.00	12,500.01	4,165.01	50,000	17%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	12,500.01	12,500.01	50,000	0%
Sanitary Sewer	0.00	1,666.67	1,666.67	0.00	5,000.01	5,000.01	20,000	0%
Hardscapes	17,074.00	3,333.33	(13,740.67)	18,619.00	9,999.99	(8,619.01)	40,000	47%
Signs	971.41	3,333.33	2,361.92	971.41	9,999.99	9,028.58	40,000	2%
Miscellaneous Maintenance	0.00	1,250.00	1,250.00	0.00	3,750.00	3,750.00	15,000	0%
Total General & Administrative Expenses	**$191,614.14**	**$170,771.58**	**$(20,842.56)**	**$492,309.73**	**$512,314.74**	**$20,005.01**	**$2,049,259**	**24%**
Total Expenses	**$191,614.14**	**$170,771.58**	**$(20,842.56)**	**$492,309.73**	**$512,314.74**	**$20,005.01**	**$2,049,259**	**24%**
Net Income (Loss)	**$2,825,819.52**	**$143,635.65**	**$2,682,183.87**	**$2,554,051.99**	**$430,906.95**	**$2,123,145.04**		

Lakewood Ranch Stewardship District

Income Statement

For the period of 12/1/2025 Through 12/31/2025

Fund: (001) General Fund

Sector: (SRQ) Sarasota Sector

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - Sarasota	$1,530,801.01	$193,210.41	$1,337,590.60	$2,009,767.34	$579,631.23	$1,430,136.11	$2,318,525	87%
Assessments (Unplatted Lots) - Sarasota	0.00	45.28	(45.28)	0.00	135.84	(135.84)	543	0%
Net Revenues	**$1,530,801.01**	**$193,255.69**	**$1,337,545.32**	**$2,009,767.34**	**$579,767.07**	**$1,430,000.27**	**$2,319,068**	87%
General & Administrative Expenses								
Deer Drive from U. Pkwy to LWR Blvd	$11,279.41	$11,666.67	$387.26	$33,838.23	$35,000.01	$1,161.78	$140,000	24%
Lorraine Rd; Uni. Pkwy to S. Boundary	0.00	14,042.00	14,042.00	0.00	42,126.00	42,126.00	168,504	0%
LWR Blvd; Comm Pkwy to S. Boundary	9,877.00	10,250.00	373.00	19,754.00	30,750.00	10,996.00	123,000	16%
Lorraine Rd; S. Boundary to FruitvilleRd	6,586.22	7,500.00	913.78	19,758.66	22,500.00	2,741.34	90,000	22%
Blythe Ave. Cannon St. and Lucent Pl.	2,500.00	2,500.00	0.00	7,500.00	7,500.00	0.00	30,000	25%
Blue Lake Road	68,436.26	12,500.00	(55,936.26)	75,708.26	37,500.00	(38,208.26)	150,000	50%
Pine Warbler Place	690.00	1,000.00	310.00	2,070.00	3,000.00	930.00	12,000	17%
Irrigation Repairs	4,682.79	5,833.33	1,150.54	13,513.93	17,499.99	3,986.06	70,000	19%
Plant Replacement	(3,895.00)	8,333.33	12,228.33	30,550.30	24,999.99	(5,550.31)	100,000	31%
Mulching	0.00	6,666.67	6,666.67	0.00	20,000.01	20,000.01	80,000	0%
Tree Trimming	700.00	5,000.00	4,300.00	18,690.00	15,000.00	(3,690.00)	60,000	31%
Other Landscape Maint., NC, Contingency	4,501.05	8,333.33	3,832.28	9,816.90	24,999.99	15,183.09	100,000	10%
Irrigation - Utilization	788.82	791.67	2.85	1,577.64	2,375.01	797.37	9,500	17%
Irrigation - Utilization - SRQ	20,679.59	18,333.33	(2,346.26)	30,573.16	54,999.99	24,426.83	220,000	14%
Lake Maint. (Outside Communities)	1,532.00	4,166.67	2,634.67	2,546.00	12,500.01	9,954.01	50,000	5%
Aquatic Plantings	0.00	500.00	500.00	0.00	1,500.00	1,500.00	6,000	0%
Conservation Areas Exotic Sps Maint.	0.00	6,666.67	6,666.67	4,300.00	20,000.01	15,700.01	80,000	5%
FPL	2,441.50	2,916.67	475.17	6,086.98	8,750.01	2,663.03	35,000	17%
Stormwater System & Drainage	0.00	4,166.67	4,166.67	38,122.50	12,500.01	(25,622.49)	50,000	76%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	12,500.01	12,500.01	50,000	0%
Sanitary Sewer	0.00	500.00	500.00	0.00	1,500.00	1,500.00	6,000	0%
Water Taxi - Operation, Maint & Ins.	624.49	4,166.67	3,542.18	12,965.87	12,500.01	(465.86)	50,000	26%
Hardscapes	29,284.75	3,333.33	(25,951.42)	51,358.22	9,999.99	(41,358.23)	40,000	128%
Signs	0.00	3,333.33	3,333.33	1,462.00	9,999.99	8,537.99	40,000	4%
Miscellaneous Maintenance	0.00	1,250.00	1,250.00	0.00	3,750.00	3,750.00	15,000	0%
Total General & Administrative Expenses	**$160,708.88**	**$147,917.01**	**$(12,791.87)**	**$380,192.65**	**$443,751.03**	**$63,558.38**	**$1,775,004**	**21%**
Total Expenses	**$160,708.88**	**$147,917.01**	**$(12,791.87)**	**$380,192.65**	**$443,751.03**	**$63,558.38**	**$1,775,004**	**21%**
Net Income (Loss)	**$1,370,092.13**	**$45,338.68**	**$1,324,753.45**	**$1,629,574.69**	**$136,016.04**	**$1,493,558.65**		

