



Lakewood Ranch Stewardship District

May 2026 O&M and BRU Financial Package

May 31, 2026

PFM Management Services LLC

3501 Quadrangle Blvd. Suite 270

Orlando, FL 32817

407-723-5900



Lakewood Ranch Stewardship District
Summary Income Statement
May 2026

Revenues						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 19,084.09	\$ 143,184.41	\$ (124,100.32)	\$ 269,753.67	\$ 1,145,475.28	\$ (875,721.61)
East Sector	\$ 12,076.47	\$ 207,305.98	\$ (195,229.51)	\$ 2,587,456.91	\$ 1,658,447.84	\$ 929,009.07
Northeast Sector	\$ 18,902.31	\$ 323,096.01	\$ (304,193.70)	\$ 4,051,515.10	\$ 2,584,768.08	\$ 1,466,747.02
Northwest Sector	\$ 16,276.99	\$ 314,407.23	\$ (298,130.24)	\$ 3,487,441.92	\$ 2,515,257.84	\$ 972,184.08
SRQ	\$ 20,302.72	\$ 193,255.69	\$ (172,952.97)	\$ 2,315,096.73	\$ 1,546,045.52	\$ 769,051.21
Southeast	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taylor	\$ 5,250.64	\$ 95,174.92	\$ (89,924.28)	\$ 1,124,981.25	\$ 761,399.36	\$ 363,581.89
Total Revenue	\$ 91,893.22	\$ 1,276,424.24	\$ (1,184,531.02)	\$ 13,836,245.58	\$ 10,211,393.92	\$ 3,624,851.66
Expenses						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 770,193.84	\$ 606,417.45	\$ 163,776.39	\$ 6,233,670.78	\$ 4,851,339.60	\$ 1,382,331.18
East Sector	\$ 212,611.81	\$ 137,109.27	\$ 75,502.54	\$ 1,073,258.06	\$ 1,096,874.16	\$ (23,616.10)
Northeast Sector	\$ 117,317.93	\$ 145,249.36	\$ (27,931.43)	\$ 1,003,591.79	\$ 1,161,994.88	\$ (158,403.09)
Northwest Sector	\$ 108,131.30	\$ 170,771.58	\$ (62,640.28)	\$ 1,323,361.06	\$ 1,366,172.64	\$ (42,811.58)
SRQ	\$ 181,078.24	\$ 147,917.01	\$ 33,161.23	\$ 972,450.62	\$ 1,183,336.08	\$ (210,885.46)
Southeast	\$ -	\$ 9,833.35	\$ (9,833.35)	\$ 1,180.09	\$ 78,666.80	\$ (77,486.71)
Taylor	\$ 92,717.90	\$ 59,126.23	\$ 33,591.67	\$ 446,179.22	\$ 473,009.84	\$ (26,830.62)
Total Expenses	\$ 1,482,051.02	\$ 1,276,424.25	\$ 205,626.77	\$ 11,053,691.62	\$ 10,211,394.00	\$ 842,297.62
Income (Loss)	\$ (1,390,157.80)	\$ (0)	\$ (978,904.25)	\$ 2,782,553.96	\$ (0.08)	\$ 4,467,149.28



Lakewood Ranch Stewardship District
Statement of Financial Position
As of 5/31/2026

	General Fund Current Month	General Fund Prior Month	Variance	BRU Fund Current Month	BRU Fund Prior Month	Variance
<u>Assets</u>						
<u>Current Assets</u>						
Northern Trust-Operating Account	\$326,318.57	\$1,488,824.29	(\$1,162,505.72)			
Northern Trust-Money Market	3,280,582.70	4,681,084.80	(1,400,502.10)			
Reserve Account	1,934,100.13	1,934,094.34	5.79			
Prepaid Expense	37,301.90	29,541.74	7,760.16			
Due from BRU	0.00	25,070.82	(25,070.82)			
BRU Operating Account				\$689,623.71	\$771,617.94	(\$81,994.23)
BRU Revenue Account				243,446.27	229,263.86	14,182.41
Accounts Receivable				1,163,934.37	1,157,179.01	6,755.36
Due from Other Fund				25,070.82	57,463.09	(32,392.27)
Total Current Assets	<u>\$5,578,303.30</u>	<u>\$8,158,615.99</u>	<u>(\$2,580,312.69)</u>	<u>\$2,122,075.17</u>	<u>\$2,215,523.90</u>	<u>(\$93,448.73)</u>
Total Assets	<u><u>\$5,578,303.30</u></u>	<u><u>\$8,158,615.99</u></u>	<u><u>(\$2,580,312.69)</u></u>	<u><u>\$2,122,075.17</u></u>	<u><u>\$2,215,523.90</u></u>	<u><u>(\$93,448.73)</u></u>
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$227,318.06	\$1,378,187.68	(\$1,150,869.62)			
Payroll Tax Liability	38.50	27.53	10.97			
Healthcare Liability	0.00	8,409.76	(8,409.76)			
Reserve Liability	1,934,100.13	1,934,094.34	5.79			
Due to BRU	25,070.82	57,463.09	(32,392.27)			
Refundable Security Deposit	1,500.00	0.00	1,500.00			
Accounts Payable				\$65,929.37	\$210,744.47	(\$144,815.10)
Due to General Fund				0.00	25,070.82	(25,070.82)
Total Current Liabilities	<u>\$2,188,027.51</u>	<u>\$3,378,182.40</u>	<u>(\$1,190,154.89)</u>	<u>\$65,929.37</u>	<u>\$235,815.29</u>	<u>(\$169,885.92)</u>
Total Liabilities	<u><u>\$2,188,027.51</u></u>	<u><u>\$3,378,182.40</u></u>	<u><u>(\$1,190,154.89)</u></u>	<u><u>\$65,929.37</u></u>	<u><u>\$235,815.29</u></u>	<u><u>(\$169,885.92)</u></u>
<u>Net Assets</u>						
Retained Earnings - Prior Year	\$607,721.83	\$607,721.83	\$0.00	\$1,458,677.61	\$1,458,677.61	\$0.00
Surplus (Deficit) for the Period	2,782,553.96	4,172,711.76	(1,390,157.80)	597,468.19	521,031.00	76,437.19
Total Net Assets	<u><u>\$3,390,275.79</u></u>	<u><u>\$4,780,433.59</u></u>	<u><u>(\$1,390,157.80)</u></u>	<u><u>\$2,056,145.80</u></u>	<u><u>\$1,979,708.61</u></u>	<u><u>\$76,437.19</u></u>
Total Liabilities and Net Assets	<u><u>\$5,578,303.30</u></u>	<u><u>\$8,158,615.99</u></u>	<u><u>(\$2,580,312.69)</u></u>	<u><u>\$2,122,075.17</u></u>	<u><u>\$2,215,523.90</u></u>	<u><u>(\$93,448.73)</u></u>



