



Lakewood Ranch Stewardship District

February 2026 O&M and BRU Financial Package

February 28, 2026

PFM Group Consulting LLC

3501 Quadrangle Blvd.

Suite 270

Orlando, FL 32817

407-723-5900



Lakewood Ranch Stewardship District
 Summary Income Statement
 February 2026

Revenues						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 11,909.16	\$ 143,184.41	\$ (131,275.25)	\$ 211,452.71	\$ 715,922.05	\$ (504,469.34)
East Sector	\$ 45,876.14	\$ 207,305.98	\$ (161,429.84)	\$ 2,502,028.99	\$ 1,036,529.90	\$ 1,465,499.09
Northeast Sector	\$ 71,806.13	\$ 323,096.01	\$ (251,289.88)	\$ 3,916,976.87	\$ 1,615,480.05	\$ 2,301,496.82
Northwest Sector	\$ 61,833.05	\$ 314,407.23	\$ (252,574.18)	\$ 3,372,299.93	\$ 1,572,036.15	\$ 1,800,263.78
SRQ	\$ 34,444.09	\$ 193,255.69	\$ (158,811.60)	\$ 2,097,733.67	\$ 966,278.45	\$ 1,131,455.22
Southeast	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taylor	\$ 19,946.14	\$ 95,174.92	\$ (75,228.78)	\$ 1,087,838.68	\$ 475,874.60	\$ 611,964.08
Total Revenue	\$ 245,814.71	\$ 1,276,424.24	\$ (1,030,609.53)	\$ 13,188,330.85	\$ 6,382,121.20	\$ 6,806,209.65
Expenses						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 461,663.54	\$ 606,417.45	\$ 144,753.91	\$ 2,558,315.08	\$ 3,032,087.25	\$ 473,772.17
East Sector	\$ 119,211.41	\$ 137,109.27	\$ 17,897.86	\$ 594,511.58	\$ 685,546.35	\$ 91,034.77
Northeast Sector	\$ 131,577.57	\$ 145,249.36	\$ 13,671.79	\$ 666,683.08	\$ 726,246.80	\$ 59,563.72
Northwest Sector	\$ 205,840.22	\$ 170,771.58	\$ (35,068.64)	\$ 843,216.46	\$ 853,857.90	\$ 10,641.44
SRQ	\$ 79,958.63	\$ 147,917.01	\$ 67,958.38	\$ 518,423.54	\$ 739,585.05	\$ 221,161.51
Southeast	\$ 445.09	\$ 9,833.35	\$ (9,388.26)	\$ 1,180.09	\$ 49,166.75	\$ (47,986.66)
Taylor	\$ 48,155.98	\$ 59,126.23	\$ 10,970.25	\$ 231,826.01	\$ 295,631.15	\$ 63,805.14
Total Expenses	\$ 1,046,852.44	\$ 1,276,424.25	\$ 210,795.29	\$ 5,414,155.84	\$ 6,382,121.25	\$ 871,992.09
Income (Loss)	\$ (801,037.73)	\$ (0)	\$ (819,814.24)	\$ 7,774,175.01	\$ (0)	\$ 7,678,201.74



Lakewood Ranch Stewardship District
Statement of Financial Position
 As of 2/28/2026

	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	\$1,005,183.45	\$1,791,553.82	(\$786,370.37)			
Northern Trust-Money Market	7,420,337.48	7,413,228.90	7,108.58			
Reserve Account	948,778.67	948,774.64	4.03			
Prepaid Expense	17,180.29	11,182.29	5,998.00			
Due from BRU	58,438.70	48,357.00	10,081.70			
Deposit - Land Purchase	15,000.00	0.00	15,000.00			
BRU Operating Account				\$795,857.57	\$616,171.63	\$179,685.94
BRU Revenue Account				165,479.08	535,836.29	(370,357.21)
Accounts Receivable				1,374,672.17	1,223,523.75	151,148.42
Due from Other Fund				0.00	10,081.70	(10,081.70)
Total Current Assets	\$9,464,918.59	\$10,213,096.65	(\$748,178.06)	\$2,336,008.82	\$2,385,613.37	(\$49,604.55)
Total Assets	\$9,464,918.59	\$10,213,096.65	(\$748,178.06)	\$2,336,008.82	\$2,385,613.37	(\$49,604.55)
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$133,379.15	\$70,496.51	\$62,882.64			
Payroll Tax Liability	863.93	813.13	50.80			
Reserve Liability	948,778.67	948,770.74	7.93			
Due to BRU	0.00	10,081.70	(10,081.70)			
Accounts Payable				\$76,220.77	\$107,472.52	(\$31,251.75)
Due to General Fund				58,438.70	48,357.00	10,081.70
Total Current Liabilities	\$1,083,021.75	\$1,030,162.08	\$52,859.67	\$134,659.47	\$155,829.52	(\$21,170.05)
Total Liabilities	\$1,083,021.75	\$1,030,162.08	\$52,859.67	\$134,659.47	\$155,829.52	(\$21,170.05)
<u>Net Assets</u>						
Retained Earnings - Prior Year	\$607,721.83	\$607,721.83	\$0.00	\$1,458,677.61	\$1,458,677.61	\$0.00
Surplus (Deficit) for the Period	7,774,175.01	8,575,212.74	(801,037.73)	742,671.74	771,106.24	(28,434.50)
Total Net Assets	\$8,381,896.84	\$9,182,934.57	(\$801,037.73)	\$2,201,349.35	\$2,229,783.85	(\$28,434.50)
Total Liabilities and Net Assets	\$9,464,918.59	\$10,213,096.65	(\$748,178.06)	\$2,336,008.82	\$2,385,613.37	(\$49,604.55)



