

Lakewood Ranch Stewardship District  
 Operating Budget for General Fund - Summary Budget For Operation  
 & Maintenance  
 October 1, 2026 to September 30, 2027

| Category   | Budget<br>FY2026     | PRELIMINARY<br>BUDGET<br>FY2027;<br>Resolution |             | Increase<br>(Decrease)<br>2027 Budget vs.<br>2026 Budget | Estimated<br>Buildout<br>Budget |
|--|----------------------|--|-------------|--|---------------------------------|
| <u>Sources of Funds:</u>   |                      |  |             |  |                                 |
| Assessments - Platted Land                                       | \$ 13,562,610        | \$ 13,824,188                                  | 98%         | \$ 261,578   | \$ 17,878,876                   |
| Assessments - Un Platted Land                                    | \$ 152,768           | \$ 506,689                                     | 30%         | \$ 353,922   | \$ -                            |
| Landowner Contribution   | \$ 915,933           | \$ 1,048,061                                   | 87%         | \$ 132,128   | \$ -                            |
| Carry Forward (HQ)   | \$ 590,000           | \$ -   |             | \$ (590,000)   | \$ -                            |
| Transfer from Reserves   | \$ 60,000            | \$ 60,000                                      | 100%        | \$ -   | \$ -                            |
| Central Park Utility Transfer - Central Park Resident Assessment | \$ 24,780            | \$ 24,780                                      | 100%        | \$ -   | \$ -                            |
| Interest Income  | \$ 10,000            | \$ 10,000                                      | 100%        | \$ -   | \$ -                            |
| Other Revenue (Park Rental Fees)                                 | \$ 1,000             | \$ 1,000                                       |             | \$ -   | \$ -                            |
| <b>Total - Sources of Funds</b>                                  | <b>\$ 15,317,091</b> | <b>\$ 15,474,718</b>                           | <b>99%</b>  | <b>\$ 157,628</b>  | <b>\$ 17,878,876</b>            |
| <u>Uses of Funds</u>   |                      |  |             |  |                                 |
| <u>Administrative Expenditures:</u>                              |                      |  |             |  |                                 |
| Insurance  | \$ 85,000            | \$ 100,000                                     | 85%         | \$ 15,000  | \$ 100,000                      |
| Board Supervisors  | \$ 12,000            | \$ 12,000                                      | 100%        | \$ -   | \$ 12,000                       |
| Meeting Advertising  | \$ 11,060            | \$ 11,060                                      | 100%        | \$ -   | \$ 11,060                       |
| Engineering & Consulting   | \$ 140,000           | \$ 150,000                                     | 93%         | \$ 10,000  | \$ 150,000                      |
| Bond Agent Fees (Disclosure)                                     | \$ 132,000           | \$ 132,000                                     | 100%        | \$ -   | \$ 132,000                      |
| Arbitrage Report   | \$ 32,250            | \$ 15,825                                      | 204%        | \$ (16,425)  | \$ 15,825                       |
| Legal Fees   | \$ 125,000           | \$ 125,000                                     | 100%        | \$ -   | \$ 125,000                      |
| Accounting   | \$ 120,000           | \$ 120,000                                     | 100%        | \$ -   | \$ 120,000                      |
| Lien Book and Tax Roll   | \$ 354,000           | \$ 361,500                                     | 98%         | \$ 7,500   | \$ 361,500                      |
| Annual Audit   | \$ 30,000            | \$ 35,000                                      | 86%         | \$ 5,000   | \$ 35,000                       |
| Trustee  | \$ 156,000           | \$ 220,051                                     | 71%         | \$ 64,051  | \$ 220,051                      |
| Manager  | \$ 200,000           | \$ 200,000                                     | 100%        | \$ -   | \$ 200,000                      |
| Postage  | \$ 1,500             | \$ 1,500                                       | 100%        | \$ -   | \$ 1,500                        |
| Office Supplies  | \$ 1,500             | \$ 1,500                                       | 100%        | \$ -   | \$ 5,000                        |
| Other Current Charges  | \$ 5,000             | \$ 5,000                                       | 100%        | \$ -   | \$ 1,500                        |
| Dues, Licenses, Subscriptions, Training                          | \$ 60,000            | \$ 60,000                                      | 100%        | \$ -   | \$ 60,000                       |
| Payroll & Payroll Tax Expense                                    | \$ 1,569,411         | \$ 1,681,438                                   | 93%         | \$ 112,027   | \$ 2,222,726                    |
| Cell Phone   | \$ 1,000             | \$ 1,500                                       | 67%         | \$ 500   | \$ 3,000                        |
| Defined Employee Contribution Plan                               | \$ 38,000            | \$ 38,000                                      | 100%        | \$ -   | \$ 46,000                       |
| <b>Total - Administrative</b>                                    | <b>\$ 3,073,721</b>  | <b>\$ 3,271,374</b>                            | <b>94%</b>  | <b>\$ 197,653</b>  | <b>\$ 3,822,162</b>             |
| <b>Reserves</b>  | <b>\$ 985,308</b>    | <b>\$ 462,540</b>                              | <b>213%</b> | <b>\$ (522,768)</b>                                      | <b>\$ 462,540</b>               |
| <b>Central Park Utility Transfer</b>                             | <b>\$ 49,560</b>     | <b>\$ 49,560</b>                               | <b>100%</b> | <b>\$ -</b>  | <b>\$ 49,560</b>                |
| <u>Maintenance:</u>  |                      |  |             |  |                                 |
| Maintenance Management Fee - allocated at buildout               | \$ 180,000           | \$ 180,000                                     | 100%        | \$ -   | \$ 180,000                      |
| General & Parks Maintenance - allocated at buildout              | \$ 2,613,000         | \$ 2,921,000                                   | 89%         | \$ 308,000   | \$ 2,921,000                    |
| Community Services Admin. Fee                                    | \$ 424,980           | \$ 429,690                                     | 99%         | \$ 4,710   | \$ 435,060                      |
| Landscape & Irrigation Maintenance - Contracted                  | \$ 3,528,385         | \$ 3,698,418                                   | 95%         | \$ 170,033   | \$ 4,198,418                    |
| Landscape & Irrigation Repairs - Non-Contracted                  | \$ 1,684,400         | \$ 1,664,400                                   | 101%        | \$ (20,000)  | \$ 2,180,400                    |
| Irrigation for Master Landscaping                                | \$ 1,348,576         | \$ 1,348,576                                   | 100%        | \$ -   | \$ 1,548,576                    |
| Environmental  | \$ 541,000           | \$ 541,000                                     | 100%        | \$ -   | \$ 782,000                      |
| Utilities  | \$ 96,960            | \$ 96,960                                      | 100%        | \$ -   | \$ 241,960                      |
| Other Maintenance  | \$ 791,200           | \$ 811,200                                     | 98%         | \$ 20,000  | \$ 1,057,200                    |
| <b>Total - Maintenance</b>                                       | <b>\$ 11,258,061</b> | <b>\$ 11,740,804</b>                           | <b>96%</b>  | <b>\$ 482,743</b>  | <b>\$ 13,594,174</b>            |
| <b>Total - Uses of Funds</b>                                     | <b>\$ 15,317,091</b> | <b>\$ 15,474,718</b>                           | <b>99%</b>  | <b>\$ 157,629</b>  | <b>\$ 17,878,876</b>            |
| Operating Surplus or Deficit                                     | \$ (0)               | \$ -   |             | \$ (1)   | \$ -                            |
| <u>Maintenance Expense by Land Area:</u>                         |                      |  |             |  |                                 |
| East Sector  | \$1,645,311          | \$1,595,359                                    | 103%        | -\$49,952  | \$1,595,359                     |
| Northwest Sector   | \$2,049,259          | \$2,049,259                                    | 100%        | \$0  | \$2,049,259                     |
| Northeast Sector   | \$1,742,992          | \$1,742,992                                    | 100%        | \$0  | \$1,742,992                     |
| Sarasota Sector  | \$1,775,004          | \$1,775,004                                    | 100%        | \$0  | \$1,775,004                     |
| Taylor Sector  | \$709,515            | \$829,500                                      | 86%         | \$119,985  | \$1,315,500                     |
| Southeast Sector   | \$118,000            | \$218,000                                      | 54%         | \$100,000  | \$1,580,000                     |
| Other / General Maintenance                                      | \$904,980            | \$1,087,690                                    | 83%         | \$182,710  | \$1,093,060                     |
| Parks Maintenance  | \$2,313,000          | \$2,443,000                                    | 95%         | \$130,000  | \$2,443,000                     |
| <b>Total</b>   | <b>\$11,258,061</b>  | <b>\$11,740,804</b>                            | <b>96%</b>  | <b>\$482,743</b>   | <b>\$13,594,174</b>             |

| Acct#       | EXPENSES   | Budget FY2026    | PROPOSED Budget FY2027 | PROPOSED FY2026 Budget vs. Budget 2025 |            | ESTIMATED BUILDOUT (B) | Prior Buildout Estimate | \$ Change       | % Change   |
|-------------|--|------------------|------------------------|--|------------|------------------------|-------------------------|-----------------|------------|
|             |  |                  |                        |  |            | 100%                   |                         |                 |            |
| <b>EAST</b> | <b>EAST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL</b>                    |                  |                        |  |            |                        |                         |                 |            |
|             | <i>Area identified as around Country Club East, Lake Club, Del Webb, Isles</i> |                  |                        |  |            |                        |                         |                 |            |
|             | INFLATIONARY FACTOR  | 103%             |                        |  |            |                        |                         |                 |            |
|             | <b>MASTER LANDSCAPING &amp; IRRIGATION MAINTENANCE CONTRACTS*</b>              |                  |                        |  |            |                        |                         |                 |            |
| 60101       | University Parkway from Lorraine to Bourneside                                 | 149,952          | 100,000                | (49,952)                               | -33%       | 100,000                | 149,952                 | (49,952)        | -50%       |
| 60102       | The Masters Ave.; Lorraine to Players  | 197,760          | 197,760                | -                                      | 0%         | 197,760                | 197,760                 | -               | 0%         |
| 60103       | Lorraine Rd - East side  | 123,600          | 123,600                | -                                      | 0%         | 123,600                | 123,600                 | -               | 0%         |
| 60106       | Bourneside Blvd. from Masters to SR70  | 54,590           | 54,590                 | -                                      | 0%         | 54,590                 | 54,590                  | -               | 0%         |
| 60108       | Masters Ave. from Players Dr. to Bourneside Blvd.                              | 117,457          | 117,457                | -                                      | 0%         | 117,457                | 117,457                 | -               | 0%         |
| 60109       | Bourneside Blvd. from Masters to University Pkwy.                              | 92,700           | 92,700                 | -                                      | 0%         | 92,700                 | 92,700                  | -               | 0%         |
|             | <b>Subtotal Landscape Maintenance Contracts</b>                                | <b>736,059</b>   | <b>686,107</b>         | <b>(49,952)</b>                        | <b>-7%</b> | <b>686,107</b>         | <b>736,059</b>          | <b>(49,952)</b> | <b>-7%</b> |
|             |  |                  |                        |  |            | 43%                    | 45%                     |                 | 0%         |
| <b>EAST</b> | <b>NON CONTRACTED LANDSCAPING &amp; IRRIGATION REPAIRS</b>                     |                  |                        |  |            |                        |                         |                 |            |
| 60200       | Irrigation Repairs   | 65,000           | 65,000                 | -                                      | 0%         | 65,000                 | 65,000                  | -               | 0%         |
| 60210       | Plant replacement  | 105,000          | 85,000                 | (20,000)                               | -19%       | 85,000                 | 105,000                 | (20,000)        | -24%       |
| 60215       | Mulching   | 60,000           | 60,000                 | -                                      | 0%         | 60,000                 | 60,000                  | -               | 0%         |
| 60230       | Tree Trimming  | 31,000           | 31,000                 | -                                      | 0%         | 31,000                 | 31,000                  | -               | 0%         |
| 60231       | Other Landscape Maintenance; Non-Contracted, Contingency                       | 80,000           | 80,000                 | -                                      | 0%         | 80,000                 | 80,000                  | -               | 0%         |
|             | <b>Subtotal Non-Contracted Landscaping</b>                                     | <b>341,000</b>   | <b>321,000</b>         | <b>(20,000)</b>                        | <b>-6%</b> | <b>321,000</b>         | <b>341,000</b>          | <b>(20,000)</b> | <b>-6%</b> |
|             |  |                  |                        |  |            | 20%                    | 21%                     |                 | 0%         |
| <b>EAST</b> | <b>IRRIGATION FOR MASTER LANDSCAPING</b>                                       |                  |                        |  |            |                        |                         |                 |            |
| 60250       | Monthly Meter Charge   | 9,192            | 9,192                  | -                                      | 0%         | 9,192                  | 9,192                   | -               | 0%         |
| 60255       | Utilization  | 320,000          | 320,000                | -                                      | 0%         | 320,000                | 320,000                 | -               | 0%         |
|             | <b>Subtotal Irrigation</b>   | <b>329,192</b>   | <b>329,192</b>         | <b>-</b>                               | <b>0%</b>  | <b>329,192</b>         | <b>329,192</b>          | <b>-</b>        | <b>0%</b>  |
|             |  |                  |                        |  |            | 21%                    | 20%                     |                 | 0%         |
| <b>EAST</b> | <b>ENVIRONMENTAL</b>   |                  |                        |  |            |                        |                         |                 |            |
| 60300       | Lake maintenance for the lakes outside communities                             | 30,000           | 30,000                 | -                                      | 0%         | 30,000                 | 30,000                  | -               | 0%         |
| 60340       | Aquatic Plantings  | 10,000           | 10,000                 | -                                      | 0%         | 10,000                 | 10,000                  | -               | 0%         |
| 60350       | Conservation/Preserve Areas Exotic Species Removal & Maintenance               | 80,000           | 80,000                 | -                                      | 0%         | 80,000                 | 80,000                  | -               | 0%         |
|             | <b>Subtotal Environmental</b>  | <b>120,000</b>   | <b>120,000</b>         | <b>-</b>                               | <b>0%</b>  | <b>120,000</b>         | <b>120,000</b>          | <b>-</b>        | <b>0%</b>  |
|             |  |                  |                        |  |            | 8%                     | 7%                      |                 | 0%         |
| <b>EAST</b> | <b>UTILITIES</b>   |                  |                        |  |            |                        |                         |                 |            |
| 60400       | FLORIDA POWER & LIGHT  | 2,060            | 2,060                  | -                                      | 0%         | 2,060                  | 2,060                   | -               | 0%         |
|             | <b>Subtotal Utilities</b>  | <b>2,060</b>     | <b>2,060</b>           | <b>-</b>                               | <b>0%</b>  | <b>2,060</b>           | <b>2,060</b>            | <b>-</b>        | <b>0%</b>  |
|             |  |                  |                        |  |            | 0%                     | 0%                      |                 | 0%         |
|             | <b>OTHER MAINTENANCE: EAST SECTOR</b>  |                  |                        |  |            |                        |                         |                 |            |
| 60600       | Roads and sidewalks  | 2,000            | 2,000                  | -                                      | 0%         | 2,000                  | 2,000                   | -               | 0%         |
| 60610       | Stormwater System & Drainage   | 30,000           | 50,000                 | 20,000                                 | 67%        | 50,000                 | 30,000                  | 20,000          | 40%        |
| 60611       | Storm Damage and Clean Up  | 30,000           | 30,000                 | -                                      | 0%         | 30,000                 | 30,000                  | -               | 0%         |
| 60620       | Sanitary Sewer   | 5,000            | 5,000                  | -                                      | 0%         | 5,000                  | 5,000                   | -               | 0%         |
| 60640       | Hardscapes   | 20,000           | 20,000                 | -                                      | 0%         | 20,000                 | 20,000                  | -               | 0%         |
| 60645       | Signs  | 25,000           | 25,000                 | -                                      | 0%         | 25,000                 | 25,000                  | -               | 0%         |
| 60650       | Miscellaneous Maintenance  | 5,000            | 5,000                  | -                                      | 0%         | 5,000                  | 5,000                   | -               | 0%         |
|             | <b>Subtotal</b>  | <b>117,000</b>   | <b>137,000</b>         | <b>20,000</b>                          | <b>17%</b> | <b>137,000</b>         | <b>117,000</b>          | <b>20,000</b>   | <b>15%</b> |
|             |  |                  |                        |  |            | 9%                     | 7%                      |                 | 0%         |
| <b>EAST</b> | <b>TOTAL EAST SECTOR</b>   | <b>1,645,311</b> | <b>1,595,359</b>       | <b>(49,952)</b>                        | <b>-3%</b> | <b>1,595,359</b>       | <b>1,645,311</b>        | <b>(49,952)</b> | <b>-3%</b> |