Lakewood Ranch Stewardship District
Income Statement
For the period of 5/1/2026 Through 5/31/2026

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Developer Contributions	\$0.00	\$86,036.08	\$(86,036.08)	\$0.00	\$688,288.64	\$(688,288.64)	\$1,032,433	0%
Other Revenue	0.00	0.00	0.00	134,162.77	0.00	134,162.77	0	0%
Central Park Utility Assessments	0.00	2,065.00	(2,065.00)	0.00	16,520.00	(16,520.00)	24,780	0%
Rental Income	3,775.91	0.00	3,775.91	7,551.82	0.00	7,551.82	0	0%
Park Revenue	(38.74)	83.33	(122.07)	9,122.41	666.64	8,455.77	1,000	912%
Carry Forward Revenue	0.00	49,166.67	(49,166.67)	0.00	393,333.36	(393,333.36)	590,000	0%
Transfer from Reserve	0.00	5,000.00	(5,000.00)	0.00	40,000.00	(40,000.00)	60,000	0%
Net Revenues	\$3,737.17	\$142,351.08	\$(138,613.91)	\$150,837.00	\$1,138,808.64	\$(987,971.64)	\$1,708,212.96	9%
General & Administrative Expenses								
Hardscapes - GM	\$0.00	\$0.00	\$0.00	\$318.26	\$0.00	\$(318.26)	\$0	0%
Maintenance Management	15,000.00	15,000.00	0.00	120,000.00	120,000.00	0.00	180,000	67%
Uniforms	646.80	416.67	(230.13)	3,988.26	3,333.36	(654.90)	5,000	80%
Job Materials	284.34	666.67	382.33	1,990.38	5,333.36	3,342.98	8,000	25%
Phone/Radio	381.19	666.67	285.48	3,049.91	5,333.36	2,283.45	8,000	38%
Office Supplies	0.00	250.00	250.00	275.85	2,000.00	1,724.15	3,000	9%
Fuel Only	807.00	1,666.67	859.67	13,802.34	13,333.36	(468.98)	20,000	69%
Equipment	15,517.72	833.33	(14,684.39)	137,883.13	6,666.64	(131,216.49)	10,000	1379%
Tools/Machinery	0.00	4,166.67	4,166.67	4,579.36	33,333.36	28,754.00	50,000	9%
Supplies	4,167.27	6,666.67	2,499.40	63,056.61	53,333.36	(9,723.25)	80,000	79%
Employment Advertising	0.00	0.00	0.00	329.40	0.00	(329.40)	0	0%
Miscellaneous Maintenance	7,202.52	3,333.33	(3,869.19)	19,748.37	26,666.64	6,918.27	40,000	49%
Maintenance Yard	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000	0%
Vehicle R&M	2,548.47	500.00	(2,048.47)	20,456.69	4,000.00	(16,456.69)	6,000	341%
Vehicle	0.00	5,000.00	5,000.00	54,679.00	40,000.00	(14,679.00)	60,000	91%
Community Services P&A Admin Fee	424,980.00	35,415.00	(389,565.00)	424,980.00	283,320.00	(141,660.00)	424,980	100%
Waste Management	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000	0%
Bob Gardner Park	32,546.54	30,000.00	(2,546.54)	322,444.51	240,000.00	(82,444.51)	360,000	90%
James L. Patton Park	7,645.63	10,833.33	3,187.70	115,403.49	86,666.64	(28,736.85)	130,000	89%
Roger Hill Park	6,371.02	5,000.00	(1,371.02)	194,152.14	40,000.00	(154,152.14)	60,000	324%
Silver Falls Park	2,059.75	2,500.00	440.25	8,560.24	20,000.00	11,439.76	30,000	29%
Waterside Place Park	70,121.23	19,166.67	(50,954.56)	308,649.43	153,333.36	(155,316.07)	230,000	134%
Town Hall North	16,640.51	8,166.67	(8,473.84)	44,140.13	65,333.36	21,193.23	98,000	45%
Passive Parks (117th)	550.00	1,250.00	700.00	3,700.00	10,000.00	6,300.00	15,000	25%
University LWR Entrance	9,292.75	12,500.00	3,207.25	134,408.81	100,000.00	(34,408.81)	150,000	90%
Trails (Harmony & Curlew)	2,730.00	4,166.67	1,436.67	40,260.00	33,333.36	(6,926.64)	50,000	81%
Tunnel Park	0.00	2,083.33	2,083.33	75,927.00	16,666.64	(59,260.36)	25,000	304%
CDD Allocation-Univ. Pkwy & Lorraine Row	0.00	2,083.33	2,083.33	22,352.00	16,666.64	(5,685.36)	25,000	89%
GIS Implementation & Maintenance	22,357.05	29,166.67	6,809.62	192,567.43	233,333.36	40,765.93	350,000	55%
LRSD Headquarters Purchase&Debt Service	0.00	65,833.33	65,833.33	803,583.35	526,666.64	(276,916.71)	790,000	102%
Insurance	0.00	7,083.33	7,083.33	72,368.00	56,666.64	(15,701.36)	85,000	85%
Supervisor Fees	600.00	1,000.00	400.00	3,200.00	8,000.00	4,800.00	12,000	27%
Meeting Advertising	2,386.57	921.67	(1,464.90)	4,362.33	7,373.36	3,011.03	11,060	39%
Engineering	0.00	11,666.67	11,666.67	295,490.97	93,333.36	(202,157.61)	140,000	211%
Bond Agent Fees	29,250.00	11,000.00	(18,250.00)	98,005.00	88,000.00	(10,005.00)	132,000	74%
Arbitrage Report	0.00	2,687.50	2,687.50	0.00	21,500.00	21,500.00	32,250	0%
Legal Fees	16,400.80	10,416.67	(5,984.13)	54,404.78	83,333.36	28,928.58	125,000	44%
Accounting	9,133.33	10,000.00	866.67	72,558.63	80,000.00	7,441.37	120,000	60%
Lien Book and Tax Roll	0.00	29,500.00	29,500.00	385,000.00	236,000.00	(149,000.00)	354,000	109%
Annual Audit	(9,405.00)	2,500.00	11,905.00	21,945.00	20,000.00	(1,945.00)	30,000	73%
Trustee	5,542.98	13,000.00	7,457.02	167,299.79	104,000.00	(63,299.79)	156,000	107%
Manager	7,500.00	16,666.67	9,166.67	60,000.00	133,333.36	73,333.36	200,000	30%
Postage	114.61	125.00	10.39	727.93	1,000.00	272.07	1,500	49%
Office Supplies	0.00	125.00	125.00	0.00	1,000.00	1,000.00	1,500	0%
Other Current Charges	0.00	416.67	416.67	746.48	3,333.36	2,586.88	5,000	15%
Dues, Licenses, Subscriptions	1,294.16	5,000.00	3,705.84	18,324.29	40,000.00	21,675.71	60,000	31%
Payroll & Payroll Tax Expense	85,505.48	130,784.25	45,278.77	782,103.15	1,046,274.00	264,170.85	1,569,411	50%
Cell Phone Expense	110.80	83.33	(27.47)	914.10	666.64	(247.46)	1,000	91%
Healthcare Expense	7,712.04	0.00	(7,712.04)	65,217.76	0.00	(65,217.76)	0	0%
457B Match Expense	446.76	0.00	(446.76)	2,713.33	0.00	(2,713.33)	0	0%