Lakewood Ranch Stewardship District
Income Statement
 For the period of 2/1/2026 Through 2/28/2026
 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	\$430,180.40	\$(430,180.40)	\$1,032,433	0%
Other Revenue	1,226.00	0.00	1,226.00	114,345.26	0.00	114,345.26	0.00	0%
Central Park Utility Assessments	0.00	2,065.00	(2,065.00)	0.00	10,325.00	(10,325.00)	24,780.00	0%
Park Revenue	3,570.55	83.33	3,487.22	7,589.04	416.65	7,172.39	999.96	759%
Carry Forward Revenue	0.00	49,166.67	(49,166.67)	0.00	245,833.35	(245,833.35)	590,000.04	0%
Transfer from Reserve	0.00	5,000.00	(5,000.00)	0.00	25,000.00	(25,000.00)	60,000.00	0%
Net Revenues	\$4,796.55	\$142,351.08	\$(137,554.53)	\$121,934.30	\$711,755.40	\$(589,821.10)	\$1,708,213	7%
General & Administrative Expenses								
Hardscapes - GM	\$0.00	\$0.00	\$0.00	\$318.26	\$0.00	\$(318.26)	\$0	0%
Maintenance Management	15,000.00	15,000.00	0.00	75,000.00	75,000.00	0.00	180,000	42%
Uniforms	150.00	416.67	266.67	1,141.37	2,083.35	941.98	5,000	23%
Job Materials	284.34	666.67	382.33	1,137.36	3,333.35	2,195.99	8,000	14%
Phone/Radio	381.26	666.67	285.41	1,906.33	3,333.35	1,427.02	8,000	24%
Office Supplies	226.10	250.00	23.90	393.35	1,250.00	856.65	3,000	13%
Fuel Only	1,281.78	1,666.67	384.89	8,544.84	8,333.35	(211.49)	20,000	43%
Equipment	57.04	833.33	776.29	106,092.03	4,166.65	(101,925.38)	10,000	1061%
Tools/Machinery	0.00	4,166.67	4,166.67	4,579.36	20,833.35	16,253.99	50,000	9%
Supplies	7,588.51	6,666.67	(921.84)	41,339.54	33,333.35	(8,006.19)	80,000	52%
Miscellaneous Maintenance	95.62	3,333.33	3,237.71	4,421.11	16,666.65	12,245.54	40,000	11%
Maintenance Yard	0.00	416.67	416.67	0.00	2,083.35	2,083.35	5,000	0%
Vehicle R&M	2,352.92	500.00	(1,852.92)	14,801.02	2,500.00	(12,301.02)	6,000	247%
Vehicle	0.00	5,000.00	5,000.00	54,679.00	25,000.00	(29,679.00)	60,000	91%
Community Services P&A Admin Fee	0.00	35,415.00	35,415.00	0.00	177,075.00	177,075.00	424,980	0%
Waste Management	0.00	416.67	416.67	0.00	2,083.35	2,083.35	5,000	0%
Bob Gardner Park	89,130.34	30,000.00	(59,130.34)	230,605.52	150,000.00	(80,605.52)	360,000	64%
James L. Patton Park	75,114.45	10,833.33	(64,281.12)	93,907.41	54,166.65	(39,740.76)	130,000	72%
Roger Hill Park	3,491.02	5,000.00	1,508.98	22,566.08	25,000.00	2,433.92	60,000	38%
Silver Falls Park	1,009.75	2,500.00	1,490.25	4,219.00	12,500.00	8,281.00	30,000	14%
Waterside Place Park	74,374.47	19,166.67	(55,207.80)	171,648.01	95,833.35	(75,814.66)	230,000	75%
Town Hall North	2,953.63	8,166.67	5,213.04	20,943.23	40,833.35	19,890.12	98,000	21%
Passive Parks (117th)	550.00	1,250.00	700.00	2,100.00	6,250.00	4,150.00	15,000	14%
University LWR Entrance	18,072.88	12,500.00	(5,572.88)	102,270.64	62,500.00	(39,770.64)	150,000	68%
Trails (Harmony & Curlew)	0.00	4,166.67	4,166.67	29,340.00	20,833.35	(8,506.65)	50,000	59%
Tunnel Park	400.00	2,083.33	1,683.33	18,377.00	10,416.65	(7,960.35)	25,000	74%
CDD Allocation-Univ. Pkwy & Lorraine Row	0.00	2,083.33	2,083.33	22,352.00	10,416.65	(11,935.35)	25,000	89%
GIS Implementation & Maintenance	0.00	29,166.67	29,166.67	0.00	145,833.35	145,833.35	350,000	0%
LRSD Headquarters Purchase&Debt Service	0.00	65,833.33	65,833.33	0.00	329,166.65	329,166.65	790,000	0%
Insurance	0.00	7,083.33	7,083.33	112,833.00	35,416.65	(77,416.35)	85,000	133%
Supervisor Fees	200.00	1,000.00	800.00	1,800.00	5,000.00	3,200.00	12,000	15%
Meeting Advertising	221.30	921.67	700.37	1,039.36	4,608.35	3,568.99	11,060	9%
Engineering	17,913.70	11,666.67	(6,247.03)	213,387.22	58,333.35	(155,053.87)	140,000	152%
Bond Agent Fees	3,245.00	11,000.00	7,755.00	65,730.00	55,000.00	(10,730.00)	132,000	50%
Arbitrage Report	0.00	2,687.50	2,687.50	0.00	13,437.50	13,437.50	32,250	0%
Legal Fees	13,859.80	10,416.67	(3,443.13)	35,186.28	52,083.35	16,897.07	125,000	28%
Accounting	10,225.32	10,000.00	(225.32)	45,958.64	50,000.00	4,041.36	120,000	38%
Lien Book and Tax Roll	0.00	29,500.00	29,500.00	301,000.00	147,500.00	(153,500.00)	354,000	85%
Annual Audit	0.00	2,500.00	2,500.00	26,000.00	12,500.00	(13,500.00)	30,000	87%
Trustee	11,396.00	13,000.00	1,604.00	144,301.37	65,000.00	(79,301.37)	156,000	93%