| Acct# | EXPENSES   | Budget<br>FY2026 | PROPOSED<br>Budget FY2027 | PROPOSED FY2026<br>Budget vs. Budget 2025 | ESTIMATED<br>BUILDOUT<br>(B) | Prior<br>Buildout<br>Estimate | \$ Change | % Change  |
|-------|--|------------------|---------------------------|---|------------------------------|-------------------------------|-----------|-----------|
| NW    | <b>NORTHWEST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL</b>   |                  |                           |   |                              |                               |           |           |
|       | <i>Area identified as to the east of LWR Blvd, north of SR 70, south of SR 64 and west of Lorraine Rd.</i> |                  |                           |   |                              |                               |           |           |
|       | <b>MASTER LANDSCAPING &amp; IRRIGATION MAINTENANCE CONTRACTS*</b>  |                  |                           |   |                              |                               |           |           |
| 60144 | NW Sector - East Contract  | 283,024          | 283,024                   | - 0%                                      | 283,024                      | 283,024                       | -         | 0%        |
| 60145 | NW Sector - West Contract  | 291,583          | 291,583                   | - 0%                                      | 291,583                      | 291,583                       | (0)       | 0%        |
| 60113 | Kent Lake & Lake Bank Maintenance  | 60,000           | 60,000                    | - 0%                                      | 60,000                       | 60,000                        | -         | 0%        |
| 60118 | Lake Bank mowing   | 34,000           | 34,000                    | - 0%                                      | 34,000                       | 34,000                        | -         | 0%        |
| 60141 | Silver Falls Run   | 40,000           | 40,000                    | - 0%                                      | 40,000                       | 40,000                        | -         | 0%        |
| 60146 | Crossland Trail  | 33,000           | 33,000                    | - 0%                                      | 33,000                       | 33,000                        | -         | 0%        |
| 60147 | Newhaven Blvd.   | 35,000           | 35,000                    | - 0%                                      | 35,000                       | 35,000                        | -         | 0%        |
|       | <b>Subtotal Landscape Maintenance Contracts</b>  | <b>776,607</b>   | <b>776,607</b>            | <b>- 0%</b>                               | <b>776,607</b>               | <b>776,607</b>                | <b>-</b>  | <b>0%</b> |
|       |  |                  |                           |   | 39%                          | 39%                           |           | 0%        |
| NW    | <b>NON CONTRACTED LANDSCAPING &amp; IRRIGATION REPAIRS</b>   |                  |                           |   |                              |                               |           |           |
| 60200 | Irrigation Repairs   | 130,000          | 130,000                   | - 0%                                      | 130,000                      | 130,000                       | -         | 0%        |
| 60210 | Plant replacement  | 84,000           | 84,000                    | - 0%                                      | 84,000                       | 84,000                        | -         | 0%        |
| 60215 | Mulching   | 105,000          | 105,000                   | - 0%                                      | 105,000                      | 105,000                       | -         | 0%        |
| 60230 | Tree Trimming  | 75,000           | 75,000                    | - 0%                                      | 75,000                       | 75,000                        | -         | 0%        |
| 60231 | Other Landscape Maintenance; Non-Contracted, Contingency   | 125,000          | 125,000                   | - 0%                                      | 125,000                      | 125,000                       | -         | 0%        |
|       | <b>Subtotal Non-Contracted Landscaping</b>   | <b>519,000</b>   | <b>519,000</b>            | <b>- 0%</b>                               | <b>519,000</b>               | <b>519,000</b>                | <b>-</b>  | <b>0%</b> |
|       |  |                  |                           |   | 26%                          | 27%                           |           | 0%        |
| NW    | <b>IRRIGATION FOR MASTER LANDSCAPING</b>   |                  |                           |   |                              |                               |           |           |
| 60250 | Monthly Meter Charge   | 9,192            | 9,192                     | - 0%                                      | 9,192                        | 9,192                         | -         | 0%        |
| 60255 | Utilization  | 310,000          | 310,000                   | - 0%                                      | 310,000                      | 310,000                       | -         | 0%        |
|       | <b>Subtotal Irrigation</b>   | <b>319,192</b>   | <b>319,192</b>            | <b>- 0%</b>                               | <b>319,192</b>               | <b>319,192</b>                | <b>-</b>  | <b>0%</b> |
|       |  |                  |                           |   | 16%                          | 18%                           |           | 0%        |
| NW    | <b>ENVIRONMENTAL</b>   |                  |                           |   |                              |                               |           |           |
| 60300 | Lake maintenance for the lakes outside communities   | 50,000           | 50,000                    | - 0%                                      | 50,000                       | 50,000                        | -         | 0%        |
| 60340 | Aquatic Plantings  | 15,000           | 15,000                    | - 0%                                      | 15,000                       | 15,000                        | -         | 0%        |
| 60350 | Conservation/Preserve Areas Exotic Species Removal & Maintenance   | 80,000           | 80,000                    | - 0%                                      | 80,000                       | 80,000                        | -         | 0%        |
|       | <b>Subtotal Environmental</b>  | <b>145,000</b>   | <b>145,000</b>            | <b>- 0%</b>                               | <b>145,000</b>               | <b>145,000</b>                | <b>-</b>  | <b>0%</b> |
|       |  |                  |                           |   | 7%                           | 9%                            |           | 0%        |
| NW    | <b>UTILITIES (Estimated via historical usage and projected additional area)</b>                            |                  |                           |   |                              |                               |           |           |
| 60400 | FLORIDA POWER & LIGHT  | 900              | 900                       | - 0%                                      | 900                          | 900                           | -         | 0%        |
| 60420 | PEACE RIVER  | 24,000           | 24,000                    | - 0%                                      | 24,000                       | 24,000                        | -         | 0%        |
|       | <b>Subtotal Utilities</b>  | <b>24,900</b>    | <b>24,900</b>             | <b>- 0%</b>                               | <b>24,900</b>                | <b>24,900</b>                 | <b>-</b>  | <b>0%</b> |
|       |  |                  |                           |   | 1%                           | 1%                            |           | 0%        |
|       | <b>OTHER MAINTENANCE: NW SECTOR</b>  |                  |                           |   |                              |                               |           |           |
| 60610 | Stormwater System & Drainage   | 50,000           | 50,000                    | - 0%                                      | 50,000                       | 50,000                        | -         | 0%        |
| 60611 | Storm Damage and Clean Up  | 50,000           | 50,000                    | - 0%                                      | 50,000                       | 50,000                        | -         | 0%        |
| 60620 | Sanitary Sewer   | 20,000           | 20,000                    | - 0%                                      | 20,000                       | 20,000                        | -         | 0%        |
| 60640 | Hardscapes   | 40,000           | 40,000                    | - 0%                                      | 40,000                       | 40,000                        | -         | 0%        |
| 60645 | Signs  | 40,000           | 40,000                    | - 0%                                      | 40,000                       | 40,000                        | -         | 0%        |
| 60650 | Miscellaneous Maintenance  | 15,000           | 15,000                    | - 0%                                      | 15,000                       | 15,000                        | -         | 0%        |
|       | <b>Subtotal Other Maintenance</b>  | <b>215,000</b>   | <b>215,000</b>            | <b>- 0%</b>                               | <b>215,000</b>               | <b>215,000</b>                | <b>-</b>  | <b>0%</b> |
|       | Central Park Utility Turnover (Central Park Residents Only)  | 24,780           | \$24,780                  | \$0                                       | 24,780                       | 24780                         | -         | 0%        |
|       | Central Park Utility Turnover (Landowner Contribution)   | 24,780           | \$24,780                  | \$0                                       | 24,780                       | 24780                         | -         | 0%        |
| NW    | <b>TOTAL NORTHWEST SECTOR (Minus Central Park Utility Turnover)</b>  | <b>1,999,699</b> | <b>1,999,699</b>          | <b>- 0%</b>                               | <b>1,999,699</b>             | <b>1,999,699</b>              | <b>-</b>  | <b>0%</b> |

| Acct# | EXPENSES  | Budget FY2026    | PROPOSED Budget FY2027 | PROPOSED FY2026 Budget vs. Budget 2025 |           | ESTIMATED BUILDOUT (B) | Prior Buildout Estimate | \$ Change | % Change  |
|-------|---|------------------|------------------------|--|-----------|------------------------|-------------------------|-----------|-----------|
| NE    | <b>NORTHEAST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL</b>  |                  |                        |  |           |                        |                         |           |           |
|       | <i>Area identified as to the east of Lorraine Rd., north of SR 70, south of SR 64 and west to Bourneside.</i> |                  |                        |  |           |                        |                         |           |           |
|       | <b>MASTER LANDSCAPING &amp; IRRIGATION MAINTENANCE*</b>   |                  |                        |  |           |                        |                         |           |           |
| 60119 | Post Blvd & SR70 Intersection   | 35,000           | 35,000                 | -                                      | 0%        | 35,000                 | 35,000                  | -         | 0%        |
| 60130 | 59th Avenue Lorraine Rd to Post Blvd  | 6,200            | 6,200                  | -                                      | 0%        | 6,200                  | 6,200                   | -         | 0%        |
| 60132 | Uihlein Road  | 158,000          | 158,000                | -                                      | 0%        | 158,000                | 158,000                 | -         | 0%        |
| 60134 | Lorraine Corners  | 94,000           | 94,000                 | -                                      | 0%        | 94,000                 | 94,000                  | -         | 0%        |
| 60136 | Academic & Lighterwood Trail  | 45,000           | 45,000                 | -                                      | 0%        | 45,000                 | 45,000                  | -         | 0%        |
| 60140 | 44th Ave from Lorraine to Bourneside  | 155,000          | 155,000                | -                                      | 0%        | 155,000                | 155,000                 | -         | 0%        |
| 60145 | Post Blvd. from 59th Ave to Rangeland Pkwy.   | 40,000           | 40,000                 | -                                      | 0%        | 40,000                 | 40,000                  | -         | 0%        |
| 60146 | Uihlein Rd.; 44th Ave. to SR64  | 50,000           | 50,000                 | -                                      | 0%        | 50,000                 | 50,000                  | -         | 0%        |
| 60147 | Rangeland Pkwy.; Uihlein Rd. to Bourneside Blvd.  | 120,000          | 120,000                | -                                      | 0%        | 120,000                | 120,000                 | -         | 0%        |
| 60148 | Bourneside Blvd.; Rangeland to SR64   | 135,000          | 135,000                | -                                      | 0%        | 135,000                | 135,000                 | -         | 0%        |
| 60149 | Rangeland Pkwy.; Lorraine Rd. to Uihlein Rd.  | 84,000           | 84,000                 | -                                      | 0%        | 84,000                 | 84,000                  | -         | 0%        |
|       | <b>Subtotal Landscape Maintenance Contracts</b>   | <b>922,200</b>   | <b>922,200</b>         | -                                      | <b>0%</b> | <b>922,200</b>         | <b>922,200</b>          | -         | <b>0%</b> |
| NE    | <b>NON CONTRACTED LANDSCAPING &amp; IRRIGATION REPAIRS</b>  |                  |                        |  |           |                        |                         |           |           |
| 60200 | Irrigation Repairs  | 50,000           | 50,000                 | -                                      | 0%        | 50,000                 | 50,000                  | -         | 0%        |
| 60210 | Plant replacement   | 63,000           | 63,000                 | -                                      | 0%        | 63,000                 | 63,000                  | -         | 0%        |
| 60215 | Mulching  | 84,000           | 84,000                 | -                                      | 0%        | 84,000                 | 84,000                  | -         | 0%        |
| 60230 | Tree Trimming   | 50,400           | 50,400                 | -                                      | 0%        | 50,400                 | 50,400                  | -         | 0%        |
| 60231 | Other Landscape Maintenance; Non-Contracted, Contingency  | 83,000           | 83,000                 | -                                      | 0%        | 83,000                 | 83,000                  | -         | 0%        |
|       | <b>Subtotal Non-Contracted Landscaping</b>  | <b>330,400</b>   | <b>330,400</b>         | -                                      | <b>0%</b> | <b>330,400</b>         | <b>330,400</b>          | -         | <b>0%</b> |
| NE    | <b>IRRIGATION FOR MASTER LANDSCAPING</b>  |                  |                        |  |           |                        |                         |           |           |
| 60250 | Monthly Meter Charge  | 9,192            | 9,192                  | -                                      | 0%        | 9,192                  | 9,192                   | -         | 0%        |
| 60255 | Utilization   | 200,000          | 200,000                | -                                      | 0%        | 200,000                | 200,000                 | -         | 0%        |
|       | <b>Subtotal Irrigation</b>  | <b>209,192</b>   | <b>209,192</b>         | -                                      | <b>0%</b> | <b>209,192</b>         | <b>209,192</b>          | -         | <b>0%</b> |
| NE    | <b>ENVIRONMENTAL</b>  |                  |                        |  |           |                        |                         |           |           |
| 60300 | Lake maintenance for the lakes outside communities  | 40,000           | 40,000                 | -                                      | 0%        | 40,000                 | 40,000                  | -         | 0%        |
| 60340 | Aquatic Plantings   | 10,000           | 10,000                 | -                                      | 0%        | 10,000                 | 10,000                  | -         | 0%        |
| 60350 | Conservation/Preserve Areas Exotic Species Removal & Maintenance  | 80,000           | 80,000                 | -                                      | 0%        | 80,000                 | 80,000                  | -         | 0%        |
|       | <b>Subtotal Environmental</b>   | <b>130,000</b>   | <b>130,000</b>         | -                                      | <b>0%</b> | <b>130,000</b>         | <b>130,000</b>          | -         | <b>0%</b> |
| NE    | <b>UTILITIES (Estimated via historical usage and projected additional area)</b>                               |                  |                        |  |           |                        |                         |           |           |
| 60420 | PEACE RIVER   | 15,000           | 15,000                 | -                                      | 0%        | 15,000                 | 15,000                  | -         | 0%        |
|       | <b>Subtotal Utilities</b>   | <b>15,000</b>    | <b>15,000</b>          | -                                      | <b>0%</b> | <b>15,000</b>          | <b>15,000</b>           | -         | <b>0%</b> |
| NE    | <b>OTHER MAINTENANCE: NE SECTOR</b>   |                  |                        |  |           |                        |                         |           |           |
| 60610 | Stormwater System & Drainage  | 50,000           | 50,000                 | -                                      | 0%        | 50,000                 | 50,000                  | -         | 0%        |
| 60611 | Storm Damage and Clean Up   | 50,000           | 50,000                 | -                                      | 0%        | 50,000                 | 50,000                  | -         | 0%        |
| 60620 | Sanitary Sewer  | 5,000            | 5,000                  | -                                      | 0%        | 5,000                  | 5,000                   | -         | 0%        |
| 60640 | Hardscapes  | 10,000           | 10,000                 | -                                      | 0%        | 10,000                 | 10,000                  | -         | 0%        |
| 60645 | Signs   | 20,000           | 20,000                 | -                                      | 0%        | 20,000                 | 20,000                  | -         | 0%        |
| 60650 | Miscellaneous Maintenance   | 1,200            | 1,200                  | -                                      | 0%        | 1,200                  | 1,200                   | -         | 0%        |
|       | <b>Subtotal</b>   | <b>136,200</b>   | <b>136,200</b>         | -                                      | <b>0%</b> | <b>136,200</b>         | <b>136,200</b>          | -         | <b>0%</b> |
|       | <b>TOTAL EXPENSES NORTHEAST SECTOR</b>  | <b>1,742,992</b> | <b>1,742,992</b>       | -                                      | <b>0%</b> | <b>1,742,992</b>       | <b>1,742,992</b>        | -         | <b>0%</b> |