Lakewood Ranch Stewardship District
Income Statement
For the period of 5/1/2026 Through 5/31/2026

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Defined Employee Contribution Plan	0.00	3,166.67	3,166.67	1,000.00	25,333.36	24,333.36	38,000	3%
Roth Match Expense	995.73	0.00	(995.73)	6,665.70	0.00	(6,665.70)	0	0%
Disclosure	(29,250.00)	0.00	29,250.00	0.00	0.00	0.00	0	0%
Reserves	5.79	82,109.00	82,103.21	985,337.45	656,872.00	(328,465.45)	985,308	100%
Total General & Administrative Expenses	\$770,193.84	\$606,417.45	\$(163,776.39)	\$6,233,670.78	\$4,851,339.60	\$(1,382,331.18)	\$7,277,009	86%
Total Expenses	\$770,193.84	\$606,417.45	\$(163,776.39)	\$6,233,670.78	\$4,851,339.60	\$(1,382,331.18)		
Income (Loss) from Operations	\$(766,456.67)	\$(464,066.37)	\$(302,390.30)	\$(6,082,833.78)	\$(3,712,530.96)	\$(2,370,302.82)		
<u>Other Income (Expense)</u>								
Interest Income	\$15,346.92	\$833.33	\$14,513.59	\$118,916.67	\$6,666.64	\$112,250.03	\$10,000	1189%
Total Other Income (Expense)	\$15,346.92	\$833.33	\$14,513.59	\$118,916.67	\$6,666.64	\$112,250.03	\$10,000	1189%
Net Income (Loss)	\$(751,109.75)	\$(463,233.04)	\$(287,876.71)	\$(5,963,917.11)	\$(3,705,864.32)	\$(2,258,052.79)		



Lakewood Ranch Stewardship District
Income Statement
For the period of 5/1/2026 Through 5/31/2026
Fund: (400) BRU Fund