Lakewood Ranch Stewardship District
Income Statement
 For the period of 2/1/2026 Through 2/28/2026
 Fund: (001) General Fund
 Sector: (000) Administrative

	Current Period			Year To Date			Adopted FY2026 Budget	Percentage Used
	Actual	Budget	Variance	Actual	Budget	Variance		
Manager	7,500.00	16,666.67	9,166.67	37,500.00	83,333.35	45,833.35	200,000	19%
Postage	29.11	125.00	95.89	199.86	625.00	425.14	1,500	13%
Office Supplies	0.00	125.00	125.00	0.00	625.00	625.00	1,500	0%
Other Current Charges	207.54	416.67	209.13	521.17	2,083.35	1,562.18	5,000	10%
Dues, Licenses, Subscriptions	2,267.44	5,000.00	2,732.56	13,005.65	25,000.00	11,994.35	60,000	22%
Payroll & Payroll Tax Expense	93,367.04	130,784.25	37,417.21	482,246.88	653,921.25	171,674.37	1,569,411	31%
Cell Phone Expense	83.10	83.33	0.23	540.15	416.65	(123.50)	1,000	54%
Healthcare Expense	7,395.79	0.00	(7,395.79)	39,426.71	0.00	(39,426.71)	-	0%
457B Match Expense	343.66	0.00	(343.66)	1,213.23	0.00	(1,213.23)	-	0%
Defined Employee Contribution Plan	0.00	3,166.67	3,166.67	500.00	15,833.35	15,333.35	38,000	1%
Roth Match Expense	886.70	0.00	(886.70)	3,227.11	0.00	(3,227.11)	-	0%
Reserves	7.93	82,109.00	82,101.07	15.99	410,545.00	410,529.01	985,308	0%
Total General & Administrative Expenses	\$461,663.54	\$606,417.45	\$144,753.91	\$2,558,315.08	\$3,032,087.25	\$473,772.17	\$7,277,009	35%
Total Expenses	\$461,663.54	\$606,417.45	\$144,753.91	\$2,558,315.08	\$3,032,087.25	\$473,772.17	\$7,277,009	35%
Income (Loss) from Operations	\$(456,866.99)	\$(464,066.37)	\$7,199.38	\$(2,436,380.78)	\$(2,320,331.85)	\$(116,048.93)	\$(5,568,796)	
Other Income (Expense)								
Interest Income	\$7,112.61	\$833.33	\$6,279.28	\$89,518.41	\$4,166.65	\$85,351.76	\$10,000	895%
Total Other Income (Expense)	\$7,112.61	\$833.33	\$6,279.28	\$89,518.41	\$4,166.65	\$85,351.76	\$10,000	895%
Net Income (Loss)	\$(449,754.38)	\$(463,233.04)	\$13,478.66	\$(2,346,862.37)	\$(2,316,165.20)	\$(30,697.17)		

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



Lakewood Ranch Stewardship District
Income Statement
 For the period of 2/1/2026 Through 2/28/2026