Lakewood Ranch Stewardship District
Income Statement
For the period of 12/1/2025 Through 12/31/2025

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted FY2026 Budget	Percentage Used
General & Administrative Expenses								
Bourneside - University to Fruitville	$0.00	$4,166.67	$4,166.67	$0.00	$12,500.01	$12,500.01	$50,000	0%
Irrigation Repairs	0.00	166.67	166.67	0.00	500.01	500.01	2,000	0%
Plant Replacement	0.00	166.67	166.67	0.00	500.01	500.01	2,000	0%
Irrigation - Monthly Meter Charge	0.00	166.67	166.67	0.00	500.01	500.01	2,000	0%
Irrigation - Utilization	0.00	4,166.67	4,166.67	0.00	12,500.01	12,500.01	50,000	0%
Peace River Utilities	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000	0%
Signs	0.00	166.67	166.67	0.00	500.01	500.01	2,000	0%
Total General & Administrative Expenses	**$0.00**	**$9,833.35**	**$9,833.35**	**$0.00**	**$29,500.05**	**$29,500.05**	**$118,000**	**0%**
Total Expenses		**$9,833.35**	**$9,833.35**		**$29,500.05**	**$29,500.05**	**$118,000**	**0%**
Net Income (Loss)	**$0.00**	**$(9,833.35)**	**$9,833.35**	**$0.00**	**$(29,500.05)**	**$29,500.05**		

Lakewood Ranch Stewardship District
Income Statement
For the period of 12/1/2025 Through 12/31/2025

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - Taylor	$973,365.69	$86,205.25	$887,160.44	$982,697.32	$258,615.75	$724,081.57	$1,034,463	95%
Assessments (Unplatted Lots) - Taylor	0.00	8,969.67	(8,969.67)	0.00	26,909.01	(26,909.01)	107,636	0%
Net Revenues	**$973,365.69**	**$95,174.92**	**$878,190.77**	**$982,697.32**	**$285,524.76**	**$697,172.56**	**$1,142,099**	86%
General & Administrative Expenses								
Rangeland - East of Bourneside	$5,700.00	$8,333.33	$2,633.33	$17,100.00	$24,999.99	$7,899.99	$100,000	17%
44th Ave. East - East of Bourneside	9,750.00	8,333.33	(1,416.67)	30,810.00	24,999.99	(5,810.01)	100,000	31%
Bourneside - SR 64 to Rangeland RAB	0.00	10,833.33	10,833.33	0.00	32,499.99	32,499.99	130,000	0%
Taylor Landscape Berm	0.00	1.25	1.25	0.00	3.75	3.75	15	0%
Irrigation Repairs	14,471.45	2,500.00	(11,971.45)	21,602.45	7,500.00	(14,102.45)	30,000	72%
Plant Replacement	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000	0%
Mulching	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000	0%
Tree Trimming	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000	0%
Other Landscape Maint., NC, Contingency	2,600.00	1,666.67	(933.33)	52,917.80	5,000.01	(47,917.79)	20,000	265%
Irrigation - Monthly Meter Charge	0.00	791.67	791.67	0.00	2,375.01	2,375.01	9,500	0%
Irrigation - Utilization	0.00	16,666.67	16,666.67	0.00	50,000.01	50,000.01	200,000	0%
Conservation Areas Exotic Sps Maint.	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000	0%
Peace River Utilities	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000	0%
Stormwater System & Drainage	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000	0%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	12,500.01	12,500.01	50,000	0%
Signs	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000	0%
Total General & Administrative Expenses	**$32,521.45**	**$59,126.23**	**$26,604.78**	**$122,430.25**	**$177,378.69**	**$54,948.44**	**$709,515**	17%
Total Expenses	**$32,521.45**	**$59,126.23**	**$26,604.78**	**$122,430.25**	**$177,378.69**	**$54,948.44**		
Net Income (Loss)	**$940,844.24**	**$36,048.69**	**$904,795.55**	**$860,267.07**	**$108,146.07**	**$752,121.00**		