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Revenue	\$680,642.96	\$695,221.83	\$(14,578.87)	\$6,289,201.89	\$5,561,774.64	\$727,427.25	\$8,342,662	75%
Net Revenues	\$680,642.96	\$695,221.83	\$(14,578.87)	\$6,289,201.89	\$5,561,774.64	\$727,427.25	\$8,342,662	75%
General & Administrative Expenses								
Transfer to Debt Service/Construct. Fund	\$159,705.19	\$315,856.67	\$156,151.48	\$1,949,846.46	\$2,526,853.36	\$577,006.90	\$3,790,280	51%
FPL	9,326.13	41,666.67	32,340.54	294,492.02	333,333.36	38,841.34	500,000	59%
Peace River Utilities	39,191.08	41,666.67	2,475.59	270,481.25	333,333.36	62,852.11	500,000	54%
City of Sarasota Utilities	70,558.27	42,250.00	(28,308.27)	481,559.18	338,000.00	(143,559.18)	507,000	95%
City of Bradenton Utilities	34,131.60	39,000.00	4,868.40	320,722.80	312,000.00	(8,722.80)	468,000	69%
MCUD	0.00	2,500.00	2,500.00	18,978.96	20,000.00	1,021.04	30,000	63%
Maintenance Mgmt - Stewardship O&M	0.00	3,000.00	3,000.00	0.00	24,000.00	24,000.00	36,000	0%
Maintenance Management	0.00	12,500.00	12,500.00	0.00	100,000.00	100,000.00	150,000	0%
Uniforms	477.85	67.42	(410.43)	4,189.30	539.36	(3,649.94)	809	518%
Job Materials	0.00	0.00	0.00	107.94	0.00	(107.94)	-	0%
Phone/Radio	324.74	435.58	110.84	2,598.22	3,484.64	886.42	5,227	50%
Office Supplies	0.00	92.25	92.25	299.49	738.00	438.51	1,107	27%
Fuel Only	2,403.03	959.42	(1,443.61)	12,429.96	7,675.36	(4,754.60)	11,513	108%
Equipment Repairs (Pumps)	78,494.77	48,902.67	(29,592.10)	454,680.91	391,221.36	(63,459.55)	586,832	77%
Tools/Machinery	0.00	1,325.25	1,325.25	10,373.63	10,602.00	228.37	15,903	65%
Supplies	6,819.50	2,003.50	(4,816.00)	29,116.40	16,028.00	(13,088.40)	24,042	121%
Miscellaneous Maintenance	34,919.18	23,122.08	(11,797.10)	423,835.89	184,976.64	(238,859.25)	277,465	153%
Vehicle R&M	328.73	1,012.92	684.19	6,111.21	8,103.36	1,992.15	12,155	50%
New Customer Meter Connections & Install	9,700.00	842.75	(8,857.25)	47,932.62	6,742.00	(41,190.62)	10,113	474%
Customer Meter Replacement & Maintenance	14,156.46	747.92	(13,408.54)	49,269.26	5,983.36	(43,285.90)	8,975	549%
GIS Implementation & Maintenance	22,357.04	29,166.67	6,809.63	192,661.06	233,333.36	40,672.30	350,000	55%
Insurance	0.00	0.00	0.00	48,357.00	0.00	(48,357.00)	-	0%
Engineering & Consulting	34,011.52	30,636.58	(3,374.94)	328,069.69	245,092.64	(82,977.05)	367,639	89%
Legal Fees	0.00	233.00	233.00	9,162.50	1,864.00	(7,298.50)	2,796	328%
Accounting & HR Services	16,500.00	15,159.42	(1,340.58)	130,500.00	121,275.36	(9,224.64)	181,913	72%
Annual Audit	9,405.00	833.33	(8,571.67)	9,405.00	6,666.64	(2,738.36)	10,000	94%
Dues, Licenses, Subscriptions & Training	2,185.40	1,675.67	(509.73)	125,499.15	13,405.36	(112,093.79)	20,108	624%
Payroll & Payroll Tax Expense	55,579.29	36,760.08	(18,819.21)	440,019.26	294,080.64	(145,938.62)	441,121	100%
Cell Phone Expense	27.70	0.00	(27.70)	152.35	0.00	(152.35)	-	0%
Healthcare Expense	2,779.80	2,235.58	(544.22)	25,161.56	17,884.64	(7,276.92)	26,827	94%
457B Match Expense	753.49	0.00	(753.49)	5,090.63	0.00	(5,090.63)	-	0%
Defined Employee Contribution Plan	0.00	569.83	569.83	0.00	4,558.64	4,558.64	6,838	0%
Roth Match Expense	70.00	0.00	(70.00)	630.00	0.00	(630.00)	-	0%
Total General & Administrative Expenses	\$604,205.77	\$695,221.93	\$91,016.16	\$5,691,733.70	\$5,561,775.44	\$(129,958.26)	\$8,342,663	68%
Total Expenses	\$604,205.77	\$695,221.93	\$91,016.16	\$5,691,733.70	\$5,561,775.44	\$(129,958.26)		
Net Income (Loss)	\$76,437.19	\$(0.10)	\$76,437.29	\$597,468.19	\$(0.80)	\$597,468.99		



Lakewood Ranch Stewardship District
Income Statement
For the period of 5/1/2026 Through 5/31/2026