Fund: (400) BRU Fund

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Revenue	\$691,355.40	\$695,221.83	\$(3,866.43)	\$4,277,353.72	\$3,476,109.15	\$801,244.57	\$8,342,662	51%
Net Revenues	\$691,355.40	\$695,221.83	\$(3,866.43)	\$4,277,353.72	\$3,476,109.15	\$801,244.57	\$8,342,662	51%
General & Administrative Expenses								
Transfer to Debt Service/Construct. Fund	\$210,564.19	\$315,856.67	\$105,292.48	\$1,053,235.23	\$1,579,283.35	\$526,048.12	\$3,790,280	28%
FPL	33,909.92	41,666.67	7,756.75	206,613.39	208,333.35	1,719.96	500,000	41%
Peace River Utilities	42,097.54	41,666.67	(430.87)	158,291.55	208,333.35	50,041.80	500,000	32%
City of Sarasota Utilities	61,354.10	42,250.00	(19,104.10)	262,678.42	211,250.00	(51,428.42)	507,000	52%
City of Bradenton Utilities	81,917.20	39,000.00	(42,917.20)	240,377.20	195,000.00	(45,377.20)	468,000	51%
MCUD	2,723.91	2,500.00	(223.91)	12,304.53	12,500.00	195.47	30,000	41%
Maintenance Mgmt - Stewardship O&M	0.00	3,000.00	3,000.00	0.00	15,000.00	15,000.00	36,000	0%
Maintenance Management	0.00	12,500.00	12,500.00	0.00	62,500.00	62,500.00	150,000	0%
Uniforms	194.12	67.42	(126.70)	2,989.95	337.10	(2,652.85)	809	370%
Job Materials	0.00	0.00	0.00	107.94	0.00	(107.94)	0	0%
Phone/Radio	324.80	435.58	110.78	1,624.00	2,177.90	553.90	5,227	31%
Office Supplies	0.00	92.25	92.25	263.59	461.25	197.66	1,107	24%
Fuel Only	1,141.79	959.42	(182.37)	7,750.22	4,797.10	(2,953.12)	11,513	67%
Equipment Repairs (Pumps)	48,730.02	48,902.67	172.65	304,989.34	244,513.35	(60,475.99)	586,832	52%
Tools/Machinery	5,018.49	1,325.25	(3,693.24)	10,373.63	6,626.25	(3,747.38)	15,903	65%
Supplies	2,884.42	2,003.50	(880.92)	16,721.00	10,017.50	(6,703.50)	24,042	70%
Miscellaneous Maintenance	61,942.91	23,122.08	(38,820.83)	316,590.70	115,610.40	(200,980.30)	277,465	114%
Vehicle R&M	2,700.69	1,012.92	(1,687.77)	4,773.98	5,064.60	290.62	12,155	39%
New Customer Meter Connections & Install	0.00	842.75	842.75	15,756.73	4,213.75	(11,542.98)	10,113	156%
Customer Meter Replacement & Maintenance	3,851.83	747.92	(3,103.91)	23,603.90	3,739.60	(19,864.30)	8,975	263%
GIS Implementation & Maintenance	0.00	29,166.67	29,166.67	0.00	145,833.35	145,833.35	350,000	0%
Insurance	0.00	0.00	0.00	48,357.00	0.00	(48,357.00)	0	0%
Engineering & Consulting	92,628.73	30,636.58	(61,992.15)	374,561.28	153,182.90	(221,378.38)	367,639	102%
Legal Fees	0.00	233.00	233.00	7,064.50	1,165.00	(5,899.50)	2,796	253%
Accounting & HR Services	16,500.00	15,159.42	(1,340.58)	81,000.00	75,797.10	(5,202.90)	181,913	45%
Annual Audit	0.00	833.33	833.33	0.00	4,166.65	4,166.65	10,000	0%
Dues, Licenses, Subscriptions & Training	1,171.46	1,675.67	504.21	119,153.37	8,378.35	(110,775.02)	20,108	593%
Payroll & Payroll Tax Expense	46,498.64	36,760.08	(9,738.56)	247,147.88	183,800.40	(63,347.48)	441,121	56%
Cell Phone Expense	27.70	0.00	(27.70)	55.40	0.00	(55.40)	0	0%
Healthcare Expense	2,779.80	2,235.58	(544.22)	15,432.26	11,177.90	(4,254.36)	26,827	58%
457B Match Expense	757.64	0.00	(757.64)	2,479.99	0.00	(2,479.99)	0	0%
Defined Employee Contribution Plan	0.00	569.83	569.83	0.00	2,849.15	2,849.15	6,838	0%
Roth Match Expense	70.00	0.00	(70.00)	385.00	0.00	(385.00)	0	0%
Total General & Administrative Expenses	\$719,789.90	\$695,221.93	\$(24,567.97)	\$3,534,681.98	\$3,476,109.65	\$(58,572.33)	\$8,342,663	42%
Total Expenses	\$719,789.90	\$695,221.93	\$(24,567.97)	\$3,534,681.98	\$3,476,109.65	\$(58,572.33)	\$8,342,663	42%
Net Income (Loss)	\$(28,434.50)	\$(0.10)	\$(28,434.40)	\$742,671.74	\$(0.50)	\$742,672.24		

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



Lakewood Ranch Stewardship District
Income Statement
 For the period of 2/1/2026 Through 2/28/2026