| Acct# | EXPENSES  | Budget FY2026    | PROPOSED Budget FY2027 | PROPOSED FY2026 Budget vs. Budget 2025 |           | ESTIMATED BUILDOUT (B) | Prior Buildout Estimate | \$ Change | % Change  |
|-------|---|------------------|------------------------|--|-----------|------------------------|-------------------------|-----------|-----------|
|       | <b>SARASOTA SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL</b>                     |                  |                        |  |           |                        |                         |           |           |
|       | <i>Area identified as Sarasota County lands within the District</i>                 |                  |                        |  |           |                        |                         |           |           |
|       | INFLATIONARY FACTOR   |                  |                        |  |           |                        |                         |           |           |
|       | <b>SRQ MASTER LANDSCAPING &amp; IRRIGATION REPAIRS CONTRACTS*</b>                   |                  |                        |  |           |                        |                         |           |           |
| 60101 | Deer Drive from U.Pkwy. to LWR Blvd.  | 140,000          | 140,000                | -                                      | 0%        | 140,000                | 140,000                 | -         | 0%        |
| 60102 | Lorraine Road from U.Pkwy. to Southern Boundary                                     | 168,504          | 168,504                | -                                      | 0%        | 168,504                | 168,504                 | -         | 0%        |
| 60103 | LWR Blvd. from Communications Pkwy. to Southern Boundary                            | 123,000          | 123,000                | -                                      | 0%        | 123,000                | 123,000                 | -         | 0%        |
| 60104 | Lorraine Road; South Boundary to Fruitville Road                                    | 90,000           | 90,000                 | -                                      | 0%        | 90,000                 | 90,000                  | -         | 0%        |
| 60105 | Blythe Ave., Cannon St., and Lucent Pl.   | 30,000           | 30,000                 | -                                      | 0%        | 30,000                 | 30,000                  | -         | 0%        |
| 60107 | Blue Lake Road  | 150,000          | 150,000                | -                                      | 0%        | 150,000                | 150,000                 | -         | 0%        |
| 60108 | Pine Warbler Place  | 12,000           | 12,000                 | -                                      | 0%        | 12,000                 | 12,000                  | -         | 0%        |
|       | <b>Subtotal Landscape Maintenance Contracts</b>                                     | <b>713,504</b>   | <b>713,504</b>         | -                                      | <b>0%</b> | <b>713,504</b>         | <b>713,504</b>          | -         | <b>0%</b> |
|       |   |                  |                        |  |           | 40.20%                 | 40%                     |           | 0%        |
|       | <b>SRQ NON CONTRACTED LANDSCAPING &amp; IRRIGATION REPAIRS</b>                      |                  |                        |  |           |                        |                         |           |           |
| 60200 | Irrigation Repairs  | 70,000           | 70,000                 | -                                      | 0%        | 70,000                 | 70,000                  | -         | 0%        |
| 60210 | Plant replacement   | 100,000          | 100,000                | -                                      | 0%        | 100,000                | 100,000                 | -         | 0%        |
| 60215 | Mulching  | 80,000           | 80,000                 | -                                      | 0%        | 80,000                 | 80,000                  | -         | 0%        |
| 60230 | Tree Trimming   | 60,000           | 60,000                 | -                                      | 0%        | 60,000                 | 60,000                  | -         | 0%        |
| 60231 | Other Landscape Maintenance; Non-Contracted, Contingency                            | 100,000          | 100,000                | -                                      | 0%        | 100,000                | 100,000                 | -         | 0%        |
|       | <b>Subtotal Non-Contracted Landscaping</b>  | <b>410,000</b>   | <b>410,000</b>         | -                                      | <b>0%</b> | <b>410,000</b>         | <b>410,000</b>          | -         | <b>0%</b> |
|       |   |                  |                        |  |           | 23.10%                 | 23.10%                  |           | 0%        |
|       | <b>SRQ IRRIGATION FOR MASTER LANDSCAPING</b>  |                  |                        |  |           |                        |                         |           |           |
| 60250 | Monthly Meter Charge  | 9,500            | 9,500                  | -                                      | 0%        | 9,500                  | 9,500                   | -         | 0%        |
| 60255 | Utilization   | 220,000          | 220,000                | -                                      | 0%        | 220,000                | 220,000                 | -         | 0%        |
|       | <b>Subtotal Irrigation</b>  | <b>229,500</b>   | <b>229,500</b>         | -                                      | <b>0%</b> | <b>229,500</b>         | <b>229,500</b>          | -         | <b>0%</b> |
|       |   |                  |                        |  |           | 12.93%                 | 12.93%                  |           | 0%        |
|       | <b>SRQ ENVIRONMENTAL</b>  |                  |                        |  |           |                        |                         |           |           |
| 60300 | Lake maintenance for the lakes outside communities                                  | 50,000           | 50,000                 | -                                      | 0%        | 50,000                 | 50,000                  | -         | 0%        |
| 60340 | Aquatic Plantings   | 6,000            | 6,000                  | -                                      | 0%        | 6,000                  | 6,000                   | -         | 0%        |
| 60350 | Conservation/Preserve Areas Exotic Species Removal & Maintenance                    | 80,000           | 80,000                 | -                                      | 0%        | 80,000                 | 80,000                  | -         | 0%        |
|       | <b>Subtotal Environmental</b>   | <b>136,000</b>   | <b>136,000</b>         | -                                      | <b>0%</b> | <b>136,000</b>         | <b>136,000</b>          | -         | <b>0%</b> |
|       |   |                  |                        |  |           | 7.66%                  | 7.66%                   |           |           |
|       | <b>SRQ UTILITIES (Estimated via historical usage and projected additional area)</b> |                  |                        |  |           |                        |                         |           |           |
| 60400 | FLORIDA POWER & LIGHT   | 35,000           | 35,000                 | -                                      | 0%        | 35,000                 | 35,000                  | -         | 0%        |
|       | <b>Subtotal Utilities</b>   | <b>35,000</b>    | <b>35,000</b>          | -                                      | <b>0%</b> | <b>35,000</b>          | <b>35,000</b>           | -         | <b>0%</b> |
|       |   |                  |                        |  |           | 1.97%                  | 1.97%                   |           |           |
|       | <b>SRQ OTHER MAINTENANCE:</b>   |                  |                        |  |           |                        |                         |           |           |
| 60610 | Stormwater System & Drainage  | 50,000           | 50,000                 | -                                      | 0%        | 50,000                 | 50,000                  | -         | 0%        |
| 60611 | Storm Damage and Clean Up   | 50,000           | 50,000                 | -                                      | 0%        | 50,000                 | 50,000                  | -         | 0%        |
| 60620 | Sanitary Sewer  | 6,000            | 6,000                  | -                                      | 0%        | 6,000                  | 6,000                   | -         | 0%        |
| 60635 | Water Taxi - Operation, Maint & Insurance   | 50,000           | 50,000                 | -                                      | 0%        | 50,000                 | 50,000                  | -         | 0%        |
| 60640 | Hardscapes  | 40,000           | 40,000                 | -                                      | 0%        | 40,000                 | 40,000                  | -         | 0%        |
| 60645 | Signs   | 40,000           | 40,000                 | -                                      | 0%        | 40,000                 | 40,000                  | -         | 0%        |
| 60650 | Miscellaneous Maintenance   | 15,000           | 15,000                 | -                                      | 0%        | 15,000                 | 15,000                  | -         | 0%        |
|       | <b>Subtotal</b>   | <b>251,000</b>   | <b>251,000</b>         | -                                      | <b>0%</b> | <b>251,000</b>         | <b>251,000</b>          | -         | <b>0%</b> |
|       |   |                  |                        |  |           | 14%                    | 14%                     |           |           |
|       | <b>TOTAL SARASOTA SECTOR</b>  | <b>1,775,004</b> | <b>1,775,004</b>       | -                                      | <b>0%</b> | <b>1,775,004</b>       | <b>1,775,004</b>        | -         | <b>0%</b> |
|       |   |                  |                        |  |           | <b>100%</b>            | <b>100%</b>             |           | <b>0%</b> |

| Acct# | EXPENSES  | Budget FY2026  | PROPOSED Budget FY2027 | PROPOSED FY2026 Budget vs. Budget 2025 | ESTIMATED BUILDOUT (B) | Prior Buildout Estimate | \$ Change       | % Change    |
|-------|---|----------------|------------------------|--|------------------------|-------------------------|-----------------|-------------|
|       | <b>TAYLOR SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL</b>                       |                |                        |  |                        |                         |                 |             |
|       | <i>Area identified as North of SR70 and East of Bourmeside in Manatee County</i>    |                |                        |  |                        |                         |                 |             |
|       | <b>TAY MASTER LANDSCAPING &amp; IRRIGATION REPAIRS CONTRACTS*</b>                   |                |                        |  |                        |                         |                 |             |
| 60150 | Rangeland - East of Bourmeside  | 100,000        | 100,000                | -                                      | 100,000                | 100,000                 | -               | 0%          |
| 60151 | 44th Avenue East - East of Bourmeside   | 100,000        | 100,000                | -                                      | 100,000                | 100,000                 | -               | 0%          |
| 60152 | Bourmeside - SR 64 to Taylor Creek  | 130,000        | 100,000                | (30,000)                               | 200,000                | 200,000                 | -               | 0%          |
| 60153 | Taylor Landscape Berm   | 15             | 150,000                | 149,985                                | 150,000                | 200,000                 | (50,000)        | -33%        |
|       | <b>Subtotal Landscape Maintenance Contracts</b>                                     | <b>330,015</b> | <b>450,000</b>         | <b>119,985</b>                         | <b>550,000</b>         | <b>600,000</b>          | <b>(50,000)</b> | <b>-9%</b>  |
|       |   |                |                        |  | 30.99%                 | 34%                     |                 | 0%          |
|       | <b>TAY NON CONTRACTED LANDSCAPING &amp; IRRIGATION REPAIRS</b>                      |                |                        |  |                        |                         |                 |             |
| 60200 | Irrigation Repairs  | 30,000         | 30,000                 | -                                      | 50,000                 | 60,000                  | (10,000)        | -20%        |
| 60210 | Plant replacement   | 10,000         | 10,000                 | -                                      | 30,000                 | 60,000                  | (30,000)        | -100%       |
| 60215 | Mulching  | 10,000         | 10,000                 | -                                      | 40,000                 | 40,000                  | -               | 0%          |
| 60230 | Tree Trimming   | 10,000         | 10,000                 | -                                      | 30,000                 | 30,000                  | -               | 0%          |
| 60231 | Other Landscape Maintenance; Non-Contracted, Contingency                            | 20,000         | 20,000                 | -                                      | 60,000                 | 60,000                  | -               | 0%          |
|       | <b>Subtotal Non-Contracted Landscaping</b>  | <b>80,000</b>  | <b>80,000</b>          | <b>-</b>                               | <b>210,000</b>         | <b>250,000</b>          | <b>(40,000)</b> | <b>-19%</b> |
|       |   |                |                        |  | 11.83%                 | 14.08%                  |                 | 0%          |
|       | <b>TAY IRRIGATION FOR MASTER LANDSCAPING</b>  |                |                        |  |                        |                         |                 |             |
| 60250 | Monthly Meter Charge  | 9,500          | 9,500                  | -                                      | 9,500                  | 9,500                   | -               | 0%          |
| 60255 | Utilization   | 200,000        | 200,000                | -                                      | 200,000                | 200,000                 | -               | 0%          |
|       | <b>Subtotal Irrigation</b>  | <b>209,500</b> | <b>209,500</b>         | <b>-</b>                               | <b>209,500</b>         | <b>209,500</b>          | <b>-</b>        | <b>0%</b>   |
|       |   |                |                        |  | 11.80%                 | 11.80%                  |                 | 0%          |
|       | <b>TAY ENVIRONMENTAL</b>  |                |                        |  |                        |                         |                 |             |
| 60300 | Lake maintenance for the lakes outside communities                                  |                |                        | -                                      | 45,000                 | 40,000                  | 5,000           | 11%         |
| 60340 | Aquatic Plantings   |                |                        | -                                      | 30,000                 | 30,000                  | -               | 0%          |
| 60350 | Conservation/Preserve Areas Exotic Species Removal & Maintenance                    | 10,000         | 10,000                 | -                                      | 40,000                 | 40,000                  | -               | 0%          |
|       | <b>Subtotal Environmental</b>   | <b>10,000</b>  | <b>10,000</b>          | <b>-</b>                               | <b>115,000</b>         | <b>110,000</b>          | <b>5,000</b>    | <b>4%</b>   |
|       |   |                |                        |  | 6.48%                  | 6.20%                   |                 |             |
|       | <b>TAY UTILITIES (Estimated via historical usage and projected additional area)</b> |                |                        |  |                        |                         |                 |             |
| 60420 | PEACE RIVER   | 10,000         | 10,000                 | -                                      | 30,000                 | 30,000                  | -               | 0%          |
|       | <b>Subtotal Utilities</b>   | <b>10,000</b>  | <b>10,000</b>          | <b>-</b>                               | <b>30,000</b>          | <b>30,000</b>           | <b>-</b>        | <b>0%</b>   |
|       |   |                |                        |  | 1.69%                  | 1.69%                   |                 |             |
|       | <b>TAY OTHER MAINTENANCE:</b>   |                |                        |  |                        |                         |                 |             |
| 60610 | Stormwater System & Drainage  | 10,000         | 10,000                 | -                                      | 50,000                 | 50,000                  | -               | 0%          |
| 60611 | Storm Damage and Clean Up   | 50,000         | 50,000                 | -                                      | 50,000                 | 50,000                  | -               | 0%          |
| 60620 | Sanitary Sewer  |                |                        | -                                      | 6,000                  | 6,000                   | -               | 0%          |
| 60640 | Hardscapes  |                |                        | -                                      | 40,000                 | 40,000                  | -               | 0%          |
| 60645 | Signs   | 10,000         | 10,000                 | -                                      | 40,000                 | 40,000                  | -               | 0%          |
| 60650 | Miscellaneous Maintenance   |                |                        | -                                      | 15,000                 | 15,000                  | -               | 0%          |
|       | <b>Subtotal</b>   | <b>70,000</b>  | <b>70,000</b>          | <b>-</b>                               | <b>201,000</b>         | <b>201,000</b>          | <b>-</b>        | <b>0%</b>   |
|       |   |                |                        |  | 15%                    | 0.14352017              |                 |             |
|       | <b>TOTAL TAYLOR SECTOR</b>  | <b>709,515</b> | <b>829,500</b>         | <b>119,985</b>                         | <b>1,315,500</b>       | <b>1,400,500</b>        | <b>(85,000)</b> | <b>-6%</b>  |