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - East	\$12,076.47	\$206,630.44	\$(194,553.97)	\$2,587,456.91	\$1,653,043.52	\$934,413.39	\$2,479,565	104%
Assessments (Unplatted Lots) - East	0.00	675.54	(675.54)	0.00	5,404.32	(5,404.32)	8,106	0%
Net Revenues	\$12,076.47	\$207,305.98	\$(195,229.51)	\$2,587,456.91	\$1,658,447.84	\$929,009.07	\$2,487,672	104%
General & Administrative Expenses								
University Pkwy Lorraine to Concession	\$11,843.00	\$12,496.00	\$653.00	\$109,343.00	\$99,968.00	\$(9,375.00)	\$149,952	73%
The Masters Ave;Lorraine to Players	16,000.00	16,480.00	480.00	128,000.00	131,840.00	3,840.00	197,760	65%
Lorraine Rd - East Side	9,131.67	10,300.00	1,168.33	82,930.36	82,400.00	(530.36)	123,600	67%
Bournside Blvd. from Masters to SR70	4,290.47	4,549.17	258.70	34,323.76	36,393.36	2,069.60	54,590	63%
Masters Ave fr. Players Dr to Bournside	9,051.00	9,788.08	737.08	73,808.00	78,304.64	4,496.64	117,457	63%
Bournside Blvd from Masters to Uni. Pwy	8,160.00	7,725.00	(435.00)	38,040.00	61,800.00	23,760.00	92,700	41%
Irrigation Repairs	22,534.55	5,416.67	(17,117.88)	97,767.68	43,333.36	(54,434.32)	65,000	150%
Plant replacement	22,099.20	8,750.00	(13,349.20)	37,054.20	70,000.00	32,945.80	105,000	35%
Mulching	0.00	5,000.00	5,000.00	13,530.00	40,000.00	26,470.00	60,000	23%
Tree Trimming	0.00	2,583.33	2,583.33	28,410.00	20,666.64	(7,743.36)	31,000	92%
Other Landscape Maint., NC, Contingency	3,482.50	6,666.67	3,184.17	14,945.00	53,333.36	38,388.36	80,000	19%
Irrigation - Monthly Meter Charge	788.82	766.00	(22.82)	5,521.74	6,128.00	606.26	9,192	60%
Irrigation - Utilization	15,591.84	26,666.67	11,074.83	254,459.87	213,333.36	(41,126.51)	320,000	80%
Lake Maint. (Outside Communities)	1,150.00	2,500.00	1,350.00	8,050.00	20,000.00	11,950.00	30,000	27%
Aquatic Plantings	0.00	833.33	833.33	1,700.00	6,666.64	4,966.64	10,000	17%
Conservation Areas Exotic Sps Maint.	35,905.00	6,666.67	(29,238.33)	77,395.00	53,333.36	(24,061.64)	80,000	97%
FPL	200.08	171.67	(28.41)	1,503.50	1,373.36	(130.14)	2,060	73%
Roads and Sidewalks	0.00	166.67	166.67	0.00	1,333.36	1,333.36	2,000	0%
Stormwater System & Drainage	46,183.68	2,500.00	(43,683.68)	52,963.68	20,000.00	(32,963.68)	30,000	177%
Storm Damage and Clean Up	0.00	2,500.00	2,500.00	0.00	20,000.00	20,000.00	30,000	0%
Sanitary Sewer	0.00	416.67	416.67	6,636.42	3,333.36	(3,303.06)	5,000	133%
Hardscapes	6,200.00	1,666.67	(4,533.33)	6,541.25	13,333.36	6,792.11	20,000	33%
Signs	0.00	2,083.33	2,083.33	0.00	16,666.64	16,666.64	25,000	0%
Miscellaneous Maintenance	0.00	416.67	416.67	334.60	3,333.36	2,998.76	5,000	7%
Total General & Administrative Expenses	\$212,611.81	\$137,109.27	\$(75,502.54)	\$1,073,258.06	\$1,096,874.16	\$23,616.10	\$1,645,311	67%
Total Expenses	\$212,611.81	\$137,109.27	\$(75,502.54)	\$1,073,258.06	\$1,096,874.16	\$23,616.10		
Net Income (Loss)	\$(200,535.34)	\$70,196.71	\$(270,732.05)	\$1,514,198.85	\$561,573.68	\$952,625.17		



Lakewood Ranch Stewardship District
Income Statement
For the period of 5/1/2026 Through 5/31/2026