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	\$45,876.14	\$206,630.44	\$(160,754.30)	\$2,502,028.99	\$1,033,152.20	\$1,468,876.79	\$2,479,565	101%
Assessments (Unplatted Lots) - East	0.00	675.54	(675.54)	0.00	3,377.70	(3,377.70)	8,106	0%
Net Revenues	\$45,876.14	\$207,305.98	\$(161,429.84)	\$2,502,028.99	\$1,036,529.90	\$1,465,499.09	\$2,487,672	101%
General & Administrative Expenses								
University Pkwy Lorraine to Concession	\$16,250.00	\$12,496.00	\$(3,754.00)	\$65,000.00	\$62,480.00	\$(2,520.00)	\$149,952	43%
The Masters Ave;Lorraine to Players	16,000.00	16,480.00	480.00	80,000.00	82,400.00	2,400.00	197,760	40%
Lorraine Rd - East Side	9,131.67	10,300.00	1,168.33	55,535.35	51,500.00	(4,035.35)	123,600	45%
Bournside Blvd. from Masters to SR70	4,290.47	4,549.17	258.70	21,452.35	22,745.85	1,293.50	54,590	39%
Masters Ave fr. Players Dr to Bournside	9,251.00	9,788.08	537.08	46,255.00	48,940.40	2,685.40	117,457	39%
Bournside Blvd from Masters to Uni. Pwy	4,980.00	7,725.00	2,745.00	24,900.00	38,625.00	13,725.00	92,700	27%
Irrigation Repairs	3,809.35	5,416.67	1,607.32	16,293.02	27,083.35	10,790.33	65,000	25%
Plant replacement	0.00	8,750.00	8,750.00	14,955.00	43,750.00	28,795.00	105,000	14%
Mulching	0.00	5,000.00	5,000.00	3,450.00	25,000.00	21,550.00	60,000	6%
Tree Trimming	0.00	2,583.33	2,583.33	28,410.00	12,916.65	(15,493.35)	31,000	92%
Other Landscape Maint., NC, Contingency	2,807.50	6,666.67	3,859.17	8,842.50	33,333.35	24,490.85	80,000	11%
Irrigation - Monthly Meter Charge	788.82	766.00	(22.82)	3,155.28	3,830.00	674.72	9,192	34%
Irrigation - Utilization	34,026.42	26,666.67	(7,359.75)	172,660.02	133,333.35	(39,326.67)	320,000	54%
Lake Maint. (Outside Communities)	1,150.00	2,500.00	1,350.00	4,600.00	12,500.00	7,900.00	30,000	15%
Aquatic Plantings	750.00	833.33	83.33	1,700.00	4,166.65	2,466.65	10,000	17%
Conservation Areas Exotic Sps Maint.	14,925.00	6,666.67	(8,258.33)	34,350.00	33,333.35	(1,016.65)	80,000	43%
FPL	201.18	171.67	(29.51)	902.04	858.35	(43.69)	2,060	44%
Roads and Sidewalks	0.00	166.67	166.67	0.00	833.35	833.35	2,000	0%
Stormwater System & Drainage	850.00	2,500.00	1,650.00	5,080.00	12,500.00	7,420.00	30,000	17%
Storm Damage and Clean Up	0.00	2,500.00	2,500.00	0.00	12,500.00	12,500.00	30,000	0%
Sanitary Sewer	0.00	416.67	416.67	6,636.42	2,083.35	(4,553.07)	5,000	133%
Hardscapes	0.00	1,666.67	1,666.67	0.00	8,333.35	8,333.35	20,000	0%
Signs	0.00	2,083.33	2,083.33	0.00	10,416.65	10,416.65	25,000	0%
Miscellaneous Maintenance	0.00	416.67	416.67	334.60	2,083.35	1,748.75	5,000	7%
Total General & Administrative Expenses	\$119,211.41	\$137,109.27	\$17,897.86	\$594,511.58	\$685,546.35	\$91,034.77	\$1,645,311	36%
Total Expenses	\$119,211.41	\$137,109.27	\$17,897.86	\$594,511.58	\$685,546.35	\$91,034.77	\$1,645,311	36%
Net Income (Loss)	\$(73,335.27)	\$70,196.71	\$(143,531.98)	\$1,907,517.41	\$350,983.55	\$1,556,533.86		



Lakewood Ranch Stewardship District
Income Statement
 For the period of 2/1/2026 Through 2/28/2026

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	\$71,806.13	\$322,119.28	\$(250,313.15)	\$3,916,219.28	\$1,610,596.40	\$2,305,622.88	\$3,865,431	101%
Assessments (Unplatted Lots) - Northeast	0.00	976.73	(976.73)	757.59	4,883.65	(4,126.06)	11,721	6%
Net Revenues	\$71,806.13	\$323,096.01	\$(251,289.88)	\$3,916,976.87	\$1,615,480.05	\$2,301,496.82	\$3,877,152	101%
General & Administrative Expenses								
Post Blvd & SR70 Intersection	\$2,062.00	\$2,916.67	\$854.67	\$10,310.00	\$14,583.35	\$4,273.35	\$35,000	29%
59th Ave-Lorraine to Post Blvb	500.00	516.67	16.67	2,500.00	2,583.35	83.35	6,200	40%
Uihlein Road	11,900.00	13,166.67	1,266.67	59,500.00	65,833.35	6,333.35	158,000	38%
Lorraine Corners	7,665.00	7,833.33	168.33	38,325.00	39,166.65	841.65	94,000	41%
Academic/Lighterwood Trail	3,860.00	3,750.00	(110.00)	19,300.00	18,750.00	(550.00)	45,000	43%
44th Ave from Lorraine to Bourneside	13,461.00	12,916.67	(544.33)	67,305.00	64,583.35	(2,721.65)	155,000	43%
Post Blvd. from 59th Ave to Rangeland	2,216.08	3,333.33	1,117.25	11,080.40	16,666.65	5,586.25	40,000	28%
Uihlein Rd., 44th Ave. to SR64	0.00	4,166.67	4,166.67	0.00	20,833.35	20,833.35	50,000	0%
Rangeland Pkwy; Uihlein to Bourneside	4,125.00	10,000.00	5,875.00	20,625.00	50,000.00	29,375.00	120,000	17%
Bourneside Blvd; Rangeland to SR64	10,819.00	11,250.00	431.00	52,937.00	56,250.00	3,313.00	135,000	39%
Rangeland Pkwy; Lorraine to Uihlein	6,940.00	7,000.00	60.00	34,700.00	35,000.00	300.00	84,000	41%
Irrigation Repairs	5,284.50	4,166.67	(1,117.83)	28,527.09	20,833.35	(7,693.74)	50,000	57%
Plant Replacement	17,701.40	5,250.00	(12,451.40)	38,255.14	26,250.00	(12,005.14)	63,000	61%
Mulching	0.00	7,000.00	7,000.00	47,040.00	35,000.00	(12,040.00)	84,000	56%
Tree Trimming	0.00	4,200.00	4,200.00	50,300.00	21,000.00	(29,300.00)	50,400	100%
Other Landscape Maint., NC, Contingency	2,082.25	6,916.67	4,834.42	27,030.75	34,583.35	7,552.60	83,000	33%
Irrigation - Monthly Meter Charge	788.82	766.00	(22.82)	3,155.28	3,830.00	674.72	9,192	34%
Irrigation - Utilization	14,092.83	16,666.67	2,573.84	71,511.15	83,333.35	11,822.20	200,000	36%
Lake Maint. (Outside Communities)	6,720.52	3,333.33	(3,387.19)	28,898.08	16,666.65	(12,231.43)	40,000	72%
Aquatic Plantings	0.00	833.33	833.33	3,277.50	4,166.65	889.15	10,000	33%
Conservation Areas Exotic Sps Removal	0.00	6,666.67	6,666.67	3,657.00	33,333.35	29,676.35	80,000	5%
Peace River Utilities	270.83	1,250.00	979.17	1,085.20	6,250.00	5,164.80	15,000	7%
Stormwater System & Drainage	210.00	4,166.67	3,956.67	22,660.00	20,833.35	(1,826.65)	50,000	45%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	20,833.35	20,833.35	50,000	0%
Sanitary Sewer	20,878.34	416.67	(20,461.67)	22,199.78	2,083.35	(20,116.43)	5,000	444%
Hardscapes	0.00	833.33	833.33	1,701.11	4,166.65	2,465.54	10,000	17%
Signs	0.00	1,666.67	1,666.67	802.60	8,333.35	7,530.75	20,000	4%
Miscellaneous Maintenance - NE	0.00	100.00	100.00	0.00	500.00	500.00	1,200	0%
Total General & Administrative Expenses	\$131,577.57	\$145,249.36	\$13,671.79	\$666,683.08	\$726,246.80	\$59,563.72	\$1,742,992	38%
Total Expenses	\$131,577.57	\$145,249.36	\$13,671.79	\$666,683.08	\$726,246.80	\$59,563.72	\$1,742,992	38%
Net Income (Loss)	\$(59,771.44)	\$177,846.65	\$(237,618.09)	\$3,250,293.79	\$889,233.25	\$2,361,060.54		