| Acct# | EXPENSES  | Budget FY2026  | PROPOSED Budget FY2027 | PROPOSED FY2026 Budget vs. Budget 2025 | ESTIMATED BUILDOUT (B) | Prior Buildout Estimate | \$ Change        | % Change   |
|-------|---|----------------|------------------------|--|------------------------|-------------------------|------------------|------------|
|       | <b>SOUTHEAST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL</b>                      |                |                        |  | 78%                    | 82%                     |                  | 0%         |
|       | <i>Area identified as South of University and Along Bourneside in Sarasota County</i> |                |                        |  |                        |                         |                  |            |
| SE    | <b>MASTER LANDSCAPING &amp; IRRIGATION REPAIRS CONTRACTS*</b>                         |                |                        |  |                        |                         |                  |            |
| 60150 | Bourneside - University to Fruitville   | 50,000         | 50,000                 | -                                      | 400,000                | 50,000                  | 350,000          | 88%        |
|       | University Parkway from Lorraine to Bourneside  |                | 100,000                |  | 150,000                | -                       |                  |            |
|       | <b>Subtotal Landscape Maintenance Contracts</b>                                       | <b>50,000</b>  | <b>150,000</b>         | <b>-</b>                               | <b>550,000</b>         | <b>50,000</b>           | <b>350,000</b>   | <b>64%</b> |
|       |   |                |                        |  | 30.99%                 | 3%                      |                  | 0%         |
| SE    | <b>NON CONTRACTED LANDSCAPING &amp; IRRIGATION REPAIRS</b>                            |                |                        |  |                        |                         |                  |            |
| 60200 | Irrigation Repairs  | 2,000          | 2,000                  | -                                      | 50,000                 |                         | 50,000           |            |
| 60210 | Plant replacement   | 2,000          | 2,000                  | -                                      | 100,000                |                         | 100,000          |            |
| 60215 | Mulching  |                |                        | -                                      | 80,000                 |                         | 80,000           |            |
| 60230 | Tree Trimming   |                |                        | -                                      | 60,000                 |                         | 60,000           |            |
| 60231 | Other Landscape Maintenance; Non-Contracted, Contingency                              |                |                        | -                                      | 100,000                |                         | 100,000          |            |
|       | <b>Subtotal Non-Contracted Landscaping</b>  | <b>4,000</b>   | <b>4,000</b>           | <b>-</b>                               | <b>390,000</b>         | <b>-</b>                | <b>390,000</b>   |            |
|       |   |                |                        |  | 21.97%                 | 0.00%                   |                  |            |
| SE    | <b>IRRIGATION FOR MASTER LANDSCAPING</b>  |                |                        |  |                        |                         |                  |            |
| 60250 | Monthly Meter Charge  | 2,000          | 2,000                  | -                                      | 2,000                  | 2,000                   | -                | 0%         |
| 60255 | Utilization   | 50,000         | 50,000                 | -                                      | 250,000                | 50,000                  | 200,000          | 80%        |
|       | <b>Subtotal Irrigation</b>  | <b>52,000</b>  | <b>52,000</b>          | <b>-</b>                               | <b>252,000</b>         | <b>52,000</b>           | <b>200,000</b>   | <b>79%</b> |
|       |   |                |                        |  | 14.20%                 | 2.93%                   |                  | 0%         |
| SE    | <b>ENVIRONMENTAL</b>  |                |                        |  |                        |                         |                  |            |
| 60300 | Lake maintenance for the lakes outside communities                                    |                |                        | -                                      | 50,000                 |                         |                  |            |
| 60340 | Aquatic Plantings   |                |                        | -                                      | 6,000                  |                         | 6,000            |            |
| 60350 | Conservation/Preserve Areas Exotic Species Removal & Maintenance                      |                |                        | -                                      | 80,000                 |                         | 80,000           |            |
|       | <b>Subtotal Environmental</b>   | <b>-</b>       | <b>-</b>               | <b>-</b>                               | <b>136,000</b>         | <b>-</b>                | <b>86,000</b>    |            |
|       |   |                |                        |  | 7.66%                  | 0.00%                   |                  |            |
| SE    | <b>UTILITIES (Estimated via historical usage and projected additional area)</b>       |                |                        |  |                        |                         |                  |            |
| 60400 | Florida Power & Light   | 10,000         | 10,000                 | -                                      | 135,000                | 10,000                  | 125,000          | 93%        |
|       | <b>Subtotal Utilities</b>   | <b>10,000</b>  | <b>10,000</b>          | <b>-</b>                               | <b>135,000</b>         | <b>10,000</b>           | <b>125,000</b>   | <b>93%</b> |
|       |   |                |                        |  | 7.61%                  | 0.56%                   |                  |            |
| SE    | <b>OTHER MAINTENANCE:</b>   |                |                        |  |                        |                         |                  |            |
| 60610 | Stormwater System & Drainage  |                |                        | -                                      | 50,000                 |                         | 50,000           |            |
| 60611 | Storm Damage and Clean Up   |                |                        | -                                      | 50,000                 |                         | 50,000           |            |
| 60620 | Sanitary Sewer  |                |                        | -                                      | 5,000                  |                         | 5,000            |            |
| 60640 | Hardscapes  |                |                        | -                                      | 10,000                 |                         | 10,000           |            |
| 60645 | Signs   | 2,000          | 2,000                  | -                                      | 2,000                  | 2,000                   | -                | 0%         |
| 60650 | Miscellaneous Maintenance   |                |                        | -                                      |                        |                         |                  |            |
|       | <b>Subtotal</b>   | <b>2,000</b>   | <b>2,000</b>           | <b>-</b>                               | <b>117,000</b>         | <b>2,000</b>            | <b>115,000</b>   | <b>98%</b> |
|       |   |                |                        |  | 7%                     | 0.01754386              |                  |            |
|       | <b>TOTAL SOUTHEAST SECTOR</b>   | <b>118,000</b> | <b>218,000</b>         | <b>-</b>                               | <b>1,580,000</b>       | <b>114,000</b>          | <b>1,266,000</b> | <b>80%</b> |

| Acct#    | EXPENSES   | Budget FY2026     | PROPOSED Budget FY2027 | PROPOSED FY2026 Budget vs. Budget 2025 |            | ESTIMATED BUILDOUT (B) | Prior Buildout Estimate | \$ Change        | % Change     |
|----------|--|-------------------|------------------------|--|------------|------------------------|-------------------------|------------------|--------------|
|          |  |                   |                        |  |            | 90%                    | 8%                      |                  | 0%           |
|          | <b>DISTRICT OPERATIONS AND MANAGEMENT APPORTIONED BY EDU'S</b> |                   |                        |  |            |                        |                         |                  |              |
|          | <b>A. PERSONNEL</b>  |                   |                        |  |            |                        |                         |                  |              |
| 60724    | Operations and Maintenance Management Fee - LWRD Personnel     | 180,000           | 180,000                | -                                      | 0%         | 180,000                | -                       | 180,000          |              |
|          | <b>Subtotal</b>  | <b>180,000</b>    | <b>180,000</b>         | <b>-</b>                               | <b>0%</b>  | <b>180,000</b>         | <b>-</b>                | <b>180,000</b>   |              |
|          | <b>B. OPERATIONS</b>   |                   |                        |  |            |                        |                         |                  |              |
| 60725    | Uniforms   | 5,000             | 5,000                  | -                                      | 0%         | 5,000                  | 5,000                   | -                | 0%           |
| 60730    | Job Materials  | 8,000             | 10,000                 | 2,000                                  | 25%        | 10,000                 | 20,000                  | (10,000)         | -100%        |
| 60735    | Phone/Radio  | 8,000             | 8,000                  | -                                      | 0%         | 8,000                  | 12,000                  | (4,000)          | -50%         |
| 60740    | Office Supplies  | 3,000             | 3,000                  | -                                      | 0%         | 3,000                  | 5,000                   | (2,000)          | -67%         |
| 60745    | Fuel & Oil   | 20,000            | 40,000                 | 20,000                                 | 100%       | 40,000                 | 50,000                  | (10,000)         | -25%         |
| 60750    | Equipment  | 10,000            | 60,000                 | 50,000                                 |            | 60,000                 | 10,000                  | 50,000           | 83%          |
| 60755    | Tools/Machinery  | 50,000            | 60,000                 | 10,000                                 | 20%        | 60,000                 | 50,000                  | 10,000           | 17%          |
| 60760    | Supplies   | 80,000            | 100,000                | 20,000                                 | 25%        | 100,000                | 80,000                  | 20,000           | 20%          |
| 60765    | Employment Advertising   | -                 | 1,000                  | 1,000                                  |            | 1,000                  | 2,000                   | (1,000)          | -100%        |
| 60770    | Miscellaneous Maintenance                                      | 40,000            | 40,000                 | -                                      | 0%         | 40,000                 | 40,000                  | -                | 0%           |
| 60770    | Maintenance Yard   | 5,000             | 10,000                 | 5,000                                  |            | 10,000                 | 24,000                  | (14,000)         | -140%        |
| 60780    | Vehicle R&M  | 6,000             | 20,000                 | 14,000                                 | 233%       | 20,000                 | 10,000                  | 10,000           | 50%          |
| 60781    | Vehicle  | 60,000            | 120,000                | 60,000                                 |            | 120,000                | 120,000                 | -                | 0%           |
| 60790    | Waste Management   | 5,000             | 1,000                  | (4,000)                                | -80%       | 1,000                  | 5,000                   | (4,000)          | -400%        |
|          | <b>Subtotal</b>  | <b>300,000</b>    | <b>478,000</b>         | <b>178,000</b>                         | <b>59%</b> | <b>478,000</b>         | <b>433,000</b>          | <b>45,000</b>    | <b>9%</b>    |
| C. 60785 | COMMUNITY SERVICES PARKS & AMENITIES ADMIN. FEE                | 424,980           | \$429,690              | \$4,710                                | 1%         | \$435,060              | \$395,808               | 39,252           | 9%           |
|          | <b>Total Operations and Management</b>                         | <b>904,980</b>    | <b>1,087,690</b>       | <b>182,710</b>                         | <b>20%</b> | <b>1,093,060</b>       | <b>828,808</b>          | <b>264,252</b>   | <b>24%</b>   |
|          | <b>PARKS &amp; FACILITIES; APPORTIONED BY EDU'S</b>            |                   |                        |  |            |                        |                         |                  |              |
| 60791    | Bob Gardner Park   | 360,000           | 390,000                | 30,000                                 | 8%         | 390,000                | 360,000                 | 30,000           | 8%           |
| 60792    | James L. Patton Park   | 130,000           | 150,000                | 20,000                                 | 15%        | 150,000                | 130,000                 | 20,000           | 13%          |
| 60793    | Roger Hill Park  | 60,000            | 60,000                 | -                                      | 0%         | 60,000                 | 60,000                  | -                | 0%           |
| 60794    | Silver Falls Park  | 30,000            | 30,000                 | -                                      | 0%         | 30,000                 | 30,000                  | -                | 0%           |
| 60795    | Waterside Place Park   | 230,000           | 350,000                | 120,000                                | 52%        | 350,000                | 230,000                 | 120,000          | 34%          |
| 60796    | Town Hall North  | 98,000            | 98,000                 | -                                      | 0%         | 98,000                 | 117,600                 | (19,600)         | -20%         |
| 60797    | Passive Parks (117th)  | 15,000            | 15,000                 | -                                      | 0%         | 15,000                 | 15,000                  | -                | 0%           |
| 60798    | University LWR Entrance  | 150,000           | 200,000                | 50,000                                 | 33%        | 200,000                | 150,000                 | 50,000           | 25%          |
| 60800    | Tunnel Park  | 25,000            | 25,000                 | -                                      | 0%         | 25,000                 | 25,000                  | -                | 0%           |
| 60104    | CDD Allocation - University Pkwy & Lorraine ROW Maintenance    | 25,000            | 25,000                 | -                                      | 0%         | 25,000                 | 30,000                  | (5,000)          | -20%         |
| 60802    | GIS Implementation & Maintenance                               | 350,000           | 350,000                | -                                      | 0%         | 350,000                | 350,000                 | -                | 0%           |
| 60799    | Trails   | 50,000            | 50,000                 | -                                      | 0%         | 50,000                 | 50,000                  | -                | 0%           |
| 60809    | LRS D Headquarters - Initial Purchase & Annual Debt Service    | 790,000           | 700,000                | (90,000)                               | 0%         | 700,000                | 200,000                 | 500,000          | 71%          |
|          | <b>Total Parks</b>   | <b>2,313,000</b>  | <b>2,443,000</b>       | <b>130,000</b>                         | <b>6%</b>  | <b>2,443,000</b>       | <b>1,747,600</b>        | <b>695,400</b>   | <b>28%</b>   |
|          | <b>TOTAL MAINTENANCE</b>                                       | <b>11,258,061</b> | <b>11,740,804</b>      | <b>382,743</b>                         | <b>3%</b>  | <b>13,594,174</b>      | <b>11,303,474</b>       | <b>824,700</b>   | <b>6%</b>    |
|          | <b>ADMINISTRATIVE</b>  |                   |                        |  |            |                        |                         |                  |              |
| 70000    | Insurance  | 85,000            | 100,000                | 15,000                                 | 18%        | 100,000                | 100,000                 | -                | 0%           |
| 70005    | Board Supervisors  | 12,000            | 12,000                 | -                                      | 0%         | 12,000                 | 12,000                  | -                | 0%           |
| 70010    | Meeting Advertising  | 11,060            | 11,060                 | -                                      | 0%         | 11,060                 | 20,000                  | (8,940)          | -81%         |
| 70030    | Engineering & Consulting                                       | 140,000           | 150,000                | 10,000                                 | 7%         | 150,000                | 140,000                 | 10,000           | 7%           |
| 70040    | Bond Agent Fees (Disclosure)                                   | 132,000           | 132,000                | -                                      | 0%         | 132,000                | 132,000                 | -                | 0%           |
| 70041    | Arbitrage Report   | 32,250            | 15,825                 | (16,425)                               |            | 15,825                 | 32,250                  | (16,425)         | -104%        |
| 70050    | Legal Fees   | 125,000           | 125,000                | -                                      | 0%         | 125,000                | 125,000                 | -                | 0%           |
| 70060    | Accounting   | 120,000           | 120,000                | -                                      | 0%         | 120,000                | 120,000                 | -                | 0%           |
| 70065    | Lien Book and Tax Roll   | 354,000           | 361,500                | 7,500                                  | 2%         | 361,500                | 425,000                 | (63,500)         | -18%         |
| 70070    | Annual Audit   | 30,000            | 35,000                 | 5,000                                  | 17%        | 35,000                 | 50,000                  | (15,000)         | -43%         |
| 70080    | Trustee  | 156,000           | 220,051                | 64,051                                 | 41%        | 220,051                | 156,000                 | 64,051           | 29%          |
| 70090    | Manager  | 200,000           | 200,000                | -                                      | 0%         | 200,000                | 200,000                 | -                | 0%           |
| 70120    | Postage  | 1,500             | 1,500                  | -                                      | 0%         | 1,500                  | 3,000                   | (1,500)          | -100%        |
| 70150    | Office Supplies  | 1,500             | 1,500                  | -                                      | 0%         | 1,500                  | 1,500                   | -                | 0%           |
| 70160    | Other Current Charges  | 5,000             | 5,000                  | -                                      | 0%         | 5,000                  | 10,629                  | (5,629)          | -113%        |
| 70170    | Dues, Licenses, Subscriptions, Training                        | 60,000            | 60,000                 | -                                      | 0%         | 60,000                 | 60,000                  | -                | 0%           |
| 70180    | Payroll & Payroll Tax Expense                                  | 1,569,411         | 1,681,438              | 112,027                                | 7%         | 2,222,726              | 2,088,294               | 134,432          | 6%           |
| 70182    | Cell Phone   | 1,000             | 1,500                  | 500                                    |            | 3,000                  | 3,000                   | -                | 0%           |
| 70183    | Healthcare   | -                 | -                      | -                                      |            | -                      | -                       | -                | 0%           |
| 70185    | Defined Employee Contribution Plan                             | 38,000            | 38,000                 | -                                      | 0%         | 46,000                 | 46,000                  | -                | 0%           |
|          | <b>TOTAL ADMINISTRATIVE</b>                                    | <b>3,073,721</b>  | <b>3,271,374</b>       | <b>197,653</b>                         | <b>6%</b>  | <b>3,822,162</b>       | <b>3,724,673</b>        | <b>97,489</b>    | <b>3%</b>    |
|          | <b>RESERVES</b>  | <b>985,308</b>    | <b>462,540</b>         | <b>(522,768)</b>                       |            | <b>462,540</b>         | <b>985,308</b>          | <b>(522,768)</b> | <b>-113%</b> |
|          | <b>EXPENSES GRAND TOTAL</b>                                    | <b>15,317,091</b> | <b>15,474,718</b>      | <b>57,629</b>                          | <b>0%</b>  | <b>17,878,876</b>      | <b>16,013,455</b>       | <b>399,421</b>   | <b>2%</b>    |