Fund: (001) General Fund
Sector: (ONE) Northeast Sector

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - Northeast	\$18,902.31	\$322,119.28	\$ (303,216.97)	\$4,049,932.55	\$2,576,954.24	\$1,472,978.31	\$3,865,431	105%
Assessments (Unplatted Lots) - Northeast	0.00	976.73	(976.73)	1,582.55	7,813.84	(6,231.29)	11,721	14%
Net Revenues	\$18,902.31	\$323,096.01	\$ (304,193.70)	\$4,051,515.10	\$2,584,768.08	\$1,466,747.02	\$3,877,152	104%
General & Administrative Expenses								
Post Blvd & SR70 Intersection	\$2,062.00	\$2,916.67	\$854.67	\$16,496.00	\$23,333.36	\$6,837.36	\$35,000	47%
59th Ave-Lorraine to Post Blvb	500.00	516.67	16.67	4,000.00	4,133.36	133.36	6,200	65%
Uihlein Road	11,900.00	13,166.67	1,266.67	95,200.00	105,333.36	10,133.36	158,000	60%
Lorraine Corners	7,665.00	7,833.33	168.33	61,320.00	62,666.64	1,346.64	94,000	65%
Academic/Lighterwood Trail	3,860.00	3,750.00	(110.00)	30,880.00	30,000.00	(880.00)	45,000	69%
44th Ave from Lorraine to Bourneside	13,461.00	12,916.67	(544.33)	107,688.00	103,333.36	(4,354.64)	155,000	69%
Post Blvd. from 59th Ave to Rangeland	2,216.08	3,333.33	1,117.25	17,728.64	26,666.64	8,938.00	40,000	44%
Uihlein Rd.; 44th Ave. to SR64	0.00	4,166.67	4,166.67	0.00	33,333.36	33,333.36	50,000	0%
Rangeland Pkwy; Uihlein to Bourneside	4,125.00	10,000.00	5,875.00	33,000.00	80,000.00	47,000.00	120,000	28%
Bourneside Blvd; Rangeland to SR64	16,086.00	11,250.00	(4,836.00)	102,984.00	90,000.00	(12,984.00)	135,000	76%
Rangeland Pkwy; Lorraine to Uihlein	6,940.00	7,000.00	60.00	55,520.00	56,000.00	480.00	84,000	66%
Irrigation Repairs	25,901.50	4,166.67	(21,734.83)	87,848.52	33,333.36	(54,515.16)	50,000	176%
Plant Replacement	1,002.00	5,250.00	4,248.00	39,257.14	42,000.00	2,742.86	63,000	62%
Mulching	0.00	7,000.00	7,000.00	47,040.00	56,000.00	8,960.00	84,000	56%
Tree Trimming	0.00	4,200.00	4,200.00	50,300.00	33,600.00	(16,700.00)	50,400	100%
Other Landscape Maint., NC, Contingency	2,127.75	6,916.67	4,788.92	29,728.50	55,333.36	25,604.86	83,000	36%
Irrigation - Monthly Meter Charge	788.82	766.00	(22.82)	5,521.74	6,128.00	606.26	9,192	60%
Irrigation - Utilization	6,457.72	16,666.67	10,208.95	105,390.46	133,333.36	27,942.90	200,000	53%
Lake Maint. (Outside Communities)	6,720.52	3,333.33	(3,387.19)	49,059.64	26,666.64	(22,393.00)	40,000	123%
Aquatic Plantings	0.00	833.33	833.33	3,277.50	6,666.64	3,389.14	10,000	33%
Conservation Areas Exotic Sps Removal	1,800.00	6,666.67	4,866.67	7,482.00	53,333.36	45,851.36	80,000	9%
Peace River Utilities	271.21	1,250.00	978.79	1,896.97	10,000.00	8,103.03	15,000	13%
Stormwater System & Drainage	0.00	4,166.67	4,166.67	22,660.00	33,333.36	10,673.36	50,000	45%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	33,333.36	33,333.36	50,000	0%
Sanitary Sewer	210.00	416.67	206.67	23,226.01	3,333.36	(19,892.65)	5,000	465%
Hardscapes	3,223.33	833.33	(2,390.00)	5,284.07	6,666.64	1,382.57	10,000	53%
Signs	0.00	1,666.67	1,666.67	802.60	13,333.36	12,530.76	20,000	4%
Miscellaneous Maintenance - NE	0.00	100.00	100.00	0.00	800.00	800.00	1,200	0%
Total General & Administrative Expenses	\$117,317.93	\$145,249.36	\$27,931.43	\$1,003,591.79	\$1,161,994.88	\$158,403.09	\$1,742,992	67%
Total Expenses	\$117,317.93	\$145,249.36	\$27,931.43	\$1,003,591.79	\$1,161,994.88	\$158,403.09		
Net Income (Loss)	\$(98,415.62)	\$177,846.65	\$(276,262.27)	\$3,047,923.31	\$1,422,773.20	\$1,625,150.11		



Lakewood Ranch Stewardship District
Income Statement
For the period of 5/1/2026 Through 5/31/2026

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - Northwest	\$16,276.99	\$312,789.08	\$(296,512.09)	\$3,487,441.92	\$2,502,312.64	\$985,129.28	\$3,753,469	93%
Assessments (Unplatted Lots) - Northwest	0.00	1,618.15	(1,618.15)	0.00	12,945.20	(12,945.20)	19,418	0%
Net Revenues	\$16,276.99	\$314,407.23	\$(298,130.24)	\$3,487,441.92	\$2,515,257.84	\$972,184.08	\$3,772,887	92%
General & Administrative Expenses								
Kent Lake & Lake Bank Ma	\$16,460.00	\$5,000.00	\$(11,460.00)	\$115,220.00	\$40,000.00	\$(75,220.00)	\$60,000	192%
Lake Bank mowing	0.00	2,833.33	2,833.33	0.00	22,666.64	22,666.64	34,000	0%
Rangeland-WhiteEagle to	4,069.50	0.00	(4,069.50)	32,556.00	0.00	(32,556.00)	-	0%
Silver Falls	4,756.25	3,333.33	(1,422.92)	33,293.75	26,666.64	(6,627.11)	40,000	83%
NW Sector East Landscape Contract	18,971.05	23,585.33	4,614.28	156,524.65	188,682.64	32,157.99	283,024	55%
NW Sector West Landscape Contract	19,312.61	24,298.58	4,985.97	165,372.23	194,388.64	29,016.41	291,583	57%
Crossland Trail	0.00	2,750.00	2,750.00	0.00	22,000.00	22,000.00	33,000	0%
Newhaven Blvd.	4,586.12	2,916.67	(1,669.45)	25,817.61	23,333.36	(2,484.25)	35,000	74%
Irrigation Repairs	7,918.68	10,833.33	2,914.65	90,621.44	86,666.64	(3,954.80)	130,000	70%
Plant Replacement	600.00	7,000.00	6,400.00	63,863.81	56,000.00	(7,863.81)	84,000	76%
Mulching	0.00	8,750.00	8,750.00	87,558.00	70,000.00	(17,558.00)	105,000	83%
Tree Trimming	0.00	6,250.00	6,250.00	57,825.00	50,000.00	(7,825.00)	75,000	77%
Other Landscape Maint., NC, Contingency	3,450.59	10,416.67	6,966.08	22,484.59	83,333.36	60,848.77	125,000	18%
Irrigation - Utilization	788.82	766.00	(22.82)	5,521.74	6,128.00	606.26	9,192	60%
Irrigation - Utilization - NW	14,216.81	25,833.33	11,616.52	232,019.32	206,666.64	(25,352.68)	310,000	75%
Lake Maint. (Outside Communities)	8,563.38	4,166.67	(4,396.71)	58,095.66	33,333.36	(24,762.30)	50,000	116%
Aquatic Plantings	0.00	1,250.00	1,250.00	3,502.50	10,000.00	6,497.50	15,000	23%
Conservation Areas Exotic Sps Maint.	3,450.00	6,666.67	3,216.67	97,345.00	53,333.36	(44,011.64)	80,000	122%
FPL	31.48	75.00	43.52	419.42	600.00	180.58	900	47%
Peace River Utilities	121.38	2,000.00	1,878.62	847.64	16,000.00	15,152.36	24,000	4%
Central Park Utility Turnover	0.00	4,130.00	4,130.00	0.00	33,040.00	33,040.00	49,560	0%
Stormwater System & Drainage	0.00	4,166.67	4,166.67	29,875.00	33,333.36	3,458.36	50,000	60%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	33,333.36	33,333.36	50,000	0%
Sanitary Sewer	0.00	1,666.67	1,666.67	300.00	13,333.36	13,033.36	20,000	1%
Hardscapes	359.63	3,333.33	2,973.70	36,873.29	26,666.64	(10,206.65)	40,000	92%
Signs	475.00	3,333.33	2,858.33	7,424.41	26,666.64	19,242.23	40,000	19%
Miscellaneous Maintenance	0.00	1,250.00	1,250.00	0.00	10,000.00	10,000.00	15,000	0%
Total General & Administrative Expenses	\$108,131.30	\$170,771.58	\$62,640.28	\$1,323,361.06	\$1,366,172.64	\$42,811.58	\$2,049,259	65%
Total Expenses	\$108,131.30	\$170,771.58	\$62,640.28	\$1,323,361.06	\$1,366,172.64	\$42,811.58		
Net Income (Loss)	\$(91,854.31)	\$143,635.65	\$(235,489.96)	\$2,164,080.86	\$1,149,085.20	\$1,014,995.66		