Lakewood Ranch Stewardship District
Income Statement
 For the period of 2/1/2026 Through 2/28/2026

Fund: (001) General Fund
 Sector: (ONW) Northwest Sector

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - Northwest	\$61,833.05	\$312,789.08	\$(250,956.03)	\$3,372,299.93	\$1,563,945.40	\$1,808,354.53	\$3,753,469	90%
Assessments (Unplatted Lots) - Northwest	0.00	1,618.15	(1,618.15)	0.00	8,090.75	(8,090.75)	19,418	0%
Net Revenues	\$61,833.05	\$314,407.23	\$(252,574.18)	\$3,372,299.93	\$1,572,036.15	\$1,800,263.78	\$3,772,887	89%
General & Administrative Expenses								
Kent Lake & Lake Bank Ma	\$16,460.00	\$5,000.00	\$(11,460.00)	\$65,840.00	\$25,000.00	\$(40,840.00)	\$60,000	110%
Lake Bank mowing	0.00	2,833.33	2,833.33	0.00	14,166.65	14,166.65	34,000	0%
Rangeland-WhiteEagle to	4,069.50	0.00	(4,069.50)	20,347.50	0.00	(20,347.50)	-	0%
Silver Falls	4,756.25	3,333.33	(1,422.92)	19,025.00	16,666.65	(2,358.35)	40,000	48%
NW Sector East Landscape Contract	18,971.05	23,585.33	4,614.28	99,611.50	117,926.65	18,315.15	283,024	35%
NW Sector West Landscape Contract	20,865.66	24,298.58	3,432.92	104,328.30	121,492.90	17,164.60	291,583	36%
Crossland Trail	0.00	2,750.00	2,750.00	0.00	13,750.00	13,750.00	33,000	0%
Newhaven Blvd.	3,033.07	2,916.67	(116.40)	15,165.35	14,583.35	(582.00)	35,000	43%
Irrigation Repairs	14,621.35	10,833.33	(3,788.02)	65,460.09	54,166.65	(11,293.44)	130,000	50%
Plant Replacement	8,568.60	7,000.00	(1,568.60)	52,323.81	35,000.00	(17,323.81)	84,000	62%
Mulching	690.00	8,750.00	8,060.00	690.00	43,750.00	43,060.00	105,000	1%
Tree Trimming	0.00	6,250.00	6,250.00	55,425.00	31,250.00	(24,175.00)	75,000	74%
Other Landscape Maint., NC, Contingency	4,137.75	10,416.67	6,278.92	16,434.00	52,083.35	35,649.35	125,000	13%
Irrigation - Utilization	788.82	766.00	(22.82)	3,155.28	3,830.00	674.72	9,192	34%
Irrigation - Utilization - NW	31,025.66	25,833.33	(5,192.33)	157,433.31	129,166.65	(28,266.66)	310,000	51%
Lake Maint. (Outside Communities)	6,498.38	4,166.67	(2,331.71)	27,955.52	20,833.35	(7,122.17)	50,000	56%
Aquatic Plantings	0.00	1,250.00	1,250.00	3,502.50	6,250.00	2,747.50	15,000	23%
Conservation Areas Exotic Sps Maint.	39,855.00	6,666.67	(33,188.33)	74,120.00	33,333.35	(40,786.65)	80,000	93%
FPL	31.52	75.00	43.48	228.99	375.00	146.01	900	25%
Peace River Utilities	121.21	2,000.00	1,878.79	486.38	10,000.00	9,513.62	24,000	2%
Central Park Utility Turnover	0.00	4,130.00	4,130.00	0.00	20,650.00	20,650.00	49,560	0%
Stormwater System & Drainage	21,540.00	4,166.67	(17,373.33)	29,875.00	20,833.35	(9,041.65)	50,000	60%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	20,833.35	20,833.35	50,000	0%
Sanitary Sewer	300.00	1,666.67	1,366.67	300.00	8,333.35	8,033.35	20,000	1%
Hardscapes	8,535.00	3,333.33	(5,201.67)	28,763.52	16,666.65	(12,096.87)	40,000	72%
Signs	971.40	3,333.33	2,361.93	2,745.41	16,666.65	13,921.24	40,000	7%
Miscellaneous Maintenance	0.00	1,250.00	1,250.00	0.00	6,250.00	6,250.00	15,000	0%
Total General & Administrative Expenses	\$205,840.22	\$170,771.58	\$(35,068.64)	\$843,216.46	\$853,857.90	\$10,641.44	\$2,049,259	41%
Total Expenses	\$205,840.22	\$170,771.58	\$(35,068.64)	\$843,216.46	\$853,857.90	\$10,641.44	\$2,049,259	41%
Net Income (Loss)	\$(144,007.17)	\$143,635.65	\$(287,642.82)	\$2,529,083.47	\$718,178.25	\$1,810,905.22		