EXPENSES

Acct#

|   | Budget<br>FY2026  | PROPOSED<br>Budget FY2027 | PROPOSED FY2026<br>Budget vs. Budget 2025 |           | ESTIMATED<br>BUILDOUT<br>(B) | Prior<br>Buildout<br>Estimate | \$ Change        | % Change   |
|---|-------------------|---------------------------|---|-----------|------------------------------|-------------------------------|------------------|------------|
| <b>REVENUES - % FROM PLATTED LOTS</b>                         |                   |                           |   |           | 100%                         | 100%                          |                  | 0%         |
| ASSESSMENTS FROM PLATTED LOTS <sup>b</sup>                    | 13,561,126        | 13,824,188                | 263,062                                   | 2%        | 17,878,876                   | 16,013,455                    | 1,865,421        | 10%        |
| ASSESSMENTS FROM UNPLATTED                                    | 152,030           | \$506,689                 | 354,659                                   | 233%      |                              |                               | -                |            |
| LANDOWNER CONTRIBUTIONS (A) & CENTRAL PARK UTILITY TRANSFER   | 918,155           | 1,048,061                 | 129,906                                   | 14%       |                              |                               | -                |            |
| CARRY FORWARD (HQ)  | 590,000           |                           | (590,000)                                 | 0%        |                              |                               |                  |            |
| CENTRAL PARK UTILITY TRANSFER - ADDITIONAL ASSESSMENT CENTRAL |                   |                           |   |           |                              |                               |                  |            |
| PARK RESIDENTS  | 24,780            | \$24,780                  | -   | 0%        |                              |                               |                  |            |
| TRANSFER FROM RESERVES  | 60,000            | 60,000                    | -   | 0%        |                              |                               |                  |            |
| INTEREST INCOME   | 10,000            | 10,000                    | -   | 0%        |                              |                               |                  |            |
| OTHER INCOME (PARK RENTAL FEES)                               | 1,000             | 1,000                     | -   | 0%        |                              |                               |                  |            |
| <b>TOTAL</b>  | <b>15,317,091</b> | <b>15,474,718</b>         | <b>157,627</b>                            | <b>1%</b> | <b>17,878,876</b>            | <b>16,013,455</b>             | <b>1,865,421</b> | <b>10%</b> |
|   |                   |                           | <b>TOTAL CHANGE VS. PRIOR YEAR</b>        |           |                              | <b>1,865,421</b>              |                  |            |
| <b>OPERATING SURPLUS (DEFICIT)</b>                            | <b>0</b>          | <b>0</b>                  | <b>99,999</b>                             |           | <b>0</b>                     | <b>0</b>                      | <b>1,466,000</b> |            |

(A) INCLUDES LOTS NOT PLATTED AT BEGINNING OF YEAR AND SOLD TO A THIRD PARTY DURING YEAR.

<sup>a</sup>Landscape contracts are inclusive of turf maint., shrub & ornamental tree maint., bed maint., and irrigation system programming and inspection. Contracts are not inclusive of palm and canopy tree pruning, mulch, annuals or irrigation repairs.

<sup>b</sup>Buildout assessments budget includes a cushion to account for county administration and collection fees equating to 3% and up to 4% for discounts aloud.

(B) BUILDOUT AMOUNTS ARE IN CURRENT YEAR \$. FINAL BUILDOUT AMOUNTS MAY BE SIGNIFICANTLY DIFFERENT DUE TO ECONOMIC FACTORS AND PLAN CHANGES

LAKWOOD RANCH STEWARDSHIP DISTRICT  
 FOR OCTOBER 1, 2026 TO SEPTEMBER 30, 2027 DISTRICT OPERATION & MAINTENANCE BUDGET  
 BUDGET SUMMARY SCHEDULE SHOWING COST PER UNIT & ASSESSMENT PER UNIT

|   | 2026 BUDGET         | PRELIMINARY BUDGET 2027 | UNITS                          | AVG. PER UNIT   | ESTIMATED BUILDOUT BUDGET | UNITS         | AVG. PER UNIT        | PRIOR YEAR        | CHANGE VS. PRIOR YEAR |
|---|---------------------|-------------------------|--------------------------------|---|---------------------------|---------------|----------------------|-------------------|-----------------------|
| <b>SOURCES OF FUNDS</b>                   |                     |                         |                                |   |                           |               |                      |                   |                       |
| ASSESSMENTS - PLATTED PARCELS             | \$13,561,126        | \$13,824,188            | 26,816                         | \$516   | \$17,878,876              | 31,323        | \$571                | \$511             | \$60                  |
| E   |                     |                         |                                |   |                           |               |                      |                   |                       |
| NW  |                     |                         |                                |   |                           |               |                      |                   |                       |
| NE  |                     |                         |                                |   |                           |               |                      |                   |                       |
| SRQ                                       |                     |                         |                                |   |                           |               |                      |                   |                       |
| TAY                                       |                     |                         |                                |   |                           |               |                      |                   |                       |
| SE  |                     |                         |                                |   |                           |               |                      |                   |                       |
| ASSESSMENTS - UNPLATTED LAND              | \$152,030           | \$506,689               |                                |   | \$0                       |               |                      |                   |                       |
| E   |                     |                         |                                |   |                           |               |                      |                   |                       |
| NW  |                     |                         |                                |   |                           |               |                      |                   |                       |
| NE  |                     |                         |                                |   |                           |               |                      |                   |                       |
| SRQ                                       |                     |                         |                                |   |                           |               |                      |                   |                       |
| TAY                                       |                     |                         |                                |   |                           |               |                      |                   |                       |
| SE  |                     |                         |                                |   |                           |               |                      |                   |                       |
| LANDOWNER CONTRIBUTIONS - SMR             | \$918,155           | \$1,048,061             |                                |   | \$0                       |               |                      |                   |                       |
| E   |                     |                         |                                |   |                           |               |                      |                   |                       |
| NW  |                     |                         |                                |   |                           |               |                      |                   |                       |
| NE  |                     |                         |                                |   |                           |               |                      |                   |                       |
| SRQ                                       |                     |                         |                                |   |                           |               |                      |                   |                       |
| TAY                                       |                     |                         |                                |   |                           |               |                      |                   |                       |
| SE  |                     |                         |                                |   |                           |               |                      |                   |                       |
| PARK RENTAL FEES                          | \$1,000             | \$1,000                 |                                |   |                           |               |                      |                   |                       |
| <b>TOTAL SOURCES</b>                      | <b>\$14,632,311</b> | <b>\$15,379,938</b>     | <b>26,816</b>                  | <b>\$516</b>  | <b>\$17,878,876</b>       | <b>31,323</b> | <b>\$571</b>         | <b>\$511</b>      | <b>\$60</b>           |
| E   |                     |                         |                                |   |                           |               |                      |                   |                       |
| NW  |                     |                         |                                |   |                           |               |                      |                   |                       |
| NE  |                     |                         |                                |   |                           |               |                      |                   |                       |
| SRQ                                       |                     |                         |                                |   |                           |               |                      |                   |                       |
| TAY                                       |                     |                         |                                |   |                           |               |                      |                   |                       |
| SE  |                     |                         |                                |   |                           |               |                      |                   |                       |
| <b>USES OF FUNDS</b>                      |                     |                         |                                |   |                           |               |                      |                   |                       |
|   |                     |                         | <b>Variance</b>                | <b>Variance Notes:</b>  |                           |               |                      |                   |                       |
| EAST SECTOR                               | \$1,645,311         | \$1,595,359             | -\$49,952                      |   | 1,595,359                 | 3,986         | \$400                | \$407             | (\$7)                 |
| NORTHWEST SECTOR                          | \$1,999,699         | \$1,999,699             | \$0                            |   | 1,999,699                 | 8,855         | \$226                | \$227             | (\$1)                 |
| NORTHEAST SECTOR                          | \$1,742,992         | \$1,742,992             | \$0                            |   | 1,742,992                 | 10,810        | \$161                | \$173             | (\$12)                |
| SARASOTA SECTOR                           | \$1,775,004         | \$1,775,004             | \$0                            |   | 1,775,004                 | 3,984         | \$446                | \$453             | (\$7)                 |
| TAYLOR SECTOR                             | \$709,515           | \$829,500               | \$119,985                      | Homesite construction has not begun in the majority of the Southeast Sector and Monterey is the only neighborhood with approved plats as of May 1, 2026, therefore that sector will not be allocated any general expenses within the 2026/27 budget. The total units used for allocation of general expenses does not include the Southeast units. There are no platted units to be charged. The builders will be charged a per acre assessment, and the Landowner (SMR) will fund the remaining budgeted expenses plus a 10% admin fee. Once units are platted, the Southeast Sector will be added with full per unit. | 1,315,500                 | 3,688         | \$357                | \$169             | \$188                 |
| SOUTHEAST SECTOR                          | 2,000               | 218,000                 | \$216,000                      |   | 1,580,000                 | 4,508         | \$350                | \$0               | \$350                 |
| OPERATIONS & MANAGEMENT                   | \$529,560           | \$707,560               | \$178,000                      |   | 658,000                   | 31,323        | \$21                 | \$15              | \$6                   |
| COMM. SERV. MGMT. FEE                     | \$424,980           | \$429,690               | \$4,710                        |   | 435,060                   | 31,323        | \$14                 | \$15              | (\$1)                 |
| PARKS                                     | \$2,313,000         | \$2,443,000             | \$130,000                      |   | 2,443,000                 | 31,323        | \$78                 | \$58              | \$20                  |
| GENERAL RESERVES                          | \$985,308           | \$462,540               | -\$522,768                     |   | 462,540                   | 31,323        | \$15                 | \$13              | \$2                   |
| ADMINISTRATIVE                            | \$3,073,721         | \$3,271,374             | \$197,653                      |   | 3,822,162                 | 31,323        | \$122                | \$105             | \$17                  |
| <b>TOTAL USES</b>                         | <b>\$15,201,090</b> | <b>\$15,474,718</b>     | <b>\$273,629</b>               |   | <b>\$ 17,829,316</b>      | <b>31,323</b> | <b>\$569</b>         | <b>\$377</b>      | <b>\$192</b>          |
| <b>NET ASSESSMENT PER UNIT BY SECTOR:</b> |                     |                         |                                |   |                           |               |                      |                   |                       |
|   |                     |                         | <b>Assessment Maximum Caps</b> |   |                           |               | <b>AVG. PER UNIT</b> | <b>PRIOR YEAR</b> | <b>Variance</b>       |
| <b>NET ADDITION TO FUND BALANCE</b>       | -\$568,779          | -\$94,780               | \$ 3,223.00                    |   | EAST SECTOR TOTAL         |               | \$650                | \$645             | \$5 1%                |
|   |                     |                         | \$ 3,208.00                    |   | NORTHWEST SECTOR TOTAL    |               | \$476                | \$458             | \$18 4%               |
| USES CHANGE VS PRIOR YEAR                 |                     | \$273,629               | \$ 3,234.00                    |   | NORTHEAST SECTOR TOTAL    |               | \$411                | \$394             | \$17 4%               |
| PERCENTAGE CHANGE                         |                     | 2%                      | \$ 3,781.00                    |   | SARASOTA SECTOR TOTAL     |               | \$695                | \$678             | \$17 2%               |
|   |                     |                         |                                |   | TAYLOR SECTOR TOTAL       |               | \$606                | \$612             | (\$6) -3%             |
|   |                     |                         |                                |   | SOUTHEAST SECTOR TOTAL    |               | \$600                | \$29              | \$571                 |

| AVG. PER UNIT | PRIOR YEAR   |
|---------------|--------------|
| 7% GROSS UP:  | 7% GROSS UP: |
| \$695         | \$655        |
| \$509         | \$462        |
| \$440         | \$405        |
| \$744         | \$704        |
| \$649         | \$181        |
| \$642         | \$0          |

Current year per unit assessments are the projected amount of the per unit annual assessments at buildout. The per unit annual assessment at buildout is based on estimated EDU's at buildout and acres within the District. Please see detail schedules on both and please note the following:  
 BUILDOUT AMOUNTS ARE ESTIMATES BASED ON INFORMATION AT THE TIME OF THIS SCHEDULE USING NEW BUDGET YEAR \$.  
 ACTUAL BUILDOUT AMOUNTS MAY BE SIGNIFICANTLY DIFFERENT FROM THE AMOUNTS SHOWN ABOVE DUE TO CHANGES IN LAND PLANS, EDU's, INFLATION  
 Northwest Sector average per unit does not reflect the utility transfer additional assessment that will be applied to the Central Park assessments only.