Lakewood Ranch Stewardship District
Income Statement
For the period of 5/1/2026 Through 5/31/2026

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - Sarasota	\$20,302.72	\$193,210.41	\$(172,907.69)	\$2,315,096.73	\$1,545,683.28	\$769,413.45	\$2,318,525	100%
Assessments (Unplatted Lots) - Sarasota	0.00	45.28	(45.28)	0.00	362.24	(362.24)	543	0%
Net Revenues	\$20,302.72	\$193,255.69	\$(172,952.97)	\$2,315,096.73	\$1,546,045.52	\$769,051.21	\$2,319,068	100%
General & Administrative Expenses								
Deer Drive from U. Pkwy to LWR Blvd	\$11,279.40	\$11,666.67	\$387.27	\$90,246.18	\$93,333.36	\$3,087.18	\$140,000	64%
Lorraine Rd; Uni. Pkwy to S. Boundary	0.00	14,042.00	14,042.00	0.00	112,336.00	112,336.00	168,504	0%
LWR Blvd; Comm Pkwy to S. Boundary	9,877.00	10,250.00	373.00	69,139.00	82,000.00	12,861.00	123,000	56%
Lorraine Rd; S. Boundary to FruitvilleRd	6,586.22	7,500.00	913.78	52,689.76	60,000.00	7,310.24	90,000	59%
Blythe Ave. Cannon St. and Lucent Pl.	2,500.00	2,500.00	0.00	20,000.00	20,000.00	0.00	30,000	67%
Blue Lake Road	6,695.00	12,500.00	5,805.00	108,319.26	100,000.00	(8,319.26)	150,000	72%
Pine Warbler Place	690.00	1,000.00	310.00	5,520.00	8,000.00	2,480.00	12,000	46%
Irrigation Repairs	14,021.12	5,833.33	(8,187.79)	42,638.13	46,666.64	4,028.51	70,000	61%
Plant Replacement	19,112.22	8,333.33	(10,778.89)	51,215.52	66,666.64	15,451.12	100,000	51%
Mulching	0.00	6,666.67	6,666.67	22,576.40	53,333.36	30,756.96	80,000	28%
Tree Trimming	0.00	5,000.00	5,000.00	20,340.00	40,000.00	19,660.00	60,000	34%
Other Landscape Maint., NC, Contingency	8,547.30	8,333.33	(213.97)	24,994.40	66,666.64	41,672.24	100,000	25%
Irrigation - Utilization	788.82	791.67	2.85	5,521.74	6,333.36	811.62	9,500	58%
Irrigation - Utilization - SRQ	8,913.13	18,333.33	9,420.20	87,436.27	146,666.64	59,230.37	220,000	40%
Lake Maint. (Outside Communities)	31,331.40	4,166.67	(27,164.73)	87,255.90	33,333.36	(53,922.54)	50,000	175%
Aquatic Plantings	0.00	500.00	500.00	2,692.00	4,000.00	1,308.00	6,000	45%
Conservation Areas Exotic Sps Maint.	650.00	6,666.67	6,016.67	29,160.00	53,333.36	24,173.36	80,000	36%
FPL	2,414.19	2,916.67	502.48	19,204.57	23,333.36	4,128.79	35,000	55%
Stormwater System & Drainage	54,109.20	4,166.67	(49,942.53)	99,506.70	33,333.36	(66,173.34)	50,000	199%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	33,333.36	33,333.36	50,000	0%
Sanitary Sewer	0.00	500.00	500.00	150.00	4,000.00	3,850.00	6,000	3%
Water Taxi - Operation, Maint & Ins.	624.49	4,166.67	3,542.18	17,069.57	33,333.36	16,263.79	50,000	34%
Hardscapes	2,193.75	3,333.33	1,139.58	113,809.22	26,666.64	(87,142.58)	40,000	285%
Signs	745.00	3,333.33	2,588.33	2,207.00	26,666.64	24,459.64	40,000	6%
Miscellaneous Maintenance	0.00	1,250.00	1,250.00	759.00	10,000.00	9,241.00	15,000	5%
Total General & Administrative Expenses	\$181,078.24	\$147,917.01	\$(33,161.23)	\$972,450.62	\$1,183,336.08	\$210,885.46	\$1,775,004	67%
Total Expenses	\$181,078.24	\$147,917.01	\$(33,161.23)	\$972,450.62	\$1,183,336.08	\$210,885.46		
Net Income (Loss)	\$(160,775.52)	\$45,338.68	\$(206,114.20)	\$1,342,646.11	\$362,709.44	\$979,936.67		