Lakewood Ranch Stewardship District
Income Statement
 For the period of 2/1/2026 Through 2/28/2026

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	\$34,444.09	\$193,210.41	\$(158,766.32)	\$2,097,733.67	\$966,052.05	\$1,131,681.62	\$2,318,525	90%
Assessments (Unplatted Lots) - Sarasota	0.00	45.28	(45.28)	0.00	226.40	(226.40)	543	0%
Net Revenues	\$34,444.09	\$193,255.69	\$(158,811.60)	\$2,097,733.67	\$966,278.45	\$1,131,455.22	\$2,319,068	90%
General & Administrative Expenses								
Deer Drive from U. Pkwy to LWR Blvd	\$11,279.40	\$11,666.67	\$387.27	\$56,397.03	\$58,333.35	\$1,936.32	\$140,000	40%
Lorraine Rd; Uni. Pkwy to S. Boundary	0.00	14,042.00	14,042.00	0.00	70,210.00	70,210.00	168,504	0%
LWR Blvd; Comm Pkwy to S. Boundary	9,877.00	10,250.00	373.00	39,508.00	51,250.00	11,742.00	123,000	32%
Lorraine Rd; S. Boundary to FruitvilleRd	6,586.22	7,500.00	913.78	32,931.10	37,500.00	4,568.90	90,000	37%
Blythe Ave. Cannon St. and Lucent Pl.	2,500.00	2,500.00	0.00	12,500.00	12,500.00	0.00	30,000	42%
Blue Lake Road	935.00	12,500.00	11,565.00	77,578.26	62,500.00	(15,078.26)	150,000	52%
Pine Warbler Place	690.00	1,000.00	310.00	3,450.00	5,000.00	1,550.00	12,000	29%
Irrigation Repairs	8,409.91	5,833.33	(2,576.58)	24,788.28	29,166.65	4,378.37	70,000	35%
Plant Replacement	0.00	8,333.33	8,333.33	31,510.30	41,666.65	10,156.35	100,000	32%
Mulching	0.00	6,666.67	6,666.67	0.00	33,333.35	33,333.35	80,000	0%
Tree Trimming	0.00	5,000.00	5,000.00	18,690.00	25,000.00	6,310.00	60,000	31%
Other Landscape Maint., NC, Contingency	5,127.05	8,333.33	3,206.28	15,445.00	41,666.65	26,221.65	100,000	15%
Irrigation - Utilization	788.82	791.67	2.85	3,155.28	3,958.35	803.07	9,500	33%
Irrigation - Utilization - SRQ	10,663.40	18,333.33	7,669.93	54,109.20	91,666.65	37,557.45	220,000	25%
Lake Maint. (Outside Communities)	1,100.00	4,166.67	3,066.67	5,696.00	20,833.35	15,137.35	50,000	11%
Aquatic Plantings	0.00	500.00	500.00	2,692.00	2,500.00	(192.00)	6,000	45%
Conservation Areas Exotic Sps Maint.	11,450.00	6,666.67	(4,783.33)	15,750.00	33,333.35	17,583.35	80,000	20%
FPL	2,736.74	2,916.67	179.93	11,865.97	14,583.35	2,717.38	35,000	34%
Stormwater System & Drainage	5,900.00	4,166.67	(1,733.33)	44,022.50	20,833.35	(23,189.15)	50,000	88%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	20,833.35	20,833.35	50,000	0%
Sanitary Sewer	0.00	500.00	500.00	0.00	2,500.00	2,500.00	6,000	0%
Water Taxi - Operation, Maint & Ins.	624.49	4,166.67	3,542.18	14,223.80	20,833.35	6,609.55	50,000	28%
Hardscapes	1,290.60	3,333.33	2,042.73	52,648.82	16,666.65	(35,982.17)	40,000	132%
Signs	0.00	3,333.33	3,333.33	1,462.00	16,666.65	15,204.65	40,000	4%
Miscellaneous Maintenance	0.00	1,250.00	1,250.00	0.00	6,250.00	6,250.00	15,000	0%
Total General & Administrative Expenses	\$79,958.63	\$147,917.01	\$67,958.38	\$518,423.54	\$739,585.05	\$221,161.51	\$1,775,004	29%
Total Expenses	\$79,958.63	\$147,917.01	\$67,958.38	\$518,423.54	\$739,585.05	\$221,161.51	\$1,775,004	29%
Net Income (Loss)	\$(45,514.54)	\$45,338.68	\$(90,853.22)	\$1,579,310.13	\$226,693.40	\$1,352,616.73		