LAKWOOD RANCH STEWARDSHIP DISTRICT  
 ESTIMATED EDU'S BY COMMUNITY AND ALLOCATION OF OPERATIONS & MAINTENANCE BUDGET - BASED ON PROJECTIONS AS OF MAY 2026  
 FOR OCTOBER 1, 2026 TO SEPTEMBER 30, 2027 DISTRICT OPERATIONS & MAINTENANCE BUDGET

| ESTIMATED EDU'S  | PROJECTED BUILDOUT EDU'S |              |              |              | % OF TOTAL    | PLATTED AS OF MAY 2026 BUDGET YEAR EDU'S |              |            |              | % OF TOTAL    | W/IN SECTOR %'S | Revenue based on # of EDU ASSESSMENTS |                    |                    |                  |  |
|--|--------------------------|--------------|--------------|--------------|---------------|--|--------------|------------|--------------|---------------|-----------------|---------------------------------------|--------------------|--------------------|------------------|--|
|  | AS OF MAY 2026           |              |              |              |               | BUDGET YEAR EDU'S                        |              |            |              |               |                 | PER EDU                               | REVENUE TOTAL      | PRIOR YEAR         | VAR              |  |
|  | RES UNITS                | RES EDU      | COMM EDU     | TOTAL        |               | RES UNITS                                | RES EDU      | COMM       | TOTAL        |               |                 |                                       |                    |                    |                  |  |
| <b>Lakewood Center North:</b>  |                          |              |              |              |               |  |              |            |              |               |                 |                                       |                    |                    |                  |  |
| ARBOR GRANDE - Standard Pacific - SF   | 183                      | 183          |              | 183          | 0.51%         | 183                                      | 183          |            | 183          | 0.68%         | 2%              | 87,017                                | 83,846             |                    |                  |  |
| ARBOR GRANDE - Standard Pacific - MF   | 122                      | 61           |              | 61           | 0.17%         | 122                                      | 61           |            | 61           | 0.23%         | 1%              | 29,006                                | 27,949             |                    |                  |  |
| MALLORY PARK - Divosta Homes - SF  | 379                      | 379          |              | 379          | 1.06%         | 379                                      | 379          |            | 379          | 1.41%         | 5%              | 180,216                               | 173,649            |                    |                  |  |
| MALLORY PARK - Divosta Homes - MF  | 38                       | 19           |              | 19           | 0.05%         | 38                                       | 19           |            | 19           | 0.07%         | 0%              | 9,035                                 | 8,705              |                    |                  |  |
| Northland Echo Lake LLD (ECHO LAKE APARTMENTS) ID 579902459                    | 360                      | 180          |              | 180          | 0.50%         | 360                                      | 180          |            | 180          | 0.67%         | 2%              | 85,591                                | 82,472             |                    |                  |  |
| INDIGO - Neal Homes  | 555                      | 555          |              | 555          | 1.55%         | 555                                      | 555          |            | 555          | 2.07%         | 7%              | 263,905                               | 254,746            |                    |                  |  |
| SAVANNAH - Meritage Homes  | 475                      | 475          |              | 475          | 1.33%         | 475                                      | 475          |            | 475          | 1.77%         | 6%              | 225,864                               | 217,634            |                    |                  |  |
| Woodleaf Hammock - Homes by Towne - SF   | 91                       | 91           |              | 91           | 0.25%         | 91                                       | 91           |            | 91           | 0.34%         | 1%              | 43,271                                | 41,694             |                    |                  |  |
| Woodleaf Hammock - Homes by Towne - MF   | 162                      | 81           |              | 81           | 0.23%         | 162                                      | 81           |            | 81           | 0.30%         | 1%              | 38,516                                | 37,112             |                    |                  |  |
| Estia Apartments - ID 567811159  | 230                      | 115          |              | 115          | 0.32%         | 230                                      | 115          |            | 115          | 0.43%         | 1%              | 54,683                                | 52,690             |                    |                  |  |
| SUMMERHOUSE APARTMENTS,PR III/LIV - ID #580075059                              | 257                      | 129          |              | 129          | 0.36%         | 257                                      | 129          |            | 129          | 0.48%         | 2%              | 61,102                                | 58,876             |                    |                  |  |
| ABC Properties LTD - ID 580075109  |                          |              | 4            | 4            | 0.01%         |  | 0            | 4.39       | 4            | 0.02%         | 0%              | 2,088                                 | 2,012              |                    |                  |  |
| Circle K Stores Inc - ID 580075159   |                          |              | 2            | 2            | 0.01%         |  | 0            | 2.16       | 2            | 0.01%         | 0%              | 1,026                                 | 989                |                    |                  |  |
| CBH Properties Bradenton LLC - ID 580075359                                    |                          |              | 2            | 2            | 0.01%         |  |              | 2.12       | 2            | 0.01%         | 0%              | 1,006                                 | 970                |                    |                  |  |
| JORDAN/DASHER- ID 580075309  |                          |              | 2            | 2            | 0.01%         |  |              |            | 0            | 0.00%         | 0%              | 0                                     | 0                  |                    |                  |  |
| Auto Zone, DMP RENTALS PARTNERSHIP - ID 580075209                              |                          |              | 3            | 3            | 0.01%         |  |              | 2.90       | 3            | 0.01%         | 0%              | 1,378                                 | 1,328              |                    |                  |  |
| Popeyes, INVESTMENTS AAB TWO LLC- ID 580075259                                 |                          |              | 1            | 1            | 0.00%         |  |              | 1          | 1            | 0.00%         | 0%              | 388                                   | 374                |                    |                  |  |
| PUBLIX, REAL SUB LLC - ID #580091309   |                          |              | 23           | 23           | 0.06%         |  |              | 23.10      | 23           | 0.09%         | 0%              | 10,985                                | 10,585             |                    |                  |  |
| Culvers, S&L Properties Lakewood Ranch LLC - ID #580091059                     |                          |              | 2            | 2            | 0.01%         |  |              | 1.83       | 2            | 0.01%         | 0%              | 871                                   | 840                |                    |                  |  |
| Panda Express, CFT NV DEVELOPMENTS LLC - ID #580091109                         |                          |              | 1            | 1            | 0.00%         |  |              | 1.04       | 1            | 0.00%         | 0%              | 496                                   | 916                |                    |                  |  |
| 5/3 Bank, REAL SUB LLC - ID #580091159   |                          |              | 1            | 1            | 0.00%         |  |              | 0.76       | 1            | 0.00%         | 0%              | 361                                   | 347                |                    |                  |  |
| REAL SUB LLC - ID #580091209   |                          |              | 3            | 3            | 0.01%         |  |              | 2.62       | 3            | 0.01%         | 0%              | 1,247                                 | 1,202              |                    |                  |  |
| LEGACY LIFE INVESTMENTS LL - ID #580091259                                     |                          |              | 2            | 2            | 0.01%         |  |              | 1.81       | 2            | 0.01%         | 0%              | 861                                   | 830                |                    |                  |  |
| Wendy's, CNL BRADENTON WHITE EAGLE WEST LLC - ID #579910659                    |                          |              | 1            | 1            | 0.00%         |  |              | 0.87       | 1            | 0.00%         | 0%              | 414                                   | 442                |                    |                  |  |
| CNL BRADENTON POPE LLC - ID #579913559   |                          |              | 1            | 1            | 0.00%         |  |              | 0.00       | 0            | 0.00%         | 0%              | 0                                     | 0                  |                    |                  |  |
| Mavis, SILVA FERNANDO & SILVA, LUCIA V #579913609                              |                          |              | 3            | 3            | 0.01%         |  |              | 2.76       | 3            | 0.01%         | 0%              | 1,310                                 | 0                  |                    |                  |  |
| CNL BRADENTON POPE LLC - ID #579913659   |                          |              | 1            | 1            | 0.00%         |  |              | 0.00       | 0            | 0.00%         | 0%              | 0                                     | 0                  |                    |                  |  |
| CNL BRADENTON POPE LLC - ID #579913759   |                          |              | 1            | 1            | 0.00%         |  |              | 0.00       | 0            | 0.00%         | 0%              | 0                                     | 0                  |                    |                  |  |
| CNL BRADENTON POPE LLC - ID #579913809   |                          |              | 10           | 10           | 0.03%         |  |              | 0.00       | 0            | 0.00%         | 0%              | 0                                     | 0                  |                    |                  |  |
| CNL BRADENTON POPE LLC - ID #579913709   |                          |              | 1            | 1            | 0.00%         |  |              | 0.00       | 0            | 0.00%         | 0%              | 0                                     | 0                  |                    |                  |  |
| CNL BRADENTON POPE LLC - ID #579910619   |                          |              | 10           | 10           | 0.03%         |  |              | 0.00       | 0            | 0.00%         | 0%              | 0                                     | 0                  |                    |                  |  |
| The Oasis at Manatee River LLC (Piceme) - ID 579900609                         | 292                      | 146          |              | 146          | 0.41%         | 292                                      | 146          |            | 146          | 0.54%         | 2%              | 69,424                                | 66,894             |                    |                  |  |
| "Artesia" - TI Investors of LWR South LLC - HBT Parcel U - ID 579989679        | 215                      | 108          |              | 108          | 0.30%         | 215                                      | 108          |            | 108          | 0.40%         | 1%              | 51,117                                | 49,254             |                    |                  |  |
| "Vida" - TI Investors of LWR North LLC - HBT Parcel U - ID 579989659           | 304                      | 152          |              | 152          | 0.42%         | 304                                      | 152          |            | 152          | 0.57%         | 2%              | 72,277                                | 69,643             |                    |                  |  |
| Avalon Woods, NW Corner of 44th & Lorraine - NVR/Ryan Homes - SF Attached      | 122                      | 122          |              | 122          | 0.34%         | 122                                      | 122          |            | 122          | 0.45%         | 1%              | 58,011                                | 55,898             |                    |                  |  |
| Avalon Woods, NW Corner of 44th & Lorraine - NVR/Ryan Homes - SF               | 217                      | 217          |              | 217          | 0.61%         | 217                                      | 217          |            | 217          | 0.81%         | 3%              | 103,184                               | 99,424             |                    |                  |  |
| Amber Creek, NW Corner of 44th & White Eagle #580134209 -Parcel Y              | 84                       | 84           |              | 84           | 0.23%         | 84                                       | 84           |            | 84           | 0.31%         | 1%              | 39,942                                | 38,487             |                    |                  |  |
| <b>Business Park &amp; Commerce Park:</b>                                      |                          |              |              |              |               |  |              |            |              |               |                 |                                       |                    |                    |                  |  |
| <b>Harrod Properties</b>   |                          |              |              |              |               |  |              |            |              |               |                 |                                       |                    |                    |                  |  |
| MDH F1 BRADENTON 1 LLC - ID #567813009 - 60,810 sq ft                          |                          |              | 24           | 24           | 0.07%         |  |              | 24.32      | 24           | 0.09%         | 0%              | 11,566                                | 11,145             |                    |                  |  |