Lakewood Ranch Stewardship District
Income Statement
For the period of 5/1/2026 Through 5/31/2026

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
General & Administrative Expenses								
Bourneside - University to Fruitville	\$0.00	\$4,166.67	\$4,166.67	\$0.00	\$33,333.36	\$33,333.36	\$50,000	0%
Irrigation Repairs	0.00	166.67	166.67	0.00	1,333.36	1,333.36	2,000	0%
Plant Replacement	0.00	166.67	166.67	0.00	1,333.36	1,333.36	2,000	0%
Irrigation - Monthly Meter Charge	0.00	166.67	166.67	0.00	1,333.36	1,333.36	2,000	0%
Irrigation - Utilization	0.00	4,166.67	4,166.67	0.00	33,333.36	33,333.36	50,000	0%
Peace River Utilities	0.00	833.33	833.33	0.00	6,666.64	6,666.64	10,000	0%
Hardscapes - SE	0.00	0.00	0.00	1,180.09	0.00	(1,180.09)	-	0%
Signs	0.00	166.67	166.67	0.00	1,333.36	1,333.36	2,000	0%
Total General & Administrative Expenses	\$0.00	\$9,833.35	\$9,833.35	\$1,180.09	\$78,666.80	\$77,486.71	\$116,000	0%
Total Expenses	\$0.00	\$9,833.35	\$9,833.35	\$1,180.09	\$78,666.80	\$77,486.71		
Net Income (Loss)	\$0.00	\$(9,833.35)	\$9,833.35	\$(1,180.09)	\$(78,666.80)	\$77,486.71		



Lakewood Ranch Stewardship District
Income Statement
For the period of 5/1/2026 Through 5/31/2026

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - Taylor	\$5,250.64	\$86,205.25	\$(80,954.61)	\$1,124,981.25	\$689,642.00	\$435,339.25	\$1,034,463	109%
Assessments (Unplatted Lots) - Taylor	0.00	8,969.67	(8,969.67)	0.00	71,757.36	(71,757.36)	107,636	0%
Net Revenues	\$5,250.64	\$95,174.92	\$(89,924.28)	\$1,124,981.25	\$761,399.36	\$363,581.89	\$1,142,099	99%
General & Administrative Expenses								
Rangeland - East of Bourneside	\$5,700.00	\$8,333.33	\$2,633.33	\$45,600.00	\$66,666.64	\$21,066.64	\$100,000	46%
44th Ave. East - East of Bourneside	5,200.00	8,333.33	3,133.33	56,810.00	66,666.64	9,856.64	100,000	57%
Bourneside - SR 64 to Rangeland RAB	0.00	10,833.33	10,833.33	0.00	86,666.64	86,666.64	130,000	0%
Taylor Landscape Berm	23,472.81	1.25	(23,471.56)	94,665.43	10.00	(94,655.43)	15	631103%
Irrigation Repairs	1,128.25	2,500.00	1,371.75	68,073.13	20,000.00	(48,073.13)	30,000	227%
Plant Replacement	975.00	833.33	(141.67)	49,031.30	6,666.64	(42,364.66)	10,000	490%
Mulching	0.00	833.33	833.33	0.00	6,666.64	6,666.64	10,000	0%
Tree Trimming	0.00	833.33	833.33	0.00	6,666.64	6,666.64	10,000	0%
Other Landscape Maint., NC, Contingency	50,566.76	1,666.67	(48,900.09)	133,108.01	13,333.36	(119,774.65)	20,000	666%
Irrigation - Monthly Meter Charge	788.82	791.67	2.85	1,577.64	6,333.36	4,755.72	9,500	17%
Irrigation - Utilization	4,886.26	16,666.67	11,780.41	9,333.78	133,333.36	123,999.58	200,000	5%
Conservation Areas Exotic Sps Maint.	0.00	833.33	833.33	0.00	6,666.64	6,666.64	10,000	0%
Peace River Utilities	0.00	833.33	833.33	0.00	6,666.64	6,666.64	10,000	0%
Stormwater System & Drainage	0.00	833.33	833.33	0.00	6,666.64	6,666.64	10,000	0%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	33,333.36	33,333.36	50,000	0%
Sanitary Sewer	0.00	0.00	0.00	300.00	0.00	(300.00)	-	0%
Hardscapes	0.00	0.00	0.00	(12,594.27)	0.00	12,594.27	-	0%
Signs	0.00	833.33	833.33	274.20	6,666.64	6,392.44	10,000	3%
Total General & Administrative Expenses	\$92,717.90	\$59,126.23	\$(33,591.67)	\$446,179.22	\$473,009.84	\$26,830.62	\$709,515	63%
Total Expenses	\$92,717.90	\$59,126.23	\$(33,591.67)	\$446,179.22	\$473,009.84	\$26,830.62		
Net Income (Loss)	\$(87,467.26)	\$36,048.69	\$(123,515.95)	\$678,802.03	\$288,389.52	\$390,412.51		