Lakewood Ranch Stewardship District
Income Statement
 For the period of 2/1/2026 Through 2/28/2026

Fund: (001) General Fund
 Sector: (05E) Southeast Sector

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
General & Administrative Expenses								
Bourneside - University to Fruitville	\$0.00	\$4,166.67	\$4,166.67	\$0.00	\$20,833.35	\$20,833.35	\$50,000	0%
Irrigation Repairs	0.00	166.67	166.67	0.00	833.35	833.35	2,000	0%
Plant Replacement	0.00	166.67	166.67	0.00	833.35	833.35	2,000	0%
Irrigation - Monthly Meter Charge	0.00	166.67	166.67	0.00	833.35	833.35	2,000	0%
Irrigation - Utilization	0.00	4,166.67	4,166.67	0.00	20,833.35	20,833.35	50,000	0%
Peace River Utilities	0.00	833.33	833.33	0.00	4,166.65	4,166.65	10,000	0%
Hardscapes - SE	445.09	0.00	(445.09)	1,180.09	0.00	(1,180.09)	-	0%
Signs	0.00	166.67	166.67	0.00	833.35	833.35	2,000	0%
Total General & Administrative Expenses	\$445.09	\$9,833.35	\$9,388.26	\$1,180.09	\$49,166.75	\$47,986.66	\$116,000	0%
Total Expenses	\$445.09	\$9,833.35	\$9,388.26	\$1,180.09	\$49,166.75	\$47,986.66	\$116,000	0%
Net Income (Loss)	\$(445.09)	\$(9,833.35)	\$9,388.26	\$(1,180.09)	\$(49,166.75)	\$47,986.66		



Lakewood Ranch Stewardship District
Income Statement
 For the period of 2/1/2026 Through 2/28/2026

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	\$19,946.14	\$86,205.25	\$(66,259.11)	\$1,087,838.68	\$431,026.25	\$656,812.43	\$1,034,463	105%
Assessments (Unplatted Lots) - Taylor	0.00	8,969.67	(8,969.67)	0.00	44,848.35	(44,848.35)	107,636	0%
Net Revenues	\$19,946.14	\$95,174.92	\$(75,228.78)	\$1,087,838.68	\$475,874.60	\$611,964.08	\$1,142,099	95%
General & Administrative Expenses								
Rangeland - East of Bourneside	\$5,700.00	\$8,333.33	\$2,633.33	\$28,500.00	\$41,666.65	\$13,166.65	\$100,000	29%
44th Ave. East - East of Bourneside	5,200.00	8,333.33	3,133.33	41,210.00	41,666.65	456.65	100,000	41%
Bourneside - SR 64 to Rangeland RAB	0.00	10,833.33	10,833.33	0.00	54,166.65	54,166.65	130,000	0%
Taylor Landscape Berm	17,304.62	1.25	(17,303.37)	42,651.12	6.25	(42,644.87)	15	284341%
Irrigation Repairs	16,681.78	2,500.00	(14,181.78)	63,277.51	12,500.00	(50,777.51)	30,000	211%
Plant Replacement	15,795.60	833.33	(14,962.27)	15,795.60	4,166.65	(11,628.95)	10,000	158%
Mulching	0.00	833.33	833.33	0.00	4,166.65	4,166.65	10,000	0%
Tree Trimming	0.00	833.33	833.33	0.00	4,166.65	4,166.65	10,000	0%
Other Landscape Maint., NC, Contingency	68.25	1,666.67	1,598.42	52,986.05	8,333.35	(44,652.70)	20,000	265%
Irrigation - Monthly Meter Charge	0.00	791.67	791.67	0.00	3,958.35	3,958.35	9,500	0%
Irrigation - Utilization	0.00	16,666.67	16,666.67	0.00	83,333.35	83,333.35	200,000	0%
Conservation Areas Exotic Sps Maint.	0.00	833.33	833.33	0.00	4,166.65	4,166.65	10,000	0%
Peace River Utilities	0.00	833.33	833.33	0.00	4,166.65	4,166.65	10,000	0%
Stormwater System & Drainage	0.00	833.33	833.33	0.00	4,166.65	4,166.65	10,000	0%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	20,833.35	20,833.35	50,000	0%
Hardscapes*	(12,594.27)	0.00	12,594.27	(12,594.27)	0.00	12,594.27	-	0%
Signs	0.00	833.33	833.33	0.00	4,166.65	4,166.65	10,000	0%
Total General & Administrative Expenses	\$48,155.98	\$59,126.23	\$10,970.25	\$231,826.01	\$295,631.15	\$63,805.14	\$709,515	33%
Total Expenses	\$48,155.98	\$59,126.23	\$10,970.25	\$231,826.01	\$295,631.15	\$63,805.14	\$432,584	54%
Net Income (Loss)	\$(28,209.84)	\$36,048.69	\$(64,258.53)	\$856,012.67	\$180,243.45	\$675,769.22		

*Received funds from Manatee County that will eventually offset the expenses incurred to Hardscapes.