| MDH F1 BRADENTON 1 LLC - ID #567810859 - 60,810 sq ft                          |                          |              | 24           | 24           | 0.07%         |  |              | 24.32      | 24           | 0.09%         | 0%              | 11,566                                | 11,145             |                    |                  |  |
| MDH F1 BRADENTON 1 LLC - ID #567813159 - 60,810 sq ft                          |                          |              | 24           | 24           | 0.07%         |  |              | 24.32      | 24           | 0.09%         | 0%              | 11,566                                | 11,145             |                    |                  |  |
| MDH F1 BRADENTON 1 LLC - ID #567813209 - 60,810 sq ft                          |                          |              | 24           | 24           | 0.07%         |  |              | 24.32      | 24           | 0.09%         | 0%              | 11,566                                | 11,145             |                    |                  |  |
| MDH F1 BRADENTON 1 LLC - ID #567813059 - 100,270 sq ft                         |                          |              | 40           | 40           | 0.11%         |  |              | 40.11      | 40           | 0.15%         | 0%              | 19,072                                | 18,377             |                    |                  |  |
| MDH F1 BRADENTON 1 LLC - ID #567810909 - 100,270 sq ft                         |                          |              | 40           | 40           | 0.11%         |  |              | 40.11      | 40           | 0.15%         | 0%              | 19,072                                | 18,377             |                    |                  |  |
| GATEWOOD CORPORATE CENTER COMMERCIAL CONDOMINIUM O, Building 7 - ID #567814009 |                          |              | 24           | 24           | 0.07%         |  |              | 24.32      | 24           | 0.09%         | 0%              | 11,566                                | 11,145             |                    |                  |  |
| WSI LAND HOLDINGS LLC, ID #567810959   |                          |              | 71           | 71           | 0.20%         |  |              | 71.28      | 71           | 0.27%         | 1%              | 33,894                                | 32,658             |                    |                  |  |
| <b>Business Park</b>   |                          |              |              |              |               |  |              |            |              |               |                 |                                       |                    |                    |                  |  |
| Midgard Self Storage - ID #579102909 - 6 buildings = total 89,450 sq ft        |                          |              | 35.78        | 35.78        | 0.10%         |  |              | 35.78      | 35.78        | 0.13%         | 0%              | 17,014                                | 16,394             |                    |                  |  |
| Ungabungawunga - ID #579102409   |                          |              | 3.60         | 3.60         | 0.01%         |  |              | 3.60       | 3.60         | 0.01%         | 0%              | 1,712                                 | 1,649              |                    |                  |  |
| BRADENTON AUTO HOLDINGS LLC - ID#579102609                                     |                          |              | 3.64         | 3.64         | 0.01%         |  |              | 3.64       | 3.64         | 0.01%         | 0%              | 1,731                                 | 1,668              |                    |                  |  |
| SOLUTIONS BUSINESS PLAZA CONDOMINIUM OWNERS- ID #579104509                     |                          |              | 4.00         | 4.00         | 0.01%         |  |              | 4.00       | 4.00         | 0.01%         | 0%              | 1,902                                 | 1,833              |                    |                  |  |
| Sorrentino - ID# 579104209   |                          |              | 2.07         | 2.07         | 0.01%         |  |              | 2.07       | 2.07         | 0.01%         | 0%              | 983                                   | 947                |                    |                  |  |
| IPOOP Palace - ID 579101209  |                          |              | 4.00         | 4.00         | 0.01%         |  |              | 4.00       | 4.00         | 0.01%         | 0%              | 1,902                                 | 1,833              |                    |                  |  |
| KW Realty - ID#579101259 - 2 buildings = 22,067 sq ft                          |                          |              | 8.83         | 8.83         | 0.02%         |  |              | 8.83       | 8.83         | 0.03%         | 0%              | 4,197                                 | 4,044              |                    |                  |  |
| SCI Funeral Services of FL - ID 579102659                                      |                          |              | 2.68         | 2.68         | 0.01%         |  |              | 2.68       | 2.68         | 0.01%         | 0%              | 1,274                                 | 1,228              |                    |                  |  |
| BRADENTON MEDICAL LLC - ID 579103559   |                          |              | 3.81         | 3.81         | 0.01%         |  |              | 3.81       | 3.81         | 0.01%         | 0%              | 1,814                                 | 1,748              |                    |                  |  |
| BRADENTON MEDICAL LLC - ID 579103609   |                          |              | 4.11         | 4.11         | 0.01%         |  |              | 4.11       | 4.11         | 0.02%         | 0%              | 1,953                                 | 1,882              |                    |                  |  |
| LWRG Developments LLC - ID 579102959   |                          |              | 7.27         | 7.27         | 0.02%         |  |              | 7.27       | 7.27         | 0.03%         | 0%              | 3,457                                 | 3,331              |                    |                  |  |
| HONORABLE ROSE LLC - ID 579101159  |                          |              | 4.11         | 4.11         | 0.01%         |  |              | 4.11       | 4.11         | 0.02%         | 0%              | 1,957                                 | 1,885              |                    |                  |  |
| Gray Bella - ID 579101409  |                          |              | 7.13         | 7.13         | 0.02%         |  |              | 7.13       | 7.13         | 0.03%         | 0%              | 3,390                                 | 3,267              |                    |                  |  |
| CROWN BUILDING GROUP LLC, #579102159   |                          |              | 2.52         | 2.52         | 0.01%         |  |              | 2.52       | 2.52         | 0.01%         | 0%              | 1,196                                 | 1,152              |                    |                  |  |
| KGJ Sarasota LLC - ID 579102459  |                          |              | 4.94         | 4.94         | 0.01%         |  |              | 4.94       | 4.94         | 0.02%         | 0%              | 2,348                                 | 2,262              |                    |                  |  |
| Bearing Point Construction - ID 579102209                                      |                          |              | .82          | .82          | 0.00%         |  |              | 0.82       | 0.82         | 0.00%         | 0%              | 390                                   | 376                |                    |                  |  |
| Iriss Group Property Holdings - ID 579102309                                   |                          |              | 17.98        | 17.98        | 0.05%         |  |              | 17.98      | 17.98        | 0.07%         | 0%              | 8,548                                 | 8,237              |                    |                  |  |
| CROWN BUILDING GROUP LLC- ID 579102059   |                          |              | 4.00         | 4.00         | 0.01%         |  |              | 0.00       | 0.00         | 0.00%         | 0%              | 0                                     | 0                  |                    |                  |  |
| American Land Resources - ID 579101459   |                          |              | 6.38         | 6.38         | 0.02%         |  |              | 6.38       | 6.38         | 0.02%         | 40%             | 3,036                                 | 2,925              |                    |                  |  |
| 4816 Lena LLC - ID 579102109   |                          |              | 5.28         | 5.28         | 0.01%         |  |              | 5.28       | 5.28         | 0.02%         | 0%              | 2,511                                 | 2,419              |                    |                  |  |
| Inner Compass at LWR LLC - ID 579102359  |                          |              | 2.81         | 2.81         | 0.01%         |  |              | 2.81       | 2.81         | 0.01%         | 0%              | 1,334                                 | 1,286              |                    |                  |  |
| 4215 Solutions Lane LLC - ID 579103059   |                          |              | 5.20         | 5.20         | 0.01%         |  |              | 5.20       | 5.20         | 0.02%         | 0%              | 2,473                                 | 2,383              |                    |                  |  |
| CNL BRADENTON 44TH BLK B LLC - ID 579101309                                    |                          |              | 4.00         | 4.00         | 0.01%         |  |              | 16.00      | 16.00        | 0.06%         | 0%              | 7,608                                 | 7,331              |                    |                  |  |
| 9D TECHNOLOGY TERRACE INVESTORS LLC - ID 579103109                             |                          |              | .00          | .00          | 0.00%         |  |              | 0.00       | 0.00         | 0.00%         | 0%              | 0                                     | 1,833              |                    |                  |  |
| TECHNOLOGY TER UNIT 101 #579105559   |                          |              | .85          | .85          | 0.00%         |  |              | 0.85       | 0.85         | 0.00%         | 0%              | 404                                   | 0                  |                    |                  |  |
| TECHNOLOGY TER UNIT 102 #579105609   |                          |              | .85          | .85          | 0.00%         |  |              | 0.85       | 0.85         | 0.00%         | 0%              | 404                                   | 0                  |                    |                  |  |
| TECHNOLOGY TER UNIT 103 #579105659   |                          |              | .85          | .85          | 0.00%         |  |              | 0.85       | 0.85         | 0.00%         | 0%              | 404                                   | 0                  |                    |                  |  |
| TECHNOLOGY TER UNIT 104 #579105709   |                          |              | .85          | .85          | 0.00%         |  |              | 0.85       | 0.85         | 0.00%         | 0%              | 404                                   | 0                  |                    |                  |  |
| TECHNOLOGY TER UNIT 105 #579105759   |                          |              | .85          | .85          | 0.00%         |  |              | 0.85       | 0.85         | 0.00%         | 0%              | 404                                   | 0                  |                    |                  |  |
| TECHNOLOGY TER UNIT 106 #579105809   |                          |              | .85          | .85          | 0.00%         |  |              | 0.85       | 0.85         | 0.00%         | 0%              | 404                                   | 0                  |                    |                  |  |
| TECHNOLOGY TER UNIT 107 #579105859   |                          |              | .85          | .85          | 0.00%         |  |              | 0.85       | 0.85         | 0.00%         | 0%              | 404                                   | 0                  |                    |                  |  |
| TECHNOLOGY TER UNIT 108 #579105909   |                          |              | 1.23         | 1.23         | 0.00%         |  |              | 1.23       | 1.23         | 0.00%         | 0%              | 584                                   | 0                  |                    |                  |  |
| LWR Commerce Park - ID 579102289   |                          |              | 4.00         | 4.00         | 0.01%         |  |              | 0.00       | 0.00         | 0.00%         | 0%              | 0                                     | 0                  |                    |                  |  |
| CNL BRADENTON TECHNOLOGY LLC - ID 579102269                                    |                          |              | 4.00         | 4.00         | 0.01%         |  |              | 0.00       | 0.00         | 0.00%         | 0%              | 0                                     | 0                  |                    |                  |  |
| MARTINEZ COMMERCIAL HOLDINGS LLC - ID #579104709                               |                          |              | .81          | .81          | 0.00%         |  |              | 0.81       | 0.81         | 0.00%         | 0%              | 383                                   | 369                |                    |                  |  |
| CNL BRADENTON 44TH BLK D LLC - ID 579102759                                    |                          |              | 4.00         | 4.00         | 0.01%         |  |              | 0.00       | 0.00         | 0.00%         | 0%              | 0                                     | 0                  |                    |                  |  |
| CNL BRADENTON 44TH BLK D LLC - ID 579102809                                    |                          |              | 4.00         | 4.00         | 0.01%         |  |              | 0.00       | 0.00         | 0.00%         | 0%              | 0                                     | 0                  |                    |                  |  |
| CNL BRADENTON 44TH BLK D LLC - ID 579102859                                    |                          |              | 4.00         | 4.00         | 0.01%         |  |              | 0.00       | 0.00         | 0.00%         | 0%              | 0                                     | 0                  |                    |                  |  |
| <b>SUBTOTAL</b>  | <b>10,530</b>            | <b>7,729</b> | <b>1,162</b> | <b>8,855</b> | <b>24.71%</b> | <b>10,135</b>                            | <b>7,515</b> | <b>690</b> | <b>8,205</b> | <b>30.60%</b> | <b>140%</b>     | <b>\$476</b>                          | <b>\$3,901,571</b> | <b>\$3,751,769</b> | <b>\$149,802</b> |  |



**LAKEWOOD RANCH STEWARDSHIP DISTRICT  
ESTIMATED ACRES BY PARCEL BASED ON PROJECTIONS AS OF MAY 2026  
FOR ALLOCATION OF OPERATION & MAINTENANCE ASSESSMENTS ON LAND NOT PLATTED  
FOR OCTOBER 1, 2026 TO SEPTEMBER 30, 2027 DISTRICT OPERATIONS & MAINTENANCE BUDGET**

The District charges the Land Owner an annual per acre assessment for the undeveloped land equal to 50% of the Administrative per acre buildout budget.

| <b>Land Owner Contribution Summary<br/>Unplated Acreage Contributions<br/>Land Owners</b>   | <b># of Acres</b> | <b># of Total<br/>EDU</b> | <b>Unit Per<br/>Acre</b> | <b># of Platted<br/>EDU</b> | <b>EDU Not Platted<br/>Divided by<br/>Unit Per Acre to<br/>Equal Acres to Bill On</b> | <b>Per Acre<br/>Assessment<br/>** Equal to 50% of the<br/>Admin per acre buildout</b> | <b>Assessment<br/>Amount</b> |
|---|-------------------|---------------------------|--------------------------|-----------------------------|---|---|------------------------------|
| <b>East Sector:</b>   |                   |                           |                          |                             |   |   | \$0                          |
|   |                   |                           |                          |                             |   |   | <b>\$0</b>                   |
| <b>Northwest Sector:</b>  |                   |                           |                          |                             |   |   |                              |
| EQUITABLE NATIONAL PROPERTY COMPANY LLC - ID #579600989   | 16.16             | 40.00                     | 2.48                     | -                           | 16.16   | \$125   | \$2,017                      |
| EQUITABLE NATIONAL PROPERTY COMPANY LLC - ID #579625759   | 3.25              | 10.00                     | 3.08                     | -                           | 3.25  | \$125   | \$406                        |
| <u>Lakewood Center South / NW Sector:</u>   |                   |                           |                          |                             |   |   |                              |
| <u>CHALLAIS</u>   | 12.25             | 35.00                     | 2.86                     | -                           | 12.25   | \$125   | \$1,530                      |
| <u>CORE (within LWCS):</u>  |                   |                           |                          |                             |   |   |                              |
| Orlando Health  | 31.98             | 260.00                    | 8.13                     |                             | 31.98   | \$125   | \$3,992                      |
| CNL BRADENTON CROSSLAND LLC, Unit 5 #583209059  | 0.1201            | 1.00                      | 8.33                     |                             | 0.12  | \$125   | \$15                         |
| CORE RE II LLC #583204959   | 5.00              | 20.00                     | 4.00                     |                             | 5.00  | \$125   | \$625                        |
| CCM CORE SILVER FALLS LLC #583208559  | 9.03              | 48.00                     | 5.32                     |                             | 9.03  | \$125   | \$1,127                      |
| EMERSON LAKES LLC #583208759 & #583208659, Phase 2  | 39.11             | 180.00                    | 4.60                     |                             | 39.11   | \$125   | \$4,883                      |
| CNL BRADENTON SAVANNA LLC #579902589  | 5.14              | 1.00                      | 0.19                     |                             | 5.14  | \$125   | \$642                        |
| MANATEE WAREHOUSES 2 LLC #583204909   | 5.33              | 12.00                     | 2.25                     |                             | 5.33  | \$125   | \$665                        |
| <u>Lakewood Center North 1 - "Commercial Units":</u>  |                   |                           |                          |                             |   |   |                              |
| J & B INTERNATIONAL PROPERTIES LLC - Unit 8 - ID #583206259   | 1.34              | 20.00                     | 14.93                    | -                           | 1.34  | \$125   | \$167                        |
| QATT LLC, Parcel G - ID #583206809  | 2.17              | 10.00                     | 4.61                     | 1.00                        | 1.95  | \$125   | \$244                        |
| RANGELAND OFFICE PARK LLC, Parcel G - ID #583206759   | 2.00              | 10.00                     | 4.99                     | 2.00                        | 1.60  | \$125   | \$200                        |
| <u>Lakewood Center North:</u>   |                   |                           |                          |                             |   |   |                              |
| JORDAN/DASHER- ID 580075309   | 1                 | 2.00                      | 3.18                     |                             | 0.63  | \$125   | \$78                         |
| CNL BRADENTON POPE LLC - ID #579913559  | 1                 | 1.00                      | 0.80                     |                             | 1.25  | \$125   | \$156                        |
| CNL BRADENTON POPE LLC - ID #579913659  | 1                 | 1.00                      | 1.47                     |                             | 0.68  | \$125   | \$85                         |
| CNL BRADENTON POPE LLC - ID #579913759  | 0                 | 1.00                      | 6.25                     |                             | 0.16  | \$125   | \$20                         |
| CNL BRADENTON POPE LLC - ID #579913809  | 8                 | 10.00                     | 1.32                     |                             | 7.55  | \$125   | \$943                        |
| CNL BRADENTON POPE LLC - ID #579913709  | 1                 | 1.00                      | 1.10                     |                             | 0.91  | \$125   | \$114                        |
| CNL BRADENTON POPE LLC - ID #579910619  | 7                 | 10.00                     | 1.50                     |                             | 6.66  | \$125   | \$832                        |
| <u>Northwest Sector DRI</u>   |                   |                           |                          |                             |   |   |                              |
| <u>Buisiness Park &amp; Commerce Park:</u>  |                   |                           |                          |                             |   |   |                              |
| CROWN BUILDING GROUP LLC- ID 579102059  | 1.21              | 4.00                      | 3.29                     | -                           | 1.21  | \$125   | \$152                        |
| CNL BRADENTON 44TH BLK B LLC - ID 579101309   | 4.05              | 4.00                      | 0.99                     | -                           | 4.05  | \$125   | \$506                        |
| LWR Commerce Park - ID 579102289  | 1.90              | 4.00                      | 2.11                     | -                           | 1.90  | \$125   | \$237                        |
| CNL BRADENTON TECHNOLOGY LLC - ID 579102269   | 2.81              | 4.00                      | 1.43                     | -                           | 2.81  | \$125   | \$350                        |
| CNL BRADENTON 44TH BLK D LLC - ID 579102759   | 1.32              | 4.00                      | 3.03                     | -                           | 1.32  | \$125   | \$165                        |
| CNL BRADENTON 44TH BLK D LLC - ID 579102809   | 1.29              | 4.00                      | 3.10                     | -                           | 1.29  | \$125   | \$161                        |
| CNL BRADENTON 44TH BLK D LLC - ID 579102859   | 1.29              | 4.00                      | 3.10                     | -                           | 1.29  | \$125   | \$161                        |
|   |                   |                           |                          |                             |   |   | <b>\$20,471</b>              |
| <b>Northwest Sector:</b>  |                   |                           |                          |                             |   |   |                              |
| GARNET TRAIL COM PARK LLC Lakewood<br>Ranch Comm Park - Lorraine NE Corners - Lot 5 -<br>ID #582202259  | 3.27              | 4.74                      |                          | 4.02                        | 0.50  | \$125   | \$62                         |
| D7 Bradenton - ID #582202219  | 0.87              | 4.00                      | 4.62                     | -                           | 0.87  | \$125   | \$108                        |
| FUTURE Apartments, DD LR PJ I LLC #576000959  | 92.662            | 300.00                    | 3.24                     | 150.00                      | 46.33   | \$125   | \$5,784                      |
|   |                   |                           |                          |                             |   |   | <b>\$5,954</b>               |
| <b>Sarasota:</b>  |                   |                           |                          |                             |   |   |                              |
| Pet Resort, LUCENT CANON HOLDINGS LLC, #0183030300, SW Corner Lucent & Cai<br>EARTHGENIX LLC, #0183030301   | 1.94<br>2.73      | 4.00<br>8.00              | 2.06<br>2.93             | 0<br>0                      | 1.94<br>2.73  | \$125<br>\$125  | \$242<br>\$341               |
|   |                   |                           |                          |                             |   |   | <b>\$583</b>                 |
| <b>Taylor Sector:</b>   |                   |                           |                          |                             |   |   |                              |
| Saddlestone   | 392.63            | 1,202.00                  | 3.06                     | 274.00                      | 303.13  | \$125   | \$37,843                     |
| CATALINA - Del Webb - Pulte   | 494.47            | 1,157.00                  | 2.34                     | 376.00                      | 333.78  | \$125   | \$41,669                     |
| CALUSA NATIONAL GOLF - Lennar   | 799.98            | 1,328.50                  | 1.66                     | 344.00                      | 592.83  | \$125   | \$74,009                     |
|   |                   |                           |                          |                             |   |   | <b>\$153,521</b>             |
| <b>Southeast Sector:</b>  |                   |                           |                          |                             |   |   |                              |
| TOLL  | 527               | 631                       | 1.20                     | 113.00                      | 432.62  | \$125   | \$54,009                     |
| BANKUNITED PROPERTY COMPANY LLC   | 227               | 295                       | 1.30                     | -                           | 227.00  | \$125   | \$28,339                     |
| ORION PROPERTY COMPANY LLC  | 605               | 1000                      | 1.65                     | -                           | 605.00  | \$125   | \$75,528                     |
| PULTE HOME COMPANY LLC  | 464               | 1000                      | 2.16                     | -                           | 464.00  | \$125   | \$57,926                     |
| TAYLOR MORRISON OF FLORIDA INC  | 548               | 1400                      | 2.55                     | -                           | 548.00  | \$125   | \$68,412                     |
| LAKEWOOD RANCH CORPORATE PARK LLC   | 336               | 69                        | 0.21                     | -                           | 336.00  | \$125   | \$41,946                     |
|   |                   |                           |                          |                             |   |   | <b>\$326,160</b>             |
| Home construction and Bournside SE construction has just begun in the SE Sector. No platted units will be charged . The builders will be charged a per acre assessment for 2026/27. The Landowner (SMR) will fund the budgeted expenses plus a 10% admin fee for 2026/27. |                   |                           |                          |                             |   |   |                              |
| <b>Total Non-SMR</b>  | <b>263</b>        |                           |                          |                             | <b>4,058.71</b>   |   | <b>\$506,689</b>             |

**LAKWOOD RANCH STEWARDSHIP DISTRICT  
FOR OCTOBER 1, 2026 TO SEPTEMBER 30, 2027  
RESERVES SUMMARY**

**STEWARDSHIP O&M**

|   |                     |
|---|---------------------|
| <b>O&amp;M Reserve Balance as of 5/4/2026</b> | <b>\$ 1,934,090</b> |
| FY 26 Reserves Addition                       | \$ 462,540          |
| Planned Capital Expenditures                  |                     |
| Vehicle                                       | \$ (60,000)         |
| <br>  |                     |
| <b>Anticipated Reserve Ending Balance</b>     | <b>\$ 2,336,630</b> |

Note: Ending balance does not include gained interest.

**LAKWOOD RANCH STEWARDSHIP DISTRICT  
FOR OCTOBER 1, 2026 TO SEPTEMBER 30, 2027  
PERSONNEL SUMMARY**

**ADMINISTRATION PERSONNEL**

Executive Director  
Administrative Assistant  
Administration & Purchasing Manager  
Town Hall North Receptionist  
Part-Time Town Hall North Administrative Assistant

**STEWARDSHIP O&M PERSONNEL**

Operations Director  
Stormwater Maintenance Manager  
Landscape Manager  
Property & Project Manager  
Public Information & Inspection Officer  
Project Manager  
Irrigation & Landscape Manager  
Irrigation Technician  
Landscape Technician  
Park Services Technician  
Maintenance Technician 4  
Part-time Water Taxi Captains 3

**BRADEN RIVER UTILITIES (BRU) PERSONNEL**

BRU Director  
Field Manager  
Maintenance Manager  
Lead Field Technician  
Field Technician 3  
Utility Locate Technician

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**Total Personnel 30**

| Acct#      | <u>EXPENSES</u>   | Budget FY2026    | PROPOSED Budget FY2027 | PROPOSED FY2027 Budget vs. Budget 2026 |            |
|------------|---|------------------|------------------------|--|------------|
|            | <b>BRADEN RIVER UTILITIES DEPARTMENT</b>                                    |                  |                        |  |            |
| <b>BRU</b> | <b>REVENUE</b>  |                  |                        |  |            |
|            | Non Potable Water Sales   |                  |                        | -                                      |            |
|            | Fixed Meter Charges   |                  |                        | -                                      |            |
|            | <b>TOTAL BRU REVENUE</b>  | <b>8,342,662</b> | <b>10,022,394</b>      | <b>1,679,732</b>                       | <b>20%</b> |
| <b>BRU</b> | <b>EXPENSES</b>   |                  |                        |  |            |
|            | <b>UTILITIES</b>  |                  |                        |  |            |
| 400-60400  | Florida Power & Light   | 500,000          | 500,000                | -                                      | 0%         |
| 400-60420  | Peace River Electric  | 500,000          | 500,000                | -                                      |            |
|            | <b>Subtotal Utilities</b>   | <b>1,000,000</b> | <b>1,000,000</b>       | <b>-</b>                               | <b>0%</b>  |
|            | <b>RECLAIMED WATER</b>  |                  |                        |  |            |
| 400-60421  | City of Sarasota Reclaim Water  | 507,000          | 823,000                | 316,000                                | 62%        |
| 400-60422  | City of Bradenton Reclaim Water   | 468,000          | 573,000                | 105,000                                | 22%        |
| 400-60423  | Manatee County Reclaim Water  | 30,000           | 30,000                 | -                                      | 0%         |
|            | <b>Subtotal Reclaim Water</b>   | <b>1,005,000</b> | <b>1,426,000</b>       | <b>421,000</b>                         | <b>42%</b> |
|            | <b>A. BRU MANAGEMENT</b>  |                  |                        |  |            |
| 400-60723  | Operations and Maintenance Management Fee, Maintenance Yard, Office - LWRSD | 36,000           | 125,972                | 89,972                                 | 250%       |
| 400-60724  | Operations and Maintenance Management Fee - LWRD Personnel                  | 150,000          | 150,000                | -                                      | 0%         |
|            | <b>Subtotal</b>   | <b>186,000</b>   | <b>275,972</b>         | <b>89,972</b>                          | <b>48%</b> |
|            | <b>B. BRU OPERATIONS</b>  |                  |                        |  |            |
| 400-60725  | Uniforms  | 809              | 6,000                  | 5,191                                  | 642%       |
| 400-60730  | Job Materials   |                  | 1,000                  | 1,000                                  | #DIV/0!    |
| 400-60735  | Phone/Tablets   | 5,227            | 4,000                  | (1,227)                                |            |
| 400-60740  | Office Supplies   | 1,107            | 538                    | (569)                                  |            |
| 400-60745  | Fuel & Oil  | 11,513           | 25,000                 | 13,487                                 | 117%       |
| 400-60750  | Equipment Repairs (Pumps)   | 586,832          | 645,000                | 58,168                                 |            |
| 400-60755  | Tools/Machinery   | 15,903           | 18,000                 | 2,097                                  | 13%        |
| 400-60760  | Supplies  | 24,042           | 40,000                 | 15,958                                 | 66%        |
| 400-60770  | Miscellaneous Maintenance & Expense   | 277,465          | 600,000                | 322,535                                | 116%       |
| 400-60780  | Vehicle R&M   | 12,155           | 10,000                 | (2,155)                                | -18%       |
| 400-60786  | New Customer Meter Connections & Installations                              | 10,113           | 65,000                 | 54,887                                 | 543%       |
| 400-60787  | Customer Meter Replacement & Maintenance                                    | 8,975            | 60,000                 | 51,025                                 | 569%       |
| 400-60788  | Well Plugging   |                  | 30,000                 | 30,000                                 |            |
| 400-60802  | GIS Implementation & Maintenance  | 350,000          | 350,000                | -                                      | 0%         |
|            | <b>Subtotal Operations</b>  | <b>1,304,140</b> | <b>1,854,538</b>       | <b>550,397</b>                         | <b>42%</b> |
|            | <b>ADMINISTRATIVE</b>   |                  |                        |  |            |
| 400-70000  | Insurance   | -                | 50,000                 | 50,000                                 |            |
| 400-70030  | Engineering & Consulting  | 367,639          | 500,000                | 132,361                                | 36%        |
| 400-70050  | Legal Fees  | 2,796            | 20,000                 | 17,204                                 | 615%       |
| 400-70060  | Accounting & HR Services  | 181,913          | 181,913                | -                                      | 0%         |
| 400-70070  | Annual Audit  | 10,000           | 10,000                 | -                                      | 0%         |
| 400-70120  | Postage   |                  | -                      | -                                      |            |
| 400-70150  | Office Supplies   |                  | -                      | -                                      |            |
| 400-70160  | Other Current Charges   |                  | -                      | -                                      |            |
| 400-70170  | Dues, Licenses, Subscriptions, Training                                     | 20,108           | 60,000                 | 39,892                                 | 198%       |
| 400-70180  | Payroll & Payroll Tax Expense   | 441,121          | 650,000                | 208,879                                | 47%        |
| 400-70182  | Cell Phone  | -                | 197                    | 197                                    |            |
| 400-70183  | Healthcare  | 26,827           | 35,252                 | 8,425                                  |            |
| 400-70685  | Defined Employee Contribution Plan  | 6,838            | 7,713                  | 875                                    | 0%         |
|            | <b>Subtotal Administrative</b>  | <b>1,057,242</b> | <b>1,515,074</b>       | <b>457,833</b>                         | <b>43%</b> |
|            | <b>TOTAL BRU Operating Account Expenses</b>                                 | <b>4,552,381</b> | <b>6,071,584</b>       | <b>1,519,202</b>                       | <b>33%</b> |
|            | <b>Operating Surplus to be transferred to Fund Accounts</b>                 | <b>3,790,280</b> | <b>3,950,810</b>       | <b>160,530</b>                         |            |
|            | <b>UTILITY BOND SERIES 2023 FUND ACCOUNTS</b>                               |                  |                        |  |            |
|            | Utility Revenue Bond Series 2023 - Interest 10/1/25                         |                  |                        |  |            |
|            | Utility Revenue Bond Series 2023 - Principal 10/1/26                        |                  |                        |  |            |
|            | Utility Revenue Bond Series 2023 - Interest 4/1/27                          |                  |                        |  |            |
|            | Renewal and Replacement Fund  |                  |                        |  |            |
|            | Utility Revenue Bond Series 2023 - Interest 10/1/27                         | 915,053          | 915,053                |  |            |
|            | Utility Revenue Bond Series 2023 - Principal 10/1/27                        | 35,000           | 35,000                 |  |            |
|            | Utility Revenue Bond Series 2023 - Interest 4/1/28                          | 914,353          | 914,353                |  |            |
|            | Renewal and Replacement Fund  | 1,925,874        | 2,086,404              |  |            |
|            | <b>Subtotal UTILITY BOND SERIES 2023 FUND ACCOUNTS</b>                      | <b>3,790,280</b> | <b>3,950,810</b>       | <b>-</b>                               |            |
|            | <b>Operating Surplus / (Loss)</b>   |                  | <b>(0)</b>             |  |            |

**LAKWOOD RANCH STEWARDSHIP DISTRICT  
BRADEN RIVER UTILITIES DEPARTMENT  
FOR OCTOBER 1, 2026 TO SEPTEMBER 30, 2027  
RENEWAL AND REPLACEMENT FUND**

**Balance as of 4/25/2026** **\$1,239,869.10**

Capital Expenditures

|                       |                |
|-----------------------|----------------|
| Equipment             | \$ (90,000)    |
| Construction          | \$ (1,000,000) |
| Meter Upgrade Project | \$ (300,000)   |

R&R FY27 Transfer \$ 2,086,404

**Anticipated R&R Fund Ending Balance** **\$ 1,936,273**

Note: Acquisition Bond requires the R&R Fund have a \$350,000 minimum.  
Ending balance does not include gained interest.